

**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 18, 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 (via video conference)
Brian Taylor, Councilmember Place 3 (via video conference)
Janvier Werner, Councilmember Place 4

Town Council member(s) absent:

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 Will Langstaff Jr. gave the invocation.

C. PLEDGES

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

D. PRESENTATION(S)

1. Hometown Hero Proclamation - Victor Flores
Mayor Moore recited the proclamation and presented to Victor Flores.
2. Proclamation of September as National Senior Center Month
Mayor Moore recited the proclamation and presented to Senior Center Manager, Jaime Jaco Cooper.

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.	Michelle McMahon, 9204 Cherokee Trail	Thank council/Duck Derby 9/20
2.	Debra Heinsins, 2332 Lakeshore Drive	Rheudasil Park Disarray
3.	Carolyn Auburn, 7500 Arabian Circle	Dangerous Dog Ordinance

** Indicates person did not wish to speak*

F. ANNOUNCEMENTS

There were announcements from the Mayor or Council members regarding:

Mayor Pro Tem Martin:

Animal Services Board meeting on Wednesday, August 27 with guest speaker, LauriAnn Cash on service dogs.

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:

Michelle Horridge, Police Officer Detective

Laura Schein, Police Officer

4. Update on TxDOT Projects

Mr. Childers introduced Matt Hotelling, Assistant Director of Public Works/Transportation, to give a general update on Texas Department of Transportation (TxDOT) projects in the area.

Mr. Hotelling provided an overview of the projects located at Farm to Market Road (FM) 2499 and FM 407; FM 2499 Panel Replacement; Denton striping contract, scope to be determined; U.S. Route (US) 377/Argyle (South of FM 1171/ north to Crawford Road); US 377 creek section/south of 1171; and Interstate 35 (I-35) Frontage Road South. Mr. Hotelling also shared other projects, beginning with Furst Ranch signal project; FM 1171 west of I-35W; FM1171 and I-35E; and FM 2499 at FM 3040.

Town Council and staff discussed Grapevine cooperation, signal issue, and contact information for residents.

H. FUTURE AGENDA ITEM(S)

There were no requests for future agenda items.

I. COORDINATION OF CALENDARS

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

1. August 21 - Work Session (Budget)
2. September 1 - Regular Meeting (Canceled due to Labor Day weekend)
3. September 15 - Regular Meeting

J. CONSENT ITEM(S)

ACTION:	Deputy Mayor Pro Tem Adam Schiestel moved to approve items J.1 - J.17 as presented in the agenda caption. 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

1. Minutes - 7/31 - Consider approval of the minutes from a Town Council Strategic Planning Retreat held on July 31, 2025.
2. Minutes - 8/2 - Consider approval of the minutes from a Town Council Strategic Planning Retreat held on August 2, 2025.
3. Minutes - 8/4 - Consider approval of the minutes from a Town Council regular meeting held on August 4, 2025.
4. SPAN Transportation Contract - Consider approval of a Service Agreement for Demand Response Transit Service with SPAN, Inc., in an amount not-to-exceed \$81,164.13, to provide transportation service for Town citizens who are age 65 or older and Town citizens with verifiable disabilities that prevent them from driving; and authorization for the Mayor to execute same on behalf of the Town.
5. CIP Amendment No. 3 - Consider approval of Amendment No. 3 to the fiscal year 2024-2025 Capital Improvement Program.
6. Northshore Park - Playground Surfacing - Consider approval of the purchase and installation of artificial turf surfacing for the 2024-2025 Playground Replacements project, for Northshore Park Playground, from We Build Fun, Inc., through the Texas Local Government Purchasing Cooperative, in the amount of \$149,466.35.
7. Certified Collection Rate FY 25-26 Budget - Consider accepting the submission of the certified collection rate of 100 percent for the fiscal year beginning October 1, 2025, and ending September 30, 2026.
8. 2025 Certified Appraisal Roll - Consider approval of an ordinance establishing the 2025 certified appraisal roll.

ORDINANCE NO. 25-25

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, APPROVING THE 2025 APPRAISAL ROLL; REPEALING CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

9. No-New-Revenue and Voter-Approval Tax Rates - Consider accepting the submission of the notice of a no-new-revenue tax rate of \$0.372129 per \$100 assessed valuation and a voter-approval tax rate of \$0.388067 per \$100 assessed valuation for the fiscal year beginning October 1, 2025, and ending September 30, 2026.
10. Schedule Budget and Tax Rate Meetings - Consider proposing a maximum tax rate of \$0.387278 per \$100 valuation for the fiscal year beginning October 1,

2025, and ending September 30, 2026; and scheduling September 15, 2025, public hearing on the budget, scheduling September 15, 2025, public hearing on the tax rate, and scheduling the September 15, 2025, adoption of said budget and tax rate; with each meeting to be held at 6:00 PM, at Town Hall, located at 2121 Cross Timbers Road.

