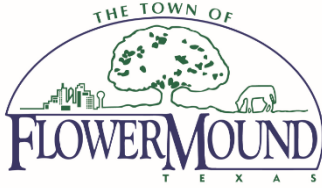


Town Council Regular Meeting



October 20, 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

Town Council member(s) absent:

Town Staff present:

James W. Childers, Town Manager
Gerald Pruitt, 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

B. INVOCATION

Chaplain Plunk gave the invocation.

C. PLEDGES

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

D. PRESENTATION(S)

1. Unplug Texas Day

Mayor Moore recited the proclamation and presented it to Chuck Jennings, Director of Parks and Recreation; Travis Cunniff, Assistant Director of Parks and Recreation; and Jill Deramus, Special Events Manager.

2. Arts Month Proclamation

Mayor Moore recited the proclamation and presented it to Travis Cunniff, Assistant Director of Parks and Recreation; Dr. Rachel Hadidi, Director of Library Services; Letitia Carter, Community and Cultural Events Manager; and members of the Cultural Arts Commission.

E. PUBLIC COMMENT

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.	Anurau Sharma, 4521 Delaina Drive	Diwali Greeting to FM
2.	Bala Gainapavarapu, 3917 Dashiell Drive	Diwali
3.	Anita Robbins, 6100 Long Prairie Road #800	Art Month

F. ANNOUNCEMENTS

There were announcements from the Mayor or Council members regarding:

Happy Diwali

Animal Services Board meeting with special speaker October 28 at 6:30 PM

Thank you to all for the Fall Into Flower Mound event

Halloween safety reminder

G. TOWN MANAGER'S REPORT

1. Capital Improvement Projects

2. Economic Development Projects

3. Organizational Updates

a. Employee Service Recognition

Town Manager James W. Childers recognized the following employees:

Twenty (20) years of service
Kevin Doucet, Police Officer

Fifteen (15) years of service
Aaron Deeter, Fire Captain
Scott Walley, Fire Captain

4. FloMo Growth Academy Graduation

Mr. Childers recognized the graduates of the Flower Mound Growth Academy.

Mr. Childers shared the Planning Services Division was recognized by the American Planning Association's Planning Excellence Program for the sixth consecutive year.

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 requests.

I. COORDINATION OF CALENDARS

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

1. November 3 - Regular Meeting

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.

Deputy Mayor Pro Tem Schiestel requested to remove consent item J.10.

ACTION: Adam Schiestel moved to approve J.1 through J.9 and J.11 through J.17 as presented. Chris Drew seconded the motion.

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

NAYS: None

ABSTAIN: None

RESULT: 5 : 0

1. Brookview Development Agreement - Consider approval of a Development Agreement with GRBK Edgewood LLC., for the construction of certain Master Planned Town Roadway, Utility and Trail improvements associated with the Brookview Phase 1 development; for \$12,301,237.13 and authorization for the Mayor to execute same on behalf of the Town.
2. Water Conservation Ordinance Amendment - Consider approval of an ordinance of the Town of Flower Mound, Texas, amending Article VI, "Water Conservation," of Chapter 70, "Utilities," of Subpart A, "General Ordinances," of the code of ordinance, Town of Flower Mound, Texas, by adopting a long-term water conservation plan, short-term water conservation plan, and emergency water demand management plan.

ORDINANCE NO. 40-25

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING ARTICLE VI, "WATER CONSERVATION," OF CHAPTER 70, "UTILITIES," OF SUBPART A, "GENERAL ORDINANCES," OF THE CODE OF ORDINANCES, TOWN OF FLOWER MOUND, TEXAS, BY ADOPTING A LONG-TERM WATER CONSERVATION PLAN, SHORT-TERM WATER CONSERVATION PLAN, AND EMERGENCY WATER DEMAND MANAGEMENT PLAN; PROVIDING FOR THE IMPLEMENTATION, ADMINISTRATION, AND ENFORCEMENT THEREOF; PROVIDING THIS ORDINANCES SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

3. 10 Year Axon agreement - Consider approval of the purchase from Axon Enterprise, Inc., a consolidated Axon 10 Year- OSP 10+ ISLE, Fleet & Interview Room for \$5,233,079.38 (\$547,307.74 annually), as well as other related hardware and licensing as part of the ten-year agreement, and approval of a revised Axon Master Services Purchasing Agreement, and authorization for the Mayor to execute same on behalf of the Town.

