



**NOTICE OF A REGULAR MEETING
OF THE TOWN COUNCIL
TUESDAY, OCTOBER 25, 2016 – 7:00 pm**

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Argyle Town Council will meet in a work session and regular meeting October 25, 2016 at 7:00 pm at the Argyle Town Hall, 308 Denton Street, Argyle, Texas. The items listed below are placed on the agenda for discussion and/or action.

REGULAR SESSION AGENDA – 7:00 PM

A. CALL REGULAR SESSION TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

American Flag

Texas Flag: ***“Honor the Texas Flag; I pledge allegiance to thee Texas, one state under God, one and indivisible”***

D. ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS

1. Council Recognition of Students and Citizens
2. Town Council and Staff Presentations / Reports
 - a. Development Project Updates
 - b. 4th Quarter FY 16 Financial Report

E. OPEN FORUM:

The opportunity for citizens to address the Town Council on any non-agenda item (limit 5 minutes per person); however, the Texas Open Meetings Act prohibits the Town Council from discussing issues which the public has not been given seventy-two (72) hour notice. Issues raised may be referred to Town Staff for research and possible future action.

F. CONSENT AGENDA:

Any Council Member may request an item on the Consent Agenda to be taken up for individual consideration

1. Consider approval of the September 13, 2016 Regular Meeting minutes.
2. Consider approval of the September 27, 2016 Regular Meeting minutes.
3. Consider approval of a resolution establishing the regular Council meetings for the 2017 calendar year.

4. Consider approval of a resolution designating the official newspaper of the Town of Argyle.
5. Consider approval of an ordinance amending Chapter 12 of the Code of Ordinances to amend regulations for parking, standing or stopping.
6. Consider approval of a resolution memorializing the annual review and adoption of the Town's Investment Policy in compliance with the Public Funds Investment Act.
7. Consider approval of the Semiannual Impact Fee Report from the Capital Improvements Advisory Committee (CIAC).

G. NEW BUSINESS & PUBLIC HEARINGS:

1. PUBLIC HEARING: Consider and take appropriate action on an ordinance amendment (ORD-16-005) regarding Section 14.7.29 of the Town of Argyle Town Development Standards regarding general drilling and production standards for oil and gas drilling.
2. Consider and take appropriate action on a preliminary plat (PP-16-003) for Liberty Pointe, a proposed subdivision on an approximately 29.834 acre tract of land in the G. Cardinas Survey, Abstract No. 216, located in the Town of Argyle's Extra Territorial Jurisdiction (ETJ), Denton County, Texas; and being located on the East side of US 377, South of Frenchtown Road, and South of Argyle's Town limits.
3. Consider and take appropriate action on a final plat (FP-16-009) for Sunset View Addition, being approximately 1.99 acres of land in the Patrick Rock Survey, Abstract No. 1063; and being located at 452 C Taylor Road, Town of Argyle, Denton County, Texas.
4. Discuss and consider approval of resolutions appointing members to the Argyle Economic Development Corporation and the Planning and Zoning Commission.

H. OLD BUSINESS:

None

I. CONVENE INTO EXECUTIVE SESSION:

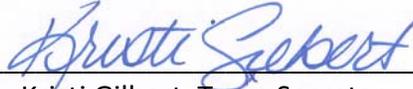
No execute session items.

J. RECEIVE REQUESTS FROM COUNCIL MEMBERS/STAFF FOR ITEMS TO BE PLACED ON NEXT MEETING AGENDA *(discussion under this item must be limited to whether or not the Council wishes to include a potential agenda item on a future agenda)*

K. ADJOURN

CERTIFICATION

I hereby certify that the above notice was posted in the bulletin board at Argyle Town Hall, 308 Denton Street, Argyle, Texas, by 5:00 pm on the 21st day of October, 2016.



Kristi Gilbert, Town Secretary

NOTE: If, during the course of the meeting, any discussion of any item on the agenda should be held in a closed meeting, the Town Council will conduct a closed meeting in accordance with the Texas Open Meetings Act, Texas Government Code, Chapter 551, Subchapters D and E. The Town Council of the Town of Argyle reserves the right to meet in closed session on any of the items listed above should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551 of the Texas Government Code.

 Persons with disabilities who plan to attend this public meeting and who may need auxiliary aid or services are requested to contact the Argyle Town Hall 48 hours in advance, at 940-464-7273, and reasonable accommodations will be made for assistance.



TOWN COUNCIL DATA SHEET



Agenda Item:

FY16 Fourth Quarter Financial Report

Requested by:

Kim Collins, Director of Finance

Background:

Please find attached the FY16 Fourth Quarter Financial Report. This report shows the revenues and expenditures at the 100% completion mark of the fiscal year ending September 30, 2016.

Revenue

FY16 General Fund revenue has exceeded the adopted budget by 9.04%. All categories, except *Construction Permits* and *Transfers*, exceeded their budget. *Construction Permits* has remained under budget all year as a result of 5T infrastructure lagging behind schedule. *Transfers In* is lower than budget due to reduced need for transfers from Street Maintenance Sales Tax Fund for street materials and drainage work that was moved to FY17. *Ad Valorem Tax* revenue exceeded adopted budget as a result of an Ag Rollback on 5T. There are year-end accruals that will be performed for the financials, so audited numbers for ad valorem tax, sales tax, franchise tax, and court revenue will vary slightly from what the cash report currently reflects.

Across other funds, you will notice excess revenue (\$44,000) in the Tree Reforestation Fund. This is the result of a tree mitigation fee paid for the CVS property. Additionally, you will see the increased revenue in Capital Improvements Fund reflecting the transfer from General Fund for the Park design fees.

Expenditures

Total Y-T-D Actual General Fund expenditures are currently at 95.82% of the adopted budget. This percentage reflects adopted budgetary items as well as payments included in the FY16 Re-Estimated Budget. The most notable of these are the \$125,000 transfer to Capital Improvements Project Fund for Park design fees, the \$100,000 payment to Texas Municipal Retirement System (TMRS), and the purchase of the two Public Works vehicles. The majority of departments are at or below the 100% mark. *Administration* is above budget due to the TMRS payment reflected here. The low percentage in *Community Development – Inspections* is offset by the reduction in *Construction Permit* revenue. There will continue to be FY16 expenditures paid through October across all departments, so final audited numbers will not match these amounts exactly.



TOWN COUNCIL DATA SHEET



Summary

This report includes the quarterly Cash and Investment Report. As the final FY16 quarterly report, it also serves as the annual report. Per the Investment Policy, a signed annual report on the investment program and activity must be submitted. All Town funds are in liquid investments and current interest rates are shown. To give an annual comparison point, the report includes the 10-01-15 (beginning fiscal year) balances. All funds except I & S, CCPD, and EDC checking accounts participate in a consolidated cash account and share in the interest revenue on a prorata share. The EDC Board has monies in its checking account, a liquid CD at Northstar, and Consolidated Cash in an effort to maximize idle fund investments.

Preparation for the FY16 audit is underway.

Attached to this quarterly report are the STARS report for Q2 (Apr – Jun, 2016) and Q3 (Jul – Sept, 2016). We will include this quarterly report with your Council Summary from this point forward.

Financial Impact:

N/A

Staff Recommendation:

N/A

Requested Action:

N/A

Attachments:

FY16 Fourth Quarter Financial Report
STARS report for Q2 & Q3

TOWN OF ARGYLE
FY 15-16 QUARTERLY BUDGET REPORT
4TH QUARTER (JUL - SEPT, 16)
100% OF FISCAL YEAR COMPLETE

FUNDS	ADOPTED BUDGET	Y-T-D ACTUAL	% OF BUDGET
<u>GENERAL FUND</u>			
REVENUES			
Ad valorem tax	1,545,640	1,608,137	104.04%
Sales tax	367,200	487,195	132.68%
Franchise tax	370,000	375,965	101.61%
Municipal court	192,000	262,143	136.53%
Permits & registrations	36,900	49,829	135.04%
Construction permits	208,600	185,132	88.75%
Development	48,762	72,872	149.44%
Other revenues	9,800	22,801	232.66%
Transfers In	73,300	38,300	52.25%
Other proceeds	-	10,398	0.00%
TOTAL REVENUES	<u>2,852,202</u>	<u>3,112,771</u>	<u>109.14%</u>
EXPENDITURES			
Town Council	34,633	12,876	37.18%
Administration	578,579	629,134	108.74%
Finance	127,528	125,284	98.24%
Municipal Court	86,496	77,051	89.08%
Information Technology	50,100	22,009	43.93%
Police Administration	408,263	371,624	91.03%
Police Operations	645,260	559,822	86.76%
Animal Control	11,500	11,400	99.13%
Community Development	205,833	158,665	77.08%
Comm. Devel. - Inspections	145,300	95,073	65.43%
Street Maint. Administration	175,211	168,599	96.23%
Street Maintenance	338,177	331,182	97.93%
Transfers to Other Funds	45,000	170,000	377.78%
TOTAL EXPENDITURES	<u>2,851,879</u>	<u>2,732,719</u>	<u>95.82%</u>
REVENUES OVER/ (UNDER) EXPENDITURES	<u>323</u>	<u>380,052</u>	

**TOWN OF ARGYLE
FY 15-16 QUARTERLY BUDGET REPORT
4TH QUARTER (JUL - SEPT, 16)
100% OF FISCAL YEAR COMPLETE**

<u>FUNDS</u>	<u>ADOPTED BUDGET</u>	<u>Y-T-D ACTUAL</u>	<u>% OF BUDGET</u>
<u>SPECIAL REVENUE FUNDS</u>			
ECONOMIC DEVELOPMENT FUND			
REVENUES	184,360	245,204	133.00%
EXPENDITURES	260,916	152,369	58.40%
REVENUES OVER/ (UNDER) EXPENDITURES	<u>(76,556)</u>	<u>92,835</u>	
CRIME CONTROL & PREVENTION FUND			
REVENUES	95,080	133,797	140.72%
EXPENDITURES	139,187	123,798	88.94%
REVENUES OVER/ (UNDER) EXPENDITURES	<u>(44,107)</u>	<u>9,998</u>	
STREET MAINTENANCE SALES TAX FUND			
REVENUES	92,080	122,192	132.70%
EXPENDITURES	145,000	89,048	61.41%
REVENUES OVER/ (UNDER) EXPENDITURES	<u>(52,920)</u>	<u>33,144</u>	
BUILDING MAINTENANCE FUND			
REVENUES	25,000	25,000	100.00%
EXPENDITURES	-	-	
REVENUES OVER/ (UNDER) EXPENDITURES	<u>25,000</u>	<u>25,000</u>	
COURT TECHNOLOGY FUND			
REVENUES	7,730	8,584	111.05%
EXPENDITURES	12,600	8,521	67.63%
REVENUES OVER/ (UNDER) EXPENDITURES	<u>(4,870)</u>	<u>63</u>	
COURT SECURITY FUND			
REVENUES	5,830	6,496	111.42%

**TOWN OF ARGYLE
FY 15-16 QUARTERLY BUDGET REPORT
4TH QUARTER (JUL - SEPT, 16)
100% OF FISCAL YEAR COMPLETE**

FUNDS	ADOPTED BUDGET	Y-T-D ACTUAL	% OF BUDGET
EXPENDITURES	11,500	1,054	9.17%
REVENUES OVER/ (UNDER) EXPENDITURES	<u>(5,670)</u>	<u>5,442</u>	
KEEP ARGYLE BEAUTIFUL FUND			
REVENUES	200		
		Transitioned to 501(c)3	
EXPENDITURES	12,500		
REVENUES OVER/ (UNDER) EXPENDITURES	<u>(12,300)</u>	<u> </u>	
PARKLAND DEDICATION FUND			
REVENUES	45,170	40,616	89.92%
EXPENDITURES	114,000	7,500	6.58%
REVENUES OVER/ (UNDER) EXPENDITURES	<u>(68,830)</u>	<u>33,116</u>	
TREE REFORESTATION FUND			
REVENUES	20	44,223	
EXPENDITURES	4,000	-	0.00%
REVENUES OVER/ (UNDER) EXPENDITURES	<u>(3,980)</u>	<u>44,223</u>	
LEOSE TRAINING FUND			
REVENUES	1,200	1,184	98.68%
EXPENDITURES	2,000	1,343	67.15%
REVENUES OVER/ (UNDER) EXPENDITURES	<u>(800)</u>	<u>(159)</u>	
POLICE DONATIONS FUND			
REVENUES	4,260	4,660	109.40%
EXPENDITURES	7,000	6,745	96.35%
REVENUES OVER/ (UNDER) EXPENDITURES	<u>(2,740)</u>	<u>(2,084)</u>	

**TOWN OF ARGYLE
 FY 15-16 QUARTERLY BUDGET REPORT
 4TH QUARTER (JUL - SEPT, 16)
 100% OF FISCAL YEAR COMPLETE**

<u>FUNDS</u>	<u>ADOPTED BUDGET</u>	<u>Y-T-D ACTUAL</u>	<u>% OF BUDGET</u>
SENIOR CITIZENS ORGANIZATION			
REVENUES	1,442	1,371	95.10%
EXPENDITURES	1,200	1,615	134.60%
REVENUES OVER/ (UNDER) EXPENDITURES	<u>242</u>	<u>(244)</u>	

**TOWN OF ARGYLE
FY 15-16 QUARTERLY BUDGET REPORT
4TH QUARTER (JUL - SEPT, 16)
100% OF FISCAL YEAR COMPLETE**

<u>FUNDS</u>	<u>ADOPTED BUDGET</u>	<u>Y-T-D ACTUAL</u>	<u>% OF BUDGET</u>
<u>CAPITAL PROJECTS FUNDS</u>			
CAPITAL IMPROVEMENTS FUND			
REVENUES	700	125,853	17979.03%
EXPENDITURES	66,001	26,319	39.88%
REVENUES OVER/ (UNDER) EXPENDITURES	<u>(65,301)</u>	<u>99,534</u>	
ROADWAY IMPACT FEES FUND			
REVENUES	138,510	103,378	74.64%
EXPENDITURES	-	-	
REVENUES OVER/ (UNDER) EXPENDITURES	<u>138,510</u>	<u>103,378</u>	
EQUIPMENT REPLACEMENT FUND			
REVENUES	20,200	21,469	106.28%
EXPENDITURES	32,750	-	0.00%
REVENUES OVER/ (UNDER) EXPENDITURES	<u>(12,550)</u>	<u>21,469</u>	
<u>DEBT SERVICE FUND</u>			
REVENUES	489,406	505,970	103.38%
EXPENDITURES	475,818	475,468	99.93%
REVENUES OVER/ (UNDER) EXPENDITURES	<u>13,588</u>	<u>30,502</u>	

**TOWN OF ARGYLE
FY 15-16 QUARTERLY BUDGET REPORT
4TH QUARTER (JUL - SEPT, 16)
100% OF FISCAL YEAR COMPLETE**

FUNDS	ADOPTED BUDGET	Y-T-D ACTUAL	% OF BUDGET
<u>UTILITY FUNDS</u>			
WASTEWATER UTILITY OPERATING FUND			
REVENUES	509,940	547,858	107.44%
EXPENDITURES	604,956	499,639	82.59%
REVENUES OVER/ (UNDER) EXPENDITURES	<u>(95,017)</u>	<u>48,219</u>	
WASTEWATER CAPITAL PROJECTS FUND			
REVENUES	500	724	144.79%
EXPENDITURES	110,092	110,092	100.00%
REVENUES OVER/ (UNDER) EXPENDITURES	<u>(109,592)</u>	<u>(109,368)</u>	
WASTEWATER DEVELOPMENT FUND			
REVENUES	142,672	106,288	74.50%
EXPENDITURES	43,813	28,813	65.76%
REVENUES OVER/ (UNDER) EXPENDITURES	<u>98,859</u>	<u>77,475</u>	

Annual Cash and Investment Report

	Balance at beginning of Year 10/01/2015	Balance at beginning of Quarter 07/01/2016	Balance at end of Quarter 09/30/2016	Interest Rate
Bank Accounts				
Consolidated Cash - PointBank	4,623,913.11	5,509,137.99	5,361,533.26	0.61%
I & S - PointBank	123,186.12	221,360.29	154,708.44	0.61%
CCPD - PointBank	163,260.05	221,308.90	170,759.14	0.61%
EDC - Northstar (checking)	104,739.55	169,440.18	184,391.12	0.35%
EDC - Northstar (liquid CD)	205,250.10	205,790.08	205,971.70	0.35%
	<u>\$ 5,220,348.93</u>	<u>\$ 6,327,037.44</u>	<u>\$ 6,077,363.66</u>	

Investment Accounts

TexPool - General Fund	93,757.90	94,040.60	94,189.76	0.62%
TexPool - WW Development	59,960.25	60,141.09	60,236.48	0.62%
TexPool - EDC	38,517.18	38,633.29	38,694.56	0.62%
TexPool - Roadway CIP	401.74	402.91	404.13	0.62%
	<u>\$ 192,637.07</u>	<u>\$ 193,217.89</u>	<u>\$ 193,524.93</u>	
Total Cash in Bank	\$ 5,412,986.00	\$ 6,520,255.33	\$ 6,270,888.59	

Funds of the Town of Argyle are invested in accordance with Chapter 2256 of the "Public Funds Investment Act." The Act clearly defines allowable investment instruments for local governments. The Town of Argyle Investment Policy incorporates the provisions of the Act and all investment transactions are executed in compliance with the Act and the Policy.

