

**FLOWER MOUND 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**



August 4, 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 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

B. INVOCATION

Chaplain Jerry Speight gave the invocation.

C. PLEDGES

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

D. 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.	Fred Vincent, 3933 Bordeaux Circle	Environment
2.	Randi Rivera, 4400 State Highway 121, Lewisville, Texas, 75056	Eden Ranch
3.	Mike Boswell, 2665 Virginia Parkway	Public Comment

** Indicates person did not wish to speak*

E. ANNOUNCEMENTS

1. Announcements from the mayor and council members
There were announcements from the Mayor or Council members regarding:

Mayor Pro Tem Martin:

Friends of the Library Book Sale Event August 8-10

Mayor Moore:

Boards and Commissions Open House success and appreciation

Accepting Boards and Commissions applications online

Boards and Commissions interviews in September

School traffic beginning soon

F. TOWN MANAGER'S REPORT

1. Capital Improvement Projects
2. Economic Development Projects

Town Manager James W. Childers introduced the item and invited Melody Eby, Economic Development Management, to provide an update on the following:

Business Workshop, AI in the workplace, Wednesday, August 6, 2025, 9:00 a.m. to 11:00 a.m.

2025 Retail and Restaurant survey is open through August 31, 2025.

3. Organizational Updates

4. Dark Sky Streetlight Pilot

Mr. Childers introduced the item and invited Lexin Murphy, Director of Planning and Development, to present the item.

The Town has an opportunity for a pilot program for a proposed street light project. The goal is to convert a small number of existing street lights to Darksy friendly lights and compare with other lighting in the Town. This will assist in determining whether to pursue further conversion of Darksy lighting in the Town.

Town Council and staff discussed: location of project; notifying residents; product cost differences; survey and costs related to Town lighting inventory and utility providers; potential project costs; project implementation; project timing; attrition opportunities; and future funding.

5. Wastewater Treatment Plant Presentation

Mr. Childers provided background information on the Wastewater Treatment Plant and invited Manny Palacios, Assistant Director of Public Works/Operations, to present the item.

Wastewater Treatment Plant (WWTP) Operational Status; operational/staffing challenges; asset management study ensuring compliance with regulations; security & supervisory control and data acquisition; and upcoming CIP projects.

Town Council and staff discussed domestic screen replacement options; receiving WWTP of the year award; and replace/refurbish/rebuild to ensure cost-effectiveness.

G. 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).

Mayor and/or Council member(s) requested the following future agenda items:

- DENCO 911 update to Town Council
- Cell coverage in West Flower Mound

H. COORDINATION OF CALENDARS

Mayor Moore confirmed that all Council members plan to be at the following meetings, with Council member Drew to be remote at the August 18 and August 21 meetings.

1. August 18 - Regular Meeting

2. August 21 - Work Session (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: Council member Brian Taylor moved to approve I.1 - I.8. as presented. Council member Chris Drew seconded the motion.
AYES: Janvier Werner, Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

1. Minutes - 7/21 - Consider approval of the minutes from a Town Council regular meeting held on July 21, 2025.
2. 2024-2025 Computer Replacements - Consider approval of purchase for annual computer replacements from CDWG through Sourcewell cooperative contract # 121923 in the amount of \$204,460.
3. IT Service Management Tool Annual Agreement - Consider the approval of the annual agreement with Freshworks Inc. to renew the use of the IT Service Management Tool for \$15,703.92.
4. Community Development Block Grant program - Consider approval of a resolution authorizing the adoption of the 2025-2029 Consolidated Plan, 2025 Action Plan, and 2025-2029 Citizen Participation Plan for the Community Development Block Grant program and authorizing the Mayor to execute said plans on behalf of the Town and submit the plans to the U.S. Department of Housing and Urban Development.

RESOLUTION NO. 18-25

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, ADOPTING THE TOWN'S COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM 2025-2029 CONSOLIDATED PLAN, PROGRAM YEAR 2025 ACTION PLAN, AND 2025-2029 CITIZEN PARTICIPATION PLAN; AUTHORIZING THE MAYOR TO TAKE NECESSARY ACTION; AND PROVIDING AN EFFECTIVE DATE.

5. Set Public Hearing for Crime District Budget - Town Council acting as the Board of Directors for the Town of Flower Mound Crime Control and Prevention District to schedule a public hearing for August 18, 2025, on the Flower Mound Crime Control and Prevention District budget and to schedule a meeting for September

- 15, 2025, to take action on the proposed budget; with each meeting to be held at 6:00 PM, at Town Hall, located at 2121 Cross Timbers Road.
6. Set Public Hearing for Fire District - Town Council acting as the Board of Directors for the Town of Flower Mound Fire Control, Prevention, and Emergency Medical Services District to schedule a public hearing for August 18, 2025, on the Flower Mound Fire Control, Prevention, and Emergency Medical Services District budget and to schedule a meeting for September 15, 2025, to take action on the proposed budget; with each meeting to be held at 6:00 PM, at Town Hall, located at 2121 Cross Timbers Road.
 7. Dump Truck Purchase - Consider approval of the purchase of one 2025 Ford F-550 Regular Cab Dump Truck from Sames Bastrop Ford through TIPS Cooperative Contract #240901, for Public Works Drainage Division, VERF recommendation, for a total of \$83,177.00.
 8. River Walk PID No. 1 - Consider approval of an ordinance adopting the 2025-2026 annual update to the River Walk Public Improvement District No. 1 (PID) Service and Assessment Plan (SAP) and Assessment Roll.

