

Town of Trophy Club Town Council
Meeting Minutes – July 28, 2025, 7:00 p.m.
1 Trophy Wood Drive, Trophy Club, Texas 76262

CALL TO ORDER

Mayor Tiffany called the regular meeting to order at 7:00 p.m.

COUNCIL MEMBERS PRESENT

Jeannette Tiffany, Mayor
Rhylan Rowe, Mayor Pro Tem
Stacey Bauer, Council Member Place 1 (*participated by video conference*)
Jeff Beach, Council Member Place 2
Dennis Sheridan, Council Member Place 3
Garry Ash, Council Member Place 5
Steve Flynn, Council Member Place 6

STAFF MEMBERS PRESENT

Brandon Wright, Town Manager
Tammy Dixon, Town Secretary
Dean Roggia, Town Attorney
Jason Wise, Fire Chief
Matt Cox, Director of Community Development
Chase Ellis, Director of Parks and Recreation
Jill Lind, Director of Communications and Marketing
April Duvall, Director of Finance
Patrick Arata, Police Chief
Denise Deprato, Director of Human Resources

INVOCATION

Rev. Bill Eason, Fellowship United Methodist Church, led the invocation.

PLEDGES

Council Member Flynn led the Pledge of Allegiance to the American and Texas Flags.

PUBLIC COMMENTS

Donna Kawasaki, 9 Edgemere Drive, requested the Town be a paying agent for her to recover funds.

Sean Nelson, 267 Oak Hill, provided a prayer for the Town Council's integrity.

Jennifer Olson, 340 Inverness, expressed concerns regarding Council Member Stacey Bauer, Place 1.

Savannah Harris, 2737 Broadway, expressed concerns regarding Council Member Stacey Bauer, Place 1.

Tiffany Nimphius, 214 Fresh Meadow, expressed concerns regarding Council Member Stacey Bauer, Place 1.

COMMUNITY SPOTLIGHT

1. Badge Pinning Ceremony – Fire Department

Chief Wise presented the ceremony for two newly hired firefighter/paramedics: Josh Baker and Justin Nguyen. Mayor Tiffany provided the oaths of Office and the badge pinning ceremony followed

2. Working for You... Trophy Club

a) Update from Town Council Members

Mayor Pro Tem Rowe thanked fellow budget subcommittee members (Flynn and Sheridan) and staff, especially the Finance Department, for their work on the budget process. He noted that the process improves each year.

Council Member Beach commented on the Town Council retreat held the previous Friday, which was facilitated by Town Manager Wright noting the Council reviewed the Town's current priorities and goals, as well as those planned for the upcoming fiscal year.

Mayor Tiffany emphasized the importance of transparency and communication with the community. She highlighted the usefulness of the Town's weekly e-newsletter and encouraged residents to sign up for alerts. She also praised the "Trophy Club Neighbors" magazine article on school crossing guards and urged continued community engagement.

b) Update from Town Manager (Brandon Wright, Town Manager)

Town Manager Wright echoed appreciation for the Finance and Communications teams and recognized staff from the Parks and Community Development departments for quickly responding to concerns about the dog park fencing.

He noted upcoming events and board and commission meetings:

- July 29, Ethics Commission Meeting, Council Chambers, 6:00 p.m.
- July 30, Pupsicles, Freedom Dog Park, 7:00 p.m.
- August 4, Resident Input Session on Assisted Living and Group Homes, Council Chambers, 7:00 p.m.
- August 8, Meet the Bobcats, Byron Nelson High School Gymnasium, 5:00 p.m.; Community Pep Rally, 7:00 p.m.

- August 9, Community Pool transitions to school-year hours (weekends only through Labor Day)
 - August 11, Town Council Work Session & Regular Meeting, Council Chambers, 6:00 p.m. and 7:00 p.m.
 - August 18, Breakfast with Tiffany, Tom Thumb Starbucks, 9:00–10:00 a.m.
 - August 25, Joint Work Session on Pool Project Bids, Town Council and Parks & Recreation Board, Council Chambers, 6:00 p.m.
- c) Quick Civic Tip (Dean Roggia, Town Attorney)

Town Attorney Dean Roggia provided a brief overview of the legal requirements for Council Members participating via video conference under Texas Government Code Section 551.127.

CONSENT AGENDA

3. Consider approval of the July 14, 2025, Town Council regular meeting minutes.
4. Consider authorizing the Town Manager to negotiate and execute a professional service agreement with Teague Nall and Perkins, Inc. in a not-to-exceed amount of \$140,000 for Master Drainage Study Existing Conditions Assessment Phase I
5. Consider a resolution of the Town of Trophy Club 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. The caption of the resolution reads as follows:

RESOLUTION NO. 2025-11

RESOLUTION OF THE TOWN OF TROPHY CLUB 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; 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

Council Member Flynn moved to approve Consent Items 3-5. Council Member Beach seconded the motion.

