Town Council Regular Meeting

December 1, 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
Brian Taylor, Councilmember Place 3
Janvier Werner, Councilmember Place 4

Town Council member(s) absent:
Chris Drew, Councilmember Place 2

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 Plunk gave the invocation.

C. PLEDGES

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

D. PRESENTATION(S)

1. Proclamation Community Wildfire Protection Plan

   Mayor Moore recited the proclamation and presented it to Fire Chief, Paul Henley and Assistant Fire Chief, Brandon Barth.

2. Flower Mound High School Marching Band Certificate of Achievement Awards

   Mayor Moore recited the proclamation and presented it to the following:

   Band Directors:
   Brent Biskup, Director of Bands
   David Gronneberg, Director of Percussion
   Ian Lewis, Color Guard Director
   Tristan Willard, Director of Bands at Bonham

   Drum Majors:
   Evelyn Kim
   Shalom Lee
   Irene Park
   Ethan Murray
   Krish Venkatesh

E. PUBLIC COMMENT

	Speaker name, municipality where you reside	Subject (as written on the form)
1.	Robert Chick, Sanger	Republican Candidate - TX-26

F. ANNOUNCEMENTS

Mayor Moore shared that staff clarified a future agenda item on vaping in public spaces, noting the Town Ordinance prohibits vaping wherever smoking is banned.

G. TOWN MANAGER'S REPORT

There were no items for this category.

1. Capital Improvement Projects

2. Economic Development Projects

3. Organizational Updates

H. FUTURE AGENDA ITEM(S)

There were no future agenda items requested.

I. COORDINATION OF CALENDARS

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

1. December 15 - Regular Meeting

2. December 18 - Work Session

J. CONSENT ITEM(S)

ACTION:	Adam Schiestel moved to approve items J.1 - J.7 as presented. Brian Taylor seconded the motion.
AYES:	Janvier Werner, Ann Martin, Adam Schiestel, Brian Taylor
NAYS:	None
ABSTAIN:	None
RESULT:	4 : 0

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).

   ORDINANCE NO. 49.25

   AN ORDINANCE AMENDING THE CODE OF ORDINANCES, TOWN OF FLOWER MOUND, TEXAS; AMENDING CHAPTER 54, "PARKS AND RECREATION," SECTION 54-202, "ADOPTION;" ADOPTING UPDATED STANDARDS OF CARE FOR YOUTH RECREATION PROGRAMS; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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.

   ORDINANCE NO. 50-25

   AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, 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 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.

   Lynda Bolitho, Director of Human Resources, introduced Sandy Brown, Senior Vice-President, McGriff, who gave a presentation identifying or noting:

   Stop-loss insurance overview; types of coverage; current coverage carrier; historical claim analysis; Request For Proposal (RFP) results and considerations; quantifying specialty care; recommendations and next steps.

   Town Council, the representative and staff discussed the applicability of certain conditions; risk mitigation; town financial obligations and cost comparisons over time; prescription/treatment costs; and future prevention wellness program.

ACTION:	Ann Martin moved to approve K.1 as proposed. Adam Schiestel seconded the motion.
AYES:	Janvier Werner, Ann Martin, Adam Schiestel, Brian Taylor
NAYS:	None
ABSTAIN:	None
RESULT:	4 : 0

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.)

   Mayor Moore stated items K.2, K.3, and K.4 would be presented at the same time.

   Lexin Murphy, Director of Development Services, presented Items K.2, K.3, and K.4 identifying or noting:

   General and detailed location; land use; zoning; subdivision site plan; house pad benching; lot-to-lot drainage; topographic slope; Environmental Conservation Commission and Parks Board recommendations; and tree map.

Applicant Darren Andrews, Senior Project Manager with McAdams was present to answer questions.

Jake Speckals, Urban Forester, discussed trees recommended for denial by the Environmental Conservation Commission; tree photos and tree numbers being 1184,1206,1217, and 1282.

Town Council, applicants and staff discussed slope exceptions and the height of retaining walls; the process for citizens to reach out to project managers; one home in foreclosure which could affect fencing completion.

