

Town Council Regular Meeting



December 1, 2025

Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:00 p.m.

In accordance with section 551.127 of the Texas Government Code (Open Meeting Act) this meeting will be an in-person meeting with either a member of Town Council, staff, or consultant, participating by video conference. The public meeting location will be Flower Mound Town Hall, 2121 Cross Timbers Rd, Flower Mound, Texas. The Mayor, as presiding officer of Town Council, and a quorum of the Town Council will be physically present at this location. The location where the Mayor is physically present shall be open to the public during the open portions of the meeting.

Comments regarding any agenda item can be sent to the Town Council by emailing towncouncil@flowermound.gov or by calling 972.874.6005 and leaving a message.

AGENDA

A. CALL TO ORDER

B. INVOCATION

C. PLEDGES

D. PRESENTATION(S)

1. Proclamation Community Wildfire Protection Plan
2. Flower Mound High School Marching Band Certificate of Achievement Awards

E. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Town Council regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972.874.6000 during business hours.

In accordance with the Texas Open Meetings Act, the Town Council is restricted from discussing or acting on items not listed on the agenda.

To speak to Council during public comment, fill out a [comment form \(PDF\)](#). Note:

- Limited to three (3) minutes, a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the mayor
- Direct comments to the Town Council
- State your name and the municipality where you reside

F. ANNOUNCEMENTS

1. Announcements from the mayor and council members

G. TOWN MANAGER'S REPORT

1. Capital Improvement Projects
2. Economic Development Projects
3. Organizational Updates

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).

I. COORDINATION OF CALENDARS

1. December 15 - Regular Meeting
2. December 18 - Work Session

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.

1. Minutes - 11/17 - Consider approval of the minutes from a regular meeting held on November 17, 2025.
2. Bucket Truck Replacement - Parks (VERF) - Consider approval of the purchase of one (1) Ford F550 4x4 w/Altec AT40G Aerial bucket truck body per Town of Flower Mound specifications and vendor quote from Altec Industries through the Sourcewell Cooperative Contract #110421-ALT, for the Parks Division, in the amount of \$168,686.00.
3. Annual Standards of Care Ordinance Update - Consider approval of Standards of Care for Youth Recreation Programs operated by the Town, in accordance with the Texas Human Resources Code-Section 42.041 and to adopt an Ordinance providing for said Standards. (The Parks Board recommended approval by a vote of 6 to 0 at its November 6, 2025 meeting).
4. Design PSA - Marcus Dr, Marcus Ct, Prospect Dr Reconstruction - Consider approval of a Professional Services Agreement with Kimley-Horn and Associates, Inc., for the design phase services associated with the Marcus Dr, Marcus Ct, Prospect Dr Reconstruction project, in the amount of \$398,000.00; and authorization for the Mayor to execute same on behalf of the Town.
5. Purchase a Chevy Tahoe 4WD PPV Police Pursuit Vehicle – Police (VERF) - Consider approval of the purchase of one (1) new 2026 Chevy Tahoe 4WD PPV Police Pursuit Vehicle with Vendor Quote from Sames Auto Group in the amount of \$57,350.00.
6. Denton County Hazard Mitigation Plan - Consider approval of a Notice of Intent to continue participation in the Denton County Hazard Mitigation Action Plan (HMAP) and authorization for the Mayor to approve same on behalf of the Town.

7. Easement Abandonment - Consider approval of an ordinance providing for the abandonment and release of the Town's interest in temporary construction easements and a permanent drainage easement, previously granted to the Town as recorded in the Real Property Records of Denton County, Texas, as document numbers 2020-12060, 2020-12061, and 2020-12062; authorizing the Mayor to execute and sign all documents releasing the easements to the owners of the fee estate; providing a severability clause; and providing an effective end date.

K. REGULAR ITEM(S)

1. Reinsurance Contract (Town Health Plan) - Consider approval of a reinsurance renewal for the Town's Group Health Plan with Voya Financial for the amount of \$2,072,401; and authorization for the Mayor to execute the same on behalf of the Town.
2. SSP24-0005 - Montalcino Estates Phase IV - Consider a request for a Subdivision Site Plan (SSP24-0005- Montalcino Estates Phase IV) to create a residential subdivision with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located north of Cross Timbers Road and west and north of Montalcino Boulevard. (On November 17, 2025, Town Council moved by a vote of 5-0 to table this item to the December 1, 2025, Meeting.) (PZ recommended approval by a vote of 5 to 1 at its November 10, 2025, meeting.)
3. TRP25-0001 Montalcino Phase IV - Public Hearing to consider an application for a tree removal permit (TRP25-0001) for eleven (11) specimen trees on the property known as Montalcino Estates Phase IV for the proposed development. The property is generally located north of Cross Timbers Road, and west and north of Montalcino Boulevard. (The Environmental Conservation Commission recommended approval of seven (7) trees and denial of four (4) trees by a vote of 6 to 0 at its April 1, 2025, meeting. The Town Council postponed this item to the December 1, 2025, meeting by a vote of 5 - 0 at its November 17, 2025, meeting.)
4. Parks Board Recommendation Montalcino Phase IV - Consider approval of a Parks Board Recommendation (PBR25-0002) for cash, in the amount of \$22,680.00, be accepted in lieu of the otherwise required Park Land Dedication, and Park Development Fees in the amount of \$24,984.00 for the Montalcino Phase IV residential development generally located north of Cross Timbers Rd. and west of Tour 18 Dr. (The Parks Board recommended approval by a vote of 6 to 0 at their December 5, 2024, meeting.)

L. WORK SESSION ITEM

1. Presentation and discussion on land use assumptions, growth rates, and capital improvements
2. Value of Municipal Services: Development Services
3. Value of Municipal Services: Engineering Services (Development)

M. 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. Discuss and consider approval of a resolution casting a vote for a candidate in the election of the Tarrant Appraisal District (TAD) Board of Directors.
2. Discuss and consider approval of a resolution to nominate an individual to be voted on by taxing jurisdictions to fulfill a vacancy for the Tarrant Appraisal District (TAD) Board of Directors.

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.

1. **Section 551.071: Consultation with Town Attorney**
Consultation with Town Attorney.
 - a. Reginald Rembert & Rembert Enterprises, Inc. v. Town of Flower Mound, Texas
 - b. Chapter 6, Division 1: Dangerous Dogs and Dangerous Animals
 - c. Possible boundary adjustment matter
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

I do hereby certify that the notice of above meeting for the Town of Flower Mound was posted at Town Hall, Town of Flower Mound, Texas, and on the Town's website in compliance with Chapter 551, Texas Government Code on November 21, 2025, by 5:00 p.m.

Anne Carnes, Deputy Town Secretary

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6000. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.

In accordance with section 551.043 of the Texas Government Code, the Taxpayer Impact Statement can be viewed by clicking [HERE](#).

To preview upcoming items of business that may appear on future agendas click [HERE](#).