Town Council Regular Meeting

July 6, 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 6:01 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)

1. Proclamation- Hometown Hero - Frankie Vaca

   Mayor Moore stated the presentation would be rescheduled.

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.	Patsy Mizeur	Tax Crunch We Are Being Blamed For!
2.	Murthy Manta	Anenda Item L
3.	Jean Levenick	Budget
4.	Eli Cohen	Sewer Backup
5.	Beth Dilley	Art Center
6.	Bobby Dollak*	Chamber Funding Support

** Indicates person did not wish to speak*

Due to technical difficulties, Mayor Moore called a brief recess at 6:07 p.m.

Mayor Moore reconvened the meeting at 6:10 p.m.

F. ANNOUNCEMENTS

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

Mayor Moore:
Independence Fest success and budget remarks.

G. TOWN MANAGER'S REPORT

1. Capital Improvement Projects

2. Economic Development Projects

3. Organizational Updates

Town Manager, James W. Childers, commented on the meeting audio/visual issues and Town Hall waterline leak.

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).

There were no requests for future agenda items.

I. COORDINATION OF CALENDARS

Mayor Moore confirmed that all Council members plan to be in attendance at the following meetings: except for Council member Drew will not be present at the July 20th regular meeting.

1. July 20 - Regular Meeting

2. July 30 and August 1 - Strategic Plan Retreat

3. August 3 - 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.

Mayor Moore removed item J.10 for separate consideration.

ACTION:	Adam Schiestel moved to approve J.1 through J.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 6/11 - Consider approval of the minutes from a work session held on June 11, 2026.

2. Minutes 6/15 - Consider approval of the minutes from a regular meeting held on June 15, 2026.

3. DOJ Bureau of Justice Assistance - Bulletproof Vest Partnership - Consider approval of a resolution accepting grant funds from the Department of Justice's Bureau of Justice Assistance for the purchase of bulletproof vests for the Police Department as part of the FY 2025 Bulletproof Vest Partnership.

   RESOLUTION NO. 13-26

   A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS AUTHORIZING THE ACCEPTANCE OF GRANT FUNDS FROM THE DEPARTMENT OF JUSTICE'S BUREAU OF JUSTICE ASSISTANCE FOR THE FISCAL YEAR 2025 BULLETPROOF VEST PARTNERSHIP PROGRAM; APPROVING THE PURCHASE OF BULLETPROOF VESTS FOR THE TOWN'S POLICE DEPARTMENT USING AWARDED GRANT FUNDS; PLEDGING THAT THE TOWN OF FLOWER MOUND WILL COMPLY WITH ALL PROGRAM REQUIREMENTS OF THE BULLETPROOF VEST PARTNERSHIP PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

4. CDBG PY2026 Action Plan - Consider approval of a resolution authorizing the adoption of the Program Year 2026 Action Plan for the Community Development Block Grant Program and authorizing the Mayor to execute same on behalf of the Town and submit to the U.S. Department of Housing and Urban Development.

   RESOLUTION NO. 14-26

   A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, PROVIDING FOR THE ADOPTION OF FLOWER MOUND'S PROGRAM YEAR 2026 ACTION PLAN UNDER THE TOWN'S COMMUNITY

DEVELOPMENT BLOCK GRANT; AUTHORIZING THE MAYOR TO EXECUTE AND SUBMIT THE PLAN ON BEHALF OF THE TOWN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND PROVIDING AN EFFECTIVE DATE.

5. Testing PSA - Timber Valley Dr and Fairfield Ln Reconstruction - Consider approval of a Materials Testing PSA with Alliance Geotechnical Group, for the materials engineering and testing services associated with the Timber Valley Dr and Fairfield Ln Reconstruction project, in the amount of $86,640.00; and authorization for the Mayor to execute same on behalf of the Town.

6. Harvard Drive Reconstruction - Consider approval of the purchase of concrete removal and replacement services from Apex Concrete Construction, Inc., for work associated with the Harvard Drive reconstruction project, through the Town of Flower Mound contract No. 2023-56-A, Concrete and Drainage Improvement Services, in the amount of $863,534.20.

7. Interlocal Agreement with the City of Grapevine - Consider approval of the Interlocal Agreement with the City of Grapevine to provide utility services to the property located at 4300 Lakeside Parkway and 4400 Lakeside Parkway.

8. VERF Vehicle Purchase - Public Works - Consider approval of the purchase of a 2026 Bobcat E88 R2 Excavator from Bobcat Equipment Company through Sourcewell Cooperative Contract # 020223-CEC for the Streets Division in the total amount of $127,505.81; and authorization for the Mayor to execute same on behalf of the Town.

9. Security Cameras for Utility Sites - Consider approval of an agreement with GTS Technology Solutions, to provide surveillance equipment and installation at the Wastewater Treatment Plant and other utility sites, as part of the Water and Wastewater System Security Implementation Phase II project, through DIR contract CPO-4754, in the amount of $156,904.15; and authorization for the Mayor to execute same on behalf of the Town.

10. Zoom Phones - Consider approval of the one-time purchase of employee phones and headsets from Presidio Networked Solutions Group, LLC, in the total amount of $69,368.55; and authorization for the Mayor to execute same on behalf of the Town.

