



Town Council
Work Session and Regular Meeting
Minutes – August 27, 2019

The Work Session and Regular Meeting of the Town Council was held on **August 27, 2019** at 5:00 p.m. at the Argyle Town Hall. This was an OPEN MEETING, open to the public, subject to the open meeting laws of the State of Texas and, as required by law, was duly posted, at Argyle Town Hall, giving notice of time, date, place, and agenda thereof.

A. CALL MEETING TO ORDER

Mayor Donald Moser called the meeting to order at 5:00 p.m.

Attendee Name	Title	Status	Arrived
Donald Moser	Mayor	Present	
Cynthia Hermann	Mayor Pro Tem, Place 4	Present	
Alex Vukasin	Council Member, Place 1	Present	
Ronald Schmidt	Council Member, Place 2	Absent	
Jon Donahue	Council Member, Place 3	Present	
Marla Hawkesworth	Council Member, Place 5	Present	
Kristi Gilbert	Town Manager		
Robert Hager	Town Attorney		

B. WORK SESSION

The pre-meeting work session is designed as an opportunity for the Town Council to discuss pending items. No action will be taken during the work session portion of the meeting.

1. Discuss proposed total ad valorem tax rate for Fiscal Year 2020 of \$0.3975 per \$100.00 of assessed valuation, FY19 Re-Estimated Budget, FY20 Proposed Budget and tax relief options.
 Ms. Gilbert addressed Council and presented information pertaining to an over 65 and disabled tax freeze for Council to consider as a portion of the budget process. The proposed budget is based on the same service level as provided in the current FY 2019 budget. Council stated they believe the service level is adequate and do not see a need to add services at this point. Councilmember Vukasin would like management to explore allowing current employees to handle more duties instead of adding personnel to the best extent possible in the future. The proposed budget will include a 2.5% market adjustment to the Town's Pay Plan along with a 2.5% merit raise for current employees. The budget will include the addition of a facility maintenance technician which is proposed to be cost-shared with the Argyle Fire District. The police department will move their part-time administrative assistant to full-time. Further

additions to the proposed budget are the relocation of the history room, security glass installation in the front offices of court and permits, public works vehicle with mounted welder, public works sewer vacuum truck, construction plans for US 377 sewer line relocation, bleacher shade structures for fields off of Crawford Road, employee certification pay, employee tuition reimbursement, employee health insurance dependent coverage enhancement, public works asset management and work order software. Ms. Gilbert further informed Council the police department has outgrown their facility and will need to look in to other avenues to provide space for proper function of the department. Council and Staff discussed the possibility of renovating the facility adjacent to Town Hall or demolishing it and constructing a new facility. A proposed funding source for the construction could be seen through the sale of the police department facility on Highway 377. Council advised they would like to see Staff look in to utilizing the space currently available on Town Hall property instead of looking to purchase land and constructing a new facility off site for town offices.

Ms. Gilbert further discussed the effect on the budget should the council decide to increase the Over 65/Disabled Residential Homestead Exemption. She presented items to be removed from the budget to fund the increase suggestion from Council. Staff suggested Council consider an increase to the amount allowed for the exemption instead of a freeze at this point until the new legislative requirements are able to be researched and determine the full impact to the budget. Council suggested the exemption be increased to \$80,000 and that information be brought back during the September 10th meeting.

2. Discussion regarding any regular session items.

REGULAR SESSION AGENDA – 6:00 PM
(or immediately following the 5:00 pm Work Session)

C. CALL REGULAR SESSION TO ORDER

Mayor Moser called the Regular Session to order at 6:51 p.m.

D. INVOCATION

E. PLEDGE OF ALLEGIANCE

American Flag

Texas Flag: ***“Honor the Texas Flag; I pledge allegiance to thee Texas, one state under God, one and indivisible”***

F. ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS

1. Town Council and Staff Presentations / Reports
 - a. Development Project Updates – Angie Manglaris, Development Coordinator, briefly updated Council on the active DRC project list that was given to Council which includes a commercial site plan for Waterbrook, special exception consideration for a monument sign 407 Gun Club on FM 407, and a zoning change request on FM 407 East of I-35.
 - b. United Way Proclamation – Mayor Moser read the proclamation aloud and presented it to Patricia Sherman with Denton County United Way.

