



TO: Mayor and Members of the Town Council

FROM: Rich Olson, Town Administrator

REF: Town Administrator's Weekly FYI – August 9, 2021

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1. On Tuesday, August 3, 2021, Town staff held a community meeting discussing the 2021 Street Improvement Program. There were about 30 residents in attendance as well as Mayor Livingston, myself, other members of Town staff and representatives from Jagoe and Teague Nall and Perkins (TNP). Many concerns the residents had pertained to being able to access their driveway during construction. If residents missed this meeting, the presentation is located on the Town website here:  
<https://www.argyletx.com/DocumentCenter/View/1856/Town-of-Argyle-2021-Street-Improvement-Program?bidId=>
2. The Planning & Zoning Commission met for their regularly scheduled monthly meeting Wednesday August 4, 2021 at 6:00 p.m. and took action on the following six agenda items:
  - Recommended Approval for an ordinance amendment (TDS-21-001) to Article III, Zoning, of the Town of Argyle Town Development Standards regarding various amendments to setbacks and bufferyards for commercially zoned districts adjacent to residentially owned districts in the Town Development Standards. A public hearing will be held at the Town Council meeting on August 16.
  - Recommended Approval for an ordinance amendment (TDS-21-002) to Article III, Zoning, of the Town of Argyle Town Development Standards regarding various amendments to setbacks, lot coverage, and accessory building requirements for SF-1, SF-2.5, and Agricultural zoned districts in the Town Development Standards. A public hearing will be held at the Town Council meeting on August 16.
  - Recommended Approval of a Site Plan (SP-21-002) for Castle Development Argyle, Phase II a proposed 7,500 sq. ft. medical office building, and overall concept Site Plan, being located on the southeast corner of FM 407 and Blue Horizon Way, Town of Argyle, Denton County, Texas. This item will be placed on the August 16 Town Council Agenda.
  - Approved with two conditions a Final Plat (FP-21-012) for Avalon at Argyle, Phase III.
  - Approved a Final Plat (FP-21-013) for Canyon Falls Village 10-AR.
  - Recommended discussion by Town Council on possible TDS Amendments to the contractor registration requirements (TDS-21-006). This item will be placed on the August 16 Town Council Agenda for discussion.
3. Last week, all the asphalt on Crawford Road was laid. I have received several compliments on how smooth the ride is. Jagoe's asphalt crews did an excellent job and were able to do the work with a minimum amount of inconvenience. The road is scheduled to be striped beginning on August 9, 2021. This should take two days to complete. Once the roadway has been striped, we should be able to open it back up to

two-way traffic. This week, Town staff and TNP will start developing a punch list of outstanding items which still need to be completed. Please remember that though the roadway may be open, there will still be construction crews working. Work on the sidewalk from Country Lakes to Unity Park has been formed and Jagoe is waiting on the delivery of concrete to complete the job. Within the next two weeks, one of Jagoe's subcontractors will hydromulch the north side of the roadway. The grass on the south side is starting to establish itself. General cleanup work along the roadway should take three weeks.

4. Assistant Town Administrator Erika McComis had her last day with the Town on Friday, August 6, 2021. Erika has been our Assistant Town Administrator since May 2020 and served as the Interim Town Administrator before I was hired. Erika has held many duties in her position, such as Town Treasurer, Town Secretary, Human Resources Director and Court Administrator. She is well respected by Town officials and staff because she works extremely hard and is very professional. We will miss her at Town Hall and wish her the best on her new endeavor as the City Manager of Breckenridge, Texas.
5. On May 3, 2021, the Town Council approved Resolution 2021-19 nominating Sue Tejml for an open position on the DENCO Area 911 District Board of Managers. The election concluded on July 30, 2021. Sue defeated three other candidates and was elected to the District Board of Managers. Sue will begin severing her two-year term on October 1.
6. The Town of Argyle has successfully submitted the required application packet to the Texas Division of Emergency Management and has been approved to receive \$1,085,550 in funds from the Department of Treasury as part of the Coronavirus Local Fiscal Recovery Fund (CLFRF) grant program. The funds will be used to accelerate the timeline for the Crawford Road Wastewater Improvement project that is part of capital improvement plan. The scope of services for the project will be provided to the Department of Treasury and a timeline will be established for the project. The project schedule and updates will be posted as they become available.
7. The Town received the 2021 certified taxable values from the Denton Central Appraisal District and completed tax rate calculations for Fiscal Year 2022 resulting in the following tax rates:
  - No-New-Revenue Tax Rate \$0.356605/\$100
  - Voter Approval Tax Rate \$0.370483/\$100
  - De Minimis Rate \$0.416980/\$100
  - The No-New-Revenue Tax Rate is the tax rate that would raise the same amount of tax revenue for the Town as was raised by the previous year's tax rate of \$0.3781930.
  - The Voter Approval Tax Rate is the tax rate that is 3.5% above the Town's operating No-New-Revenue tax.
  - The De Minimis Tax Rate is a calculation set by the Legislature for taxing units with a population less than 30,000.
  - If the Town sets a rate higher than the voter approved rate but lower than the De Minimis rate, there is no automatic election, but voters may petition for an election to roll back the tax rate to the voter approval rate.
  - Staff recommends Council set a Proposed Tax Rate of \$0.370482, which is below the Voter Approval Tax Rate. An action item will appear on the August 16, 2021 Council agenda to set the rate and to schedule the public hearing for the rate to be held at the September 20 Council meeting.