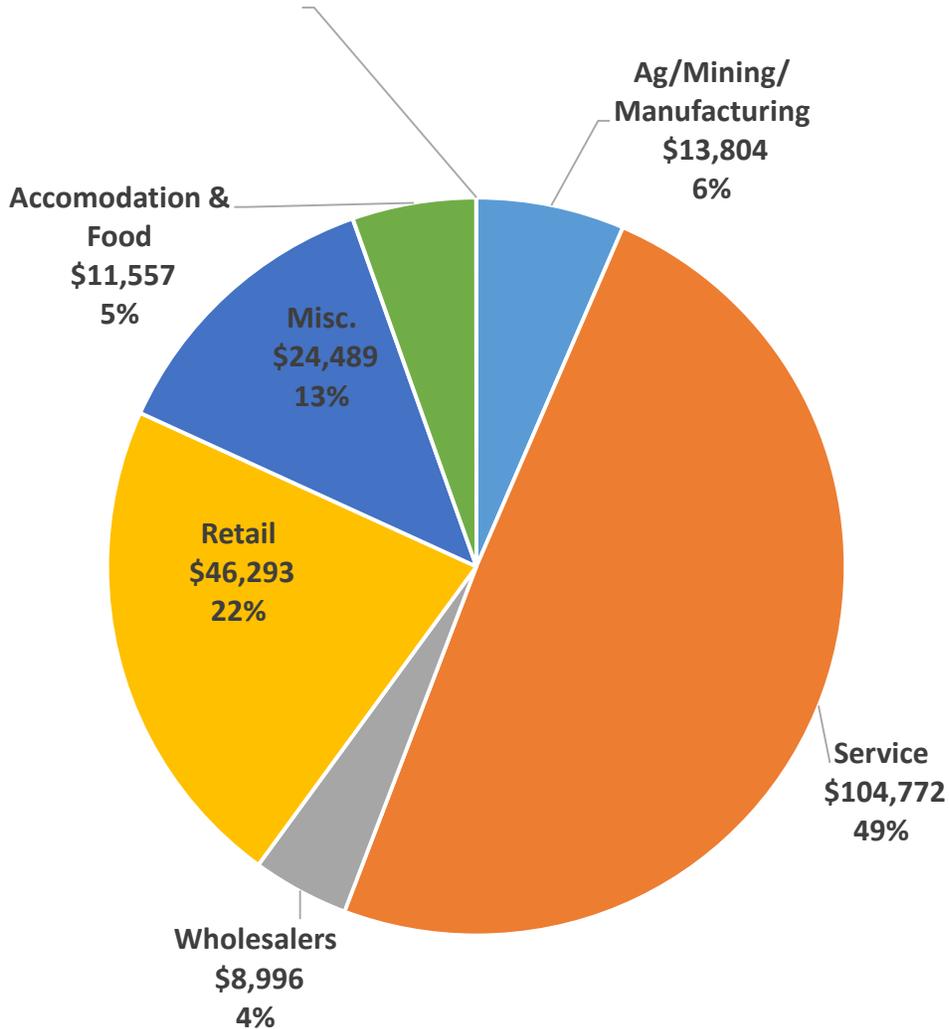
Kim Collins
10-17-2016

Quarterly Sales Tax Change Analysis Summary - Q2, 2016 (Apr - Jun)

	Q2/2016	Q2/2015	QTR Change	% Change
TOTAL FOR ARGYLE	\$ 212,464	\$ 178,691	\$ 33,773	18.9%
Ag/Mining/Manufacturing	\$ 13,804	\$ 15,460	\$ (1,656)	-10.7%
Agriculture & Mining	366	1,414	(1,048)	-74.1%
Manufacturing	13,438	14,046	(608)	-4.3%
Service	\$ 104,772	\$ 64,288	\$ 40,484	63.0%
Utilities	15,829	20,067	(4,238)	-21.1%
Construction	55,624	9,751	45,873	470.4%
Transportation/Delivery	13,592	13,485	107	0.8%
Finance & Insurance	7,132	7,283	(151)	-2.1%
Real Estate and Rental	1,971	2,689	(718)	-26.7%
Professional/Scientific	804	2,829	(2,025)	-71.6%
Educational Services	909	963	(54)	-5.6%
Arts, Entertainment, Rec	1,316	1,236	80	6.5%
Personal & Laundry	3,530	4,004	(474)	-11.8%
Repair and Maintenance	4,065	1,981	2,084	105.2%
Wholesalers	\$ 8,996	\$ 9,011	\$ (15)	-0.2%
Wholesalers	8,996	9,011	(15)	-0.2%
Retail	\$ 46,293	\$ 57,230	\$ (10,937)	-19.1%
Motor Vehicle & Parts	316	235	81	34.5%
Furniture & Home Furniture	2,738	2,532	206	8.1%
Miscellaneous Store	3,225	12,195	(8,970)	-73.6%
Electronics & Appliance	6,522	5,922	600	10.1%
Building Material	9,066	20,032	(10,966)	-54.7%
Sporting Goods, Hobby	712	387	325	84.0%
Nonstore Retailers	13,455	9,284	4,171	44.9%
Apparel Stores	5,583	3,016	2,567	85.1%
General Merchandise	2,048	1,576	472	29.9%
Other Retail	2,628	2,051	577	28.1%
Miscellaneous	\$ 27,042	\$ 22,684	\$ 4,358	19.2%
Information	24,269	19,964	4,305	21.6%
Government/Non-Profit/Misc.	2,773	2,720	53	1.9%
Accommodation & Food	\$ 11,557	\$ 10,018	\$ 1,539	15.4%
Food Services	11,557	10,018	1,539	15.4%
Not Reported by State	\$ -	\$ -	\$ -	#DIV/0!

* All categories include at least 5 businesses, whether actual brick & mortar or list-servers. Totals shown are for the Town, EDC and Street Maint.
The information provided to the Town is confidential. It is not open to public inspection (Texas Tax Code 321.3022c).

Quarterly Sales Tax Analysis Q2/2016 \$212,464



- Ag/Mining/Manufacturing
- Service
- Wholesalers
- Retail
- Miscellaneous
- Accommodation & Food

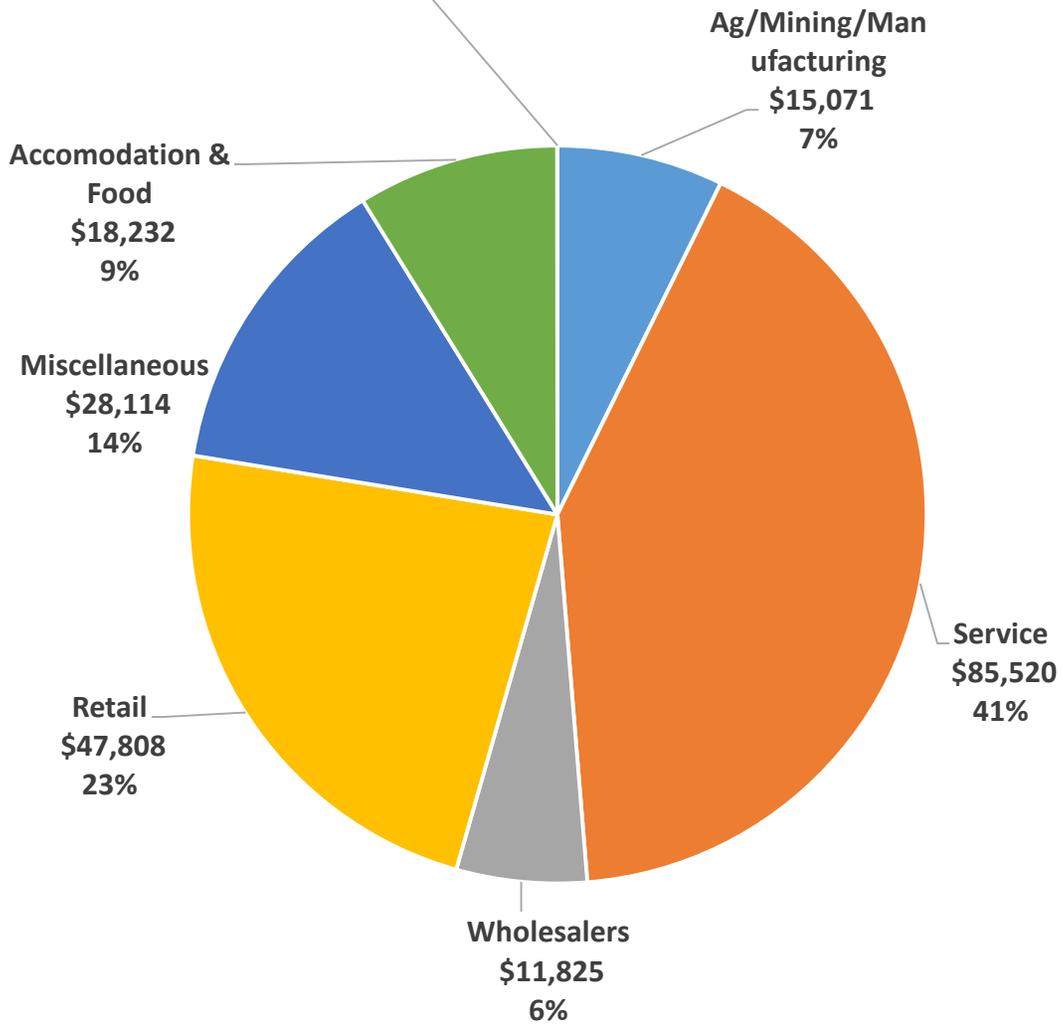
Quarterly Sales Tax Change Analysis Summary - Q3, 2016 (Jul - Sept)

	Q3/2016	Q3/2015	QTR Change	% Change
TOTAL FOR ARGYLE	\$ 206,570	\$ 156,689	\$ 49,881	31.8%
Ag/Mining/Manufacturing	\$ 15,071	\$ 14,563	\$ 508	3.5%
Agriculture & Mining	265	76	189	248.7%
Manufacturing	14,806	14,487	319	2.2%
Service	\$ 85,520	\$ 75,139	\$ 10,381	13.8%
Utilities	16,538	17,283	(745)	-4.3%
Construction	21,258	17,426	3,832	22.0%
Transportation/Delivery	17,567	19,675	(2,108)	-10.7%
Finance & Insurance	11,797	6,008	5,789	96.4%
Real Estate and Rental	3,843	3,301	542	16.4%
Professional/Scientific/Health	3,505	3,255	250	7.7%
Educational Services	957	796	161	20.2%
Arts, Entertainment, Rec	1,674	654	1,020	156.0%
Personal & Laundry	3,411	3,963	(552)	-13.9%
Repair and Maintenance	4,970	2,778	2,192	78.9%
Wholesalers	\$ 11,825	\$ 9,844	\$ 1,981	20.1%
Wholesalers	11,825	9,844	1,981	20.1%
Retail	\$ 47,808	\$ 49,170	\$ (1,362)	-2.8%
Motor Vehicle & Parts	370	285	85	29.8%
Furniture & Home Furniture	3,186	144	3,042	2112.5%
Miscellaneous Store	3,742	7,134	(3,392)	-47.5%
Electronics & Appliance	6,110	5,978	132	2.2%
Building Material	1,432	17,515	(16,083)	-91.8%
Sporting Goods, Hobby	1,679	576	1,103	191.5%
Nonstore Retailers	18,531	10,290	8,241	80.1%
Apparel Stores	6,777	3,271	3,506	107.2%
General Merchandise	2,686	1,950	736	37.7%
Other Retail	3,295	2,027	1,268	62.6%
Miscellaneous	\$ 28,114	\$ (3,169)	\$ 31,283	-987.2%
Information	25,883	(5,550)	31,433	-566.4%
Government/Non-Profit/Misc.	2,231	2,381	(150)	-6.3%
Accommodation & Food	\$ 18,232	\$ 11,142	\$ 7,090	63.6%
Food Services	18,232	11,142	7,090	63.6%
Not Reported by State	\$ -	\$ -	\$ -	#DIV/0!

* All categories include at least 5 businesses, whether actual brick & mortar or list-servers. Totals shown are for the Town, EDC and Street Maint.

The information provided to the Town is confidential. It is not open to public inspection (Texas Tax Code 321.3022c).

Quarterly Sales Tax Analysis Q3/2016 \$206,570



- Ag/Mining/Manufacturing
- Service
- Wholesalers
- Retail
- Miscellaneous
- Accommodation & Food



Town Council Work Session & Regular Meeting Minutes – September 13, 2016

The Regular Meeting of the Town Council was held on **September 13, 2016** at 6:00 p.m. at the Argyle Town Hall. This was an OPEN MEETING, open to the public, subject to the open meeting laws of the State of Texas and, as required by law, was duly posted, at Argyle Town Hall, giving notice of time, date, place, and agenda thereof.

A. CALL WORK SESSION TO ORDER

Mayor Krueger called the work session to order at 6:03 p.m.

Attendee Name	Title	Status	Arrived
Peggy Krueger	Mayor	Present	
Joey Hasty	Mayor Pro Tem	Absent	
Kay Teer	Council Member, Place 2	Present	
Eric Lamon	Council Member, Place 3	Present	
Jay Haynes	Council Member, Place 4	Absent	
Marla Hawkesworth	Council Member, Place 5	Present	

B. WORK SESSION

The pre-meeting work session is designed as an opportunity for the Town Council to discuss pending items. No action will be taken during the work session portion of the meeting.

1. Discussion regarding the FY16 Re-Estimated Budget and FY 17 Proposed Budget and tax rate.
Town Manager Paul Frederiksen stated that the Council would be conducting a public hearing on both the tax rate and the budget during the regular agenda.
2. Discussion regarding a resolution supporting the Argyle Post Office.
At the request of Mayor Pro Tem Hasty and Councilmember Teer, Mr. Frederiksen briefed the Council on the current status of the Argyle Post Office. Mr. Frederiksen stated that the post office served 11 rural routes in 2011, each rural route containing approximately 500 customers. The Post Office now serves 17 routes and anticipates that number to increase to 25 next year. Mr. Frederiksen stated that, despite the need for expansion, there is no approved funding in 2016 or 2017. Mr. Frederiksen stated that staff has put the Post Office in contact with the developers of both Waterbrook and Gateway in an effort to keep the Post Office in Argyle.
3. Discussion regarding the annexation of Gateway Business Park.
Community Development Director Matt Jones reviewed the proposed annexation of the Gateway Business Park. Mr. Jones stated the timeline would include annexation and approval of the annexation agreement, developer's agreement and zoning change.

David Hunt, President of Denkmann Interests owner of the Gateway Business Park, presented information related to the company and their history of projects. Mr. Hunt reviewed the existing buildings and tenants and prospective development plans.

4. Discussion regarding Section 14.7.29 of the Town of Argyle Town Development Standards regarding general drilling and production standards for oil and gas drilling. Mr. Frederiksen stated this item was at the request of Councilmember Teer. Mr. Jones reviewed the existing gas regulations related to reverse setbacks from gas wells and pad sites. Mr. Jones stated the regulations do not currently allow for houses to be built within the setbacks of existing gas wells. Council directed staff to bring forth proposed ordinance amendments providing for a reverse setback of three hundred feet.
5. Discussion regarding street parking. Mr. Frederiksen stated this item was requested by Mayor Krueger. Chief Tackett stated the only area in town where parking was prohibited was along Highway 377. The Council held discussions on street parking. Mayor Krueger asked other members of the Council to drive through Old Town Argyle to see if they could identify parking problems. Councilmember Hawkesworth asked to address the definition of a trailer. The Mayor asked that the ordinance be amended to prohibit head-in parking.
6. Presentation of EDC promotional video.
7. Discussion regarding any regular session items.

The work session was adjourned at 7:25 pm.

C. CALL REGULAR SESSION TO ORDER

Mayor Krueger called the regular session to order at 7:30 p.m.

D. INVOCATION

E. PLEDGE OF ALLEGIANCE

F. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

1. Council Recognition of Students and Citizens
2. Town Council and Staff Presentations / Reports
 - a. Development Project Updates

G. OPEN FORUM:

The opportunity for citizens to address the Town Council on any non-agenda item (limit 5 minutes per person); however, the Texas Open Meetings Act prohibits the Town Council from discussing issues which the public has not been given seventy-two (72) hour notice. Issues raised may be referred to Town Staff for research and possible future action.

No one signed in to speak.

H. CONSENT AGENDA:

Any Council Member may request an item on the Consent Agenda to be taken up for individual consideration

1. Consider approval of the August 9, 2016 Council meeting minutes.
2. Consider approval of the August 24, 2016 Council meeting minutes.
3. Consider approval of a resolution supporting the retention of a full service post office and encouraging the United States Postal Service to retain and expand in its current location or expand in another location within the town limits of Argyle. (*Resolution No. 2016-23*)
4. Consider approval of a resolution setting a public hearing under Section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone for approximately ± 101.350 acres generally located in the Town of Argyle, Texas in Denton County, and generally located: (1) east of U.S. Highway 377; (2) south of FM 407; and (3) north of Frenchtown. (*Resolution No. 2016-24*)
5. Consider approval of authorizing the Town Manager to execute a contract for branding and wayfinding services. (*CLA 20160901*)

ACTION: Item H.1. through H.5.

APPROVED

Councilmember Hawkesworth moved to approve the consent agenda as presented. Councilmember Lamon seconded the motion. For: Unanimous. The motion passed 3 to 0.

I. NEW BUSINESS & PUBLIC HEARINGS:

1. Public Hearing: Hold a public (second) hearing on a proposed property tax rate of \$0.39750 per \$100 assessed valuation for the tax year 2016 (Fiscal Year 2016-2017) for the Town of Argyle, which would increase total tax revenues from properties on the tax roll in the preceding year by 0.80% (Total tax rate for tax year 2016 remains unchanged from 2015 at \$0.39750 per \$100 of assessed value).

Mayor Krueger opened the hearing to public comment. No individuals were signed in to speak. Mayor Krueger closed the hearing to public comment.

ACTION: Item I.1.

NO ACTION

No action was taken on Item I.1.

2. Public Hearing: Hold a public hearing on the proposed FY 2016-2017 Annual Budget for the Town of Argyle, Texas.

Mayor Krueger opened the hearing to public comment. No one was signed in to speak. Mayor Krueger closed the hearing to public comment.

ACTION: Item I.2.

NO ACTION

No action was taken on Item I.2.

J. OLD BUSINESS:

None

K. CONVENE INTO EXECUTIVE SESSION:

The Council did not convene into executive session.

PURSUANT TO TEXAS GOVERNMENT CODE, ANNOTATED, CHAPTER 551, SUBCHAPTER D:

1. Section 551.087 – Deliberation regarding economic development negotiations; (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).
2. Adjourn into Open Meeting.
3. Consider action on executive session items.

L. RECEIVE REQUESTS FROM COUNCIL MEMBERS/STAFF FOR ITEMS TO BE PLACED ON NEXT MEETING AGENDA (*discussion under this item must be limited to whether or not the Council wishes to include a potential agenda item on a future agenda*)

There were no items requested for a future agenda.

M. ADJOURN

Mayor Krueger adjourned the meeting at 7:33 p.m.

Peggy Krueger, Mayor

Kristi Gilbert, Town Secretary



Town Council Work Session & Regular Meeting Minutes – September 27, 2016

The Work Session and Regular Meeting of the Town Council was held on **September 27, 2016** at 6:00 p.m. at the Argyle Town Hall. This was an OPEN MEETING, open to the public, subject to the open meeting laws of the State of Texas and, as required by law, was duly posted, at Argyle Town Hall, giving notice of time, date, place, and agenda thereof.

A. CALL WORK SESSION TO ORDER

Mayor Krueger called the work session to order at 6:00 p.m.

Attendee Name	Title	Status	Arrived
Peggy Krueger	Mayor	Present	
Joey Hasty	Mayor Pro Tem	Present	6:03 pm
Kay Teer	Council Member, Place 2	Present	
Eric Lamon	Council Member, Place 3	Present	
Jay Haynes	Council Member, Place 4	Present	
Marla Hawkesworth	Council Member, Place 5	Present	

B. WORK SESSION

The pre-meeting work session is designed as an opportunity for the Town Council to discuss pending items. No action will be taken during the work session portion of the meeting.

1. Briefing and discussion pertaining to municipal liability under the Texas Tort Claims Act. Town Attorney Matthew Boyle briefed the Council on the Texas Tort Claims Act as it relates to the Town and individual members of Council.
2. Discussion regarding possible updates to the Town of Argyle Comprehensive Plan, as recommended by the Planning and Zoning Commission. Matt Jones, Community Development Director, presented Council with items the Planning and Zoning Commission had requested be updated in the Comprehensive Plan to address discrepancies from the previous update. Mr. Jones stated the Commission had also requested updated information regarding the tax gap. The Commission also requested addressing some of the limiting language to provide for more enabling language. Planning and Zoning Chairperson Paul Walker stated that some of the items had been brought to the Commission's attention through public comments on development applications.

The Council provided direction to make amendments to the Comprehensive Plan to the extent there are conflicts in the document for obvious discrepancies.

