



## 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.

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
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.

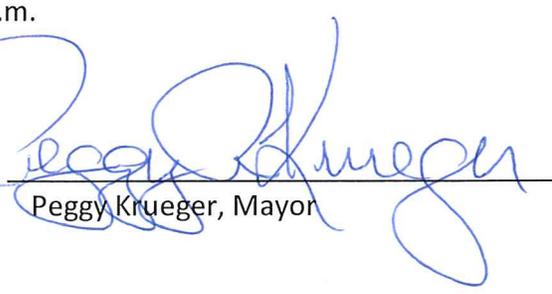
**L. RECEIVE REQUESTS FROM COUNCIL MEMBERS/STAFF FOR ITEMS TO BE PLACED ON NEXT MEETING AGENDA** (*discussion under this item must be limited to whether or not the Council wishes to include a potential agenda item on a future agenda*)

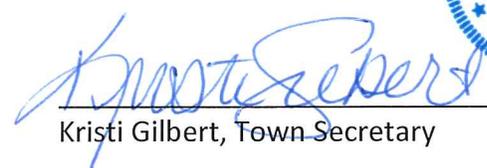
There were no items requested for a future agenda.

**M. ADJOURN**

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



  
Peggy Krueger, Mayor

  
Kristi Gilbert, Town Secretary