



NOTICE OF THE TOWN COUNCIL
TOWN COUNCIL REGULAR MEETING

February 01, 2021 at 6:00 PM

Argyle Town Hall, 308 Denton Street, Argyle, Texas

AGENDA

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Argyle Town Council will meet in a Town Council Regular Meeting on February 01, 2021 at 6:00 PM at the Argyle Town Hall, 308 Denton Street, Argyle, Texas.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

American Flag

Texas Flag: "Honor the Texas Flag; I pledge allegiance to thee Texas, one state under God, one and indivisible."

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

(Mayoral proclamations, presentations of awards and certificates, and other acknowledgements of significant accomplishments or service to the community.)

1. Proclamation Recognizing Liberty Christian School Dance Team
2. Proclamation Recognizing Liberty Christian School Lady Warriors Volleyball Team
3. Proclamation Recognizing Liberty Christian School Cheerleaders

OPEN FORUM

This is an opportunity for the public to address the Town Council on any matter of public business, except public hearings. Comments related to public hearings will be heard when the specific hearing begins. Each speaker is limited to five (5) minutes, unless the speaker requires the assistance of a translator, in which case the speaker is limited to ten (10) minutes, in accordance with applicable law. Each speaker shall approach the podium and state their name. Speakers shall address the governing body with civility that is conducive to appropriate public discussion. Speakers can address only the governing body as a whole and not individual city officials or employees. The public cannot speak from the gallery but only from the podium. Per the Texas Open Meetings Act, the Town Council is prohibited from deliberating or taking action on any matter not listed on the agenda. The Council may only: (1) make a statement of fact regarding the item; (2) make a recitation of existing policy regarding the item; or (3) propose the item be placed on a future agenda, in accordance with Council adopted procedures.

STAFF REPORT

(Staff Reports are for discussion only. No action may be taken on items listed under this portion of the agenda, other than to provide general direction to staff or to direct staff to place such items of a future agenda for action.)

Police Chief

4. Introduction and Oath of New Police Officers

CONSENT AGENDA

Any Council member may request an item on the Consent Agenda to be taken up for individual consideration.

5. Consider approval of the January 19, 2021 Regular Town Council meeting minutes as recorded.

WORKSHOP ITEMS

(Workshop items are for discussion only. No action may be taken on items listed under this portion of the agenda, other than to provide general direction to staff or to direct staff to place such items on a future agenda for action.)

6. Presentation and discussion on the 2021 Retail Trade Area Study by The Retail Coach.
7. Presentation and discussion on the proposed Municipal Development District (MDD) Bylaws.

ACTION ITEMS

8. Consider and take appropriate action on a waiver request to the Traffic Impact Analysis (TIA) requirement for the Avalon Business Park Preliminary Plat (PP-20-004), a proposed non-residential development consisting of eighteen (18) non-residential lots and three (3) open space lots on approximately 222.24 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.
9. Consider and take appropriate action on an amended preliminary plat (PP-20-005) for Canyon Falls Village 9-AR, being 42.585 acres of the approximately 168.31-acre Canyon Falls subdivision in the Francis W. Thorton Survey, Abstract No. 1244, Denton County, Texas; located in the Town of Argyle's Extra Territorial Jurisdiction (ETJ); and being located to the west of Stonecrest Road and south of Town Limits of the Town of Argyle.
10. Consider Resolution 2021-05, approving a TIF Grant and 380 Agreement between the Town, TIRZ Board of Reinvestment Zone Number One and Terra Manna, LLC for reimbursement of designated expenses for improvements related to the Waterbrook of Argyle development.
11. Consider Resolution 2021-06 approving a written policy to accept primary depository bank services applications from financial institutions not doing business within the Town's Municipal Boundaries.

12. Consider and take appropriate action to approve the payment of TIRZ expenses and disbursements of TIRZ Project Funds.

EXECUTIVE SESSION

Pursuant to Texas Government Code, Annotated, Chapter 551, Subchapter D, Texas Open Meetings Act (the "Act"), Town Council will recess into Executive Session (closed meeting) to discuss the following:

Consultation with Attorney

§551.071(1),(2): Consultation with attorney regarding pending or anticipated litigation, or a settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act:

13. Furst Ranch Development
14. Waterbrook of Argyle Development

RECONVENE INTO OPEN SESSION

In accordance with Texas Government Code, Section 551, the Town Council will reconvene into Open Session and consider action, if any, on matters discussed in Executive Session.

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

Discussion under this section must be limited to whether or not the Council wishes to include a potential item on a future agenda.

ADJOURN

NOTE: As authorized by Section 551.071 of the Texas Government Code (Consultation with Town Attorney), this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the Town Attorney on any agenda item herein.

CERTIFICATION

I hereby certify that the above notice was posted in the bulletin board at Argyle Town Hall, 308 Denton Street, Argyle, Texas, by **3:00 PM** on the **29th day of January 2021**.



Erika McComis, Town Secretary



Persons with disabilities who plan to attend this public meeting and who may need auxiliary aid or services are requested to contact the Argyle Town Hall 48 hours in advance, at 940-464-7273, and reasonable accommodations will be made for assistance.