



TO: Mayor and Members of the Town Council

FROM: Rich Olson, Town Administrator

REF: Town Administrator's Weekly FYI – May 20, 2022

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1. On Tuesday, May 17th, Town Staff had a pre-submittal meeting to discuss a preliminary plat for Harvest Phase 13. A preliminary plat named Harvest Townside Phase 3 was previously approved at this location with 99 residential lots. The applicant is looking into modifying the layout to match the lots on Phase 12 and achieve 132 residential lots through this new preliminary plat. The overall site design does not change to a major extent. The applicant indicated that they are looking into submitting this preliminary plat on the May 31st completeness review window per the Town's development schedule.
2. On Saturday, May 7th the voters of Argyle approved a ballot proposition to continue the Crime Control and Prevention District (CCPD), and the one-fourth of one percent (0.25%) sales tax which supports it, for fifteen years. On May 19th, members of the CCPD board of directors met to canvass the results of the proposition and declared them valid. The continuation of the CCPD will allow the Town to continue crime reduction programs and support necessary equipment and initiatives of the Argyle Police Department.
3. Oncor Electric Delivery Company filed an application on or about May 13, 2022, with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by about \$251 million or approximately 4.5% over present revenues. The Company has requested the Town to approve an 11.2% increase in residential rates and a 1.6% increase in street lighting rates. If approved, a residential customer using 1,300 kWh per month would see a bill increase of about \$6.02 per month. The Town of Argyle is a member of a 169-city coalition known as the Steering Committee of Cities Served by Oncor. The Steering Committee has been in existence since the late 1980s. Collectively the Steering Committee is requesting action which if taken will suspend the June 17, 2022, effective date of the Company's rate increase for the maximum period permitted by law to allow the Town, working in conjunction with the Steering Committee of Cities Served by Oncor, to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue. I will be placing this matter on the Town Council agenda for June 6, 2022, to see if the Council wishes to intervene in the rate case.
4. On Monday, May 16, 2022, Town Council accepted the Comprehensive Annual Financial Report (audit). The audit was presented by Mike Vail and Matt Chen to

the Financial Oversight Committee (FOC) and the Town Council at a joint meeting held on May 11, 2022. If you wish to review the audit you may do so by clicking on the following link. <https://argyletx.com/Archive.aspx?AMID=37>

5. Town staff along with representatives of Freese and Nichols (FNI) met with City of Denton on several long-range sewer projects. The main item of discussion was the Crawford Road Sewer line and if there is an opportunity for the City of Denton and the Town of Argyle to work together to avoid having to construct the Crawford Road Sewer line. A great deal of time was spent understanding the City of Denton future capital improvement plan and how the Hunter Ranch development will affect sewer line capacity in the short term and long term. Freese and Nichols has the necessary information to complete their study and will have a final work product to the Town by May 27, 2022. I will be scheduling a presentation of the FNI findings for the June 6, 2022, Council meeting.
6. Town staff has received the April activity report from SAFEbuilt, the company the Town partners with for permitting and building inspection related tasks. During the month of April, SAFEbuilt completed a total of 570 inspections, 17 of which were commercial and 30 of which were other types of inspections, and the rest being residential inspections. Approximately 86% of the inspections resulted in "passed", while 14% were failed. The most frequent cause of failing was identified as a code violation. SAFEbuilt has also completed 58 plan reviews and issued 70 permits during the month of April 2022.