

Town Council Regular Meeting



June 1, 2026

Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:00 p.m.

DRAFT 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
Adam Schiestel, Mayor Pro Tem
Brian Taylor, Deputy Mayor Pro Tem
Chris Drew, Councilmember Place 2
Janvier Werner, Councilmember Place 4
Clare Harris, Councilmember Place 5

Town Council member(s) absent:

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, Chief Strategic Officer

B. INVOCATION

Chaplain Speight gave the invocation.

C. PLEDGES

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

D. PRESENTATION(S)

There were no items for this category.

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

Names listed below do not necessarily reflect the order in which each person spoke, and all municipalities are located in Flower Mound unless otherwise indicated.

	Speaker name and municipality	Subject (as written on the form)
1.	Jason Hsiao	Standing together for responsible planning on Quail Run Road

F. ANNOUNCEMENTS

1. Announcements from the mayor and council members
There were announcements from the Mayor or Council members regarding:

Mayor Moore:
Denton County India Cultural Association Free Modern Medical Clinic, 3611 Morriss Road, Saturday, June 6th, 8:30 a.m. to 1:00 p.m.

G. TOWN MANAGER'S REPORT

1. Capital Improvement Projects
2. Economic Development Projects
3. Organizational Updates
 - a. Tree Rebate Program Update

Town Manager, James W. Childers provided an update/report regarding:

Success of the program and expenditure/award of all funds.

Jake Speckels, Urban Forester, shared the number of applications received and

average caliper of trees planted.

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).

Chris Drew:

Flexibility with budget funds for tree replanting for considered use for post oak tree planting/replanting. Town Manager, James Childers, to bring information to the Town Council at the June 15 Council meeting.

I. COORDINATION OF CALENDARS

Mayor Moore confirmed that all Council members plan to be in attendance at the following meetings except for:

Adam Schiestel will not be in attendance at the June 15 meeting.

1. June 11 - Work Session
2. June 15 - Regular Meeting
3. July 6 - Regular Meeting

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.

ACTION: Adam Schiestel moved to approve consent agenda items 1 thru 9 as presented. Chris Drew seconded the motion.
AYES: Janvier Werner, Adam Schiestel, Chris Drew, Brian Taylor, Clare Harris
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

1. Minutes 5/13 - Consider approval of the minutes from a special meeting held on May 13, 2026.
2. Minutes 5/18 - Consider approval of the minutes from a regular meeting held on May 18, 2026.

3. Minutes 5/21 - Consider approval of the minutes from a work session held on May 21, 2026.
4. Speed Limit Ordinance Clean Up - Consider approval of an ordinance amending Exhibit A of Ordinance 48-21, Speed Limit Ordinance Clean up, in order to add new Residential Streets and various other clean up items.

ORDINANCE NO. 16-26

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING CHAPTER 66, "TRAFFIC AND VEHICLES," ARTICLE V, "SPEED LIMITS" OF THE CODE OF ORDINANCES, TOWN OF FLOWER MOUND, TEXAS, BY AMENDING SECTION 66-214(B) TO AMEND EXHIBIT A, "LIST OF ENUMERATED STREETS" TO ESTABLISH A PRIMA FACIE MAXIMUM SPEED LIMIT WHICH IS REASONABLE AND SAFE ON PORTIONS OF CERTAIN ROADWAYS IN THE TOWN BY ADDING SIXTY-TWO STREETS; BY REMOVING FOUR REDUCED SCHOOL ZONE SPEED LIMITS; BY REMOVING TWO STREETS; BY CHANGING THE STREET NAME OF FIVE STREETS; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING FOR PUBLICATION; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

5. Design PSA - Justin Road Trail Improvements - Consider approval of Professional Services Agreement with Nathan D. Maier Consulting Engineers, Inc., for the design services associated with the Justin Road Trail Improvements Project, in the amount of \$108,473.00; and authorization for the Mayor to execute same on behalf of the Town.
6. Water Storage Tank Cleaning and Inspection Service Contract - Consider approval of a Water Storage Tank Inspection and Cleaning Services contract with Texas Tank Services, in the amount of \$31,000 annually through NCTCOG TXShare Contract No. 2024-135. The contract is for one year with three one-year renewal options.
7. Vehicle purchase for Public Works Streets Division - Consider approval of the purchase of a 2026 Ford F-250 Crew Cab 4X4 from Sam Pack's Five Star Ford through BuyBoard Contract #724-23 for the Streets Division in the total amount of \$56,591.23.
8. Elite Chef Competition Fundraiser - Consider approval of the consumption of alcohol at the Flower Mound Senior Center during the 2026 Elite Chef Fundraiser.