3. Discussion regarding any regular session items.

The work session was adjourned at 7:09 p.m.

C. CALL REGULAR SESSION TO ORDER

Mayor Krueger called the regular session to order at 7:19 p.m.

D. INVOCATION

E. PLEDGE OF ALLEGIANCE

F. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

- 1. Council Recognition of Students and Citizens
- 2. Town Council and Staff Presentations / Reports
 - a. Development Project Updates

Community Development Director Matt Jones provided the Council with an update on development projects.

G. OPEN FORUM:

The opportunity for citizens to address the Town Council on any non-agenda item (limit 5 minutes per person); however, the Texas Open Meetings Act prohibits the Town Council from discussing issues which the public has not been given seventy-two (72) hour notice. Issues raised may be referred to Town Staff for research and possible future action.

No one was signed in to speak.

H. BUDGET ITEMS:

- 1. Consider approval of an ordinance adopting FY2016-2017 Annual Budget for the Town of Argyle.

ACTION: Item H.1.

APPROVED

Councilmember Haynes moved to approve an ordinance adopting the FY2016-2017 Annual Budget for the Town of Argyle. Mayor Pro Tem Hasty seconded the motion. For: Hasty, Teer, Lamon, Haynes and Hawkesworth. Against: None. The motion passed 5 to 0. (*Ordinance 2016-15*)

- 2. Consider approval of a Resolution ratifying the tax revenue for the tax year 2016 (FY 2016-2017) for the Town of Argyle, TX.

ACTION: Item H.2.

APPROVED

Councilmember Hawkesworth moved to approve a resolution ratifying the tax revenue for the tax year 2016 for the Town of Argyle. Councilmember Teer seconded the motion. For: Unanimous. The motion passed 5 to 0. (*Resolution 2016-25*)

3. Consider approval of an Ordinance levying taxes to be assessed on all taxable properties within the Town Limits of the Town of Argyle, TX for the Tax Year 2016 (FY 2016-2017).

ACTION: Item H.3.

APPROVED

Councilmember Teer moved to approve an ordinance levying taxes to be assessed on all taxable properties within the Town limits of the Town of Argyle, Texas for the Tax Year 2016. Councilmember Lamon seconded the motion. For: Unanimous. The motion passed 5 to 0. (*Ordinance 2016-16*)

I. CONSENT AGENDA:

Any Council Member may request an item on the Consent Agenda to be taken up for individual consideration

1. Consider approval of a resolution adopting the 2016 Compensation Study and the FY17 pay and step plan. (*Resolution 2016-26*)
2. Consider approval of a resolution declaring certain property as surplus and authorizing its sale, donation and destruction. (*Resolution 2016-27*)
3. Consider approval of ratification of the purchase of one 2016 Ford F350 Super Duty Chassis 4x4 with Dump Body and one 2016 Chevrolet C2500 4x4 Pickup.
4. Consider approval of a purchase of a 2016 Police Tahoe PPV for vehicle replacement.
5. Consider approval of an additional contribution to Texas Municipal Retirement System (TMRS) Municipality Accumulation Fund on behalf of the Town of Argyle, Texas.

ACTION: Item I.1. through I.5.

APPROVED

Mayor Pro Tem Hasty moved to approve the consent agenda as presented. Councilmember Teer seconded the motion. For: Unanimous. The motion passed 5 to 0.

J. NEW BUSINESS & PUBLIC HEARINGS:

1. Public Hearing: Public hearing: Consider and take appropriate action on an ordinance amendment (ORD-16-004) to Section 14.3.42-OR-Office Retail District of the Town of Argyle Town Development Standards, regarding changes to the permitted use chart, to allow "Health Club (Indoor)" as a permitted use in the Office Retail District.

Mayor Krueger opened the hearing to public comment.

Mr. Jones stated an applicant had requested an ordinance amendment to add "Health Club (Indoor)" in the Office Retail District as a permitted use. Mr. Jones stated the Planning and Zoning Commission unanimously recommended approval of the change.

Chris Rosprim, applicant, stated that he managed the property seeking the change. Mr. Rosprim stated he was looking at leasing the space that was formerly occupied by S and J Pharmacy.

No individuals were signed in to speak. Mayor Krueger closed the hearing to public comment.

ACTION: Item J.1.

APPROVED

Mayor Pro Tem Hasty moved to approve the ordinance as presented. Councilmember Lamon seconded the motion. For: Unanimous. The motion passed 5 to 0. (*Ordinance 2016-17*)

2. Public Hearing: Consider and take appropriate action on an ordinance designating a geographic area within the town, generally described as 101.350 contiguous acres within the corporate limits of the Town and generally located: (1) east of U.S. Highway 377; (2) south of FM 407; and (3) north of Frenchtown Road, as a tax increment reinvestment zone and identifying the area as Tax Increment Reinvestment Zone No. 1.

Mayor Krueger opened the hearing to public comment.

Trent Petty, Economic Development Consultant for the Town, stated that the adopting of the Tax Increment Reinvestment Zone (TIRZ) was the next step in the process for the Waterbrook development. Mr. Petty stated that both a TIRZ and a Public Improvement District were somewhat unusual, however, justified as it provides for the completion of the S-1 Sewer Line.

No individuals were signed in to speak. Mayor Krueger closed the hearing to public comment.

ACTION: Item J.2.

APPROVED

Councilmember Lamon moved to approve an ordinance creating the Tax Reinvestment Zone No. 1. Mayor Pro Tem Hasty seconded the motion. For: Unanimous. The motion passed 5 to 0. (*Ordinance 2016-18*)

3. Discuss and consider a nomination to be placed on the ballot for the Board of Directors of the Denton County Transportation Authority.

Mr. Frederiksen stated that every two years Denton County seeks nominations for the Denton County Transportation Authority (DCTA) Board of Directors. Skip Kalb is currently a member of the DCTA Board and was previously nominated by the Town. Mr. Kalb has indicated his interest in continuing to serve on the board.

ACTION: Item J.3.

APPROVED

Mayor Pro Tem Hasty moved to nominate Skip Kalb to the Board of Directors of the Denton County Transportation Authority. Councilmember Teer seconded the motion. For: Unanimous. The motion passed 5 to 0.

K. OLD BUSINESS:

1. Consider and take appropriate action on an ordinance amending the Chapter 12, Article 12.05 of the Code of Ordinances relating to traffic control devices.
Chief Tackett reviewed updated traffic count data for Boonesville Bend and Myrtle. Chief Tackett stated that Argyle ISD Chief Cairney counted approximately 30-35 vehicles out of 80 vehicles turning left out of the school's private drive.

ACTION: Item K.1.

DENIED

Mayor Pro Hasty moved to deny ordinance as presented. Councilmember Teer seconded the motion. For: Unanimous. The motion passed 5 to 0.

L. CONVENE INTO EXECUTIVE SESSION:

The Council did not convene into executive session.

PURSUANT TO TEXAS GOVERNMENT CODE, ANNOTATED, CHAPTER 551, SUBCHAPTER D:

1. Section 551.087 – Deliberation regarding economic development negotiations; (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).
2. Adjourn into Open Meeting.
3. Consider action on executive session items.

M. RECEIVE REQUESTS FROM COUNCIL MEMBERS/STAFF FOR ITEMS TO BE PLACED ON NEXT MEETING AGENDA *(discussion under this item must be limited to whether or not the Council wishes to include a potential agenda item on a future agenda)*

Councilmember Hawkesworth requested a briefing on the timing of field usage for AYSA at the 5T Ranch subdivision.

N. ADJOURN

Mayor Krueger adjourned the meeting at 7:52 p.m.

Peggy Krueger, Mayor

Kristi Gilbert, Town Secretary



TOWN COUNCIL DATA SHEET



Agenda Item:

Consider approval of a resolution establishing the regular Council meetings for the 2017 calendar year.

Prepared by:

Kristi Gilbert, Town Secretary

Background:

Section 1.03.034(a) of the Code of Ordinances for the Town of Argyle provides that regular Town Council meetings will be held on the fourth Tuesday of each month or at other times set by resolution. The attached resolution specifies the calendar for 2017 which includes no meeting in July, additional regular Council meetings for August and September that are required in order to meet statutory requirements for the adoption and approval of the annual budget and ad valorem tax rate, and rescheduling the regular meetings for December 2017 to the second Tuesday of the month to avoid conflicts with holiday schedules. The calendar also provides the date for canvassing the May election.

Financial Impact:

N/A

Staff Recommendation:

Approval

Requested Action:

Motion to approve a resolution scheduling establishing the regular Council meetings for the 2017 calendar year.

Attachments:

Resolution

**TOWN OF ARGYLE, TEXAS
RESOLUTION NO. 2016-XX**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS SCHEDULING ADDITIONAL REGULAR TOWN COUNCIL MEETINGS FOR THE 2017 CALENDAR YEAR AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 1.03.034(a) of the Code of Ordinances for the Town of Argyle provides that regular Town Council meetings will be held on the fourth Tuesday of each month or at other times set by resolution; and

WHEREAS, in order to meet statutory requirements for the adoption and approval of the annual budget and ad valorem tax rate, the Town Council has determined that it is necessary to have an additional meeting in both August and September; and,

WHEREAS, due to the holidays and summer schedules, the Town Council has determined that it is in the Town's best interest to cancel the July meeting and reschedule the regular meeting dates for November and December.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS:

SECTION 1.

- A. That the Town Council will conduct regular meetings on the following dates:
- a. Tuesday, January 24, 2017
 - b. Tuesday, February 28, 2017
 - c. Tuesday, March 28, 2017
 - d. Tuesday, April 25, 2017
 - e. Tuesday, May 16, 2017 – Canvass election results
 - f. Tuesday, May 23, 2017
 - g. Tuesday, June 27, 2017
 - h. No July Council Meeting
 - i. Tuesday, August 8, 2017
 - j. Tuesday, August 22, 2017
 - k. Tuesday, September 12, 2017
 - l. Tuesday, September 26, 2017
 - m. Tuesday, October 24, 2017
 - n. Tuesday, November 28, 2017
 - o. Tuesday, December 12, 2017 – Moved due to Christmas

SECTION 2.

That this Resolution shall take effect immediately from and after its adoption and it is so resolved.

PASSED AND APPROVED By the Town Council of the Town of Argyle, Texas this the 25th day of October, 2016.

TOWN OF ARGYLE, TEXAS

Peggy Krueger, Mayor

ATTEST:

Kristi Gilbert, Town Secretary



TOWN COUNCIL DATA SHEET



Agenda Item:

Consider approval of a resolution designating the official newspaper of the Town of Argyle.

Prepared by:

Kristi Gilbert

Background:

Section 52.004(a) of the Texas Local Government Code states "As soon as practicable after the beginning of each municipal year, the governing body of the municipality shall contract, as determined by ordinance or resolution, with a public newspaper of the municipality to be the municipality's official newspaper until another newspaper is selected." The Denton Record Chronicle (DRC) has been the Town of Argyle's newspaper of record since 1967. The DRC meets all of the requirements of Section 2051.044 of the Texas Government Code to be designated an official newspaper.

Financial Impact:

None.

Staff Recommendation:

Approval.

Requested Action:

Approval.

Attachments:

Resolution designating the official newspaper for the Town

**RESOLUTION 2016-XX
DESIGNATION OF OFFICIAL NEWSPAPER**

WHEREAS, the Town of Argyle, Texas is a type "A" General Law Municipality located in Denton County, created in accordance with the provisions of Chapter 6 of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and,

WHEREAS, Chapter 52, Subchapter A, Section 52.004a of the Texas Local Government Code provides that the governing body of a municipality shall designate an Official Newspaper for the Town at the beginning of each Fiscal Year; and,

WHEREAS, the Town of Argyle's Fiscal Year begins on the first day of October and continues through the 30th day of September of each year; and,

WHEREAS, Chapter 2051, Subchapter C, Section 2051.044 of the Texas Government Code sets forth the requirements of a newspaper of record and the Denton Record Chronicle meets the requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS, THAT:

The Denton Record Chronicle is hereby designated as the Official Newspaper for the Town of Argyle, Texas, for the Fiscal Year 2016-2017. The Town Secretary is hereby directed to publish all Fiscal Year 2016-2017 notices and advertisements in the Denton Record Chronicle newspaper in accordance with the law.

PASSED AND APPROVED this the 25th day of October, 2016.

APPROVED:

Peggy Krueger, Mayor

(Seal)

ATTEST:

Kristi Gilbert Town Secretary



TOWN COUNCIL DATA SHEET



Agenda Item:

Consider approval of an ordinance amending Chapter 12 of the Code of Ordinances to amend regulations for parking, standing or stopping.

Prepared by:

Chief William (Tom) Tackett

Background:

At the September 13, 2016 Council work session, street parking was discussed. The attached ordinance addresses the items discussed by clarifying the types of vehicles allowed to park on town streets for over 12 hours and addresses appropriate parallel parking by street type.

Financial Impact:

None

Staff Recommendation:

Approval

Requested Action:

Approval of an ordinance amending Chapter 12 of the Code of Ordinances to amend regulations for parking, standing or stopping.

Attachments:

Proposed Ordinance

**TOWN OF ARGYLE, TEXAS
ORDINANCE NO. 2016-XX**

AN ORDINANCE AMENDING CHAPTER 12, ARTICLE 12.01, SECTION 12.01.001 BY AMENDING THE DEFINITION OF PARKING; REPEALING CHAPTER 12, ARTICLE 12.03 OF THE CODE OF ORDINANCES OF THE TOWN OF ARGYLE, TEXAS, ENTITLED PARKING, STANDING OR STOPPING IN ITS ENTIRETY AND; REPLACING IT WITH A NEW CHAPTER 12, ARGYLE 12.03 PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL OTHER ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING THAT PROVISIONS OF ANY OTHER ORDINANCES IN CONFLICT SHALL BE REPEALED; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 545, Chapter G of the Texas Transportation Code provides that a local authority may pass an ordinance regulating parking on streets on a roadway under the authority’s jurisdiction;

WHEREAS, the Town of Argyle, Denton County, Texas, has undertaken an analysis of the public right-of-ways lying within its corporate limits and on the basis of that analysis, has determined that certain parking regulations are essential for public safety; and

WHEREAS, the Town Council of the Town of Argyle, Denton County, Texas, desires to ensure that the traffic control devices are in compliance with the **Texas Department of Transportation's Manual on Uniform Traffic Control Devices** and properly installed and maintained in such a manner as to eliminate any unsafe condition and to protect the interest of the citizens of Argyle, Texas, and any visitors or motorists utilizing the public roadways within the corporate limits of the Town,

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS:

SECTION I.

That Chapter 12, Article 12.01, Sec. 12.01.001 of the Code of Ordinances of the Town of Argyle, Texas is hereby amended by amending and replacing the definition of “Parking” which shall read as follows:

“Park or Parking. The standing of a vehicle, whether occupied or not, otherwise than a temporary stopping of such vehicle for the purpose of, and while actually engaged in, loading or unloading passengers or merchandise, or any involuntary stopping of the vehicle by reason of causes beyond the control of the occupant of the vehicle.”

SECTION II.

That Chapter 12, Article 12.03 of the Code of Ordinances of the Town of Argyle, Texas is hereby repealed in its entirety and is hereby replaced with the following:

“ARTICLE 12.03 PARKING, STOPPING OR STANDING

Sec 12.03.001 Definitions

Semi-trailer means a vehicle with or without motive power, other than a pole trailer:

- (A) designed to be drawn by a motor vehicle and to transport persons or property; and
- (B) constructed so that part of the vehicle's weight and load rests on or is carried by another vehicle.

Special mobile equipment means a vehicle that is not designed or used primarily to transport persons or property and that is only incidentally operated on a highway. The term:

- (A) includes ditch digging apparatus, well boring apparatus, and road construction and maintenance machinery, including an asphalt spreader, bituminous mixer, bucket loader, tractor other than a truck tractor, ditcher, levelling grader, finishing machine, motor grader, road roller, scarifier, earth-moving carryall and scraper, power shovel or dragline, or self-propelled crane and earth-moving equipment; and
- (B) excludes a vehicle that is designed to transport persons or property and that has machinery attached, including a house trailer, dump truck, truck-mounted transit mixer, crane, and shovel.

Towable recreational vehicle means a non-motorized vehicle that:

- (A) is designed:
 - (i) to be towable by a motor vehicle; and
 - (ii) for temporary human habitation for uses including recreational camping or seasonal use;
- (B) is permanently built on a single chassis;
- (C) may contain one or more life-support systems; and
- (D) may be used permanently or temporarily for advertising, selling, displaying, or promoting merchandise or services, but is not used for transporting property for hire or for distribution by a private carrier.

Trailer means a vehicle, other than a pole trailer, with or without motive power:

- (A) designed to be drawn by a motor vehicle and to transport persons or property; and
- (B) constructed so that no part of the vehicle's weight and load rests on the motor vehicle.

Truck means a motor vehicle designed, used, or maintained primarily to transport property and has a gross registered vehicle weight of more than 10,000 lbs.

Truck tractor means a motor vehicle designed and used primarily to draw another vehicle but not constructed to carry a load other than a part of the weight of the other vehicle and

its load.

Sec. 12.03.002 Vehicle owner presumed responsible for parking violations

In the prosecution for an offense under this Article, it is presumed that the registered owner of the vehicle is the person who parked the vehicle at the time and place the offense occurred.

Sec. 12.03.003 Parking vehicle for purpose of sale

No person shall park a vehicle upon a roadway for the principal purpose of displaying such vehicle for sale.

Sec. 12.03.004 Parking vehicle for purpose of displaying advertising

No person shall operate or to park a vehicle upon the roadway for the primary purpose of displaying advertising on such vehicle.

Sec. 12.03.005 Parking of trucks, truck tractors, semi-trailers, trailers, special mobile equipment or towable recreational vehicles for longer than 12 hours

- (a) No person shall park or leave standing a truck, tractor, trailer or recreational vehicle on any street, highway, or other public way located in the town for a period of time greater than twelve (12) hours.
- (b) Any person violating this section shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished in accordance with the general penalty provision found in section 1.01.009 of this code, and each period of twelve (12) hours that this section is violated shall constitute a separate and distinct offense.

Sec. 12.03.006 Parking vehicles on certain streets prohibited

- (a) Establishment. The town hereby establishes and designates a “No Parking Anytime” zone on the following streets and public right-of-ways:

East and west sides of U.S. Highway 377 commencing at the south town limits and continuing to the north town limits.

- (b) Violations. No person shall park any vehicle along a street or public right-of-way designated by this section as a “No Parking Anytime” zone as designated, established and marked as such.
- (c) Penalty. An offense under this section is punishable by a fine of not less than twenty-five dollars (\$25.00) nor more than two hundred dollars (\$200.00).

Sec. 12.03.007 Parallel parking required

- (a) An operator who stops or parks on a two-way curb and gutter roadway shall do so with the right-hand wheels of the vehicle parallel to and within 18 inches of the right-hand curb of the roadway.
- (b) Vehicles parking on streets without curb and gutter must have two wheels off of the paved surface area.
- (c) Head in, back in or angled parking is prohibited unless specifically designated with signage for that area.
- (d) Penalty. An offense under this section is punishable by a fine of not less than twenty-five dollars (\$25.00) nor more than two hundred dollars (\$200.00)."