VOTE ON MOTION

AYES: Bauer, Beach, Rowe, Tiffany, Sheridan, Ash, Flynn
NAYES: None
VOTE: 7-0

INDIVIDUAL ITEMS

6. PD-AMD-25-002 (Hutchins BBQ PD Amendment) Conduct a public hearing and consider an ordinance amending Planned Development District 25 (PD-25) to allow for a dining room expansion and off-site parking at 3000 SH 114. The applicant is Hutchins BBQ, on behalf of the landowner, Bread 114, LLC, and the subject property is legally described as Trophy Wood Business Center, Block B, Lot 2R2, approximately 2.052 acres, and is generally located at the northeast corner of Trophy Wood Drive and SH 114 in the Town of Trophy Club, Tarrant County, Texas.

- i. Conduct Public Hearing

Mayor Tiffany opened the public hearing at 7:33 p.m.

Matt Cox, Community Development Director, presented the request, noting updates to fencing, roofing, and access points. He also clarified a correction in the ordinance changing the referenced number of parking spaces from 8 to 12.

Planning & Zoning Chair Mike Biggs reported that the Commission unanimously recommended approval and briefly discussed concerns about lighting and pedestrian safety for off-site parking.

Wes Hutchins, applicant, expressed appreciation for the Town's support and explained that the expansion is needed due to high customer demand.

No one spoke in favor or opposition.

Mayor Tiffany closed the public hearing at 7:40 p.m.

- ii. Consider Recommendation

Mayor Pro Tem Rowe moved to approve Ordinance No. 2025-19 amending Planned Development District 25 (PD-25) to allow for a dining room expansion and off-site parking at 3000 SH 114 (Hutchins BBQ), with the correction to reflect 12-off-site parking spaces instead of 8. Council Member Sheridan seconded the motion. The caption of the ordinance reads as follows:

ORDINANCE NO. 2025-19

AN ORDINANCE OF THE TOWN OF TROPHY CLUB, TEXAS AMENDING ORDINANCE NO. 2002-41 P&Z, ORDINANCE NO. 2015-44 P&Z, ORDINANCE NO. 2023-10 P&Z, AND ORDINANCE NO. 2023-22, KNOWN AS PD PLANNED DEVELOPMENT DISTRICT NO. 25, TROPHY WOOD BUSINESS CENTER, BY ADOPTING EXHIBIT "D" ENTITLED "TRACT 3 DEVELOPMENT PLANS ", TO AMEND AND ADOPT EXHIBITS 3-1, 3-3, AND 3-8 TO EXHIBIT "D-3" FOR LOT 2R-2, BLOCK B, TROPHY WOOD ADDITION (TRACT 3) AS SET FORTH IN EXHIBITS 3-1, 3-3, AND 3-8 TO EXHIBIT "D-3"; PROVIDING FOR INCORPORATION OF

PREMISES; PROVIDING FOR AMENDMENTS TO ADOPT EXHIBITS 3-1, 3-3, AND 3-8; PROVIDING A REVISED SITE PLAN, OFF-SITE PARKING STANDARDS, BUILDING ELEVATIONS, AND A PARKING LICENSE AGREEMENT, PROVIDING FOR AN AMENDMENT TO THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN; PROVIDING APPLICABLE REGULATIONS; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION

AYES: Bauer, Beach, Rowe, Tiffany, Sheridan, Ash, Flynn
NAYES: None
VOTE: 7-0

7. Conduct a public hearing and consider the FY 2026 Crime Control & Prevention District Budget.

- i. Conduct Public Hearing

Mayor Tiffany opened the public hearing at 7:41 p.m.

Chief Patrick Arata presented the proposed FY 2026 budget for the Crime Control and Prevention District (CCPD), which is funded by a portion of the Town's sales tax. The budget supports school safety programs, SRO resources, identity theft education, home security inspections, the Citizens on Patrol volunteer program, and other public safety initiatives.

New items include drone technology with thermal imaging and red dot sights for officer weapons. The budget also provides for a police cadet to help maintain staffing levels. Chief Arata assured Council that FAA training, certification, and a formal use policy will be in place to address privacy and operational standards.

The CCPD Board members were recognized in attendance.

No one spoke in favor or opposition.

Mayor Tiffany closed the public hearing at 7:47 p.m.

- ii. Consider Approval

Council Member Beach moved to approve the Fiscal Year 2026 Crime Control and Prevention District (CCPD) budget as presented. Council Member Flynn seconded the motion.

VOTE ON MOTION

AYES: Bauer, Beach, Rowe, Tiffany, Sheridan, Ash, Flynn

NAYES: None

VOTE: 7-0

8. Consider a development agreement between the Town of Trophy Club and Foxwood, LLC for the Milson's Point Estates and authorizing the Town Manager to execute the same on behalf of the Town.

