

Community Development Corporation



January 29, 2026
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

AGENDA

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG

D. ELECTION OF OFFICERS

E. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission 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 Board/Commission is restricted from discussing or acting on items not listed on the agenda.

To speak 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 Chair
- Direct comments to the Board/Commission
- State your name and the municipality where you reside

F. STAFF/DIRECTOR REPORT

G. 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 Commissioner by making such request prior to a motion and vote.

1. - Consider approval of the minutes from June 24, 2025.

H. REGULAR ITEM(S)

1. FY25-26 Increase - Public Hearing and action to consider the approval of an amendment to fiscal year 2025-2026, increasing funding in the amount of \$60,000 for Independence Fest 2026, using 4B sales tax revenues.

I. FUTURE AGENDA ITEM(S)

The purpose of this item is to allow the members an opportunity to bring forward items they wish to discuss at a future meeting.

J. COORDINATION OF CALENDARS

K. 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 Friday, January 23, 2026, by 5:00 p.m.

Kelli Repasz, Staff Liaison

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.

Community Development Corporation



June 24, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

President John Mignone called the regular meeting to order at 6:30pm.

The Community Development Corporation met in a regular meeting with the following members present:

Micheal White, Director 1,
John Mignone, Director 2, President
TK Kumaran, Director 3,
Alison Moronta, Director 5,
Shruti Rawat, Director 6, and
Clarence Qualls, Director 7.

with the following member(s) absent:

Srinivas Handmandlu, Director 5

constituting a quorum with the following members of the Town Staff participating:

Chuck Jennings, Director of Parks and Recreation
John Zagurski, Chief Financial Officer
Meg Jakubik, Director of Budget Services
Travis Cunniff, Assistant Director of Parks and Recreation
Clayton Litton, Park Development Manager
Kelli Repasz, Executive Assistant

B. INVOCATION

President Mignone delivered the invocation.

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

President John Mignone led the Pledge of Allegiance to the American Flag and the Texas Flag.

D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission 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. To speak to the Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

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

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

None.

E. STAFF/DIRECTOR REPORT

Chuck Jennings, Director of Parks and Recreation Services, Travis Cunniff, Assistant Director of Parks and Recreation Services, John Zagurski, Chief Financial Officer provided staff updates.

F. 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 Commissioner by making such request prior to a motion and vote.

1. Approval of the Minutes -January 30, 2025. - Consider approval of the minutes from January 30, 2025.

ACTION: Shruti Rawat moved to approve F.1. as presented in the agenda caption. Tiruchirapalli Kumaran seconded the motion.

AYES: John Mignone, Shruti Rawat, Michael White, Tiruchirapalli Kumaran, Alison Moronta, Kelly Qualls

NAYS: None

ABSTAIN: None

RESULT: 6 : 0

G. REGULAR ITEM(S)

1. FY25-26 CIP - Park Projects - Public Hearing and action to approve funding for Park and Trail Operations and Maintenance, Park and Trail Amenities, Twin Coves Park Debt Service, Amy Lane Park Pond Improvements, Colony Park Improvements, Parks & Recreation Master Plan, Post Oak Park Improvements, Trotter Park Improvements, and Trails Master Plan Implementation using 4B

sales tax revenues in the FY 2025-2026 CIP. (The Parks Board recommended approval of these projects by a vote of 6 to 0 at its June 5, 2025, meeting.)
President Mignone opened the public meeting at 7:54pm.

President Mignone closed the public meeting at 7:54pm.

ACTION: Shruti Rawat moved to approve G.1. as presented in the agenda caption. Tiruchirapalli Kumaran seconded the motion.
AYES: John Mignone, Shruti Rawat, Michael White, Tiruchirapalli Kumaran, Alison Moronta, Kelly Qualls
NAYS: None
ABSTAIN: None
RESULT: 6 : 0

2. FY24-25 CIP Increase - Public Hearing and action to consider the approval of an amendment to the fiscal year 2024-2025 Capital Improvement Plan, increasing funding in the amount of \$130,000 for 2024-25 Playground Replacements, using 4B sales tax revenues.

President Mignone opened the public hearing at 8:08pm.

President Mignone closed the public hearing at 8:08pm.

ACTION: Shruti Rawat moved to approve G.2. as presented in the agenda caption. Alison Moronta seconded the motion.
AYES: John Mignone, Shruti Rawat, Michael White, Tiruchirapalli Kumaran, Alison Moronta, Kelly Qualls
NAYS: None
ABSTAIN: None
RESULT: 6 : 0

H. FUTURE AGENDA ITEM(S)

The purpose of this item is to allow the members an opportunity to bring forward items they wish to discuss at a future meeting.

I. COORDINATION OF CALENDARS

J. ADJOURN

President Mignone adjourned the meeting at 8:09pm.

TOWN OF FLOWER MOUND, TEXAS

JOHN MIGNONE, PRESIDENT

ATTEST:

KELLI REPASZ, EXECUTIVE ASSISTANT



COMMUNITY DEVELOPMENT CORPORATION AGENDA H.1. REGULAR ITEM(S)

DATE: January 29, 2026
FROM: Travis Cunniff, Assistant Director of Parks and Recreation
ITEM: **Public Hearing and action to consider the approval of an amendment to fiscal year 2025-2026, increasing funding in the amount of \$60,000 for Independence Fest 2026, using 4B sales tax revenues.**

BACKGROUND: The Development Corporation Act of 1979, Section 4B(a)(3)(a-2), authorizes the use of 4B Sales Tax funds for projects that enhance quality of life and promote economic activity, including community events that generate tourism, visitor spending, and regional exposure. Independence Fest qualifies as an eligible project under these provisions.

Independence Fest is the Town of Flower Mound's signature annual celebration and its most highly attended event, bringing attendees together for a full day of patriotic programming, live entertainment, family activities, and fireworks. In 2026, the event will coincide with the 250th anniversary of America's Independence, a generational milestone and will take place on a Saturday, significantly increasing anticipated attendance and regional visitation.

To appropriately commemorate this historic anniversary, staff is requesting a one-time amendment to FY 2025–2026 to increase funding to the Operations and Maintenance budget by \$60,000 using 4B sales tax revenues. The additional funding will be used to enhance multiple components of the event, including fireworks, live entertainment, marketing efforts, event supplies, and expanded children's activities.

Additional fireworks funding will allow for a larger, more dynamic display that will serve as a centerpiece tribute to the nation and elevate the overall festival experience. Additional funding for live entertainment will enable the Town to secure higher-level, regional and nationally recognized musical talent, increasing the event's appeal while drawing larger crowds. Enhanced marketing will expand regional awareness of the event. Finally, additional supplies and children's activities will improve operational capacity and ensure an engaging, family-friendly experience for attendees of all ages.

This investment supports Flower Mound's Strategic Plan by advancing the goal of superior quality of life, expanding access to high-quality recreational and cultural experiences, and contributing to economic vitality. A high-profile celebration of this scale strengthens the Town's reputation as a premier destination for community events and reinforces our commitment to delivering exceptional community experiences.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: \$60,000

Proposed Expenditure/(Revenue)

Account Number(s):

\$60,000

317-various

LEGAL REVIEW: N/A

ATTACHMENTS:

None

DRAFT MOTION: Move to approve as presented in the agenda caption.