Sec. 12.03.008 Penalty; strict liability offense

- (a) Unless otherwise provided, any person violating this article shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished in accordance with the general penalty provision found in section 1.01.009 of this code, and each day that a provision of this article is violated constitutes a separate and distinct offense.
- (b) An offense under this article is a strict liability offense and the culpable mental state required by the Texas Penal Code is hereby specifically negated and clearly dispensed with.

SECTION III. PENALTY CLAUSE

Any person, firm or corporation that violates, disobeys, neglects or refuses to comply with, or that resists the enforcement of the provisions of this ordinance, shall be fined in accordance with the provisions of this article.

SECTION IV. CUMULATIVE CLAUSE AND REPEALER

This ordinance shall be cumulative of all provisions of ordinances of the Town of Argyle, Texas except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION V. SEVERABILITY CLAUSE

It is hereby declared to be the intention of the Town Council of The Town of Argyle that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this ordinance should be declared unconstitutional by the valid judgement or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance, since the same would have been enacted by the Town Council without incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION VI. SAVINGS CLAUSE

All rights and remedies of the Town of Argyle are expressly saved as to any and all violations of the provisions of any ordinances affecting traffic control devices, which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION VII. ENGROSSMENT AND ENROLLMENT

The Town Secretary of the Town of Argyle is hereby directed to engross and enroll this ordinance by copying the exact Caption, the Penalty clause and the Effective Date clause in the minutes of the Town Council of the Town of Argyle and by filing this ordinance in the ordinance records of the Town.

SECTION VIII. EFFECTIVE DATE

The fact that the present ordinances and regulations of the Town of Argyle, Texas are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the Town of Argyle, Texas creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its passage;

AND IT IS SO ORDAINED:

PASSED AND APPROVED this the 25th day of October, 2016.

APPROVED:

Peggy Krueger, Mayor

(Seal)

ATTEST:

Kristi Gilbert, Town Secretary



TOWN COUNCIL MEMO SHEET

**Agenda Item:**

Consider approval of a resolution memorializing the annual review and adoption of the Town's Investment Policy in compliance with the Public Funds Investment Act.

Staff:

Kim Collins, Director of Finance

Background:

The current Town Investment Policy has been reviewed, and is attached for Council's review as well. The policy was updated and adopted by Council on September 22, 2015. It states that review should take place "not less than annually to stay current with changing laws, regulations and needs of the Town. Any changes or modifications...shall be approved and adopted by formal resolution of the Town Council." There have not been any changes in the regulatory environment or Town investment needs that would call for revisions to the policy; therefore, it is unchanged from last year. The guiding principles for management of Town funds remain as follows: safety and preservation of principal, liquidity, maintenance of public trust and yield.

As a quick overview of our present structure, the Town has funds in the Town's bank depository (PointBank) and TexPool, while the component units (Economic Development Corp. and Crime Control Prevention District) each have separate checking accounts and EDC participates in a CD.

Financial Impact:

N/A

Requested Action:

Staff recommends approval of the Resolution.

Attachments:

Resolution

2015 Argyle Investment Policy

**TOWN OF ARGYLE, TEXAS
RESOLUTION NO. 2016-XX**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS, STATING THAT THE TOWN COUNCIL HAS REVIEWED AND ADOPTED AN INVESTMENT POLICY IN COMPLIANCE WITH THE PUBLIC FUNDS INVESTMENT ACT (CHAPTER 2256 OF THE TEXAS GOVERNMENT CODE).

WHEREAS, the Public Funds Investment Act requires the governing body to review and adopt an investment policy and strategies by rule, order, ordinance, or resolution not less than annually, recording any changes made to such policy.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS:

Section 1. THAT, the Town Council has reviewed and adopted its investment policy and strategies in compliance with the requirements of the Public Funds Investment.

Section 2. THAT, the Investment Policy, attached hereto, incorporated into this Resolution, is hereby adopted as the Town’s Investment Policy.

AND, SO IT IS RESOLVED,

PASSED AND APPROVED this the 25th day of October, 2016.

TOWN OF ARGYLE, TEXAS

Peggy Krueger, Mayor

ATTEST:

Kristi Gilbert, Town Secretary

Approved as to Form and Legality:

Matthew C.G. Boyle, Town Attorney

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TOWN OF ARGYLE, TEXAS

INVESTMENT POLICY

September 2015

**TOWN OF ARGYLE, TEXAS
INVESTMENT POLICY**

PREFACE

It is the policy of the Town of Argyle (the “Town”) that, after allowing for the anticipated cash flow requirements of the Town and giving due consideration to the safety and risks of investments, all available funds shall be invested in conformance with these legal and administrative guidelines to obtain a market rate of return.

Effective cash management is recognized as essential to good fiscal management. An active cash and investment management will be pursued to take advantage of investment interest as a viable and material source of revenue for Town funds. The Town’s portfolio shall be designed and managed in a manner responsive to the public trust and consistent with state and local law. The Town will invest public funds in a manner that will provide the maximum security and a market rate of return commensurate with maximum security, while meeting the daily cash flow demands of the Town.

The Town is required under the Public Funds Investment Act (Chapter 2256 of the Texas Government Code [The Act]) to adopt a formal written Investment Policy for the investment of public funds. These Policies serve to satisfy the statutory requirement in the Act to define, adopt and review a formal investment strategy and policy. The Public Funds Collateral Act, Chapter 2257, Texas Government Code, specifies collateral requirements for all public funds deposits. All investments will be made in accordance with these statutes.

**TOWN OF ARGYLE
INVESTMENT POLICY
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1. **PURPOSE.** The purpose of this Investment Policy (the “Policy”) is to set forth specific investment and strategy guidelines for the Town to manage and invest its cash with four objectives, listed in order of priority: preservation and safety of principal, liquidity, maintenance of public trust in all investment activities, and yield. These Policies are developed by the Town Manager and approved by the Town Council to guide the Investment Officers in investment matters. The Act prescribes that each town is to adopt rules governing its investment practices. On an annual basis, the Town Council shall review the Investment Policy and incorporated strategies, and shall approve Policy revisions, if any, by formal resolution.

2. **SCOPE.** The Investment Policy shall govern the investment of all financial assets considered to be part of the Town and includes, but is not limited to, the following funds or fund types: the General Fund, Enterprise Funds, Special Revenue Funds, Debt Service Fund, Capital Projects Funds, Trust and Agency Fund, and any other funds which have been contractually delegated to the Town for management purposes. The Town maintains a pooled cash account comprised of all Town funds with the exception of the following: the debt service fund and the Town’s two component units – the economic development corporation and the crime control and prevention district fund. The Town may add or delete funds as may be required by law, or for proper accounting procedures. This Policy does not include funds governed by approved trust agreements, or assets administered for the benefit of the Town by outside agencies under retirement or deferred compensation programs. Additionally, bond funds (including debt service and reserve funds) are governed by bond ordinances, and are subject to the provisions of the Internal Revenue Code and applicable federal regulations governing the investment of bond proceeds.

3. **INVESTMENT OBJECTIVES.** Funds of the Town shall be invested in accordance with all applicable Texas statutes, this Policy and any other approved, written administrative procedures. The four objectives of the Town’s investment activities shall be as follows (in the order of priority):
 - 3.1 **Safety of Principal.** Safety of principal invested is the foremost objective in the investment decisions of the Town. Each investment transaction shall seek to ensure the preservation of capital in the overall portfolio. The risk of loss shall be controlled by investing only in authorized investments as defined in this Policy, by qualifying the financial institutions with which the Town will transact business and through portfolio diversification. Safety is defined as the undiminished return of the principal on the Town’s investments.

 - 3.2 **Liquidity.** The investment portfolio shall be managed to maintain liquidity to ensure that funds will be available to meet the Town’s cash flow requirements and by investing in securities with active secondary markets. Investments shall be structured in such a manner as will provide the liquidity necessary to pay obligations as they become due. An investment may be liquidated prior to its stated maturity to meet unanticipated cash requirements, or to otherwise favorably adjust the Town’s portfolio, in accordance with Section 10.2.5 below.

 - 3.3 **Public Trust.** All participants in the Town’s investment program shall seek to act responsibly as custodians of the public trust. Investment officials shall avoid any transaction that might involve a conflict of interest or otherwise impair public confidence in the Town’s ability to govern effectively. All officials of the Town having either a direct or indirect role in the process of investing idle funds shall act responsibly as custodians of the public trust.

 - 3.4 **Market Rate-of-Return (Yield).** The Town’s investment portfolio shall be designed to optimize a market rate-of-return on investments consistent with risk constraints and cash flow requirements of the portfolio. The investment portfolio shall be managed in a manner that seeks to attain a market rate of return throughout budgetary and economic cycles. The Town

will not attempt to consistently attain an unrealistic above market rate-of-return, as this objective will subject the overall portfolio to greater risk. Therefore, the Town's rate of return objective is secondary to those of safety and liquidity. Rate of return (yield) is defined as the rate of annual income return on an investment, expressed as a percentage.

4. STANDARDS OF CARE. As provided in this Policy, the daily operation and management of the Town's investments are the responsibility of the following persons.

4.1 Delegation of Authority. The Town Manager and Finance Director are the Investment Officers and are authorized to deposit, withdraw, invest, transfer or manage in any other manner the funds of the Town. The Finance Director shall be the primary Investment Officer. All persons involved in investment activities will be referred to in this Policy as "Investment Officials." No persons may engage in an investment transaction except as provided under the terms of this Policy and the procedures established by the Finance Director. The Finance Director shall be primarily responsible for all transactions undertaken, and shall establish a system of controls to regulate the activities of subordinate Investment Officials. The system of controls shall be designed to provide reasonable assurance that the assets of the Town are protected from loss, theft or misuse. The concept of reasonable assurance recognizes that:

- (1) the cost of a control should not exceed the benefits likely to be derived; and
- (2) the valuation of costs and benefits requires estimates and judgments by management.

Commitment of financial and staffing resources in order to achieve the investment objectives through active portfolio management shall be the responsibility of the Town Council.

4.2 Prudence. The standard of prudence to be applied shall be the "prudent person" rule, which states, "investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived." In determining whether the Investment Officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration the following:

- 4.2.1 the investment of all funds over which the Investment Officer had responsibility rather than a consideration as to the prudence of a single investment; and
- 4.2.2 whether the investment decision was consistent with the written Investment Policy and procedures of the Town.

4.3 Due Diligence. An Investment Officer acting in accordance with written policies and procedures and exercising due diligence, shall not be held personally responsible for a specific investment's credit risk or market price changes, provided that these deviations are reported in a timely manner and that appropriate action is taken to control adverse developments. All Investment Officers involved in investment transactions will be bonded.

4.4 Ethical Standards and Conflicts of Interest. All Town Investment Officials having a direct or indirect role in the investment of Town funds shall act as custodians of the public trust avoiding any transaction which might involve a conflict of interest, the appearance of a conflict of interest, or any activity which might otherwise discourage public confidence. Investment Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair the ability to make impartial investment decisions. An Investment Officer who has a personal business relationship with the

depository bank or with any entity seeking to sell an investment to the Town shall file a statement disclosing that personal business interest. An Investment Officer who is related within the second degree of affinity or consanguinity to an individual seeking to sell an investment to the Town shall file a statement disclosing that relationship. A statement required under this subsection must be filed with the Texas Ethics Commission and the Town Council.

4.5 Investment Training. The Town shall provide periodic training in investments for the investment personnel through courses and seminars offered by professional organizations and associations in order to insure the quality and capability of the Town's investment personnel making investment decisions in compliance with the Act. The Investment Officers shall attend at least one training session accumulating at least ten (10) hours relating to the Officer's responsibility under the Act within twelve (12) months after assuming duties, and attend additional investment training accumulating at least eight (8) hours in subsequent two-year periods that begin on the first day of the fiscal year and consists of the two consecutive fiscal years after that date. Such training from an independent source shall be approved by the Town Manager and endorsed by the Government Finance Officers Association of Texas, the Government Treasurers Organization of Texas, the Texas Municipal League, the North Central Texas Council of Governments, or the University of North Texas Center for Public Management.

5. AUTHORIZED INVESTMENT PROVIDERS. All investment providers or "business organizations," including pools, financial institutions and broker/dealers, shall provide a certification of having read the Town's Investment Policy, signed by a qualified representative of the organization, acknowledging that the organization has implemented reasonable procedures and controls in an effort to preclude imprudent investment activities arising out of investment transactions conducted between the Town and the organization.

Financial institutions (federally insured banks) with and through which the Town invests shall have their main office or branch in this state. No public deposit shall be made except in a qualified public depository as established by state laws. Brokers/Dealers authorized to provide investment services to the Town may include only those authorized by the Town Council. All banking services will be governed by a depository contract with the primary depository bank contract awarded by the Town Council. In addition, the Finance Director shall maintain a list of authorized Brokers/Dealers that are authorized by the Town Council at least annually.

5.1 All Broker/Dealers with which the Town does business must supply the following, as appropriate: (1) audited financial statements; (2) proof of Financial Industry Regulatory Authority (FINRA) registration; (3) proof of state registration; and (4) completed broker/dealer questionnaire.

5.2 An annual review of the financial condition and registration of qualified investment providers may be conducted by an Investment Officer. The review may include, but is not limited to, review of rating agency reports, review of call reports, and analyses of management, profitability, capitalization, and asset quality. Financial institutions and Brokers/Dealers desiring to conduct business with the Town shall be required to provide any financial data requested by the Town.

5.3 Selection criteria for federally insured financial institutions shall include the following: (1) the financial institution must be insured by the FDIC and (2) the financial institution must be incorporated under the laws of the State of Texas or of the United States of America.

5.4 The Investment Officers are responsible for monitoring the investments made by a financial institution and/or Broker/Dealer to determine that they are in compliance with the provisions of the Investment Policy.

6. SAFEKEEPING.

6.1 **Safekeeping.** All securities owned by the Town shall be held by its safekeeping agent. Original safekeeping receipts shall be obtained and held by the Town. The Town shall contract with a bank or banks for the safekeeping of securities either owned by the Town as part of its investment portfolio.

6.2 **Delivery Versus Payment.** It is the policy of the Town that all security transactions entered into with the Town shall be conducted on a “**DELIVERY VERSUS PAYMENT**” (DVP) basis. By doing this, Town funds are not released until the Town has received the securities purchased. The Town shall authorize the release of funds only after receiving notification from the safekeeping bank that a purchased security has been received in the safekeeping account of the Town. The notification may be oral, but shall be confirmed in writing.

7. AUTHORIZED INVESTMENTS. As stated previously, safety of principal is the primary objective in investing public funds and can be accomplished by limiting two types of risk — credit risk and interest rate risk. Credit risk is the risk associated with the failure of an issuer or backer to repay principal and interest in full. Interest rate risk is the risk that the value of a portfolio will decline due to an increase in the general level of interest rates. In order to provide for safety of principal as the Town’s primary objective, only certain investments are authorized as acceptable investments for the Town. The following list of authorized investments for the Town intentionally excludes some investments authorized by law. These restrictions are placed in order to limit possible risk and provide the maximum measure of safety to Town funds.

7.1 **Authorized and Acceptable Investments.** The authorized list of investment instruments are as follows:

- (1) Obligations of the United States or its agencies and instrumentalities, excluding mortgage-backed securities.
- (2) Direct obligations of the State of Texas, or its agencies and instrumentalities.
- (3) Other obligations, the principal of and interest on which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, the State of Texas or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States, excluding mortgage-backed securities.
- (4) **Collateralized Certificates of Deposit or Other Forms of Deposit.** A deposit placed with a depository institution that has its main office or a branch office in the state and is:
 - guaranteed or insured by the Federal Deposit Insurance Corporation or its successor or the National Credit Union Share Insurance Fund or its successor;
 - secured by obligations that are described by Section 2256.009(a) of the Public Funds Investment Act, including mortgage backed securities directly issued by a federal agency or instrumentality, but excluding those mortgage backed securities of the nature described in Section 2256.009(b) of the Act; or
 - secured in any other manner and amount provided by law for deposits of the Town.

In addition, separate CDs or deposits placed with depositories wherever located, bundled together into a single investment with the full amount of principal and interest federally

insured, may be purchased through a selected depository institution with its main office or branch office in Texas.

This depository shall act as the custodian for the various certificates on behalf of the Town.

(5) Eligible Local Government Investment Pools. Public funds investment pools which invest in instruments and follow practices allowed by the current law as defined in Section 2256.016 of the Texas Government Code, provided that:

- the investment pool has been authorized by the Town Council;
- the pool shall have furnished the Investment Officer an offering circular containing the information required by Section 2256.016(b) of the Texas Government Code;
- the pool shall furnish the Investment Officer investment transaction confirmations with respect to all investments made with it;
- the pool shall furnish to the Investment Officer monthly reports containing the information required under Section 2256.016(c) of the Texas Government Code;
- the pool is continuously rated no lower than “AAA” or “AAA-m” or an equivalent rating by at least one nationally recognized rating service;
- the pool marks its portfolio to market daily;
- the pool’s investment objectives shall be to maintain a stable net asset value of one dollar (\$1.00); and
- the pool’s investment philosophy and strategy are consistent with this Policy.

(6) Regulated No-Load Money Market Mutual Funds. These investments are authorized, under the following conditions:

- the money market mutual fund is registered with and regulated by the Securities and Exchange Commission;
- the fund provides the Town with a prospectus and other information required by the Securities Exchange Act of 1934 or the Investment Company Act of 1940;
- the fund has a dollar-weighted average portfolio maturity in compliance with regulations;
- the investment objectives include the maintenance of a stable net asset value of one dollar (\$1.00) per share; and
- the fund is continuously rated no lower than "AAA" or an equivalent rating by at least one nationally recognized rating service.

The Town may not invest funds under its control in an amount that exceeds 10% of the total assets of any individual money market mutual fund.

(7) Repurchase Agreements, Reverse Repurchase Agreements, Bankers’ Acceptances; Commercial Paper. These investments are authorized for the Town only to the extent that they are contained in the portfolios of approved public funds investment pools in which the Town invests, or as otherwise provided below.

- The direct investment in reverse repurchase agreements, bankers' acceptances, and commercial paper by the Town is not authorized.
- Fully flexible repurchase agreements, or similar agreements, are authorized in this Policy, to the extent authorized under the Act. The use of flex repos shall be limited to the investment of bond proceeds and the maturity date of any such agreement shall not exceed the expected proceeds draw schedule.

7.2 Investment Instruments NOT Authorized. The following instruments are eligible for investment by local government according to state law, but they have been intentionally prohibited for the Town by this Policy: mortgage-related obligations, options, financial futures contracts and, day trading of long-term securities. In addition to these restricted investments, state law specifically prohibits investment in the following securities:

- (1) Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal.
- (2) Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest.
- (3) Collateralized mortgage obligations that have a stated final maturity date of greater than ten years.
- (4) Collateralized mortgage obligations, the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

7.3 Effect of Loss of Required Rating. An investment that requires a minimum rating does not qualify as an authorized investment during the period the investment does not have the minimum rating. The Town shall take all prudent measures that are consistent with this Investment Policy to liquidate an investment that does not have the minimum rating.

7.4 Exemption for Existing Investments. The Town is not required to liquidate investments that were authorized investments at the time of purchase.