Matt Cox, Community Development Director, presented the item. He explained the project encompasses approximately 14.795 acres and involves three parcels, including one located in the Town's ETJ. The agreement outlines the Town's commitment to provide municipal services upon annexation, acknowledges a petition for voluntary annexation of a 3.182-acre parcel, and supports a request to rezone all parcels into a unified Planned Development District (PD-27).

Curt Dubose with PentaVia Custom Homes spoke on behalf of the developer, expressed enthusiasm for the project and the opportunity to contribute to Trophy Club.

Council Member Beach moved to approve a development agreement between the Town of Trophy Club and Foxwood, LLC for the Milson's Point Estates and authorize the Town Manager to execute the same on behalf of the Town. Council Member Sheridan seconded the motion.

VOTE ON MOTION

AYES: Bauer, Beach, Rowe, Tiffany, Sheridan, Ash, Flynn

NAYES: None

VOTE: 7-0

9. Consider approval of the Town of Trophy Club Tourism Incentive Program to support hotel-based tourism and economic growth.

Jill Lind, Director of Communications and Marketing, presented the proposed Tourism Incentive Program (TIP), which offers up to \$25,000 annually to eligible hotels for group room night rebates, marketing, and directional signage. Funded by Hotel Occupancy Tax (HOT) revenue, the program complies with state restrictions and aims to boost overnight stays and support local businesses.

Raj Chudasama, owner of Aloft and Hampton Inn, spoke in favor of the program and its potential to draw more visitors to Trophy Club.

Council Member Ash expressed opposition, citing concerns about the value of signage and a preference for more direct support to local restaurants.

Council Member Sheridan moved to approve the Town of Trophy Club Tourism Incentive Program to support hotel-based tourism and economic growth. Mayor Pro Tem Rowe seconded the motion.

VOTE ON MOTION

AYES: Bauer, Beach, Rowe, Tiffany, Sheridan, Flynn

NAYES: Ash

VOTE: 6-1

10. Consider a resolution of the Town Council of the Town of Trophy Club, Texas, finding that the Town Council has no confidence in Council Member, Place 1, Stacey Bauer.

Mayor Tiffany read a letter previously sent to Council Member Bauer by herself and Mayor Pro Tem Rowe, urging Bauer's resignation to preserve public trust and minimize disruption to Council business.

Chuck Kelly, 2617 Trophy Club Drive, spoke in support of Council Member Bauer and opposed the resolution.

Jennifer Olson, 340 Inverness, and Danny Mayer, 2201 Prestwick Avenue, spoke in opposition to Council Member Bauer and expressed support for the resolution.

Mayor Tiffany, Mayor Pro Tem Rowe, and Council Members Sheridan, Ash, and Flynn spoke in support of the resolution.

Council Member Beach requested that the item be postponed to a future date.

Council Member Bauer was given an opportunity to respond but declined.

Council Member Sheridan moved to approve Resolution 2025-12 of the Town Council of the Town of Trophy Club, Texas, finding that the Town Council has no confidence in Council Member, Place 1, Stacey Bauer. Council Member Flynn seconded the motion. The caption of the resolution reads as follows:

RESOLUTION 2025-12

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB, TEXAS, FINDING THAT THE TOWN COUNCIL HAS NO CONFIDENCE IN COUNCIL MEMBER BAUER, PLACE 1, STACEY BAUER; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION

AYES: Rowe, Tiffany, Sheridan, Ash, Flynn

NAYES: Beach, Bauer

VOTE: 5-2

EXECUTIVE SESSION/OPEN SESSION

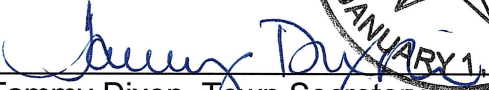
Pursuant to the Open Meetings Act, Chapter 551, the Town Council convened into a Closed Executive Session at 8:38 p.m. and reconvened into Open Session at 9:02 p.m. in accordance with the Texas Government Code regarding: Section 551.074 Personnel

Matters to deliberate the employment, evaluation, and/or duties of a public officer or employee: a) Town Manager. **No Action Taken.**

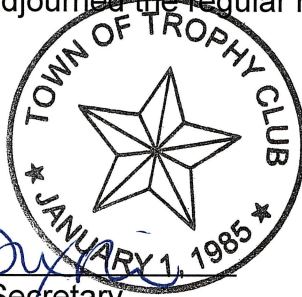
ADJOURNMENT

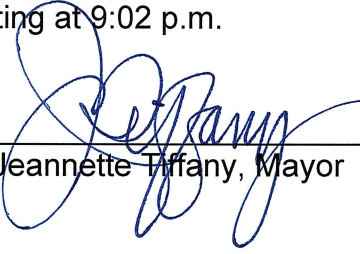
Mayor Tiffany adjourned the regular meeting at 9:02 p.m.

Attest:



Tammy Dixon, Town Secretary





Jeannette Tiffany, Mayor