



NOTICE OF THE TOWN COUNCIL
TOWN COUNCIL SPECIAL MEETING

March 22, 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 Special Meeting on March 22, 2021 at 6:00 PM, **VIA VIDEOCONFERENCE ONLY**, via Toll-Free Dial-In Number: 1-888-475-4499; **Meeting ID: 833-1361-4582; Meeting password: 174168** or through Zoom meeting link at <https://us02web.zoom.us/j/83313614582>.

Pursuant to Section 551.127 of the Texas Government Code and the executive orders issued by the Governor of Texas related to COVID-19, the Board will attend this meeting remotely using videoconferencing technology, in an effort to mitigate the spread of COVID-19. Members of the public are entitled to participate remotely.

CALL TO ORDER

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 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.

ACTION ITEMS

1. Consider and take appropriate action on a Development and Incentive Agreement between the Town and CADG Avalon at Argyle, LLC for the development of certain improvements in the Argyle Landing Planned Development District and authorizing the Mayor Pro Tem to execute necessary documents.

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 **17th day of March 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.



TOWN COUNCIL DATA SHEET

**Agenda Item:**

Consider and take appropriate action on a Development and Incentive Agreement between the Town and CADG Avalon at Argyle, LLC for the development of certain improvements in the Argyle Landing Planned Development District and authorizing the Mayor Pro Tem to execute necessary documents.

Meeting Date:

March 22, 2021

Requested/Prepared by:

Rich Olson, Town Administrator

Background:

Discussion regarding the Development and Incentive Agreement between the Town and CADG Avalon at Argyle, LLC was discussed at the March 15 Town Council Meeting. The council directed the Town Attorney and Town Administrator to update the agreement with the key points of the agreement to which council agreed to. The agreement has been updated with the below key points and has been sent to Council and the Developer for approval.

Town Obligations

- The Town will rebate the Impact Fees paid by the developer in the amount of \$3,000 for each dwelling unit. The rebate will be paid on a quarterly basis, once the roadway has been completed, up to an aggregate maximum amount of \$594,000.
- The Town will waive all Parkland Dedication and Development Fees associated with the project.
- The Town will construct, install, and fund all costs of a traffic signal at the intersection of Gateway Boulevard and FM 407. The estimated cost of the traffic signal is \$225,000.

Developer Obligations

- The property shall be developed in accordance with development standards as amended by PD-003.
- The Developer shall design and construct a roundabout and related improvements at Gateway Boulevard and FM 407, in a location generally identified in the agreement as Exhibit C.
- The Developer shall design and construct a portion of Gateway Boulevard, consisting of five laned, including a left-turn lane. The design of such depends on the developer being able to obtain proper right-of-way. In the event that the developer does not obtain such the Town will agree to an alternative design for Gateway Boulevard which may contain



TOWN COUNCIL DATA SHEET



less travel lanes. *(The Town will make an effort to work with the developer to assist in obtaining the right-of-way.)*

- The developer will construct a Trail System in the development. A public parking area will be constructed in an area connected to the trail system.
- All homes within the development will meet the minimum square footage as determined in the Development Standards.

Staff Recommendation:

Approval of the agreement.

Attachments:

Development and Incentive Agreement will be delivered under separate cover.