8. COLLATERALIZATION. Consistent with the requirements of the Public Funds Collateral Act, it is the policy of the Town to require full collateralization of all Town funds on deposit with a depository institution. The market value of the instruments securing the deposit of funds shall be at least equal to the amount of the deposits of funds, plus accrued interest, reduced to the extent that the deposits are insured by the Federal Deposit Insurance Corporation (FDIC). Securities pledged as collateral shall be held in the Town's name, in a segregated account at the Federal Reserve Bank or by an independent third party with which the Town has a current custodial agreement. The custodial agreement is to specify the acceptable collateral, including provisions relating to possession of the collateral, the substitution or release of all or a portion of the collateral, ownership of the collateral, and the method of valuation of the collateral. The custodial agreement must clearly state that the custodian is instructed to release collateral to the Town in the event the Town has determined that the depository institution has failed to pay on any request, or has determined that the funds of the Town are in jeopardy for whatever reason, including involuntary closure or change of ownership. A clearly marked evidence of pledge (e.g., collateral receipt) must be supplied to the Town and retained by the Town. Any collateral with a maturity over five (5) years must be approved by an Investment Officer before the transaction is initiated. An Investment Officer must be notified in writing of release or substitution of collateral. Financial institutions serving as Town depositories will be required to sign a "Depository Agreement" with the Town. The collateralized deposit portion of the depository agreement shall define the Town's rights to collateral in the event of default, bankruptcy, or

closing and shall establish a perfected security interest in compliance with Federal and State regulations, including:

- The Agreement must be in writing;
- The Agreement has to be executed by the Depository and the Town contemporaneously with the acquisition of the asset;
- The Agreement must be approved by the Board of Directors or the Loan Committee of the Depository and a copy of the meeting minutes must be delivered to the Town; and
- The Agreement must be part of the Depository's "official record" continuously since its execution.

8.1 The Town may accept the following securities as collateral for financial institution deposits;

- FDIC and FSLIC insurance coverage;
- A bond, certificate of indebtedness, or Treasury Note, or other evidence of indebtedness that is guaranteed as to principal and interest by the United States or its agencies and instrumentalities;
- Obligations, the principal and interest on which are unconditionally guaranteed or insured by the State of Texas, or its agencies and instrumentalities;
- A bond, or other evidence of indebtedness, of a county, city, or other political subdivision of the State of Texas having been rated as investment grade (investment rating no less than "A" or its equivalent) by a nationally recognized rating agency with a remaining maturity of ten years or less;
- Surety Bonds that meet the requirements of the Act; or
- Federal Home Loan Bank Letters of Credit as defined by Chapter 116, Subchapter C of the Local Government Code.

8.2 For certificates of deposit and other evidences of deposit, collateral shall be at 102% of market value. The required market value of collateral will always equal or exceed the principal plus accrued interest of deposits at financial institutions.

8.3 The Town shall receive a monthly collateral report from the Custodian, and as requested by an Investment Officer, that includes a listing of the collateral pledged to the Town, marked to current market prices (if available). The listing shall include total pledged collateral: itemized by name, type, description, par value, current market value, maturity date, and Moody's or Standard & Poor's rating, if applicable. The Town and the financial institution shall jointly assume the responsibility for ensuring that the collateral is sufficient.

9. INVESTMENT PARAMETERS. Diversification of investment instruments shall be utilized to avoid incurring unreasonable risks resulting from over-concentration of investments in a specific maturity, a specific issue, or a specific class of investments. Diversification of the portfolio considers diversification by maturity dates and diversification by investment instrument.

9.1 **Diversification by Maturities.** The longer the maturity of an investment, the greater its potential for price volatility. Therefore, it is the Town's policy to concentrate its investment portfolio in shorter-term maturities in order to limit principal risks caused by change in interest rates. The Town will attempt to match its investments with anticipated cash flow requirements. The Town will not directly invest in maturities more than three (3) years from the date of purchase. However, the above described obligations, certificates, or agreements may be collateralized using longer date instruments. The Town shall diversify, as appropriate, the use of investment instruments to avoid incurring unreasonable risks inherent in over-investing in specific instruments, individual financial institutions or maturities. Maturity scheduling shall be managed by the Investment Officers so that maturities of investments shall be timed to coincide with projected cash flow needs.

The entire Town portfolio, including funds at the Town's primary depository institution, shall mostly comprise one pooled fund group, with the exception of the debt service fund and the Town's two component units and the maximum average dollar-weighted maturity allowed based on the stated maturity date for the portfolio is two hundred seventy (270) days. Investment maturities for debt service interest and sinking funds and/or other types of reserve funds, whose use is never anticipated, may not exceed three (3) years.

9.2 The Town shall invest local funds in investments yielding a market rate-of-return while providing necessary protection of the principal consistent with the operating requirements of this section or written policies.

10. INVESTMENT STRATEGY. The Town maintains a comprehensive and proactive cash management program that is designed to monitor and control all Town funds to ensure maximum utilization and yield a market rate of return. (For the purpose of this Policy, a "market rate of return" refers to the approximate interest rate that could be earned by an investor in a specific maturity range at any given point in time. For example, an investor seeking to earn a market rate of return while maintaining an investment portfolio with an average maturity of 90 days, would hope to earn approximately the same as a three-month agency discount note. If the investor earns a rate much higher than this, it might signal an inappropriate level of risk.) The basic and underlying strategy of this program is that all of the Town's funds are earning interest. It is the responsibility and obligation of the Town to maintain a flexible approach and be prepared to modify the investment strategy as market conditions dictate. The investment strategy described is predicated on conditions as now exist and are subject to change. The investment strategy emphasizes low credit risk, diversification, and the management of maturities. The strategy also considers the expertise and time constraints of the Investment Officers. The allowable investment instruments as defined in Section 6 of this Policy reflect the avoidance of credit risk. Diversification refers to dividing investments among a variety of instruments offering independent returns. This strategy uses local government investment pools, and other cash equivalent options, to maintain liquidity. The management of maturities refers to structuring the maturity dates of the direct investments so that, while funds are initially invested for a longer period of time, some investments mature as cash needs require.

10.1 The primary investment strategy and objectives of the Town as specified in this Policy (See Section 3.) are listed below, in their order of importance:

- Safety and preservation of principal;
- Maintenance of sufficient liquidity to meet operating needs;
- Seek at all times to maintain public trust by adhering to the above stated objectives; and
- Achieve a market rate of return on the investment portfolio.

10.2 The list of investments authorized by this Policy intentionally excludes some investments allowed by state law. The restrictions limit possible credit risk and provide the maximum measure of safety. Within the investment objectives, the investment strategy is to utilize authorized investments for maximum advantage to the Town. To increase the interest earnings for funds identified as being available for investment over longer periods of time based upon a cash requirements projection, the Town will consider the following strategies:

10.2.1 **Strategy No. 1.** Maintaining liquidity through the use of financial institution deposits, local government investment pools and money market mutual funds. An investment pool is an entity created to invest public funds jointly on behalf its' participants and whose investment objectives in order of priority match those objectives of the Town. Funds are usually available

from investment pools on a same-day basis, meaning the pools have a high degree of liquidity. Because of the size and expertise of their staff, investment pools are able to prudently invest in a variety of the investment types allowed by state law. In this manner, investment pools maintain liquidity and achieve diversification. Funds that may be needed on a short-term basis but that are in excess of the amount maintained at the primary depository institution are available for deposit in investment pools.

10.2.2 **Strategy No. 2.** Building a ladder of Investment Policy authorized instruments with staggered maturities for all or part of the longer-term investable funds. The benefits of this ladder approach include the following:

- It is straight-forward and easily understood;
- It represents a prudent diversification method;
- All investments remain within the approved maturity horizon;
- It will normally allow the Town to capture a reasonable portion of the yield curve; and
- It provides predictable cash flow with scheduled maturities and reinvestment opportunities.

10.2.3. **Strategy No. 3.** At this time, the Town does not use an investment management firm. Should the Town determine a need, the following strategy will apply:

Pursuant to the Act (Texas Government Code 2256.003), the Town may, at its discretion, contract with an investment management firm registered under the Investment Advisors Act of 1940 (15 U.S.C. Section 80b-1 et seq.) and with the State Securities Board to provide for investment and non-discretionary management of its public funds or other funds under its control.

An appointed Investment Advisor shall act solely in an advisory and administrative capacity, within the guidelines of this Investment Policy. At no time shall the advisor take possession of investments or funds, or otherwise be granted discretionary authority to transact business on behalf of the Town. Any contract awarded by the Town Council for investment advisory services may not exceed two years, including any options to extend by mutual consent of both parties.

Duties of the Investment Advisor shall include, but not be limited to, assistance in purchasing investments, transaction settlement, producing required reports, pricing the portfolio, performing due diligence on broker/dealers, market monitoring, and economic review.

Any Investment Advisor contracted by the Town shall abide by the *Prudent Expert Rule*, whereby investment advice shall, at all times, be given with the judgment and care, under circumstances then prevailing, which persons paid for their special prudence, discretion and intelligence in such matters exercise in the management of their client's affairs, not for speculation by the client or production of fee income by the advisor or broker, but for investment by the client with emphasis on the probable safety of the capital while considering the probable income to be derived.

10.2.4. **Strategy No. 4.** The Town may maintain portfolio(s) that utilize four specific investment strategy considerations designed to address the unique characteristics of the fund group(s) represented in the portfolio(s):

- 10.2.4.1 Investment strategies for operating funds and pooled funds containing operating funds have as their primary objective to assure that anticipated cash flows are matched with

adequate investment liquidity. The secondary objective is to create a portfolio that will experience minimal volatility during economic cycles through diversification by investment type, maturity date and issuer. All investment types, as authorized by this Policy, are considered suitable investments for the operating and pooled funds. All investments shall be of high quality with no perceived default risk. Securities with active and efficient secondary markets are necessary in the event of an unanticipated cash flow requirement. Attaining a competitive market yield for comparable investment-types and portfolio restrictions is the desired objective.

10.2.4.2 Investment strategies for debt service funds shall have as the primary objective the assurance of investment liquidity adequate to cover the debt service obligation on the required payment date(s). These funds have predictable payment schedules; therefore investment maturities shall not exceed the anticipated cash flow requirements. All investment types, as authorized by this Policy, are considered suitable investments for the debt service funds. All investments shall be of high quality with no perceived default risk. Securities with active and efficient secondary markets are not required. Market conditions will influence the attractiveness of diversifying maturity to the next “unfunded” payment date. Attaining a competitive market yield for comparable investment-types and portfolio restrictions is the desired objective.

10.2.4.3 Investment strategies for debt service reserve funds shall have as the primary objective the ability to generate a dependable revenue stream to the appropriate debt service fund. Managing the debt service reserve fund’s portfolio maturities to not exceed the call provisions of the bond issue will reduce the investment’s market risk if the Town’s bonds are called and the reserve fund liquidated. No investment maturity shall exceed the final maturity of the bond issue. All investment types, as authorized by this Policy, are considered suitable investments for the debt service reserve funds. All investments shall be of high quality with no perceived default risk. Securities with active and efficient secondary markets are necessary in the event of an unanticipated cash flow requirement. Market conditions and valuation restrictions influence the attractiveness of diversifying maturity. Attaining a competitive market yield for comparable investment-types and portfolio restrictions is the desired objective.

10.2.4.4 Investment strategies for special use or capital projects funds will have as their primary objective to assure that anticipated cash flows are matched with adequate investment liquidity. All investment types, as authorized by this Policy, are considered suitable investments for the special use or capital project funds. All investments shall be of high quality with no perceived default risk. Securities with active and efficient secondary markets are necessary in the event of an unanticipated cash flow requirement. Attaining a competitive market yield for comparable investment-types and portfolio restrictions is the desired objective. Additionally, market conditions and arbitrage regulations will influence the investment of tax-exempt bond proceed capital project funds. When market conditions allow, achieving a positive spread to applicable arbitrage yield is the desired objective, although at no time shall the anticipated expenditure schedule be exceeded in an attempt to increase yield.

10.2.5 **Strategy No. 5 - Hold until Maturity.** The strategy of the Town is to maintain sufficient liquidity in its portfolio so that it does not need to sell or redeem an investment prior to maturity. Should it become necessary to sell a security prior to maturity, where the sale proceeds are less than the current book value, the prior written consent of the Town Manager must be obtained. Securities may be sold prior to maturity by the Investment Officer at or above their book value at any time. The result of all sales of securities prior to maturity shall be reported to the Town Manager within two business days of the sale. The report shall provide the amount of proceeds

from the sale, including accrued interest to the date of sale, less the current book value and the dollar amount of gain on the sale.

10.2.6 **Strategy No. 6 - Pooling of Demand Deposits.** All demand deposits of the Town will be concentrated with one primary depository. This procedure will maximize the Town's ability to pool cash for investment purposes, and provide more manageable banking relationships.

10.2.7 **Strategy No. 7 – Depository Institution Relationships.** This Policy shall further seek to maintain good depository institution relationships while minimizing the cost of banking services. The Town will seek to maintain a primary depository contract that will be managed to a level that minimizes the cost of the banking relationship to the Town, while allowing the Town to earn an appropriate return on idle demand deposits.

10.2.8 **Strategy No. 8 – Single Pooled Fund Group.** Where applicable, a single strategy is specified, in accordance with the single pooled fund group as defined in the Policy. However, earnings from investments will be allocated on a pro-rata cash basis to the individual funds and used in a manner that will best service the interests of the Town.

10.2.9 **Strategy No. 9 – Maximizing Investable Cash Balances.** Procedures shall be established and implemented in order to maximize investable cash by decreasing the time between the actual collection and the deposit of receipts, and by the controlling of disbursements.

11. REPORTING. The Investment Officers shall submit a signed quarterly investment report that summarizes current market conditions, economic developments and anticipated investment conditions. The report shall summarize investment strategies employed in the most recent quarter, and describe the portfolio in terms of investments, maturities, risk characteristics, and shall explain the total investment return for the quarter.

11.1 **Annual Report.** The Finance Director shall present an annual report on the investment program and investment activity. This report may be presented as a component of the fourth quarter report to the Town Manager and Town Council. The quarterly reports prepared by the Investment Officers shall be formally reviewed at least annually by an independent auditor, and the result of the review shall be reported to the Town Council by that auditor.

11.2 **Methods.** The quarterly investment report shall include a succinct management summary that provides a clear picture of the status of the current investment portfolio and transactions made over the past quarter. This management summary will be prepared in a manner that will allow the Town to ascertain whether investment activities during the reporting period have conformed to the Investment Policy. The report will be prepared in compliance with the Act. The report will be provided to the Town Manager and Town Council. The report will include the following:

- A listing of individual investments held at the end of the reporting period. This list will include the name of the fund or pooled group fund for which each individual investment was acquired;
- Unrealized gains or losses resulting from appreciation or depreciation by listing the beginning and ending book and market value for the period. Market values shall be obtained from financial institutions or portfolio reporting services independent from the investment's source;
- Additions and changes to the market value during the period;
- Fully accrued interest for the reporting period;

- Average weighted yield to maturity of portfolio (the portfolio performance standard) as compared to applicable benchmarks;
- Listing of investments by maturity date;
- The percentage of the total portfolio which each type of investment represents;
- Confirmation of current credit rating of any investment that has a required minimum rating (obtained from a reliable source): and
- Statement of compliance of the Town's investment portfolio with State Law and the Investment Policy and incorporated strategy approved by the Town Council.

12. ANNUAL COMPLIANCE AUDIT. The Finance Director shall establish a system of written internal controls. The controls shall be designed to prevent loss of public funds due to fraud, error, misrepresentation, or imprudent actions. The internal controls and adherence to the Town's established Investment Policy are to be reviewed annually in conjunction with an external independent audit. This review will provide assurance of compliance with policies and procedures as specified by this Policy.

13. POLICY CONSIDERATIONS. The Town's Investment Policy shall be adopted and amended by resolution of the Town Council only. The Town's written policies and procedures for investments are subject to review not less than annually to stay current with changing laws, regulations and needs of the Town. Any changes or modifications to this Investment Policy, if any, shall be approved, and adopted by a formal resolution of the Town Council.

**TEXAS PUBLIC FUNDS INVESTMENT ACT
CERTIFICATION BY BUSINESS ORGANIZATION**

TOWN OF ARGYLE, TEXAS

This certification is executed on behalf of the Town of Argyle, Texas (the "Town"), and _____ (the "Business Organization"), pursuant to the Public Funds Investment Act, Chapter 2256, Texas Government Code (the "Act") in connection with investment transactions conducted between the Town and the Business Organization.

The undersigned Qualified Representative of the Business Organization hereby certifies on behalf of the Business Organization that:

1. The undersigned is a Qualified Representative of the Business Organization offering to enter an investment transaction with the Investor as such terms are used in the Public Funds Investment Act, Chapter 2256, Texas Government Code; and
2. The Qualified Representative of the Business Organization has received and reviewed the Investment Policy furnished by the Town; and
3. The Qualified Representative of the Business Organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the Business Organization and the Town that are not authorized by the Town's Investment Policy, except to the extent that this authorization is dependent on an analysis of the makeup of the Town's entire portfolio or requires an interpretation of subjective investment standards.

Qualified Representative of Business Organization

Firm: _____

Signature

Printed Name: _____

Title: _____

Date: _____



**CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
STAFF REPORT**

Meeting Date: October 25, 2016
To: Mayor and members of Town Council
From: Matthew C. Jones, Director of Community Development
Subject: Semiannual Impact Fee Report

Purpose:

Consider approval of the Semiannual Impact Fee Report from the Capital Improvements Advisory Committee (CIAC).

Background:

Section 395.058 (c) (4) of the Texas Local Government Code requires that the Capital Improvements Advisory Committee (CIAC) file semiannual reports with respect to the progress of the capital improvements plan and report to the political subdivision (Town Council) any perceived inequities in implementing the plan or imposing the fee.

Analysis:

The Impact Fee program for the Town of Argyle is progressing as outlined in the adopted Impact Fee Study adopted on April 7, 2015 (Adopted on a 5 year schedule). Impact Fee collection totals for the fiscal year to dates are as follows:

Waste Water Impact Fee Account:

FY16 YTD as of 9/30/16: \$105,622.05 (DEMA reimbursements)

Roadway Impact Fee Account:

FY16 YTD as of 9/30/16: \$100,503.00 (DEMA reimbursements)

Ending fund balances (unaudited) for Impact Fees as estimated for September 30, 2016 (unaudited) are as follows:

Waste Water Impact Fee Account: \$186,165.27

Roadway Impact Fee Fund Account: \$716,040.37

There are no signs of any perceived inequities in implementing the capital improvements plan or in the imposition of the fee.

Staff Recommendation:

Staff forwards the Impact Fee Report for your approval.

CIAC Recommendation:

The Capital Improvement Advisory Committee considered this report at their October 4, 2016 regularly scheduled meeting. Discussion was held that indicated no adjustments were necessary at this time. A motion was made to approve the semiannual report as presented, the motion passed 6-0.



TOWN COUNCIL DATA SHEET

**Agenda Item:**

PUBLIC HEARING: Consider and take appropriate action on an ordinance amendment (ORD-16-005) regarding Section 14.7.29 of the Town of Argyle Town Development Standards regarding general drilling and production standards for oil and gas drilling.