Mayor Moore opened the public hearing.

	Speaker name, municipality where you reside	Subject (as written on the form)
1.	Cindy Clark, Flower Mound	Montalcino

There being no one else wishing to speak, Mayor Moore closed the public hearing.

Rodrick Middlebrooks and Lance Proctor with Lenart Development, and Jack Dawson with Centurian American were present and available to answer questions.

ACTION:	Ann Martin moved to approve K.2 as presented, including staff's stipulations, with the addition that the retaining walls be no greater than five feet tall. Adam Schiestel seconded the motion.
AYES:	Janvier Werner, Ann Martin, Adam Schiestel, Brian Taylor
NAYS:	None
ABSTAIN:	None
RESULT:	4 : 0

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.)

This item was presented with items K.2 and K.4.

The public hearing for this item was opened and closed when presented with items K.2 and K.4.

ACTION:	Ann Martin moved to approve K.3 with the exclusions stipulated by the Environmental Conservation Commission (ECC) for tree numbers 1184, 1206,1217 and 1282. Janvier Werner seconded the motion.
AYES:	Janvier Werner, Ann Martin, Adam Schiestel, Brian Taylor
NAYS:	None
ABSTAIN:	None
RESULT:	4 : 0

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.)

ACTION:	Ann Martin moved to approve K.4 as proposed. Adam Schiestel seconded the motion.
AYES:	Janvier Werner, Ann Martin, Adam Schiestel, Brian Taylor
NAYS:	None
ABSTAIN:	None
RESULT:	4 : 0

L. WORK SESSION ITEM

1. Presentation and discussion on land use assumptions, growth rates, and capital improvements

Mayor Moore recessed the meeting due technical difficulties at 6:56 p.m.

Mayor Moore reconvened the meeting at 7:00 p.m.

Bob Pegg, Town Engineer, introduced Pete Kelly, Transportation Engineer, Kimley-Horn gave a presentation identifying or noting:

Land use assumptions overview; service areas; methodology; summary and results. Capital Improvements Plans (CIP) overview; impact fee CIPs for roadway.

Kyle Sanderson, Project Engineer, Kimley Horn, gave a presentation identifying or noting:

Water impact fee CIP, potable and reuse systems; potable water/reuse map; wastewater impact fee CIP, single Denton Creek service area; wastewater impact fee map; and timeline of next steps.

Town Council, the representatives and staff discussed analysis/methodology for rate setting with potential legislative changes; growth assumptions; infrastructure needs; and five-year history overview of impact fees.

2. Value of Municipal Services: Development Services

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

Planning Services and Building and Inspections Services — overview; missions; strategic links; organizational charts; core functions; accomplishments; goals; five-year staffing plans; metrics; projects and permits five-year overview; budgets; departmental requests and future challenges.

Town Council and staff discussed complements of department and staff; cloud migration resulting in potential staffing; and pain points.

3. Value of Municipal Services: Engineering Services (Development)

Bob Pegg, Town Engineer, gave a presentation identifying or noting:

Mission; strategic links; organizational chart; core functions; accomplishments; goals; budget; funded and unfunded decision packages; five-year staffing plan; and metrics.

Town Council and staff discussed drainage and development lifecycle.

M. BOARDS/COMMISSIONS

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.

Town Secretary, Traci Henderson presented the item.

Town Council took no action on this item.

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.

   Town Secretary, Traci Henderson presented the item.

   Town Council took no action on this item.

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 8:10 p.m., pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.071, 551.072, 551.074, and 551.087.

Mayor Moore left the meeting at 8:10 p.m.

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

Mayor Pro Tem Martin reconvened into the open meeting at 9:17 p.m.; There was no action taken as a result of the closed meeting.

P. ADJOURN

Mayor Pro Tem Martin adjourned the meeting at 9:17 p.m.

TOWN OF FLOWER MOUND, TEXAS

CHERYL MOORE, MAYOR

ATTEST:

TRACI HENDERSON, TOWN SECRETARY