ORDINANCE NO. 23-25

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL(S) FOR THE RIVERWALK PUBLIC IMPROVEMENT DISTRICT NO. 1 IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013 AS AMENDED; CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

J. REGULAR ITEM(S)

1. ZPD25-0004 - Churchill Crossing PD Amendment - Public Hearing to consider an ordinance for rezoning (ZPD25-0004 – Churchill Crossing PD Amendment) to amend Planned Development No. 28 (PD-28) with Retail District-2 uses to modify development standards related to the building design guidelines. The property is generally located at the southwest corner of Long Prairie Road and Churchill Drive. (PZ recommended approval by a vote of 6 to 0 at its July 28, 2025, meeting.)
Lexin Murphy, Director of Development Services, gave a presentation identifying or noting:
Detailed location; current land use and zoning; photos of zoning map and site; proposed amendment; example elevations; and site renderings.

Applicant Brandon Alford, 402 Old Justin Road, Argyle, Texas, gave a presentation identifying or noting:

Painting integrity and looking forward to being in Flower Mound.

Town Council, applicant and staff discussed painted brick and new techniques; building materials; and colors of nearby development;

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

ACTION: Mayor Pro Tem Ann Martin moved to approve J.1. as presented. Council member Janvier Werner seconded the motion.

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

NAYS: None

ABSTAIN: None

RESULT: 5 : 0

ORDINANCE NO. 24-25

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT NO. 28 (PD-28), AS ESTABLISHED AND LATER AMENDED BY ORDINANCE NOS. 47-85, 31-87, 43-93, 14-96, 16-96, 14-98, 23-98, AND 20-08, ON CERTAIN PROPERTY DESCRIBED AS APPROXIMATELY 1.5102 ACRES OF LAND AND BEING ALL OF LOT 1, BLOCK A OF THE REGIONS BANK ADDITION BY AMENDING PARAGRAPH C, "BUILDING MATERIALS," OF THE SECTION TITLED "DESIGN GUIDELINES – FLOWER MOUND TOWN CENTER" OF EXHIBIT "B," "DEVELOPMENT STANDARDS FOR NON RESIDENTIAL AREA – FLOWER MOUND TOWN CENTER," OF ORDINANCE NO. 43-93 IN ACCORDANCE WITH SPECIFIC REQUIREMENTS STATED HEREIN; 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.

2. Tax Notes, Series 2024 Redemption - Consider all matters incident and related to the redemption of certain outstanding "Town of Flower Mound, Texas, Tax Notes, Series 2024" in the approximate amount of \$510,736.25, including the adoption of a resolution pertaining thereto.

Zagurski, Director of Finance, gave a presentation identifying or noting: Review of Tax Notes and debt issue; money savings for paying off one year early; cause for paying off early related to restraints on operating costs; interest savings;

Town Council and staff discussed legislation and increased capacity for GO issuance.

ACTION:	Deputy Mayor Pro Tem Adam Schiestel moved to approve J.2. as presented. Council member Chris Drew seconded the motion.
AYES:	Janvier Werner, Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor
NAYS:	None
ABSTAIN:	None
RESULT:	5 : 0

K. WORK SESSION ITEM

1. Discussion of Stormwater Fee Study.

James W. Childers, Town Manager, gave an overview and structure options of the program.

John Zagurski, Director of Finance, gave a presentation identifying or noting: Drainage utility fee comparison and schedule of options related to revenues; non-residential monthly bill impacts (small, medium, large, superstores) and comparison to other cities; fee options

Mr. Childers stated Option 4 maximizes revenues and allows for funding for the potential of a future drainage crew; this is a policy change for the Town, yearly review of the program.

Town Council and staff discussed funding differences between all options; ERU calculations; mindfulness of possible future fee increases; approach to increasing fund balance; service levels; and other cities addressing same concerns.

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.

1. Animal Services duties - Discuss and consider modifying the Animal Services Board's purpose, membership qualifications, and duties and responsibilities (The Animal Services Board approved the recommendations by a vote of 6 to 0 at its June 18, 2025, meeting).

Animal Services Board members Beth Soderberg and Kelly Furnas identifying or noting:

Background; charge to subcommittee; recommendation #1 - create a purpose;

recommendation #2 - organization structure change for members; and
recommendation #3 - additional duty/responsibility.

Town Council and board members discussed visibility; awareness; advocacy; staff input on subcommittee; value of board members; increasing interest; purpose; statutory requirements for board; follow-up with progress; meeting frequency; history of previous statutory requirements; and new member onboarding.

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 7:35 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. Legal advice regarding Interim Holding and Water Recreation parcels in Town
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.

N. RECONVENE

The Town Council reconvened into the open meeting at 8:29 p.m.; There was no action taken as a result of the closed meeting.

O. ADJOURN

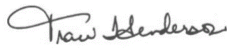
Mayor Moore adjourned the meeting at 8:29 p.m.

TOWN OF FLOWER MOUND, TEXAS



CHERYL MOORE, MAYOR

ATTEST:



TRACI HENDERSON, TOWN SECRETARY