4. AES-256 Encryption/Multi-Key - Consider approval of the purchase of services and equipment from Motorola Solutions, Inc., in the amount of \$180,176.70 to enable and program AES-256 bit encryption and multi-key functionality on police APXNext portables, APX6000 portables, APX6500 mobile radios, and MCC7500e dispatch consoles.
5. PSA Amendment 1 - WWTP Effluent Filter Rehab - Consider approval of a First Amendment to the Professional Services Agreement with Ardurra Group, Inc., for design and construction phase services associated with the Wastewater Treatment Plant Effluent Filter Rehabilitation project, to increase the design fee by \$98,260.00.
6. Historical Items Donation - Consider approval of the donation of two historical items (mirror and gasolier); authorizing the Town of Flower Mound to accept the items into their collection.
7. Shadow Ridge Trail Park Construction - Consider approval of the purchase of concrete removal and replacement services from Apex Concrete Construction Inc, for work associated with the 2025 Bond for the Shadow Ridge Park trail segment, through the Town of Flower Mound contract No. 2021-72-B, Utility Cut Repairs and Park Improvements, in the amount of \$257,847.43.
8. PSA Amendment Lead & Copper Rule - Consider approval of an amendment to the Professional Service Agreement with Freese and Nichols, Inc. to provide support, a monitoring plan and records review for the EPA Lead and Copper Rule Revision Compliance Program, in the amount of \$114,763.00.
9. Pavement Joint Sealing Services - Consider approval of the purchase of Concrete Pavement Crack & Joint Sealant Services from Curtco, Inc., through a City of Grand Prairie contract #21119, in the estimated amount of \$180,119.50.
10. Park Naming Item - Consider approval of naming the 2.5 acre tract located within the Oakbridge Crossing residential development as Oakbridge Park and the 3.5 acre tract located within the Whyburn residential development as Whyburn Park.

ACTION: Adam Schiestel moved to remand back to the Park Board Sub-committee for additional naming options. Chris Drew seconded the motion.

AYES: Janvier Werner, Adam Schiestel, Chris Drew

NAYS: Ann Martin, Brian Taylor

ABSTAIN: None

RESULT: 3 : 2

11. Sale and consumption of alcohol (beer and wine) at 2026 Independence Fest. - Consider approval of the sale and consumption of alcoholic beverages (beer and wine) at Bakersfield Park, during the 2026 Independence Fest. The Parks Board recommended approval by a vote of 6 to 0 at the October 2, 2025 meeting.
12. Chinn Chapel Multipurpose Field Turf Conversion - Design PSA - Consider approval of Professional Services Agreement with CEI Engineering Associates, Inc., for the design services associated with the Chinn Chapel Multipurpose Field Turf Conversion project, in the amount of \$89,445.00; and authorization for the Mayor to execute same on behalf of the Town.
13. Trotter Park PSA First Amendment - Consider approval of the First Amendment to the Professional Services Agreement with MHS Planning & Design, LLC. for construction administrative services associated with the Trotter Park project, to increase the design fee by \$143,900.00; and authorization for the Mayor to execute same on behalf of the Town.
14. OSSF Ordinance Amendment - Consider approval of an ordinance amending Article VI, "On-site Sewage Disposal," of Chapter 34, "Environment," of the Town of Flower Mound Code of Ordinances, to establish an on-site sewage facility repair or replacement program; providing a severability clause; and providing an effective date.

ORDINANCE NO. 41-25

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING ARTICLE VI "ON-SITE SEWAGE DISPOSAL," OF CHAPTER 34, "ENVIRONMENT," OF THE TOWN'S CODE OF ORDINANCES, BY ADDING SECTION 34-197, "REPAIR OR REPLACEMENT OF ON-SITE SEWAGE FACILITIES," TO ADD REGULATIONS WHICH ESTABLISH AN OSSF REPAIR OR REPLACEMENT PROGRAM; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

15. Utility Billing Bulletin Printing - Consider approval of Contract No. 2025-95-A with POC Packing N Shipping Inc. (PPS) for the printing of the Utility Billing Bulletin in the amount of \$20,000; and authorization for the Mayor to execute on behalf of the Town.
16. Cityworks Software Maintenance Renewal - Consider the approval of a three-year asset management software maintenance renewal with Cityworks LLC, a Trimble Company, in the amount of \$70,119; and authorization for the Mayor to execute same on behalf of the Town.

