

Community Development Corporation



April 28, 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 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.

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

E. STAFF/DIRECTOR REPORT

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. Minutes from January 29, 2026 - Consider approval of the minutes from January 29, 2026.

G. REGULAR ITEM(S)

1. FY2026-2027 CIP Funding - Public Hearing and action to approve funding for Park and Trail Operations and Maintenance, Park and Trail Amenities, Twin Coves Park Debt Service, 2026 – 2027 Playground Replacement of Westchester

Park, Jake's Hilltop Park Infield Improvements, Mobile Event Stage, Shade fabric Replacement at Various Parks, and Trails Master Plan Implementation using 4B sales tax revenues in the FY 2026-2027 CIP.

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

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 Wednesday, April 22, 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



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

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

President Mignone called the regular meeting to order at 6:30 P.M.

B. INVOCATION

President Mignone gave the invocation.

C. PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG

President Mignone led the Pledge of Allegiance to the United States Flag.

D. ELECTION OF OFFICERS

ACTION: Director Michael White nominated Director John Mignone for President. Director John Mignone seconded the motion.
AYES: John Mignone, Michael White, Tiruchirapalli Kumaran, Brenda Berry, Anusuya Chatterjee
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

ACTION: Director Tiruchirapalli Kumaran self-nominated for Vice-President. Director Michael White seconded the motion.
AYES: John Mignone, Michael White, Tiruchirapalli Kumaran, Brenda Berry, Anusuya Chatterjee
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

ACTION: Director Michael White self-nominated for Treasurer. President John Mignone seconded the motion.
AYES: John Mignone, Michael White, Tiruchirapalli Kumaran, Brenda Berry, Anusuya Chatterjee
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

ACTION: Director Brenda Berry self-nominated for Secretary. Director Anusuya Chatterjee seconded the motion.
AYES: John Mignone, Michael White, Tiruchirapalli Kumaran, Brenda Berry, Anusuya Chatterjee
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

E. PUBLIC COMMENT

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N/A

F. STAFF/DIRECTOR REPORT

Chuck Jennings, Director of Park and Recreation Services, John Zagurski, Chief Financial Officer, and John Habern, Park Development Manager, provided updates.

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.

ACTION: Tiruchirapalli Kumaran moved to approve G.1. as presented in the agenda caption. John Mignone seconded the motion.
AYES: John Mignone, Michael White, Tiruchirapalli Kumaran, Brenda Berry, Anusuya Chatterjee
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

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.

ACTION: John Mignone moved to approve H.1. as presented in the agenda caption. Tiruchirapalli Kumaran seconded the motion.
AYES: John Mignone, Michael White, Tiruchirapalli Kumaran, Brenda Berry, Anusuya Chatterjee
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

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.

N/A

J. COORDINATION OF CALENDARS

A meeting will be coordinated in May or June.

K. ADJOURN

President Mignone adjourned the meeting at 7:28 p.m.

TOWN OF FLOWER MOUND, TEXAS

JOHN MIGNONE, PRESIDENT

ATTEST:

KELLI REPASZ, EXECUTIVE ASSISTANT



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

DATE: April 28, 2026
FROM: Chuck Jennings, Director of Parks and Recreation
ITEM: **Public Hearing and action to approve funding for Park and Trail Operations and Maintenance, Park and Trail Amenities, Twin Coves Park Debt Service, 2026 – 2027 Playground Replacement of Westchester Park, Jake's Hilltop Park Infield Improvements, Mobile Event Stage, Shade fabric Replacement at Various Parks, and Trails Master Plan Implementation using 4B sales tax revenues in the FY 2026-2027 CIP.**

BACKGROUND:

The Development Corporation Act of 1979 Sec. 4B(a)(3)(a-2) authorizes the expenditure of 4B Sales Tax funds for the design, construction, maintenance, and operational costs associated with park projects, which can be funded by the Community Development Corporation (CDC). The Parks Board is responsible for recommending park projects to be funded by the CDC.

On April 9, 2026, the Parks Board recommended funding of the following projects for FY26-27:

2026–27 Playground Replacements (Westchester Park)	\$ 350,000
Jake's Hilltop Park Infield Improvements	\$ 150,000
Mobile Event Stage	\$ 250,000
Shade Fabric Replacement at Various Parks	\$ 200,000
Trails Master Plan – Implementation	<u>\$ 300,000</u>
Total:	\$1,250,000

The CDC has directed staff to include the annual operation and maintenance (O&M) costs associated with park projects beginning in 2012. With the passage of Proposition A in the 2025 Bond Election and the Town's new financial strategy, the CDC approved increasing the O&M to cover additional parks and open space in June of 2025.

The annual Park and Trail Amenities include additions and/or replacements of items such as trash receptacles, pet waste stations, benches, etc. This is an ongoing expenditure to keep our parks and trails in good condition, replace worn or damaged units, and to respond to citizen requests.

In 2014, the CDC approved funding the debt service for the construction of Twin Coves Park. The bonds were sold in April 2015 and will be paid over 15 years.

Ongoing expenses:

Twin Coves Debt Service	\$ 272,075
Parks & Trail O&M	\$2,185,000
Park & Trail Amenities	<u>\$ 100,000</u>
Subtotal:	\$2,557,075

Total funding requested: \$3,807,075

BOARD REVIEW/CITIZEN FEEDBACK: The Parks Board approved the proposed list of park projects to be funded at their April 6, 2026, regular meeting.

ALTERNATIVES: N/A

FISCAL IMPACT: \$3,807,075

Proposed Expenditure/(Revenue)

Account Number(s):

\$3,535,000

317-562-Various

\$272,075

317-560-Various

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Attachment - Proposed CIP for FY 2026-2027

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

Proposed CIP for FY 2026-2027

Park Project	Cost
Parks & Trail O&M	\$2,185,000
Park and Trail Amenities	\$100,000
Twin Coves Debt Service	\$272,075
2026-27 Playground Replacements (Westchester Park)	\$ 350,000
Jake's Hilltop Park Infield Improvements	\$ 150,000
Mobile Event Stage	\$ 250,000
Shade Fabric Replacement at Various Parks	\$ 200,000
Trails Master Plan – Implementation	\$ 300,000
Total Proposed CIP using 4B funds for FY 2026-2027	\$3,807,075