

Town Council Regular Meeting



January 20, 2026

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
Alicia Kreh, Town Attorney
Traci Henderson, Town Secretary
Tommy Dalton, Assistant Town Manager
Brian Waltenburg, Director of Public Works
Lexin Murphy, Director of Development Services
John Zagurski, Chief Financial Officer
JP Walton, Strategic Services Officer

B. INVOCATION

Chaplain Liles 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 do not necessarily reflect the order in which each person spoke.

	Speaker name and municipality where	Subject (as written on the form)
1.	Jim O'Conner, Flower Mound	Traffic light needed
2.	Jason Martin, Flower Mound	Raise awareness for LISD proposal
3.	Keith Dzygun, Flower Mound	DAE? at Old Settlers Elementary

E. ANNOUNCEMENTS

There were no announcements from the Mayor or Council members.

F. 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 Gregory Gauger, Crew Leader — Parks Services, and James Burgoyne, Detention Services Supervisor for fifteen (15) years of service.

Mr. Childers provided an inclement weather announcement.

G. FUTURE AGENDA ITEM(S)

There were no future agenda item requests.

H. COORDINATION OF CALENDARS

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

1. February 2 - Regular Meeting
2. February 2 - TIRZ 2 Board Meeting 5pm

I. **CONSENT ITEM(S)**

ACTION: Adam Schiestel moved to approve I.1 - I.8 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 - 1/5 - Consider approval of the minutes from a Town Council Regular Meeting held on January 5, 2026.
2. Utility Cooperative Contract - Consider approval of utilizing a Utility Construction Materials contract with Fortline Waterworks for the purchase of water and wastewater parts and materials, in the amount of \$65,000 annually through NCTCOG TXShare cooperative agreement; and authorization for the Mayor to execute same on behalf of the Town. The contract is for one year with three one-year renewal options.
3. Utility Cooperative Contract - Consider approval of utilizing a Utility Construction Materials contract with Core & Main LP for the purchase of water line parts and materials, in the amount of \$65,000 annually through NCTCOG TXShare cooperative agreement; and authorization for the Mayor to execute same on behalf of the Town. The contract is for one year with three one-year renewal options.
4. Annual Concrete and Drainage services contract - Consider approval of increasing the annual Concrete and Drainage Improvement Services contract No. 2023-56-A to F&F Concrete, LLC., Apex Concrete Construction, Inc., and Quick Set Concrete, Inc. in the amount of \$750,000; and authorization for the Mayor to execute same on behalf of the Town. The contract has three one-year renewal options remaining.

5. Design PSA - Stonecrest Pump Station Phase II - Consider approval of a Professional Services Agreement with Freese and Nichols, Inc., for the design phase services associated with the Stonecrest Pump Station Phase II project, in the amount of \$547,640.00; and authorization for the Mayor to execute same on behalf of the Town.
6. Bosch CDR 900 DLC Tool Kit - Consider the approval of the purchase of a Bosch CDR 900 DLC Tool Kit from Crash Data Group in the amount of \$53,700.00 for Police Accident Investigators.
7. Utility Cooperative Contract - Consider approval of utilizing a Utility Construction Materials contract with North Texas Winwater for the purchase of water line parts and materials, in the amount of \$38,000 annually through Buy Board Contract No. 756-24; and authorization for the Mayor to execute same on behalf of the Town. The contract is for one year with two one-year renewal options.
8. Memorandum of Agreement with FEMA - Consider approval of a Memorandum of Agreement with the Federal Emergency Management Agency (FEMA) and the Town of Flower Mound to begin the process of becoming a local alerting authority for emergencies and authorization for the Mayor to approve same on behalf of the Town.

J. REGULAR ITEM(S)

1. ZPD25-0007 - Charco Storage - Public Hearing to consider an ordinance amending the zoning (ZPD25-0007 – Charco Storage) from Planned Development District-120 (PD-120) with Single-Family District 5 (SF-5) and Retail District-2 (R-2) uses to PD-120 with SF-5 and Commercial District-1 (C-1) uses to modify the conceptual plans, elevations, and development standards for the non-residential portion, with certain modifications, exceptions and waivers to the Code of Ordinances. The property is generally located at the northwest corner of Flower Mound Road and Old Orchard Lane. (PZ recommended denial by a vote of 6 to 0 at its December 8, 2025, meeting.) ***At the request of the applicant, this item will be tabled to the February 2, 2026, Town Council Meeting.***

ACTION:	Ann Martin moved to table until the February 2, 2026, Town Council meeting. Janvier Werner seconded the motion.
AYES:	Janvier Werner, Ann Martin, Adam Schiestel, Brian Taylor
NAYS:	None
ABSTAIN:	None
RESULT:	4 : 0

2. Parks Board Recommendation - Canyon Falls - Consider approval of a Parks Board Recommendation (PBR25-0003) for cash, in the amount of \$354,020.25, be accepted in lieu of the otherwise required Park Land Dedication, and Park Development Fees in the amount of \$94,384.00 for the Canyon Falls Village 3 residential development generally located east of Interstate 35 and south of Denton Creek Blvd. (The Parks Board recommended approval by a vote of 6 to 0 at their March 6, 2025 meeting.)

Items J.2 and J.3 were presented together.

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

General and detailed location; land use and zoning; subdivision site plan; exceptions; landscape plan; signage and fencing; Parks Board recommendation; tree survey; and topographic slope exceptions.

Applicant Brett Pedigo, with Terra Manna, gave a presentation identifying or noting:

Overall site plan, slope impact areas, and floodplain.

Town Council and staff discussed the purpose of the floodplain exception; landscaping; topography; drainage; erosion/responsibility; improvements to prevent erosion; and establishing vegetation.

ACTION:	Brian Taylor moved to approve J.2 as presented. Janvier Werner seconded the motion.
AYES:	Janvier Werner, Ann Martin, Adam Schiestel, Brian Taylor
NAYS:	None
ABSTAIN:	None
RESULT:	4 : 0

3. SSP24-0008 - Canyon Falls Village 3 - Consider a request for a Subdivision Site Plan (SSP24-0008 - Canyon Falls Village 3) to create a residential subdivision with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located west of Turner Falls Circle, east of Interstate 35, and south of Denton Creek Boulevard. (PZ recommended approval by a vote of 5 to 0 at its January 12, 2026, meeting.)

This item was presented with agenda item J.2.

ACTION:	Brian Taylor moved to approve J.3 as presented. Janvier Werner seconded the motion.
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AYES:	Janvier Werner, Ann Martin, Adam Schiestel, Brian Taylor
NAYS:	None
ABSTAIN:	None
RESULT:	4 : 0

K. BOARDS/COMMISSIONS

There were no items for this category.

L. CLOSED MEETING

Mayor Moore announced that the Town Council is convening into a closed meeting at 6:57 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. Section 551.071: Consultation with Town Attorney

Consultation with Town Attorney.

a. Reginald Rembert & Rembert Enterprises, Inc. v. Town of Flower Mound, Texas

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.

M. RECONVENE

The Town Council reconvened into the open meeting at 7:13 p.m.; There was no action taken as a result of the closed meeting.

N. ADJOURN

Mayor Moore adjourned the meeting at 7:14 p.m.

TOWN OF FLOWER MOUND, TEXAS



CHERYL MOORE, MAYOR

ATTEST:



TRACI HENDERSON, TOWN SECRETARY