Prepared by:

Matt Jones, Director of Community Development

Background:

The Town Council requested Town Staff to bring forward a discussion item regarding the general drilling and production standards in the Town Development Standards (TDS) for oil and gas drilling. The language in Section 14.7.29 provides certain criteria for the drilling and production of oil and gas wells within the Town of Argyle.

These regulations are intended to protect the health, safety and general welfare of the public, minimize the potential impact to property and mineral rights owners, protect the quality of the environment and encourage the orderly production of available mineral resources. As well as, ensure that all property owners, mineral and otherwise, have the right to peaceably enjoy their property and its benefits and revenues.

Town Council held a work session to discuss this item at their September 13, 2016 meeting. Direction was given to staff to add language to the existing ordinance that would allow a reduced setback from an existing well site if new development were to occur in the area of an established drilling site.

Staff Recommendation:

N/A

Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission considered this request at their October 4, 2016 regularly scheduled meeting. Discussion was held and a motion was made to approve the ordinance amendment as presented by Town Staff. The motion carried by a vote of six (6) in favor to none (0) opposed.

Requested Action:

Take appropriate action on the requested ordinance amendment.

Attachments:

Section 14.7.29 - General Drilling and Production Standards
Proposed Ordinance

 **SECTION 14.7.29 General drilling and production standards**

A. The drilling and production of oil and gas shall be permitted within the Town, provided that all terms, conditions, and requirements of federal, state and local law are met.

B. Distance requirements (well setbacks). The measurement of the distances set forth in this article shall be calculated from the proposed well bore, in a straight line, without regard to intervening structures or objects, to the closest exterior point of the object listed below.

1. If the surface owner has the mineral interest on its property, no well, tank battery or equipment shall be located within three hundred feet (300') of a residential structure. If the mineral owner and surface owner are not the same, then no well, tank battery or equipment shall be located within eight hundred feet (800') of a residential structure unless a signed waiver from the surface owner is presented at the time of the specific use application. In the case of a waiver, no well, tank battery or equipment shall be located within four hundred feet (400') of a residential structure. Residential structures include only those structures designed and used for human occupation.
2. No well shall be located within five hundred feet (500') of a place of public assembly.
3. No well shall be located within five hundred feet (500') of any existing storage tank or source of potential ignition.
4. No well shall be located within three hundred feet (300') of any outer property line.
5. No well shall be located within five hundred feet (500') of any freshwater well.
6. No well shall be located within five hundred feet (500') of any cemetery.
7. No well shall be located within one thousand (1,000) feet of any school property line.

**TOWN OF ARGYLE, TEXAS
ORDINANCE NO. 2016-XX**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS AMENDING THE ARGYLE CODE OF ORDINANCES BY AMENDING ARTICLE 14, TOWN DEVELOPMENT STANDARDS, SECTION 14.7.29 OIL AND GAS DRILLING AND PRODUCTION REGULATIONS, REGARDING GENERAL DRILLING AND PRODUCTION STANDARDS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY, CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Argyle is authorized to regulate various aspects of development within the Town and its extraterritorial jurisdiction; and

WHEREAS, the Town of Argyle deems the regulation of development as necessary to protect the health, safety and welfare of the public; and

WHEREAS, the Town of Argyle deems the passage of this Ordinance to be in the best interest of the citizens of Argyle.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS:

Section 1. That all matters stated hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Section 2. That Article 14, Town Development Standards, of the Town of Argyle Code of Ordinances is hereby amended by amending Section 14.7.29 Oil and Gas Drilling and Production Regulations, regarding General Drilling and Production Standards:

“SECTION 14.7.29 General drilling and production standards

.....

B. Distance requirements (well setbacks). The measurement of the distances set forth in this article shall be calculated from the proposed well bore, in a straight line, without regard to intervening structures or objects, to the closest exterior point of the object listed below.

1. If the surface owner has the mineral interest on its property, no well, tank battery or equipment shall be located within three hundred feet (300') of a residential structure. If the mineral owner and surface owner are not the same, then no well, tank battery or equipment shall be located within eight hundred feet (800') of a residential structure unless a signed waiver from the surface owner is presented at the time of the specific use application. In the case of a waiver, no well, tank battery or equipment shall be located within four hundred feet (400') of a

residential structure. Residential structures include only those structures designed and used for human occupation.

2. No well shall be located within five hundred feet (500') of a place of public assembly.
3. No well shall be located within five hundred feet (500') of any existing storage tank or source of potential ignition.
4. No well shall be located within three hundred feet (300') of any outer property line.
5. No well shall be located within five hundred feet (500') of any freshwater well.
6. No well shall be located within five hundred feet (500') of any cemetery.
7. No well shall be located within one thousand (1,000) feet of any school property line.
8. For an existing well, no new residential structure shall be constructed within three hundred feet (300') of any well as shown on an approved gas well site plan. Residential structures include only those structures designed and used for human occupation (accessory structures do not apply).

.....”

Section 3. That all ordinances or any parts thereof in conflict with the terms of this ordinance shall be and hereby are deemed repealed and of no force or effect.

Section 4. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed two thousand dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 5. If any section, subsection, sentence, clause or phase of this ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 6. In addition to and accumulative of all other penalties, the Town shall have the right to seek injunctive relief for any and all violations of this ordinance.

Section 7. In order to protect the public interest, comfort and general welfare, this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE,
TEXAS**, on this the 25th day of October, 2016.

APPROVED:

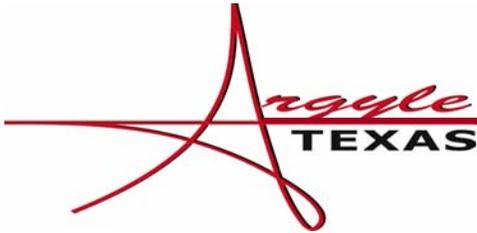
Peggy Krueger, Mayor

ATTEST:

Kristi Gilbert, Town Secretary

APPROVED AS TO FORM:

Matthew C. G. Boyle, Town Attorney



TOWN COUNCIL STAFF REPORT

Meeting

Date: October 25, 2016

To: Mayor and members of Town Council

From: Matt Jones, Director of Community Development

Subject: Preliminary Plat – Liberty Pointe

Purpose:

Consider and take appropriate action on a preliminary plat (PP-16-003) for Liberty Pointe, a proposed subdivision on an approximately 28.8 acre tract of land in the G. Cardinas Survey, Abstract No. 216, Denton County, Texas; located in the Town of Argyle's Extra Territorial Jurisdiction (ETJ); and being located to the East of US 377, South of Frenchtown Road and South of Town Limits of the Town of Argyle.

Existing Condition of Property:

The majority of the subject property is open pasture containing sparsely scattered trees throughout the site.

Adjacent Existing Land Uses and Zoning:

North: Town of Argyle ETJ
 South: A-Agricultural District
 East: Town of Argyle ETJ
 West: US HWY 377

Development Review Analysis:

The applicant is proposing a preliminary plat including 23 single family residential lots on approximately 28.8 acres. The development also includes a total of .874 acres of open space to be owned and maintained by the Home Owner's association.

The Development Review Committee has reviewed this preliminary plat and has determined that the following variances are required:

1. A 4' variance to the required (30') pavement width. The applicant is proposing 26' pavement.
2. Minimum lot size for on-site sanitary sewer service (2.5 acre minimum). The applicant is proposing 1 acre lots.

All other minimum standards of the Town Development Standards for a preliminary plat have been met. After preliminary plat approval, the applicant must submit a final plat application along with civil construction plans for streets, grading/drainage, water and sanitary sewer compliant with the Town of Argyle Development Standards in order to proceed with the development process.

Staff Recommendation:

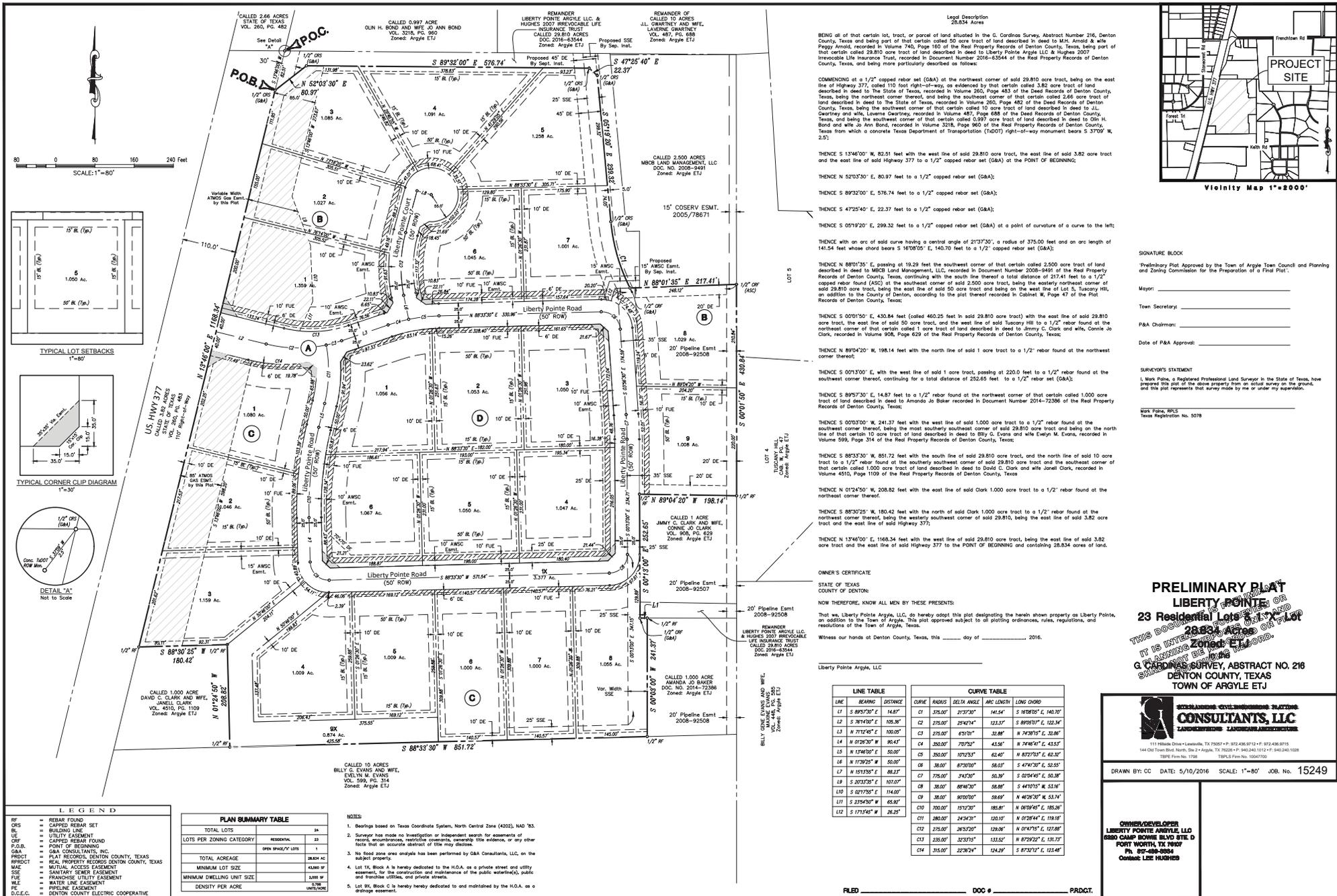
Town staff forwards this request for your approval as submitted.

Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission considered this request at their October 4, 2016 regularly scheduled meeting. A motion was made to approve the preliminary plat with the required variances. The motion failed by a vote of two (2) in favor to four (4) opposed. Discussion was held and a second motion was made to deny the preliminary plat request. The motion to deny carried by a vote of four (4) in favor to two (2) opposed.

Attachments:

Preliminary Plat

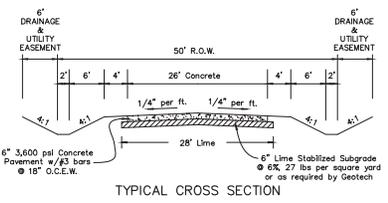
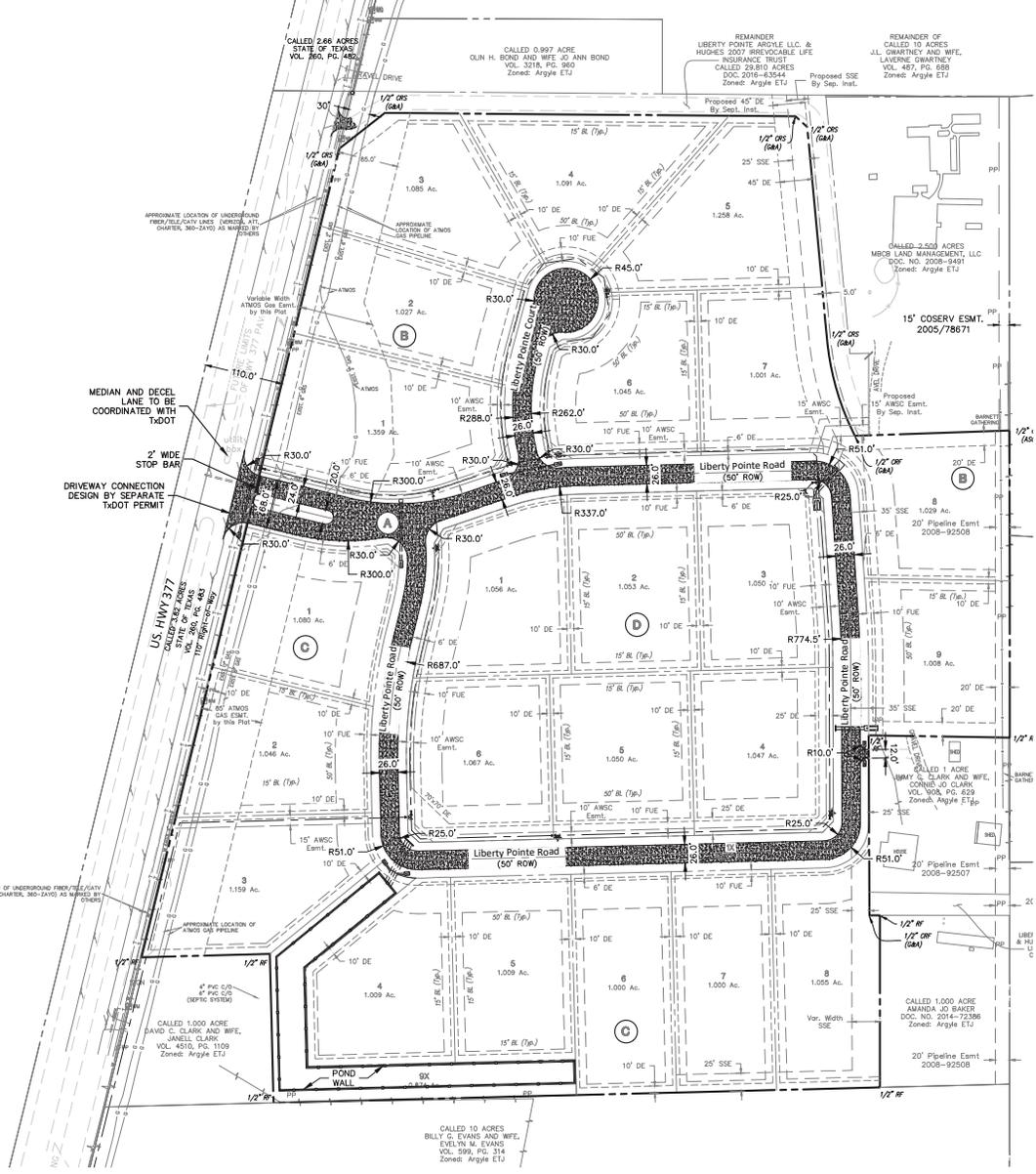


PRELIMINARY PLAT
LIBERTY POINTE ARGYLE, LLC
23 Residential Lots OR
29.810 Acres on Lot
5, Tuscany Hill, an addition to the County of Denton, Texas, according to the plat thereof recorded in Cabinet W, Page 47 of the Plat Records of Denton County, Texas.
G. CARDENAS SURVEY, ABSTRACT NO. 216
DENTON COUNTY, TEXAS
TOWN OF ARGYLE, TX

CONSULTANTS, LLC
LAND SURVEYING & ENGINEERING
11111 Melissa Drive • Lewisville, TX 75057 • P: 972.438.9712 • F: 972.438.9715
1414 Oak Tower Blvd North, Ste 2 • Rowlett, TX 75087 • P: 972.246.1012 • F: 972.246.1028
TSPS Form No. 1728 TSPS Form No. 1004/7/00

DRAWN BY: CC DATE: 5/10/2016 SCALE: 1"=80' JOB No. 15249

OWNER/DEVELOPER
LIBERTY POINTE ARGYLE, LLC
6500 CAMP BOWNE BLVD STE D
FORT WORTH, TX 76107
PH: 817-498-8884
ON-SITE LITE ILLUSTRATED



X-SECTION NOTES:
 1.) Slope will vary along certain portion of ditches and around cul-de-sacs, ref. plan view grading.
 2.) Contractor to provide construction joints every 15' with expansion joints to be determined by the City Engineer. A horizontal cut is to be provided along the proposed centerline.

