



TO: Mayor and Members of the Town Council

FROM: Rich Olson, Town Administrator

REF: Town Administrator's Weekly FYI – September 24, 2021

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1. During the Town Council meeting held on Monday, September 20, 2021, Town Council unanimously approved the Fiscal Year 2021-2022 budget. The FY 2021-2022 budget will begin on October 1. The average Argyle homestead will have a property tax increase due to higher appraised property values even though the actual tax rate will decrease from \$0.378193 to \$0.370482 per \$100 of appraised value. The FY 2021-2022 total approved budget expenditures are \$10,630,475. Finally, Council unanimously approved levying taxes to be assessed on all taxable properties within the Town for Tax Year 2021. There was also a public hearing scheduled for this time, but there were no speakers.
2. The Argyle Business Association will have its first monthly coffee networking event on September 30, 2021 from 8 a.m. to 9 a.m. PointBank will host at their Argyle location as they are the ABA Business Spotlight of the month. We encourage you to stay updated on the ABA social media pages for more information. Municipal Development District President Cynthia Hermann will be speaking at this event.
3. On September 23, 2021, Teresa's House Assisted Living and Memory Care had its groundbreaking ceremony in Argyle. Members of Town staff were present for the event. Teresa's House will be located off of Hwy 377 by the American Pet Spa & Resort. Construction is expected to be completed later in 2022.
4. Town staff, along with representatives from Jagoe and Teague Nall and Perkins, conducted a walkthrough of the Crawford project and created a punch list to ensure all outstanding items would be completed. A final punch list should be sent to the Town by Monday, September 27. The Town has received payment request seven and eight for the Crawford Road Project. Payment request number seven covers work performed from May 20, 2021 to June 19, 2021, while payment request number eight covered work from June 20, 2021 to July 19, 2021. Both payment requests were delayed as staff and our outside engineer worked through several of the payment quantities. Payment request number seven was for \$277,646.17 and represents the project being 55.33% done. Payment request number eight was for \$269,637.69 and shows the project being 65.82% completed. Payment request number nine was discussed during our meeting. Staff informed Jagoe before payment request nine would be processed that a final reconciliation of project quantities will need to occur. The final payment request for the project should be sent to the Town within 30 days.
5. The Town has received the first payment application for the 2021 Street Improvement project. Jagoe was awarded the contract for \$1,100,072.50. Pay application number one

was for \$312,766.30. The pay application covers work from August 1, 2021 to August 31, 2021. Work on Harpole Road and South Gibbons Road has been substantially completed. Several mailboxes need to be reinstalled, general cleanup and hydro mulching work still must be completed. Staff is developing a punch list for the contractor to complete. Work on Charyl Lynn Road is progressing satisfactory but has been hindered due to the availability of concrete and expansion joint boards. All concrete should be poured by the end of next week and by the end of the following week, this street should be completed. Since this project has progressed quickly, the Town will receive the final pay application in about 20 days.

6. On Tuesday September 21, 2021, the Community Development Department, Public Works Department, and the Town Engineer held a pre-construction meeting for Canyon Falls Village 9-AR subdivision and the Village 10-AR Cattail Creek Subdivision located west of Stonecrest Road and North of Canyon Falls Drive in the Town of Argyle's extraterritorial jurisdiction (ETJ). Representatives from the developer, Brookfield Properties, and their engineering, paving and utilities contractors were in attendance and received a signed copy of the construction plans as well as the requirements for site safety and calling in inspections. Community Development staff will place a project status update on the next Town Council meeting agenda.
7. On Wednesday September 22, 2021, Community Development Director Emilio Sanchez, Planner II Harrison Wicks and Town Engineer Brent Anderson met with representatives from Hillwood Communities and Peloton Land Solutions to discuss the 70-acre commercial tract in the Harvest Development located at the northwest corner of I-35 W and FM 407 in the Town of Argyle ETJ. Hillwood representatives discussed their plans for developing the site and wanted to understand the Town's development process for platting and installing infrastructure. Town staff gave an overview of the items needed for submittal of a Preliminary Plat as well as the schedule for submitting required documents.
8. Argyle Director of Public Works Troy Norton and I met with representatives from Freese and Nichols (FNI) and engaged them to complete the analysis of the Town's wastewater system. Staff has been working on this analysis for several months but have not been able to complete the analysis because of other pending projects. Staff provided FNI a link to our data which will allow them to quickly complete the analysis. The Council requested that a report be presented to them at their October 4, 2021 meeting. The information shared with FNI includes a number of lift stations, manholes and their general condition. They will be physically inspecting the lift stations next week. Staff sent to FNI the miles of lines and each line's respective size. Access has been provided to our smoke testing records which was done last year. The Town is in the process of cleaning all sewer lines. Once cleaned, they will be video recorded. To understand the uniqueness of the Town's wastewater system, you need to look at the treatment contract we have with the City of Denton and Trinity Regional Water District. Finally, they will be looking at the Town's Capital Improvements Plan and Impact Fee ordinance. FNI has an internal matrix they have developed, which will assign the system an overall rating.