

Town Council Regular Meeting



July 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
Adam Schiestel, Mayor Pro Tem
Brian Taylor, Deputy Mayor Pro Tem
Janvier Werner, Councilmember Place 4
Clare Harris, Councilmember Place 5

Town Council member(s) absent:
Chris Drew, Councilmember Place 2

Town Staff present:

James W. Childers, Town Manager
Bryn Meredith, Town Attorney
Traci Henderson, Town Secretary
Tiffany Bruce, Assistant Town Manager/Town Engineer
John Zagurski, Chief Financial Officer
JP Walton, Chief Strategic Officer

B. INVOCATION

Chaplain Wakefield 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.	Patsy Mizeur	VATRE
2.	Annie Libassi	Traffic Calming
3.	Yoli Johnson	Fire Dept recognition
4.	Nicole Woodard	FM Chamber
5.	Kristy Anderson	Walk for Lives - Flower Mound, TX (United Against Fentanyl), held on July 11th at Glenwick Park

F. ANNOUNCEMENTS

1. Announcements from the mayor and council members

There were announcements from the Mayor or Councilmembers regarding:

Clare Harris:

Historic Farms presentation at the Historical Commission meeting on Tuesday, July 21st.

Parks and Recreation are hosting Community Field day and Summer Social at Heritage Park on Saturday, July 25th, from 10AM to 2PM.

Adam Schiestel:

Flower Mound Chapter of the Daughters of the American Revolution in partnership with the Denton County Historical Commission is hosting "The American Revolution Experience" at the Denton County Courthouse on the Square Museum. The opening ceremony is 5PM on July 27th and will remain on display through August 12th.

G. TOWN MANAGER'S REPORT

1. Capital Improvement Projects
2. Economic Development Projects
3. Organizational Updates

a. Independence Fest

Jill Deramus, Special Events Manager, gave a presentation identifying or noting:

Provided a summary of the Children's Parade, evening concerts and festival activities, EMS touchpoints, and gratitude to sponsors and volunteers.

b. Employee Service Recognition

Mayor Moore joined James W. Childers, Town Manager, for item G.3.b.

Mr. Childers recognized the following employee for Twenty (20) years of service: Troy Jahnke - Police Sergeant

c. Introduction to Flora

Mr. Childers provided an introduction of the Town's new chatbot, Flora.

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 present plan to be in attendance at the following meetings:

1. July 30 and August 1 - Strategic Plan Retreat
2. August 3 - Regular Meeting
3. August 13 - Work Session

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.

Councilmember Harris requested to pull items J.3 and J.4 to request more information on how the VERF program is funded.

Mr. Childers introduced the item.

Meg Jakubik, Strategic Services Director, gave a presentation identifying or noting: Current process of vehicle aging; projected useful service life; maintenance and history review; additional review processes; business needs verification and review with departments; and funding.

Mr. Childers encouraged those interested in more information on our fleet and replacement process to view the Fleet Presentation at the December 15, 2025, Town Council meeting. In addition, Mr. Childers restated the Town's evaluation and re-evaluation of vehicle and equipment purchases.

Town Council and staff discussed the established program, planned budgetary expenditures, and opportunities/options for consideration by Town Council.

ACTION:	Adam Schiestel moved to approve consent agenda items J.1 through J.4 as presented. Clare Harris seconded the motion.
AYES:	Janvier Werner, Adam Schiestel, Brian Taylor, Clare Harris
NAYS:	None
ABSTAIN:	None
RESULT:	4 : 0

1. Minutes 7/6 - Consider approval of the minutes from a regular meeting held on July 6, 2026.
2. Cardiac Monitor Supplies - Consider approval of the purchase of heart monitor supplies from Zoll Medical through NPPGov Contract #PS25850 with an annual

expenditure of \$25,000.00 for the duration of the contract expiring February 9, 2030, and authorization for the Mayor to execute same on behalf of the Town.

3. VERF Vehicle Purchase - Public Works - Consider approval of the purchase of one Caterpillar Wheel Loader model 930 QC from Holt Cat Company through Sourcewell Cooperative Contract # 020223-CAT for the Drainage Division in the total amount of \$255,051.00.
4. VERF Purchase - Ford F350 Cab and Chassis for Fleet Services - Consider approval of the purchase of one Ford F350 Cab and Chassis with Service Body Re-Mount for the Fleet Services Division from Sames Auto Group, utilizing the TIPS Cooperative Contract # 240901, in the amount of \$63,545.00.

K. REGULAR ITEM(S)

1. Wireless Site Marketing Agreement - Consider approval of a Site Marketing Agreement with Diamond Towers V LLC to exclusively market wireless infrastructure and manage the development of new or expanded wireless communication infrastructure on specific Town-owned properties for a period of three (3) years, and authorization for the Mayor to execute same on behalf of the Town.

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

Quick review of previous information provided to Town Council, opportunity areas for cell coverage; current and potential tower locations; tower types; site market agreement overview;

Troy Curtis, Business Development Manager, Diamond Communications gave a presentation identifying or noting:

About Diamond; partnership with Flower Mound; wireless performance indicators; existing overall coverage by all carriers; and predictive coverage maps

Town Council and staff discussed Lakeside area coverage; residential area concerns; Twin Coves Parks; use of Town property; viable areas; revenue overview; managing properties currently identified; and next steps.

ACTION:	Adam Schiestel moved to approve K.1 with the modification of Exhibit "A", removing Jake's Hilltop Park and Wilkerson Park. Brian Taylor seconded the motion.
AYES:	Janvier Werner, Adam Schiestel, Brian Taylor, Clare Harris
NAYS:	None
ABSTAIN:	None
RESULT:	4 : 0

2. WWTP PTA Construction Agreement - Consider approval of a Construction Agreement with GDC Industrial, Inc. for the Wastewater Treatment Plant Preliminary Treatment Area improvement project, in the amount of \$4,735,820.00; and authorization for the Mayor to execute same on behalf of the Town.

Manny Palacios, Assistant Director of Public Works/Operations, gave a presentation identifying or noting:

Preliminary Treatment Area (PTA) project overview; work order history; Master-Plan site map; bid results; and project schedule/timeline.

Town Council and staff discussed manual removal of solids, parts availability, and vendor vetting.

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

L. WORK SESSION ITEM

1. Review and discuss additional information requested by Town Council regarding the Flower Mound Arts Center.

Mr. Childers gave a recap from previous meeting; Hotel Occupancy Tax (HOT) requirements; TIRZ #1 revenue bridge; and next steps.

Town Council and staff discussed needed time to consider more information.

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 7:35 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. Local Government Code Chapter 552, Municipal Utilities

c. Legal issues associated with municipal annexation, and ESD, MUD, and CCN service areas.

d. Possible 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.

a. Annual Performance Review of Town Secretary.

b. Municipal Court Procecutor

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 9:10 p.m.; There was no action taken as a result of the closed meeting.

P. ADJOURN

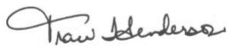
Mayor Moore adjourned the meeting at 9:10 p.m.

TOWN OF FLOWER MOUND, TEXAS



CHERYL MOORE, MAYOR

ATTEST:



TRACI HENDERSON, TOWN SECRETARY