17. Fire Station No. 5 - Design and Construction Phase Services - Consider approval of a Service Order for Architectural Services with Hoefer Welker, LLC for the design and construction management services associated with the Fire Station No. 5 Apparatus Bay Roof Replacement project, in the amount of \$133,000.00; and authorization for the Mayor to execute same on behalf of the Town.

K. REGULAR ITEM(S)

1. MU25-0001 - Lakeside DFW Text Amendment - Public Hearing to consider an ordinance for rezoning (MU25-0001 – Lakeside DFW Text Amendment) to amend Mixed Use District-1 (MU-1) to amend the development standards and architectural standards, specifically related to height standards, on specific lots within the MU-TEN subzone in the Lakeside Village Development Code. The property is generally located south of Lakeside Village Boulevard and east of Sunset Boulevard. (PZ recommended approval by a vote of 6 to 0 at its October 13, 2025, meeting.)

Lexin Murphy, Director of Development Services gave a presentation identifying or noting:

General and detailed location aerial photos; land use and zoning; current and proposed text language; ability for two four-story buildings for two particular lots only; parking requirements; site photos; elevation examples; and proposed caption.

Applicant Jimmy Archie, Realty Capital gave a presentation identifying or noting:

Site plan photo; rooftop terrace option; mixed-use review; constructed villa photos and elevations.

Corey Van Trease, Van Trease Constructors gave a presentation identifying or noting:

History of the proposed four-story building for the project; views of Lake Grapevine; shade structure; and open air spaces.

Council, applicant and staff discussed flat roof drainage; spa-tini; outdoor spaces; and consistent design options.

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

ACTION: Ann Martin moved to approve K.1. as proposed. Chris Drew seconded the motion.

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

NAYS: None
ABSTAIN: None
RESULT: 5 : 0

ORDINANCE NO. 42-25

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING ORDINANCE NOS. 09-18, 01-20, 11-22, 47-22, 11-23, AND 06-24 (WHICH REPLACED ORDINANCE 63-12, AS AMENDED BY ORDINANCE NOS. 14-15, 58-15, AND 03-17) ESTABLISHING AND LATER AMENDING MIXED USE DISTRICT-1 (MU-1), ALSO KNOWN AS THE LAKESIDE DFW MIXED USE DEVELOPMENT, BY AMENDING EXHIBIT "B," "LAKESIDE DFW DEVELOPMENT CODE AMENDED," OF ORDINANCE NO. 09-18 TO MODIFY CERTAIN DEVELOPMENT STANDARDS CONTAINED IN TABLE 3.2, "DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE," AND SECTION 3.1.G, "ARCHITECTURAL STANDARDS," AS APPLICABLE TO LOT 3, BLOCK C AND LOT 1, BLOCK F OF THE LAKESIDE VILLAGE PHASE 2 ADDITION; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

L. WORK SESSION ITEM

1. Presentation and discussion regarding the value of municipal services, focusing on Utilities.

Mr. Childers introduced the item and called on Brian Waltenburg, Director of Public Works, who gave a presentation identifying or noting:

Utilities department overview; mission; strategic links; accomplishments and goals; wastewater treatment of the year recipient; increase of FEMA CRS scores; No violations TCEQ Waterwater System Inspection; 2026 goals; department metrics; utility and stormwater fund division overview; departmental organizational chart; fund expenditures; division overview including operational budgets and staffing levels; phases of TCEQ lead testing; asset management; capital project completions; funded and unfunded department decision packages; future decision packages; challenges - vacant positions, service maintenance backlog, waterline leaks increase, and increase in TCEQ regulations.

Council and staff discussed irrigation amounts; work order backlogs; debris

management; staff safety; school vocational offerings; and benefits of new asset management position.

M. BOARDS/COMMISSIONS

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.

Town Council did not convene into Closed Meeting.

1. **Section 551.071: Consultation with Town Attorney**
Consultation with Town Attorney.
2. **Section 551.072: Deliberation Regarding Real Property**
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. **Section 551.074: Personnel Matters**
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. **Section 551.087: Deliberation Regarding Economic Development Negotiations**
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.

O. RECONVENE

P. ADJOURN

Mayor Moore adjourned the meeting at 7:55 p.m.

TOWN OF FLOWER MOUND, TEXAS

CHERYL MOORE, MAYOR

ATTEST:

TRACI HENDERSON, TOWN SECRETARY