



## Town Council Work Session & Regular Meeting Minutes – August 9, 2016

The Regular Meeting of the Town Council was held on **August 9, 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.

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Left</b>
Peggy Krueger	Mayor	Present	7:27 pm
Joey Hasty	Mayor Pro Tem	Present	
Kay Teer	Council Member, Place 2	Present	
Eric Lamon	Council Member, Place 3	Absent	
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. Discuss proposed total ad valorem tax rate for Fiscal Year 2017 of \$0.3975 per \$100.00 of assessed valuation, FY16 Re-Estimated Budget and FY17 Proposed Budget.

Finance Director Kim Collins and Town Manager Paul Frederiksen reviewed the FY16 Re-Estimated Budget and the FY17 Proposed Budget with Council. Ms. Collins stated the proposed tax rate was \$0.3975 which is \$0.003 above the effective tax rate. Mr. Frederiksen reviewed the FY 16 accomplishments. Mr. Frederiksen stated that the FY 17 budget proposes to maintain the FY 16 tax rate of \$0.3975, matching a \$500,000 park grant from the General Fund and \$300,000 from the Parkland Dedication Fund for the park at Argyle Intermediate School, continuing the Over 65 and Disabled tax exemption of \$40,000, implementing the compensation plan, adding two FTE's at the mid-point of FY17, continuing the update of development standards, continuing the transfer to the building maintenance fund, continuing the street signage program and initiating a wayfinding and branding plan.

Town Secretary Kristi Gilbert presented the 2016 Compensation Plan to the Council. Ms. Gilbert reviewed the priorities of the Benefits Committee and the results of a compensation study utilizing 15 benchmark municipalities.

2. Receive presentation by Texas Municipal Retirement Service (TMRS) regarding the Town's current plan and Unfunded Actuarial Accrued Liability (UAAL).

Anthony Mills, Senior Regional Manager with TMRS, presented information to Council on the unfunded liability of the retirement plan. Mr. Mills stated that Argyle joined TMRS in April of 1987. Mr. Mills stated that the Town would pay off the unfunded liability in 26 years. Mr. Mills stated that the Town's total liabilities exceed the assets by approximately \$600,000. Mr. Mills stated that, by maintaining the current contribution rate and adding a one-time lump sum payment of \$100,000, the Town would be able to pay off the liability 11 years early at a savings of \$513,248.

3. Discussion regarding any regular session items.  
No discussion was held with regard to regular session items.

The work session was adjourned at 7:27 pm.

Mayor Kruger left the meeting.

**C. CALL REGULAR SESSION TO ORDER**

Mayor Pro Tem Joey Hasty called the regular session to order at 7:35 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
  - b. Quarterly Financial Report

**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 chose to speak during open forum.

**H. CONSENT AGENDA:**

Mr. Jim Carter addressed the Council on his nomination to the Denco 9-1-1 District Board of Managers.

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

1. Consider approval of the June 28, 2016 Town Council minutes.
2. Consider approval of a resolution proposing the adopting of a total ad valorem tax rate for Fiscal Year 2017 of \$0.3975 per \$100.00 of assessed valuation subject to all public hearing requirements of the Texas Property Tax Code (Fiscal Year 2016 total ad valorem tax rate - \$0.3975). (*Resolution No. 2016-16*)
3. Consider approval of a resolution approving an Interlocal Cooperation Agreement for Tax Collection services with Denton County and authorizing the Town Manager to execute said Agreement on behalf of the Town of Argyle. (*Resolution 2016-17*)
4. Consider approval of a resolution casting a vote for the appointment of a member to the Denco Area 9-1-1 District Board of Managers. (*Resolution 2016-18*)

**ACTION: Item H.1. thru H.4.**

**APPROVED**

Councilmember Hawkesworth moved to approve the consent agenda as presented. Councilmember Teer seconded the motion. For: Unanimous. The motion passed 4 to 0.

**I. NEW BUSINESS & PUBLIC HEARINGS:**

1. Discuss and consider approval of a resolution appointing members to the Crime Control and Prevention District.

**ACTION: Item I.1.**

**APPROVED**

Councilmember Haynes moved to approve a resolution appointing John Crawford, Robert Seno and Patti Smith to the Crime Control and Prevention District for two year terms. Councilmember Hawkesworth seconded the motion. For: Unanimous. The motion passed 4 to 0. (*Resolution No. 2016-19*)

The Council moved to Item K. Executive Session.

**K. CONVENE INTO EXECUTIVE SESSION:**

The Council convened into executive session at 7:42 pm.

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. Section 551.071- Consultation with and legal advice from the Town Attorney regarding claim – Ben Boyd and FM 407
3. Section 551.074 - Discuss the appointment, employment, evaluation, reassignment, or duties of a public officer or employee: Town Secretary
4. Adjourn into Open Meeting at 8:12 pm.
5. Consider action on executive session items.

The Council moved to Item J.1.

**J. OLD BUSINESS:**

1. Consider approval of a resolution authorizing the Town Manager to execute a Development Agreement by and between the Town and Terra Manna, LLC for the Waterbrook development.

Bret Pedigo, with Terra Manna, addressed the Council with regard to development plans. Mr. Pedigo stated that he had been interviewing a couple of groups to serve as partners in the residential/commercial development. Mr. Pedigo stated discussions with the anchor would continue when the partner is on board.

**ACTION: Item J.1.**

**APPROVED**

Mayor Pro Tem Hasty moved to approve a resolution authorizing the Town Manager to execute a Development Agreement by and between the Town and Terra Manna, LLC for the Waterbrook development. Councilmember Teer seconded the motion. For: Unanimous. The motion passed 4 to 0. (*Resolution No. 2016-20, CLA 20160601*)

**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*)

Councilmember Teer stated she wanted a resolution regarding the location of the post office.

Mayor Pro Tem Hasty stated that he wanted a written record of the Town Secretary's positive evaluation to be reviewed for the personnel record.

**M. ADJOURN**

The meeting was adjourned at 8:18 p.m.

Approved this 13<sup>th</sup> day of September, 2016.

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Peggy Krueger, Mayor

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Kristi Gilbert, Town Secretary