9. Easement Abandonment Long Prairie Rd / Spinks Rd - Consider approval of an ordinance of the Town of Flower Mound, Texas, providing for the abandonment and release of the Town's interest in an easement previously granted to the Town for the construction and maintenance of a water line.

ORDINANCE NO. 17-26

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, PROVIDING FOR THE ABANDONMENT AND RELEASE OF THE TOWN'S INTEREST IN A PERMANENT RIGHT-OF-WAY EASEMENT PREVIOUSLY GRANTED TO THE TOWN BY JOSEPH B. COKER AND WIFE, DOROTHY D. COKER, AS RECORDED IN VOLUME 532, PAGE 54, DEED RECORDS, DENTON COUNTY, TEXAS; AUTHORIZING THE MAYOR TO EXECUTE AND SIGN ALL DOCUMENTS RELEASING THE EASEMENT TO THE OWNERS OF THE FEE ESTATE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

K. REGULAR ITEM(S)

1. Certificates of Obligation - Consider approval of an ordinance authorizing the issuance of Certificates of Obligation, Series 2026, for an amount not to exceed \$35,265,000.00, for the purpose of paying for street, waterworks and sewer system improvements and fire-fighting facilities, establishing parameters for the sale and issuance of such bonds, delegating certain matters to an authorized official of the Town and resolving all matters incident and related thereto.

Julie Taylor, Director of Treasury Operations, presented agenda items K.1 and K.2 together, identifying or noting:

Timeline; Certificates of Obligation funding; General Obligation Improvement and funding; refunding bonds; and projects included.

Michael Martin, Financial Analyst, Hilltop Securities Inc. gave a presentation identifying or noting:

Market conditions/overview, and Town's budget rating.

Town Council, representatives and staff discussed resident participation options for the bond sale.

ACTION: Chris Drew moved to approve K.1 as presented. Brian Taylor seconded the motion.

AYES: Janvier Werner, Adam Schiestel, Chris Drew, Brian Taylor, Clare Harris

NAYS: None

ABSTAIN: None
RESULT: 5 : 0

ORDINANCE NO. 18-26

AN ORDINANCE AUTHORIZING THE ISSUANCE OF “TOWN OF FLOWER MOUND, TEXAS, CERTIFICATES OF OBLIGATION, SERIES 2026”; PROVIDING FOR THE PAYMENT OF SAID CERTIFICATES OF OBLIGATION BY THE LEVY OF AN AD VALOREM TAX UPON ALL TAXABLE PROPERTY WITHIN THE TOWN AND A LIMITED PLEDGE OF THE NET REVENUES DERIVED FROM THE OPERATION OF THE TOWN’S WATERWORKS AND SEWER SYSTEM; PROVIDING THE TERMS AND CONDITIONS OF SUCH CERTIFICATES AND RESOLVING OTHER MATTERS INCIDENT AND RELATING TO THE ISSUANCE, PAYMENT, SECURITY AND DELIVERY OF SAID CERTIFICATES OF OBLIGATION; DELEGATING MATTERS RELATING TO THE SALE AND ISSUANCE OF SAID CERTIFICATES TO AN AUTHORIZED TOWN OFFICIAL; AND PROVIDING AN EFFECTIVE DATE.

2. General Obligation Improvement and Refunding Bonds - Consider approval of an ordinance authorizing the issuance of General Obligation Improvement and Refunding Bonds, Series 2026, for an amount not to exceed \$18,870,000.00 for the purpose of funding improvements to streets, park and recreation facilities, including trail system improvements, parks, sports fields and the renovation and expansion to the Community Activity Center, and \$24,085,000.00 for purposes of the refunding of certain outstanding bonds, establishing parameters for the sale and issuance of such bonds, delegating certain matters to an authorized official of the Town and resolving all matters incident and related thereto.

This item was presented with item K.1.

ACTION: Chris Drew moved to approve K.2 as presented. Brian Taylor seconded the motion.
AYES: Janvier Werner, Adam Schiestel, Chris Drew, Brian Taylor, Clare Harris
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

ORDINANCE NO. 19-26

AN ORDINANCE AUTHORIZING THE ISSUANCE OF “TOWN OF FLOWER MOUND, TEXAS, GENERAL OBLIGATION IMPROVEMENT AND REFUNDING BONDS, SERIES 2026”; LEVYING A CONTINUING DIRECT ANNUAL AD

VALOREM TAX FOR THE PAYMENT OF SAID BONDS; RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE ISSUANCE, SALE, PAYMENT AND DELIVERY OF SAID BONDS; ESTABLISHING PROCEDURES FOR THE SALE AND DELIVERY OF SAID BONDS; AND DELEGATING MATTERS RELATING TO THE SALE AND ISSUANCE OF SAID BONDS TO AN AUTHORIZED TOWN OFFICIAL.

