

SEPTEMBER 19, 2022

REGULAR TOWN COUNCIL MEETING OF THE TOWN OF ARGYLE, TEXAS, HELD ON THIS DATE WITH THE FOLLOWING MEMBERS PRESENT:

MAYOR
COUNCIL MEMBER PLACE 1
COUNCIL MEMBER PLACE 2
COUNCIL MEMBER PLACE 3
COUNCIL MEMBER PLACE 4

BRYAN LIVINGSTON
GORDON BAETHGE
RONALD SCHMIDT
SHERRI MEYERS
CYNTHIA HERMANN

TOWN ATTORNEY

BRENDA MCDONALD

TOWN ADMIN./TOWN SECRETARY
ASSISTANT TOWN SECRETARY

ERIKA MCCOMIS
CANDI SMITH

CALL MEETING TO ORDER

Mayor Livingston called the regular meeting to order at 6:01 p.m.

OPEN FORUM – no speakers

STAFF REPORT

1. Public Works Department Strategic Plan (Erika McComis, Town Administrator)
2. Active Development Review Committee Project List (Nabila Nur, Community Development Director)

PUBLIC HEARING ITEMS

3. Public hearing on the annual budget for the Town of Argyle, for the fiscal year October 1, 2022, through September 30, 2023.

Ms. McComis presented the proposed budget and tax rate information to Town Council.

Mayor Livingston opened the public hearing at 6:25 p.m. and closed the public hearing at 6:33 p.m. with Steve Shannon speaking to Council and asking for a breakdown of debt obligations.

Councilmember Schmidt asked Staff to remove \$40,000 from the Town Council budget. Councilmember Hermann expressed her interest in maintaining the added administrative assistant position to be split with public works and town administration. She further stated the GIS Analyst position could be removed and brought back to council mid-year for consideration.

4. Public Hearing on the proposed property tax rate of \$0.365347 per \$100 assessed valuation for the tax year 2022 (Fiscal Year 2022-2023) for the Town of Argyle, which is effectively a 7.86% decrease in the tax rate from the preceding year.

Mayor Livingston opened the public hearing at 6:25 p.m. and closed the public hearing at 6:33 p.m. with Steve Shannon speaking to Council and asking for a breakdown of debt obligations.

5. Consider approval of Ordinance 2022-19 approving a Specific Use Permit (SUP-22-001) for a proposed Carwash (Self-Service) at the North Avalon Addition (Proposed Lot 2, Block A) on approximately 2.075 acres of land in the Francis W. Thorton Survey, Abstract No. 1244, Town of Argyle, Denton County, Texas; and being located on the east side of IH 35 W, south of FM 407, and west of Gateway Blvd.

Mayor Livingston opened the public hearing at 7:09 p.m. and closed the public hearing at 7:09 p.m. with Steve Shannon speaking in favor of the SUP.

Ms. Nur presented the item to Council along with McAdams Engineering representative Ashton Miller. Council expressed their concern for the traffic issue that the proposed use would bring to Avalon Blvd. and FM 407. Council asked the requestor to conduct further research on the traffic impact and the proposed amount of customers the car wash would have. The requestor will bring the item back at a later date.

ACTION: Item 5

DENIED

Mayor Pro Tem Bradford moved to deny the requested Special Use Permit without prejudice. Councilmember Schmidt seconded the motion. The motion passed 3-2 with Councilmember Myers and Councilmember Hermann in opposition.

ACTION ITEMS

6. Consider approval of Ordinance 2022-17 of the Town Council of the Town of Argyle, Texas, adopting the annual budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023).

Council and staff discussed the proposed budget. Council asked that staff remove the GIS

Analyst from the proposed budget along with the removal of the Facility Technician. Council instructed staff to bring back the GIS Analyst midyear once the new permitting software has been implemented. Council advised to remove \$40,000 from the Town Council budget.

ACTION: Item 6

APPROVED

Mayor Pro Tem Bradford moved to approve the budget in the amount of \$5,923,511 through eliminating the discussed positions and allowing the excess of \$195,106, to be placed in General Fund reserves. Councilmember Schmidt seconded the motion. The motion passed 4-1 with Councilmember Myers in opposition.

Voting Yea: Mayor Pro Tem Bradford, Councilmember Baethge, Councilmember Schmidt, and Councilmember Hermann

Voting Nay: Councilmember Myers

7. Consider approval of Ordinance 2022-18 levying taxes to be assessed on all taxable properties within the Town Limits of the Town of Argyle, TX for the Tax Year 2022 (FY 2022-2023).

ACTION: Item 7

APPROVED

Mayor Pro Tem Bradford moved that the property tax rate be increased by the adoption of a tax rate of \$0.365347 per \$100 valuation, which is effectively a 13.94% increase in the tax rate. Councilmember Schmidt seconded the motion. The motion passed 5-0.