JP Watson, Chief Strategic Officer, gave a presentation identifying or noting:

Current system overview; choice considerations; functionality improvements; implementation; costs, redundancy and integrations.

Town Council and staff discussed reasons for the delay in phone implementation; licensing G3/G5; training; and redundancy.

ACTION:	Brian Taylor moved to approve J.10 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

K. REGULAR ITEM(S)

1. Flower Mound Chamber of Commerce Annual Funding and Program Review - Presentation and discussion regarding the Town's Memorandum of Understanding (MOU) with the Flower Mound Chamber of Commerce and request for Council feedback and direction for the FY 2026-2027 budget.

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

   Relationship; financial history; membership/sponsorship; memorandum of understanding; and funding request.

   Lori Walker, Chamber President, gave a presentation identifying or noting: Mission; accreditation; partnership; strategic/community investment; support/celebrations/collaborations; memorandum of understanding highlights; and return on impact.

   Town Council and staff discussed inflationary costs; healthcare destination; Town Council support/participation/partnership; sales tax/shop local; innovation; collaboration, filling the gap for new/small business; and membership scholarship opportunities.

   No action was required for this item.

2. LDR26-0001 - Time-Based Shared Parking - Public Hearing to consider an ordinance amending the Land Development Regulations (LDR26-0001 – Time-Based Shared Parking) by amending Chapter 82, "Development Standards," related to off-street parking. (PZ recommended approval by a vote of 5 to 0 at its June 22, 2026, meeting.)

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

   Overview; shared parking use; current code; current examples; shared parking considerations and recommendations; data; land use categories; demand/uses; demand by uses and time; examples; and proposed shared parking amendments.

Town Council and staff discussed restaurant hours; current time-based shared parking use; steps for existing businesses to begin shared parking.

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.2 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

ORDINANCE NO. 20-26

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING ARTICLE III, “OFF-STREET PARKING AND LOADING,” OF CHAPTER 82, “DEVELOPMENT STANDARDS,” OF SUBPART B, “LAND DEVELOPMENT REGULATIONS,” OF THE CODE OF ORDINANCES, TOWN OF FLOWER MOUND, TEXAS, BY AMENDING SECTION 82-73, “COMPUTING PARKING AND LOADING REQUIREMENTS,” AND SECTION 82-78, “PARKING AREA DESIGN,” AND CREATING NEW SECTION 82-84, “TIME-BASED SHARED PARKING;” PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY FOR VIOLATION; AND PROVIDING AN EFFECTIVE DATE.

L. WORK SESSION ITEM

1. <u>Flower Mound Arts Center</u> - Review and discuss the Flower Mound Arts Center proposed facility program and business plan covering governance, programming, operations, and a pro-forma operating budget.

Mr. Childers introduced the item.

Michael Tingley with Hoefer Welker Bora, gave a presentation identifying or noting:

Recommended building program; floor plans and configurations; examples of photos; spaces and project costs; site programs and budget; and recommended scope.

Duncan Webb with Webb Management Services, Inc., gave a presentation identifying or noting:

Business planning; introduction; governance; operating goals; programming plan; facility operations; staffing and leadership; pro-forma operating budget; benchmarking; economic impacts; and next steps.

Town Council, consultants and staff discussed space flexibility; fly space; local comparisons; Hotel Occupancy Tax (HOT); operating costs; annual earnings; projected sales tax revenue; future business; cost recovery options; economic impact to the Town; sales tax projections; long-term HOT tax, current sales tax; potential legislative impact; Voter Approval Tax Rate Election (VATRE); operational costs of the Arts Center; long term impacts/projections to the Town's budget, Tax Increment Reinvestment Zone (TIRZ); and any potential budget areas to cut.

Mayor Moore called a recess at 8:34 p.m.

Mayor Moore reconvened the meeting at 8:41 p.m.

Mr. Childers gave a presentation identifying or noting:

Where we are in the process; decision point; four pathways — pause, ballot, stop, and go.

No formal action is required for this agenda item.

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 are 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 9:10 p.m., pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.071, 551.072, 551.074, and 551.087.

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

   c. Local Government Code Chapter 552, Municipal Utilities

   d. Texas Attorney General Op. No. KP-047

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.

   a. Discuss the duties of the Municipal Court Judge.

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 11:28 p.m.

Action was required as a result of the Closed Meeting.

ACTION:	Chris Drew moved to authorize staff to purchase Right-of-Way Property, in association with the Scenic Road project and to negotiate for the purchase of the Right-of-Way Property up to the settlement amounts; and authorization of the Town Manager, or his designees, to close on the Right-of-Way Property should a settlement be reached, to pay all costs associated with said closing in addition to the purchase price of the Right-of-Way Property, and to execute all necessary documents at closing on behalf of the Town. Janvier Werner seconded the motion.
AYES:	Janvier Werner, Adam Schiestel, Chris Drew, Brian Taylor, Clare Harris
NAYS:	None
ABSTAIN:	None
RESULT:	5 : 0

P. ADJOURN

Mayor Moore adjourned the meeting at 11:29 p.m.

TOWN OF FLOWER MOUND, TEXAS

CHERYL MOORE, MAYOR

ATTEST:

Traci Henderson

TRACI HENDERSON, TOWN SECRETARY