CONSULTANTS, LLC
 11888 UNIVERSITY DR., SUITE 200, FORT WORTH, TEXAS 76133
 TEL: 817.339.8888 FAX: 817.339.8889
 TEPER PERM NO. 00019702

LIBERTY POINTE
 in the
26,854 Acres
 G. CARDINAS SURVEY, ABSTRACT NO. 296
 TARRANT COUNTY, TEXAS
 TOWN OF ARGYLE, TEXAS

PRELIMINARY PAVING PLAN

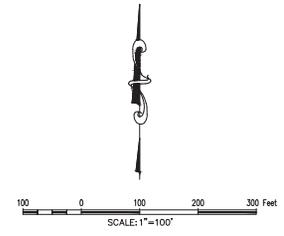
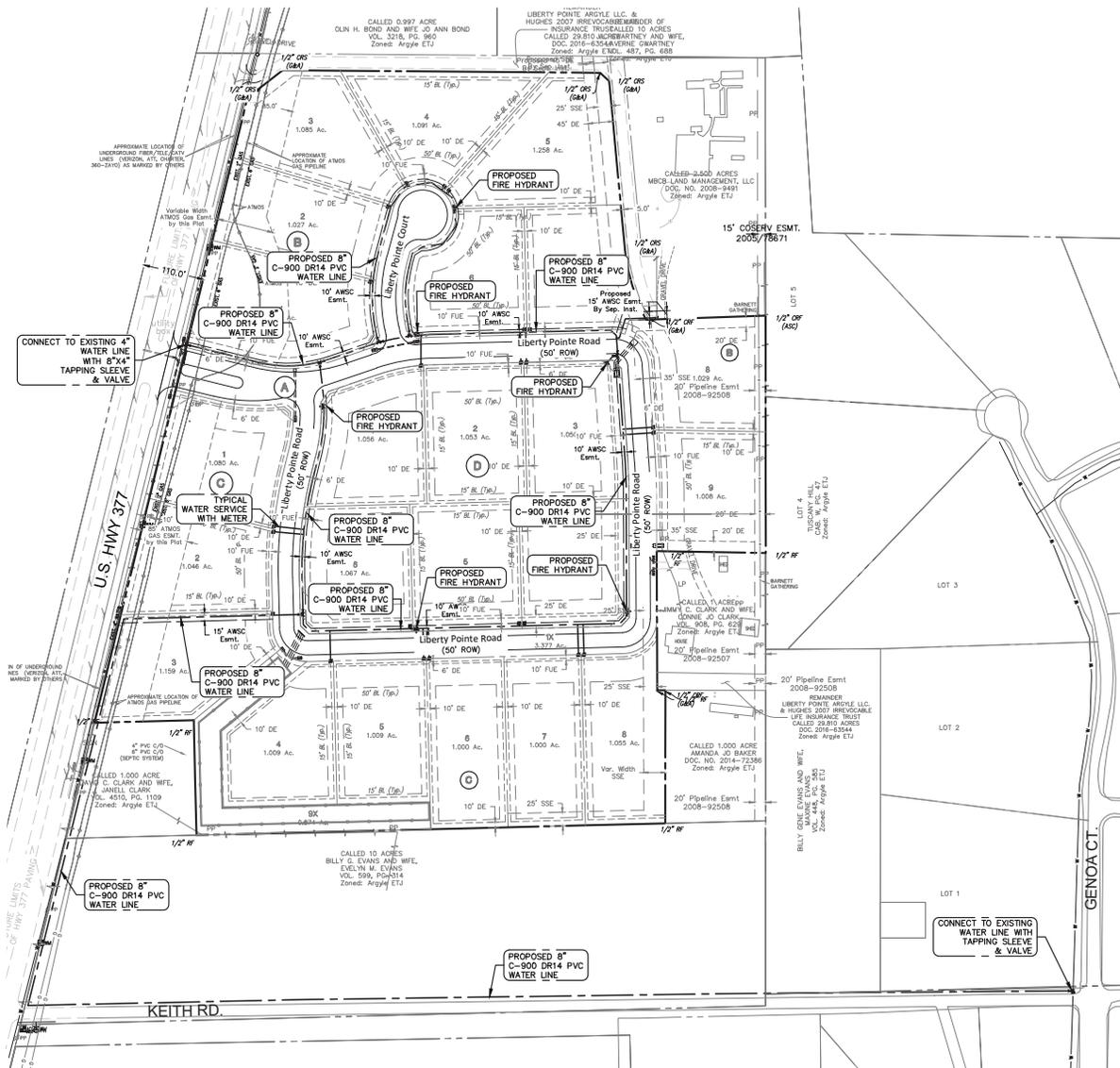
PRELIMINARY PLANS
 THIS DOCUMENT IS FOR
 INTERNAL REVIEW AND IS
 NOT INTENDED FOR
 CONSTRUCTION, BIDDING,
 OR PERMIT PURPOSES.
 G&A CONSULTANTS, F-1798
 R. VON BUEGGER, P.E. #69087
 DATE 9/8/2016

Drawn By: JCM
 Date: 05/18/2016
 Scale: 1"=100'
 Revision:
 09/08/2016

15249

OWNER/DEVELOPER
 LIBERTY POINTE ARGYLE, LLC
 9800 CAMP BOWNE BLVD. STE. D
 FORT WORTH, TX 76107
 Ph. 817-459-5884
 Contact: LEE HUGHES

P3



GENERAL NOTES

1. All proposed waterline mains to be minimum 8" diameter.
2. All waterline mains to comply with current TCEQ regulations (minimum radius for curved alignments, etc.).
3. All crossings under existing roads to be bored and sleeved.
4. All lots to be served by private sewage systems.
5. Separation distance between sanitary sewer collection lines and water lines to meet TCEQ requirements (9 feet in all directions).

CONSULTANTS, L.L.C.
 1118 HALLWAY DR., SUITE 200
 FORT WORTH, TEXAS 76104
 TEL: 817.335.1111 FAX: 817.335.1112
 TEPES PER NO. 00497922
 TYPE: CIVIL No. 1798

LIBERTY POINTE
 26,834 Acres
 in the
G. CARDINAS SURVEY, ABSTRACT NO. 216
 TARRANT COUNTY, TEXAS
 TOWN OF ARGYLE ETJ

PRELIMINARY WATER PLAN

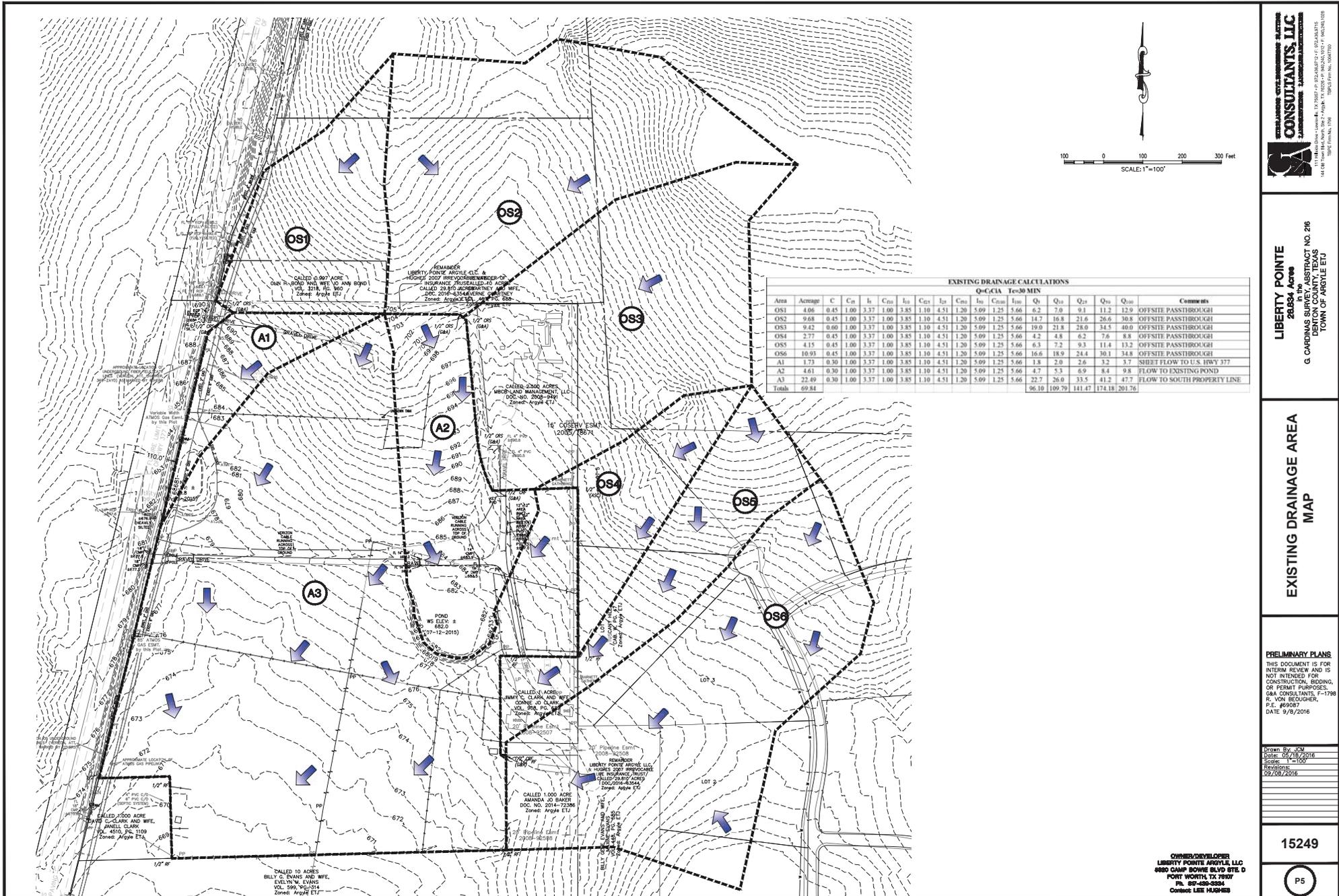
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 R. VON BEOUGHER,
 P.E. #69087
 DATE 9/8/2016

Drawn By: JCM
 Date: 05/18/2016
 Scale: 1"=100'
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 02/08/2016

15249

OWNER/DEVELOPER
 LIBERTY POINTE ARGYLE, LLC
 9800 CAMP BOWIE BLVD. STE. D
 FORT WORTH, TX 76107
 Ph. 817-459-5884
 Contact: LEE HUGHES

P4



EXISTING DRAINAGE CALCULATIONS

Q=CeCia Tc=30 MIN

Area	Average	C	Ce	Li	Ci0	Iu	Ce	Li	Ci0	Iu	Ce	Li	Ci0	Iu	Q ₁	Q ₂	Q ₃	Q ₄	Q ₅	Comments
DS1	4.06	0.45	1.00	3.37	1.00	3.85	1.10	4.51	1.20	5.09	1.25	5.66	6.2	7.0	9.1	11.2	12.9			OFFSITE PASSTHROUGH
DS2	9.68	0.45	1.00	3.37	1.00	3.85	1.10	4.51	1.20	5.09	1.25	5.66	14.7	16.8	21.6	26.6	30.8			OFFSITE PASSTHROUGH
DS3	9.42	0.60	1.00	3.37	1.00	3.85	1.10	4.51	1.20	5.09	1.25	5.66	19.0	21.8	28.0	34.5	40.0			OFFSITE PASSTHROUGH
DS4	2.77	0.45	1.00	3.37	1.00	3.85	1.10	4.51	1.20	5.09	1.25	5.66	4.2	4.8	6.2	7.6	8.8			OFFSITE PASSTHROUGH
DS5	4.15	0.45	1.00	3.37	1.00	3.85	1.10	4.51	1.20	5.09	1.25	5.66	6.3	7.2	9.3	11.4	13.2			OFFSITE PASSTHROUGH
DS6	10.93	0.45	1.00	3.37	1.00	3.85	1.10	4.51	1.20	5.09	1.25	5.66	16.6	18.9	24.4	30.1	34.8			OFFSITE PASSTHROUGH
A1	1.73	0.30	1.00	3.37	1.00	3.85	1.10	4.51	1.20	5.09	1.25	5.66	1.8	2.0	2.6	3.2	3.7			SHEET FLOW TO U.S. HWY 377
A2	4.61	0.30	1.00	3.37	1.00	3.85	1.10	4.51	1.20	5.09	1.25	5.66	4.7	5.3	6.9	8.4	9.8			FLOW TO EXISTING POND
A3	22.49	0.30	1.00	3.37	1.00	3.85	1.10	4.51	1.20	5.09	1.25	5.66	22.7	26.0	33.5	41.2	47.7			FLOW TO SOUTH PROPERTY LINE
Total	69.84														96.10	109.79	141.47	174.18	201.76	

LIBERTY PONTE
in the
26.854 Acres
of
LIBERTY PONTE
TOWN OF ARGYLE, TX

EXISTING DRAINAGE AREA
MAP

PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERNAL REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
R. VON BUEGGER, P.E. #69097
DATE 9/8/2016

Drawn By: JCM
Date: 05/18/2016
Scale: 1"=100'
Revision:
09/08/2016

15249

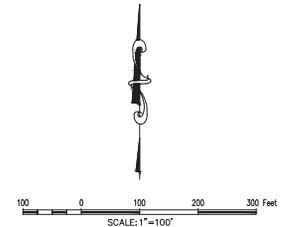
P5

OWNER/DEVELOPER
LIBERTY PONTE ARGYLE, LLC
8800 CAMP BOWIE BLVD. STE. D
FORT WORTH, TX 76117
PH: 817-459-5884
CONTACT: LEE HUGHES

CONSULTANTS, LLC
1118 HALLWAY DR., SUITE 200
FORT WORTH, TEXAS 76104
TEL: 817-335-1111
WWW.CONSULTANTS-LLC.COM
TX REG. NO. 1798

