



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 Lamson 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 Lamson 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:

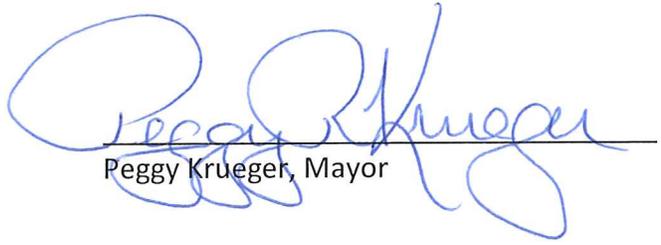
1. Section 551.087 – Deliberation regarding economic development negotiations; (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory 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