3. School Zone FM 1171 - Consider approval of an ordinance amending Exhibit A of Ordinance 48-21, Speed Limit Ordinance, in order to add a new reduced school speed zone on FM 1171 from Flower Mound Road to Saddlewood Drive.

Matt Hotelling, Assistant Director of Public Works Transportation, gave a presentation identifying or noting:

Vicinity map; reason for request; TxDOT School Zone map; Trotter Park map; school zone pros and cons; and Trotter Park pros and cons.

Town Council and staff discussed school zone beginning and ending points; flashing programming responsibility; alternative routes; costs associated; crosswalk; area of concern; park construction length of time; park completion addresses pedestrian traffic concern; traffic cueing; who is requesting; solution options; location incident history; extra enforcement options; and staff to work with school to improve pick up and drop off times/locations.

ACTION: Adam Schiestel moved denial of item 3. Brian Taylor seconded the motion.
AYES: Janvier Werner, Adam Schiestel, Brian Taylor
NAYS: Chris Drew, Clare Harris
ABSTAIN: None
RESULT: 3 : 2

4. Construction Award - Timber Valley Dr and Fairfield Ln Reconstruction - Consider approval of a Construction Agreement with DDM Construction Corporation for the Timber Valley Dr and Fairfield Ln Reconstruction project, in the amount of \$4,041,249.00; and authorization for the Mayor to execute same on behalf of the Town.

David Brockway, Senior Project Engineer, gave a presentation identifying or noting:

Arial map; infrastructure age; project details; bid results; and project schedule.

Town Council and staff discussed another project in the area and reference checks.

ACTION: Brian Taylor moved to approve K.4 as presented. Janvier Werner seconded the motion.
AYES: Janvier Werner, Adam Schiestel, Chris Drew, Brian Taylor, Clare Harris
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

5. Dog Gun Investments, LLC 380 Agreement - Public Hearing to consider approval of a Chapter 380 Agreement with Dog Gun Investments, LLC for the economic development of Flower Mound, and authorization for the Mayor to execute same on behalf of Town.

Ray Watson, Director of Economic Development, gave a presentation identifying or noting:

Project location, agreement; and tree protection.

Town Council and staff discussed tree size; sales tax financial impact; history of project sight; tree fencing; and possible tree award in the fall.

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

ACTION: Adam Schiestel moved to approve K.5 as presented. Clare Harris seconded the motion.
AYES: Janvier Werner, Adam Schiestel, Chris Drew, Brian Taylor, Clare Harris
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

L. WORK SESSION ITEM

1. Town Council Budget Work Session #1

Town Manager, James W. Childers introduced the item.

John Zagurski, Chief Financial Officer, gave a presentation identifying or noting:

Superior Quality of Life recognized; value of service; maintaining low cost of services through technology, transparency and communication, staffing levels, asset maintenance, and revenue diversification.

Mr. Childers spoke about steps taken toward greater fiscal responsibility in the last five years and how service levels factor in and revenue limitations and the design of Senate Bill 2 for residents to validate costs of service.

Mr. Zagurski spoke to anticipated inflation by the legislature; service level expectations; the cost of being the best place to live; sustainability; revenues; property tax changes; expenses; inflationary costs; FY 26/27 budget impacts; revenues - sales tax, fees, and tax rate; expenses - service level decision packages, absorption of non-discretionary cuts, market and merit increases. In addition, redirection of Fire and EMS resources from community outreach and training reductions to essential operations, an increase in administration and jail-related duties and decreased public engagement events for the Police; and for Parks, reactive tree trimming, offline irrigation systems and limited oversight for mowing contracts for public spaces.

Mr. Childers spoke to service levels related to personnel requests and the needs vs wants of the departments, lack of funding, and commitment to finding a solution.

Town Council and staff discussed testifying at the legislature and decisions by design; service delivery; current reduced service levels; TIRZ funds; fee increases; anticipated reduction in levels of service; other cost savings mechanisms considered; Voter Approved Tax Rate Election (VATRE) process; shortfall between what we have and what is required; Arts Center considerations; commercial/retail vacancy rate; future sales tax opportunities; decisions and preparing the community for the service levels impacts; anticipated personnel needs by 2030; options and tax bill comparisons.

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.

There were no items for this category.

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 8:07p.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

b. Potential Boundary Adjustment Matter

2. **Section 551.072: Deliberation Regarding Real Property**

Discuss and consider purchase, exchange, lease or value of real property for parks, trails, 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

The Town Council reconvened into the open meeting at 8:28 p.m.; There was no action taken as a result of the closed meeting.

P. ADJOURN

Mayor Moore adjourned the meeting at 8:28 p.m.

TOWN OF FLOWER MOUND, TEXAS

CHERYL MOORE, MAYOR

ATTEST:

TRACI HENDERSON, TOWN SECRETARY