G. OPEN FORUM:

The opportunity for citizens to address the Town Council on any non-agenda item (limit 5 minutes per person); however, the Texas Open Meetings Act prohibits the Town Council from discussing issues which the public has not been given seventy-two (72) hour notice. Issues raised may be referred to Town Staff for research and possible future action.

Jeane Baethge, 635 Birch Court, addressed Council regarding dead trees in the area next to Kimzey's Coffee House.

Joann Delashaw, 242 Herriott Lane, addressed Council regarding the proposed budget and her support for an Over 65/Disabled Tax Freeze.

Bridget Brandon, 1817 Knight Street, addressed Council regarding the proposed Over 65/Disabled Tax Freeze and her concern for jobs that may be eliminated if it is instituted. Ms. Brandon would like Council to discuss moving to two council meetings per month.

Gwende Wilmot, 175 Pecan Acres Lane, addressed Council regarding the Over 65/Disabled Freeze as she believes it is fiscally irresponsible and would prefer council to look in to increased exemptions. Ms. Wilmot further asked for more information pertaining to the tree committee as she has tried to find information through town resources.

Terry Moser, 217 Shenandoah Court, addressed Council regarding a May council meeting and public comments made in the meeting.

Jackie Thomas, 411 Forest Trail, addressed Council regarding sanctions placed on Councilmember Place 2 allegedly not being upheld.

H. CONSENT AGENDA:

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

1. Consider approval of the August 13, 2019 Regular Town Council Meeting Minutes as recorded.

ACTION: Item H.1.**APPROVED**

Councilmember Donahue moved to approve consent agenda items as presented. Councilmember Hawkesworth seconded the motion. Mayor Pro Tem Hermann abstained from the vote due to being absent during the August 13, 2019 council meeting. The motion passed 3-0-1.

I. OLD BUSINESS:

1. Consider and take appropriate action on a Site Plan Amendment (SP-19-006) for the Meadows Building, regarding a special exception to the Town Development Standards, Section 14.4.14 - Wall Signs, located at 512 N US HWY 377, Town of Argyle, Denton County, Texas.

Ms. Manglaris informed Council this item is being brought back to Council after being tabled during the June 25 Council Meeting. Staff met with the applicant Selva Briceno-Casas to determine an applicable color scheme that meets the design standards for the OT1 Zoning District. Council was presented with three different color schemes that met the design standards. The applicant informed Council her preference is option 1 that was presented to Council. Mayor Pro Tem Hermann advised the applicant should be able to choose which color selection she would like as long as it meets the design standard for that zoning area.

ACTION: Item I.1.**APPROVED**

Mayor Pro Tem Hermann moved to approve a Site Plan Amendment (SP-19-006) for the Meadows Building, regarding a special exception to the Town Development Standards, Section 14.4.14 - Wall Signs, located at 512 N US HWY 377, Town of Argyle, Denton County, Texas and allowing option one (1) color scheme as presented. Councilmember Donahue seconded the motion. For: Unanimous. The motion passed 4-0.

2. Consider taking action on formally naming the park facility located north of Argyle Intermediate School.

Mayor Moser stated he met with the AYSA President regarding the park name and signs previously purchased for the ball fields. The President had stated they received invoices from the Town with the Unity Park name and were under the impression the park had already been named as such. Councilmember Vukasin advised he does not have an issue with the name Unity Park but is concerned that the Council cannot use the citizen vote at this point due to signs already purchased with the name Unity Park. Councilmember Vukasin did not submit a vote for this item therefore it is noted as an abstention.

ACTION: Item I.2.**APPROVED**

Councilmember Hawkesworth moved to approve on formally naming the park facility located North of Argyle Intermediate School as Unity Park. Councilmember Donahue seconded the motion. Councilmember Vukasin abstained. The motion passed 3-0-1.