Voting Yea: Mayor Pro Tem Bradford, Councilmember Baethge, Councilmember Schmidt, Councilmember Myers, and Councilmember Hermann

8. Consider approval of Resolution 2022-34 ratifying the tax revenue for the tax year 2022 (FY2022-2023) for the Town of Argyle.

ACTION: Item 8

APPROVED

Councilmember Hermann moved to ratify the property tax increase reflected in the 2022-2023 (FY23) budget and to approve resolution 2022-34 ratifying the increase. Councilmember Myers seconded the motion. The motion passed 5-0.

9. Discuss and consider approval of Resolution 2022-35 reappointing the firm of Freese and Nichols as Town of Argyle Town Engineer, approving a professional services agreement with Freese and Nichols, and authorizing the Mayor to execute the same on behalf of the Town.

ACTION: Item 9

APPROVED

Councilmember Baethge moved to approve the increase request from Freese and Nichols to amend the fiscal year expenditure from \$125,000 to \$132,745 for Fiscal Year 2023. Mayor Pro Tem Bradford seconded the motion. The motion passed 5-0.

10. Discuss and take action to approve Resolution 2022-36 to award an engineering contract for the 2021 American Rescue Plan Grant.

ACTION: Item 10

APPROVED

Councilmember Hermann moved to approve Resolution 2022-36 awarding an engineering contract to Freese and Nichols for the 2021 American Rescue Plan Grant. Councilmember Schmidt seconded the motion. The motion passed 5-0.

11. Discuss and consider approval of Resolution 2022-37 approving an agreement with iWorQ Systems Inc. to provide services for permit management, plan review management, code enforcement, customer portal, public works asset management and GIS data integration.

ACTION: Item 11

APPROVED

Councilmember Hermann moved to approve Resolution 2022-37 as presented. Councilmember Baethge seconded the motion. The motion passed 5-0.

12. Discuss and consider a Site Plan (SP-22-008) for a special exception request on a monument sign for The Well Community Church, an approximately 20,500 sq. ft. church facility, located north of FM 407 and west of US 377, being 12.957 acres and legally described as Lot 8, Block A located in the Patrick Rock Survey, Abstract No. 1063, Town of Argyle, Denton County, Texas.

Ms. Nur presented the request to Council with the options and consideration from Planning and Zoning Commission. Tommy Tanner with Melo signs addressed the council and answered questions on the request.

ACTION: Item 12

APPROVED

Councilmember Hermann moved to approve Site Plan SP-22-008 for a special exception request on a monument sign for the Well Community Church and select proposed option two, which allows a sign width of 19 feet and 6 inches and an overall sign area of 203.1 square feet. Councilmember Myers seconded the motion. The motion passed 5-0.

13. Discuss and consider the continuation for an allowance of variance to Town of Argyle Code of Ordinance Section 8.02.003(6)B relating to noise generated by paving operations outside of the hours of 7:00 a.m. and 6:00 p.m. during weekdays and 7:00 a.m. and 5:00 p.m. on weekends.

ACTION: Item 13

APPROVED

Councilmember Myers moved to approve a continuation for a variance to the Code of Ordinance Section 8.02.003(6)B to allow paving operations to allow work to be done 7:00 a.m. to 9:00 p.m. Monday through Saturday. Councilmember Baethge seconded the motion. The motion passed 5-0.

RECEIVE REQUESTS FROM COUNCIL MEMBERS/STAFF FOR ITEMS TO BE PLACED ON THE NEXT MEETING AGENDA

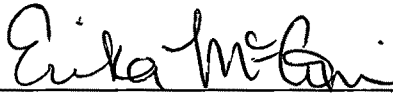
Councilmember Hermann would like an update on the Strategic Plan

Mayor Livingston would like a discussion on community events handled by the Town.
Councilmember Schmidt would like Town Council to consider having members other than Town Council as the Zoning Board of Adjustment.

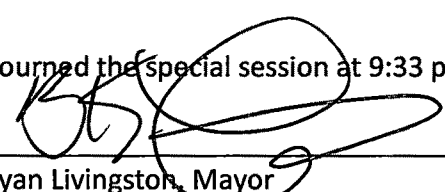
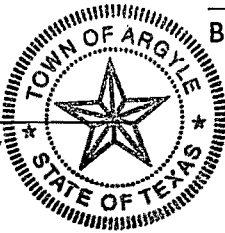
Councilmember Myers would like an item to discuss a donation to Keep Argyle Beautiful to support the annual tree lighting event.

ADJOURN

There being no further business, Mayor Livingston adjourned the special session at 9:33 p.m.



Erika McComis, Town Secretary


Bryan Livingston, Mayor