11. Purchase of Work Truck for Public Works - VERF - Consider approval of the purchase of one 2026 Ford F-350 Super Cab service body work truck from Sames Bastrop Ford through TIPS Cooperative Contract #240901, for Public Works Utility Operations Division, VERF recommendation for a total of \$65,895.00.
12. Purchase of Crew Pickups for Parks Division - VERF - Consider approval of the purchase of one (1) 2026 Ford F250 Crew Cab Pick-Up and one (1) 2026 Ford F350 Crew Cab Pick-Up from Sames Bastrop Ford through TIPS Cooperative Contract #240901, for the Parks Division, a VERF recommendation for a total of \$105,391.00.
13. Historical Items Donation - Consider approval of the donation of two historical maps; authorizing the Town of Flower Mound to accept the items into their collection.
14. Fuel Contract - Consider approval of the purchase of unleaded and diesel fuels for Town Fleet Vehicles through an existing Inter-local Agreement with The City of Fort Worth in the estimated annual amount of \$900,000.
15. CAC water slide restoration project - Consider approval of a Community Activity Center water slide restoration project with Amusement Restoration Companies, LLC under Buy Board contract #701-23 in the amount of \$82,875.00.
16. Furst Road - ICA - Consider approval of the Interlocal Cooperation Agreement with Denton County for the construction of Furst Road, and authorize the mayor to execute the same on behalf of the Town
17. Audit Services Engagement Letter - Consider approval of the engagement letter with Forvis Mazars, LLP, to perform external auditing services for the fiscal year ending September 30, 2025 at a cost of \$70,000; and authorization for the Mayor to execute same on behalf of the Town.

K. REGULAR ITEM(S)

1. Crime District FY 25-26 Budget Public Hearing - Public Hearing by the Town Council acting as the Board of Directors for the Town of Flower Mound Crime Control and Prevention District to consider the Flower Mound Crime Control and

Prevention District proposed budget for the fiscal year beginning on October 1, 2025, and ending on September 30, 2026.

Meg Jakubik, Director of Budget Services presented agenda items K.1 and K.2 together, identifying or noting:

2024 Actuals, 2025 Estimates, and 2026 Proposed for Crime Control and Prevention District and Fire Control Prevention and Emergency Medical Services District budgets.

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

No action is required for this item.

2. Fire District FY25-26 Budget Public Hearing - Public Hearing by the Town Council acting as the Board of Directors for the Town of Flower Mound Fire Control, Prevention, and Emergency Medical Services District to consider the Flower Mound Fire Control, Prevention, and Emergency Medical Services District proposed budget for the fiscal year beginning on October 1, 2025, and ending on September 30, 2026.

This item was presented with agenda item K.1.

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

No action is required for this item.

3. MIWD Holding Company, LLC (MI Windows and Doors) Chapter 380 - Public Hearing to consider approval of a Chapter 380 Agreement with MIWD Holding Company, LLC (MI Windows and Doors) 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:

Site photos; incentives; cost benefit analysis;

Applicant JR Minnich, Vice President of Operations - Northeast Region, gave a presentation identifying or noting:

Miter Brands video; company overview; vision; common purpose; quality pillars; Miter Brands DNA; Miter Foundation and philanthropy; volunteering; and expansion.

Town Council, applicant and staff discussed plans for expansion and grant

discussions.

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

ACTION:	Mayor Pro Tem Ann Martin moved to approve K.3. as presented in the agenda caption. Deputy Mayor Pro Tem Adam Schiestel seconded the motion.
AYES:	Janvier Werner, Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor
NAYS:	None
ABSTAIN:	None
RESULT:	5 : 0

L. BOARDS/COMMISSIONS

1. Capital Improvements Advisory Committee - Presentation and discussion to update the membership of the Capital Improvement Advisory Committee to comply with SB 1883 adopted by the 89th Texas Legislature.

Brian Waltenburg, Director of Public Works, gave a presentation identifying or noting:

Capital Improvements Advisory Committee (CIAC) purpose; review; current membership requirements; Senate Bill 1883 resulting in new membership requirements; impact; and recommendations

Town Council and staff discussed staff reviewing board and commission applications applicable to new requirements; timing and compliance; voting and non-voting member options; Planning and Zoning (PZ) appointment of members; chair of PZ and Transportation Commission chair; and legal considerations/limits for the designee option.

M. WORK SESSION ITEM

Mayor Moore announced that the Town Council is convening into a closed meeting at 7:05 p.m., pursuant to Texas Government Code Chapter 551, Section 551.071.

Mayor Moore reconvened into the open meeting at 8:09 p.m.

1. Dangerous Dog Ordinance - Presentation and discussion regarding the Town's Dangerous Dog Ordinance.

Blake Manuel, Management Analyst, gave a presentation identifying or noting:

Dangerous dog State code overview; dangerous dog definition; 2019 ordinance update; town history of dangerous dogs; dangerous dog declaration process; post-determination process; and comparison with benchmark cities.

Town Council and staff discussed enforcement of dogs leaving town and returning; owner notifying town of return; definitions of injury; option for separate ordinance for animal on animal; unprovoked attacks; determinations made by the court; ownership definition; care, custody and control definitions; dangerous owners; impound fees/ recuperation of fees; responsibility of turning in a dangerous dog, inspections; process options for the follow-up process; town providing civil case support documentation; penalty severity; and emergency vet care definition.

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.

Mayor Moore announced that the Town Council is convening into a closed meeting at 8:49 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. Fire Code 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.

O. RECONVENE

The Town Council reconvened into the open meeting at 9:50 p.m.; There was no action taken as a result of the closed meeting.

P. ADJOURN

Mayor Moore adjourned the meeting at 9:50 p.m.

TOWN OF FLOWER MOUND, TEXAS

CHERYL MOORE, MAYOR

ATTEST:

TRACI HENDERSON, TOWN SECRETARY