G. CARDINAS SURVEY, ABSTRACT NO. 216
LIBERTY PONTE, TEXAS
TOWN OF ARGYLE, TX

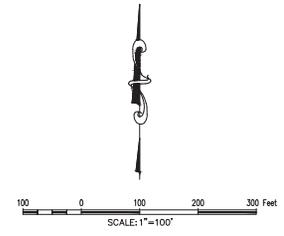
LIBERTY PONTE



PROPOSED DRAINAGE CALCULATIONS
Q=CiCA T=15 MIN

Area	Adj. Area	C	C ₁	I ₁	C ₂	I ₂	C ₃	I ₃	C ₄	I ₄	C ₅	I ₅	C ₆	I ₆	C ₇	I ₇	C ₈	I ₈	Q ₁	Q ₂	Q ₃	Q ₄	Q ₅	Q ₆	Q ₇	Q ₈	Q ₉	Q ₁₀	Q ₁₁	Q ₁₂	Q ₁₃	Q ₁₄	Q ₁₅	Q ₁₆	Q ₁₇	Q ₁₈	Q ₁₉	Q ₂₀	Q ₂₁	Q ₂₂	Q ₂₃	Q ₂₄	Q ₂₅	Q ₂₆	Q ₂₇	Q ₂₈	Q ₂₉	Q ₃₀	Q ₃₁	Q ₃₂	Q ₃₃	Q ₃₄	Q ₃₅	Q ₃₆	Q ₃₇	Q ₃₈	Q ₃₉	Q ₄₀	Q ₄₁	Q ₄₂	Q ₄₃	Q ₄₄	Q ₄₅	Q ₄₆	Q ₄₇	Q ₄₈	Q ₄₉	Q ₅₀	Q ₅₁	Q ₅₂	Q ₅₃	Q ₅₄	Q ₅₅	Q ₅₆	Q ₅₇	Q ₅₈	Q ₅₉	Q ₆₀	Q ₆₁	Q ₆₂	Q ₆₃	Q ₆₄	Q ₆₅	Q ₆₆	Q ₆₇	Q ₆₈	Q ₆₉	Q ₇₀	Q ₇₁	Q ₇₂	Q ₇₃	Q ₇₄	Q ₇₅	Q ₇₆	Q ₇₇	Q ₇₈	Q ₇₉	Q ₈₀	Q ₈₁	Q ₈₂	Q ₈₃	Q ₈₄	Q ₈₅	Q ₈₆	Q ₈₇	Q ₈₈	Q ₈₉	Q ₉₀	Q ₉₁	Q ₉₂	Q ₉₃	Q ₉₄	Q ₉₅	Q ₉₆	Q ₉₇	Q ₉₈	Q ₉₉	Q ₁₀₀	Q ₁₀₁	Q ₁₀₂	Q ₁₀₃	Q ₁₀₄	Q ₁₀₅	Q ₁₀₆	Q ₁₀₇	Q ₁₀₈	Q ₁₀₉	Q ₁₁₀	Q ₁₁₁	Q ₁₁₂	Q ₁₁₃	Q ₁₁₄	Q ₁₁₅	Q ₁₁₆	Q ₁₁₇	Q ₁₁₈	Q ₁₁₉	Q ₁₂₀	Q ₁₂₁	Q ₁₂₂	Q ₁₂₃	Q ₁₂₄	Q ₁₂₅	Q ₁₂₆	Q ₁₂₇	Q ₁₂₈	Q ₁₂₉	Q ₁₃₀	Q ₁₃₁	Q ₁₃₂	Q ₁₃₃	Q ₁₃₄	Q ₁₃₅	Q ₁₃₆	Q ₁₃₇	Q ₁₃₈	Q ₁₃₉	Q ₁₄₀	Q ₁₄₁	Q ₁₄₂	Q ₁₄₃	Q ₁₄₄	Q ₁₄₅	Q ₁₄₆	Q ₁₄₇	Q ₁₄₈	Q ₁₄₉	Q ₁₅₀	Q ₁₅₁	Q ₁₅₂	Q ₁₅₃	Q ₁₅₄	Q ₁₅₅	Q ₁₅₆	Q ₁₅₇	Q ₁₅₈	Q ₁₅₉	Q ₁₆₀	Q ₁₆₁	Q ₁₆₂	Q ₁₆₃	Q ₁₆₄	Q ₁₆₅	Q ₁₆₆	Q ₁₆₇	Q ₁₆₈	Q ₁₆₉	Q ₁₇₀	Q ₁₇₁	Q ₁₇₂	Q ₁₇₃	Q ₁₇₄	Q ₁₇₅	Q ₁₇₆	Q ₁₇₇	Q ₁₇₈	Q ₁₇₉	Q ₁₈₀	Q ₁₈₁	Q ₁₈₂	Q ₁₈₃	Q ₁₈₄	Q ₁₈₅	Q ₁₈₆	Q ₁₈₇	Q ₁₈₈	Q ₁₈₉	Q ₁₉₀	Q ₁₉₁	Q ₁₉₂	Q ₁₉₃	Q ₁₉₄	Q ₁₉₅	Q ₁₉₆	Q ₁₉₇	Q ₁₉₈	Q ₁₉₉	Q ₂₀₀	Q ₂₀₁	Q ₂₀₂	Q ₂₀₃	Q ₂₀₄	Q ₂₀₅	Q ₂₀₆	Q ₂₀₇	Q ₂₀₈	Q ₂₀₉	Q ₂₁₀	Q ₂₁₁	Q ₂₁₂	Q ₂₁₃	Q ₂₁₄	Q ₂₁₅	Q ₂₁₆	Q ₂₁₇	Q ₂₁₈	Q ₂₁₉	Q ₂₂₀	Q ₂₂₁	Q ₂₂₂	Q ₂₂₃	Q ₂₂₄	Q ₂₂₅	Q ₂₂₆	Q ₂₂₇	Q ₂₂₈	Q ₂₂₉	Q ₂₃₀	Q ₂₃₁	Q ₂₃₂	Q ₂₃₃	Q ₂₃₄	Q ₂₃₅	Q ₂₃₆	Q ₂₃₇	Q ₂₃₈	Q ₂₃₉	Q ₂₄₀	Q ₂₄₁	Q ₂₄₂	Q ₂₄₃	Q ₂₄₄	Q ₂₄₅	Q ₂₄₆	Q ₂₄₇	Q ₂₄₈	Q ₂₄₉	Q ₂₅₀	Q ₂₅₁	Q ₂₅₂	Q ₂₅₃	Q ₂₅₄	Q ₂₅₅	Q ₂₅₆	Q ₂₅₇	Q ₂₅₈	Q ₂₅₉	Q ₂₆₀	Q ₂₆₁	Q ₂₆₂	Q ₂₆₃	Q ₂₆₄	Q ₂₆₅	Q ₂₆₆	Q ₂₆₇	Q ₂₆₈	Q ₂₆₉	Q ₂₇₀	Q ₂₇₁	Q ₂₇₂	Q ₂₇₃	Q ₂₇₄	Q ₂₇₅	Q ₂₇₆	Q ₂₇₇	Q ₂₇₈	Q ₂₇₉	Q ₂₈₀	Q ₂₈₁	Q ₂₈₂	Q ₂₈₃	Q ₂₈₄	Q ₂₈₅	Q ₂₈₆	Q ₂₈₇	Q ₂₈₈	Q ₂₈₉	Q ₂₉₀	Q ₂₉₁	Q ₂₉₂	Q ₂₉₃	Q ₂₉₄	Q ₂₉₅	Q ₂₉₆	Q ₂₉₇	Q ₂₉₈	Q ₂₉₉	Q ₃₀₀	Q ₃₀₁	Q ₃₀₂	Q ₃₀₃	Q ₃₀₄	Q ₃₀₅	Q ₃₀₆	Q ₃₀₇	Q ₃₀₈	Q ₃₀₉	Q ₃₁₀	Q ₃₁₁	Q ₃₁₂	Q ₃₁₃	Q ₃₁₄	Q ₃₁₅	Q ₃₁₆	Q ₃₁₇	Q ₃₁₈	Q ₃₁₉	Q ₃₂₀	Q ₃₂₁	Q ₃₂₂	Q ₃₂₃	Q ₃₂₄	Q ₃₂₅	Q ₃₂₆	Q ₃₂₇	Q ₃₂₈	Q ₃₂₉	Q ₃₃₀	Q ₃₃₁	Q ₃₃₂	Q ₃₃₃	Q ₃₃₄	Q ₃₃₅	Q ₃₃₆	Q ₃₃₇	Q ₃₃₈	Q ₃₃₉	Q ₃₄₀	Q ₃₄₁	Q ₃₄₂	Q ₃₄₃	Q ₃₄₄	Q ₃₄₅	Q ₃₄₆	Q ₃₄₇	Q ₃₄₈	Q ₃₄₉	Q ₃₅₀	Q ₃₅₁	Q ₃₅₂	Q ₃₅₃	Q ₃₅₄	Q ₃₅₅	Q ₃₅₆	Q ₃₅₇	Q ₃₅₈	Q ₃₅₉	Q ₃₆₀	Q ₃₆₁	Q ₃₆₂	Q ₃₆₃	Q ₃₆₄	Q ₃₆₅	Q ₃₆₆	Q ₃₆₇	Q ₃₆₈	Q ₃₆₉	Q ₃₇₀	Q ₃₇₁	Q ₃₇₂	Q ₃₇₃	Q ₃₇₄	Q ₃₇₅	Q ₃₇₆	Q ₃₇₇	Q ₃₇₈	Q ₃₇₉	Q ₃₈₀	Q ₃₈₁	Q ₃₈₂	Q ₃₈₃	Q ₃₈₄	Q ₃₈₅	Q ₃₈₆	Q ₃₈₇	Q ₃₈₈	Q ₃₈₉	Q ₃₉₀	Q ₃₉₁	Q ₃₉₂	Q ₃₉₃	Q ₃₉₄	Q ₃₉₅	Q ₃₉₆	Q ₃₉₇	Q ₃₉₈	Q ₃₉₉	Q ₄₀₀	Q ₄₀₁	Q ₄₀₂	Q ₄₀₃	Q ₄₀₄	Q ₄₀₅	Q ₄₀₆	Q ₄₀₇	Q ₄₀₈	Q ₄₀₉	Q ₄₁₀	Q ₄₁₁	Q ₄₁₂	Q ₄₁₃	Q ₄₁₄	Q ₄₁₅	Q ₄₁₆	Q ₄₁₇	Q ₄₁₈	Q ₄₁₉	Q ₄₂₀	Q ₄₂₁	Q ₄₂₂	Q ₄₂₃	Q ₄₂₄	Q ₄₂₅	Q ₄₂₆	Q ₄₂₇	Q ₄₂₈	Q ₄₂₉	Q ₄₃₀	Q ₄₃₁	Q ₄₃₂	Q ₄₃₃	Q ₄₃₄	Q ₄₃₅	Q ₄₃₆	Q ₄₃₇	Q ₄₃₈	Q ₄₃₉	Q ₄₄₀	Q ₄₄₁	Q ₄₄₂	Q ₄₄₃	Q ₄₄₄	Q ₄₄₅	Q ₄₄₆	Q ₄₄₇	Q ₄₄₈	Q ₄₄₉	Q ₄₅₀	Q ₄₅₁	Q ₄₅₂	Q ₄₅₃	Q ₄₅₄	Q ₄₅₅	Q ₄₅₆	Q ₄₅₇	Q ₄₅₈	Q ₄₅₉	Q ₄₆₀	Q ₄₆₁	Q ₄₆₂	Q ₄₆₃	Q ₄₆₄	Q ₄₆₅	Q ₄₆₆	Q ₄₆₇	Q ₄₆₈	Q ₄₆₉	Q ₄₇₀	Q ₄₇₁	Q ₄₇₂	Q ₄₇₃	Q ₄₇₄	Q ₄₇₅	Q ₄₇₆	Q ₄₇₇	Q ₄₇₈	Q ₄₇₉	Q ₄₈₀	Q ₄₈₁	Q ₄₈₂	Q ₄₈₃	Q ₄₈₄	Q ₄₈₅	Q ₄₈₆	Q ₄₈₇	Q ₄₈₈	Q ₄₈₉	Q ₄₉₀	Q ₄₉₁	Q ₄₉₂	Q ₄₉₃	Q ₄₉₄	Q ₄₉₅	Q ₄₉₆	Q ₄₉₇	Q ₄₉₈	Q ₄₉₉	Q ₅₀₀	Q ₅₀₁	Q ₅₀₂	Q ₅₀₃	Q ₅₀₄	Q ₅₀₅	Q ₅₀₆	Q ₅₀₇	Q ₅₀₈	Q ₅₀₉	Q ₅₁₀	Q ₅₁₁	Q ₅₁₂	Q ₅₁₃	Q ₅₁₄	Q ₅₁₅	Q ₅₁₆	Q ₅₁₇	Q ₅₁₈	Q ₅₁₉	Q ₅₂₀	Q ₅₂₁	Q ₅₂₂	Q ₅₂₃	Q ₅₂₄	Q ₅₂₅	Q ₅₂₆	Q ₅₂₇	Q ₅₂₈	Q ₅₂₉	Q ₅₃₀	Q ₅₃₁	Q ₅₃₂	Q ₅₃₃	Q ₅₃₄	Q ₅₃₅	Q ₅₃₆	Q ₅₃₇	Q ₅₃₈	Q ₅₃₉	Q ₅₄₀	Q ₅₄₁	Q ₅₄₂	Q ₅₄₃	Q ₅₄₄	Q ₅₄₅	Q ₅₄₆	Q ₅₄₇	Q ₅₄₈	Q ₅₄₉	Q ₅₅₀	Q ₅₅₁	Q ₅₅₂	Q ₅₅₃	Q ₅₅₄	Q ₅₅₅	Q ₅₅₆	Q ₅₅₇	Q ₅₅₈	Q ₅₅₉	Q ₅₆₀	Q ₅₆₁	Q ₅₆₂	Q ₅₆₃	Q ₅₆₄	Q ₅₆₅	Q ₅₆₆	Q ₅₆₇	Q ₅₆₈	Q ₅₆₉	Q ₅₇₀	Q ₅₇₁	Q ₅₇₂	Q ₅₇₃	Q ₅₇₄	Q ₅₇₅	Q ₅₇₆	Q ₅₇₇	Q ₅₇₈	Q ₅₇₉	Q ₅₈₀	Q ₅₈₁	Q ₅₈₂	Q ₅₈₃	Q ₅₈₄	Q ₅₈₅	Q ₅₈₆	Q ₅₈₇	Q ₅₈₈	Q ₅₈₉	Q ₅₉₀	Q ₅₉₁	Q ₅₉₂	Q ₅₉₃	Q ₅₉₄	Q ₅₉₅	Q ₅₉₆	Q ₅₉₇	Q ₅₉₈	Q ₅₉₉	Q ₆₀₀	Q ₆₀₁	Q ₆₀₂	Q ₆₀₃	Q ₆₀₄	Q ₆₀₅	Q ₆₀₆	Q ₆₀₇	Q ₆₀₈	Q ₆₀₉	Q ₆₁₀	Q ₆₁₁	Q ₆₁₂	Q ₆₁₃	Q ₆₁₄	Q ₆₁₅	Q ₆₁₆	Q ₆₁₇	Q ₆₁₈	Q ₆₁₉	Q ₆₂₀	Q ₆₂₁	Q ₆₂₂	Q ₆₂₃	Q ₆₂₄	Q ₆₂₅	Q ₆₂₆	Q ₆₂₇	Q ₆₂₈	Q ₆₂₉	Q ₆₃₀	Q ₆₃₁	Q ₆₃₂	Q ₆₃₃	Q ₆₃₄	Q ₆₃₅	Q ₆₃₆	Q ₆₃₇	Q ₆₃₈	Q ₆₃₉	Q ₆₄₀	Q ₆₄₁	Q ₆₄₂	Q ₆₄₃	Q ₆₄₄	Q ₆₄₅	Q ₆₄₆	Q ₆₄₇	Q ₆₄₈	Q ₆₄₉	Q ₆₅₀	Q ₆₅₁	Q ₆₅₂	Q ₆₅₃	Q ₆₅₄	Q ₆₅₅	Q ₆₅₆	Q ₆₅₇	Q ₆₅₈	Q ₆₅₉	Q ₆₆₀	Q ₆₆₁	Q ₆₆₂	Q ₆₆₃	Q ₆₆₄	Q ₆₆₅	Q ₆₆₆	Q ₆₆₇	Q ₆₆₈	Q ₆₆₉	Q ₆₇₀	Q ₆₇₁	Q ₆₇₂	Q ₆₇₃	Q ₆₇₄	Q ₆₇₅	Q ₆₇₆	Q ₆₇₇	Q ₆₇₈	Q ₆₇₉	Q ₆₈₀	Q ₆₈₁	Q ₆₈₂	Q ₆₈₃	Q ₆₈₄	Q ₆₈₅	Q ₆₈₆	Q ₆₈₇	Q ₆₈₈	Q ₆₈₉	Q ₆₉₀	Q ₆₉₁	Q ₆₉₂	Q ₆₉₃	Q ₆₉₄	Q ₆₉₅	Q ₆₉₆	Q ₆₉₇	Q ₆₉₈	Q ₆₉₉	Q ₇₀₀	Q ₇₀₁	Q ₇₀₂	Q ₇₀₃	Q ₇₀₄	Q ₇₀₅	Q ₇₀₆	Q ₇₀₇	Q ₇₀₈	Q ₇₀₉	Q ₇₁₀	Q ₇₁₁	Q ₇₁₂	Q ₇₁₃	Q ₇₁₄	Q ₇₁₅	Q ₇₁₆	Q ₇₁₇	Q ₇₁₈	Q ₇₁₉	Q ₇₂₀	Q ₇₂₁	Q ₇₂₂	Q ₇₂₃	Q ₇₂₄	Q ₇₂₅	Q ₇₂₆	Q ₇₂₇	Q ₇₂₈	Q ₇₂₉	Q ₇₃₀	Q ₇₃₁	Q ₇₃₂	Q ₇₃₃	Q ₇₃₄	Q ₇₃₅	Q ₇₃₆	Q ₇₃₇	Q ₇₃₈	Q ₇₃₉	Q ₇₄₀	Q ₇₄₁	Q ₇₄₂	Q ₇₄₃	Q ₇₄₄	Q ₇₄₅	Q ₇₄₆	Q ₇₄₇	Q ₇₄₈	Q ₇₄₉	Q ₇₅₀	Q ₇₅₁	Q ₇₅₂	Q ₇₅₃	Q ₇₅₄	Q ₇₅₅	Q ₇₅₆	Q ₇₅₇	Q ₇₅₈	Q ₇₅₉	Q ₇₆₀	Q ₇₆₁	Q ₇₆₂	Q ₇₆₃	Q ₇₆₄	Q ₇₆₅	Q ₇₆₆	Q ₇₆₇	Q ₇₆₈	Q ₇₆₉	Q ₇₇₀	Q ₇₇₁	Q ₇₇₂	Q ₇₇₃	Q ₇₇₄	Q ₇₇₅	Q ₇₇₆	Q ₇₇₇	Q ₇₇₈	Q ₇₇₉	Q ₇₈₀	Q ₇₈₁	Q ₇₈₂	Q ₇₈₃	Q ₇₈₄	Q ₇₈₅	Q ₇₈₆	Q ₇₈₇	Q ₇₈₈	Q ₇₈₉	Q ₇₉₀	Q ₇₉₁	Q ₇₉₂	Q ₇₉₃	Q ₇₉₄	Q ₇₉₅	Q ₇₉₆	Q ₇
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THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE 05/18/2016 BY 60322 UCBAW/STP/STP



CONSULTANTS, LLC
 11888 HALLWAY, SUITE 200, FORT WORTH, TEXAS 76131
 TEL: 817.335.2222 FAX: 817.335.2222
 TYPED PER NO. 0049702

LIBERTY PONTE
 26,854 Acres
 in the
G. CARDINALS SURVEY, ABSTRACT NO. 216
 TARRANT COUNTY, TEXAS
 TOWN OF ARROYE ETJ

PRELIMINARY STORM PLAN

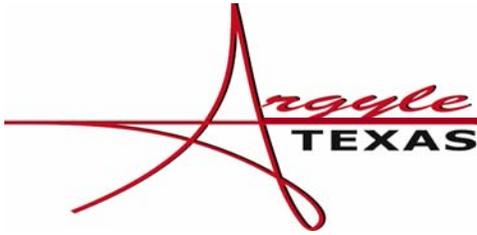
PRELIMINARY PLANS
 THIS DOCUMENT IS FOR
 INTERNAL REVIEW AND IS
 NOT INTENDED FOR
 CONSTRUCTION, BIDDING,
 OR PERMIT PURPOSES.
 GAA CONSULTANTS, F-1798
 R. VON BEOUGHNER,
 P.E. #69097
 DATE 9/8/2016

Drawn By: JCM
Date: 05/18/2016
Scale: 1"=100'
Revision:
09/08/2016

15249
 OWNER/DEVELOPER
LIBERTY PONTE ARROYE, LLC
 8800 CAMP BOWNE BLVD STE D
 FORT WORTH, TX 76107
 Ph. 817-459-5884
 Contact: LEE HUGHES

P7

LIBERTY PONTE



TOWN COUNCIL STAFF REPORT

Meeting

Date: October 25, 2016

To: Mayor and members of Town Council

From: Matt Jones, Director of Community Development

Subject: Final Plat – Sunset View Addition

Purpose:

Consider and take appropriate action on a final plat (FP-16-009) for Sunset View Addition, being approximately 1.99 acres of land in the Patrick Rock Survey, Abstract No. 1063; and being located at 452 C Taylor Road, Town of Argyle, Denton County, Texas.

Existing Condition of Property:

The subject property is open with groups of trees scattered throughout the property and has been developed with a single family residence on the west side of the property.

Adjacent Existing Land Uses and Zoning:

North: A-Agricultural
 South: SF-2.5-Single Family Residential
 East: A-Agricultural
 West: CF-Community Facilities

Development Review Analysis:

The applicant is proposing a single family residential lot on 1.99 acres. The minimum lot size in A – Agricultural District is 5.0 acres. Since the proposed plat does not meet the minimum lot size, a variance is required for approval by Town Council. The Development Review Committee has reviewed this final plat and has determined that it meets all minimum standards of the Town Development Standards except the minimum lot size in A – Agricultural District.

Staff Recommendation:

Town staff forwards this request for your approval.

Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission considered this request at their October 4, 2016 regularly scheduled meeting. Discussion was held and a motion was made to approve the final plat as requested. The motion carried by a vote of six (6) in favor to none (0) opposed.

Attachments:

Final Plat



TOWN COUNCIL DATA SHEET



Agenda Item:

Discuss and consider approval of resolutions appointing members to the Argyle Economic Development Corporation and the Planning and Zoning Commission.

Prepared by:

Kristi Gilbert

Background:

At each October meeting, the Council appointments members to the various boards and commissions. Submitted applications, along with an applicant summary, is provided under separate cover.

Financial Impact:

None

Staff Recommendation:

Approval of a resolution making board appointments.

Requested Action:

Motion to approve a resolution appointing (Applicant #1), (Applicant #2) and (Applicant #3) to the Economic Development Corporation and _____ as Advisory Members.

Motion to approve a resolution appointing (Applicant #1), (Applicant #2), (Applicant #3) and (Applicant #4) to the Planning & Zoning Commission.

Attachments:

Resolution appointing Economic Development Corporation Members
Resolution appointing Planning & Zoning Commission Members
Applicant Summary (attached under separate cover)

**TOWN OF ARGYLE, TEXAS
RESOLUTION NO. 2016-XX**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS
APPOINTING BOARD MEMBERS AND ADVISORY BOARD MEMBERS TO THE
ARGYLE ECONOMIC DEVELOPMENT CORPORATION AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, annual appointments for the Town’s Boards, Commissions and Committees are made annually in October; and

WHEREAS, the two-year terms of three (3) Argyle Economic Development Corporation Board of Directors are expiring; and

WHEREAS, the two-year terms of the aforementioned three (3) Board of Directors expire October 31, 2016; and

WHEREAS, the Town Council may appoint one (1) or more persons to serve as advisory directors to the Argyle Economic Development Corporation. .

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS:

SECTION 1. That the following individuals are hereby appointed to serve as Board of Directors on the Argyle Economic Development Corporation for a term of two (2) years:

NAME	POSITION	TERM EXPIRATION
1. _____	Board Member	Oct. 2018
2. _____	Board Member	Oct. 2018
3. _____	Board Member	Oct. 2018

SECTION 2. That the following individual(s) are hereby appointed to serve as Advisory Directors on the Argyle Economic Development Corporation:

NAME	POSITION	TERM EXPIRATION
1. _____	Advisory Member	None
2. _____	Advisory Member	None
3. _____	Advisory Member	None

SECTION 3. That the newly appointed Board of Director members of the Argyle Economic Development Corporation are hereby appointed for the terms stated above and until their successors are qualified and duly appointed.

SECTION 4. That this Resolution shall take effect upon its adoption with terms commencing November 1, 2016.

PASSED AND APPROVED this the 25th day of October, 2016.

Town of Argyle, Texas

Peggy Krueger, Mayor

ATTEST:

Kristi Gilbert, Town Secretary

**TOWN OF ARGYLE, TEXAS
RESOLUTION NO. 2016-XX**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS APPOINTING MEMBERS TO VARIOUS POSITIONS OF THE PLANNING & ZONING COMMISSION; PROVIDING AN EFFECTIVE DATE.

WHEREAS: Annual appointments for the Town’s Boards, Commissions and Committees are made each year; and

WHEREAS: The Planning and Zoning Commission has four (4) positions open; and

WHEREAS: The four (4) positions are two-year terms expiring October 31, 2016.

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS:

SECTION 1. That the following members are hereby appointed to the Planning and Zoning Commission:

NAME	POSITION	TERM EXPIRATION
1. _____	P&Z Member	Oct. 2018
2. _____	P&Z Member	Oct. 2018
3. _____	P&Z Member	Oct. 2018
4. _____	P&Z Member	Oct. 2018

SECTION 2. That the newly appointed members to the Planning & Zoning Commission are hereby appointed for the terms stated above and until the new successors are appointed and qualified.

SECTION 3. That this Resolution shall take effect upon its adoption with the new terms commencing November 1, 2016.

PASSED AND APPROVED this the 25th day of October, 2016.

Town of Argyle, Texas

Peggy Krueger, Mayor

ATTEST:

Kristi Gilbert, Town Secretary