



TO: Mayor and Members of the Town Council

FROM: Rich Olson, Town Administrator

REF: Town Administrator's Weekly FYI – December 30, 2021

COPY: Email Distribution

1. I have reviewed and approved the fourth quarter Continuing Disclosure Statements for the Waterbrook and Highland Public Improvement District (PID). One of the items of note within the Highland PID statement is GFO Homes LLC owns property representing at least 20% of the total installments of the assessment, which is coming due and as such is now considered a subsequent third-party owner. GFO Homes has filed all the appropriate paperwork. They now own 30 lots and have 23 homes under construction. They anticipate having all homes constructed by December 31, 2022. Within the Waterbrook PID, there are multiple builders. Gehan Homes has 36 homes under construction. 25 homes have been completed, including nine in the fourth quarter of 2021. The average sale price of those homes is \$445,000. They expect to be built out by December 2022. Calatlantic/Lennar has 55 lots and have completed construction on 32, including seven in the fourth quarter. The average home price this quarter is \$586,000. They anticipate having all homes constructed by December 2025. Finally, MHI has 42 lots and have completed construction on 22 homes. The average price of the homes completed in the fourth quarter is \$775,000. They anticipate completing construction of all homes by June 2023. All public improvements in both PID's have been completed and accepted by the town.
2. The town received the formal submission of the subdivision plan for the Harvest Town Center development from Hillwood. Town staff has deemed the submission to be complete and will begin the formal review process on January 4, 2022. The item will appear on the Planning & Zoning Commission agenda for February 2, 2022. Since this property is in the towns extraterritorial jurisdiction (ETJ), the Town of Argyle's only involvement will be in the subdivision review process. The submission included a traffic impact analysis, drainage study, water and sewer reports and other miscellaneous items. Staff has forwarded the information to Freese and Nichols, the town's engineer, and to Cardinal Strategies, our drainage consultant, for their review. Hillwood has volunteered to have a community meeting with the Town of Argyle, which staff will be scheduling with them. The meeting will be held during the later part of January.
3. Work on Phase One of the US 377 sewer line project is progressing slower than we had hoped. The contractor has taken lift station 3 offline. Sewage for the affected area is now gravity feed to the lift station at Waterbrook. The pumps and valves from the lift station have been removed and are being stored at the public works compound. They will be utilized when and if a pump needs to be replaced in another lift station. The contractor is demoing the lift station which involves placing flowable fill into wet well and then will

remove the top and the electrical panel boxes. This work should be completed by the end of next week. The contractor will then begin on the line segment adjacent to the Dry Clean Super Center on US 377. This line segment is not long and the work should be completed by the end of January. Phase Two work should start by mid-February.

4. Town staff has received numerous complaints about the lights that are being installed on the car wash at the corner of Frenchtown Road and US 377. This area includes a Shell gas station and Sonic in the town's extraterritorial jurisdiction (ETJ). Under state law, the town has the authority to approve the plats, signage and tree preservation in the ETJ. All other approval is vested in Denton County. Town staff did not review the car wash construction plans or were even aware of the light issue until we started receiving complaints. Town staff has checked with Denton County and it appears all permits have been received.
5. Town staff has submitted the 2021 Tree City USA application to the Arbor Day Foundation. If awarded, the town will be recognized as a Tree City USA organization for the third year in a row. A requirement of the designation is that organizations spend a minimum of \$2.00 per capita for the year. The total amount spent by the town on tree related planting, maintenance, education and volunteer hours in 2021 is \$28,217.46. With a projected population of 4,731, the per capita expenditure is \$5.96, nearly triple the minimum required amount. We are confident the work completed by town elected officials, staff, volunteers and residents in 2021 will ensure our redesignation and symbolize our commitment to tree preservation and stewardship in Argyle.