J. NEW BUSINESS & PUBLIC HEARINGS:

1. **PUBLIC HEARING:** Public hearing on a proposed property tax rate of \$0.39750 per \$100 assessed valuation for the tax year 2019 (Fiscal Year 2019 – 2020) for the Town of Argyle, which would increase total tax revenues from properties on the tax roll in the preceding year by 7.29% and set September 10, 2019 at 6:00 as the date and time for the second public hearing thereon. (Total tax rate for tax year 2019 remains unchanged from 2018 at \$0.3975 per \$100 of assessed value).

Kim Collins, Finance Director, informed Council this is the first public hearing that is required as a part of the budget process. The proposed tax rate will remain the same as the previous tax year at \$0.39750 per \$100 of taxable value.

Mayor Moser opened the public hearing at 7:56 p.m.

Paul Walker, 609 Valley View Court, addressed Council regarding his opposition to imposing an Over 65/Disabled Tax Freeze and commended Council and Staff on maintaining the same tax rate as the previous year.

Paul Kula, 603 Old Justin Road, thanked Staff for their informative budget presentation and addressed Council regarding his concern for the lack of funds being placed in reserves as well as the possibility of funding a new town facility.

Sherry Meyers, 412 Surrey Lane, addressed Council regarding what she feels are excessive items in the current budget, such as the installation of security glass and the moving of the history room. She would also like to see the burden of infrastructure costs shifted to developers when a new subdivision is constructed.

Rick Bradford, 451 Meandering Court, stated he would like to see Council utilize the space available in Town Hall for additional staff work space instead of constructing a new Town Hall facility.

Loena McDade, 116 Stonecrest, addressed Council regarding the possibility of refurbishing Town Hall property instead of constructing a new facility and would like to see Staff focus on the Strategic Plan and put other things on hold.

Mayor Moser closed the public hearing at 8:11 p.m.

ACTION: Item J.1.**APPROVED**

Councilmember Vukasin moved to set September 10, 2019 at 6:00 p.m. as the date and time for the second public hearing thereon. Mayor Pro Tem Hermann seconded the motion. For: Unanimous. The motion passed 4-0.

2. PUBLIC HEARING: Consider an ordinance approving an amendment (TDS-19-003) regarding Article II, Subdivisions, and Article III, Zoning of the Town of Argyle Town Development Standards, regarding regulations of Building Materials, Zoning Board of Adjustment (ZBA), Replat Public Hearing Procedures, Plat and Plan Approval Processes, and Inactive DRC Applications, within the Town Development Standards.

Angie Manglaris, Development Coordinator, informed Council the proposed ordinance is brought forth in order to comply with recent bills that were passed during the 86th Legislative Session. Ms. Manglaris gave a brief overview to council regarding each proposed amendment.

Mayor Moser opened the public hearing at 8:22 p.m.

Jackie Thomas addressed Council regarding her concern for the new legislation that changes how cities deal with building materials. Town Attorney, Robert Hager, informed Council he is working with the Development Director to amend the Town Development Standards to comply with the legislative changes.

Mayor Moser closed the public hearing at 8:24 p.m.

ACTION: Item J.2.

APPROVED

Councilmember Hawkesworth moved to approve an ordinance approving an amendment (TDS-19-003) regarding Article II, Subdivisions, and Article III, Zoning of the Town of Argyle Town Development Standards, regarding regulations of Building Materials, Zoning Board of Adjustment (ZBA), Replat Public Hearing Procedures, Plat and Plan Approval Processes, and Inactive DRC Applications, within the Town Development Standards. Councilmember Vukasin seconded the motion. For: Unanimous. The motion passed 4-0. (*Ordinance Number 2019-20*)

3. Consider approval of a resolution casting a vote for the appointment of a member to the Denco Area 9-1-1 District Board of Managers.

Sue Tejml addressed council regarding her support for Denco Area 9-1-1 District.

ACTION: Item J.3.

APPROVED

Councilmember Donahue moved to approve a resolution casting a vote for the appointment of Sue Tejml as a member to the Denco Area 9-1-1 District Board of Managers. Mayor Pro Tem Hermann seconded the motion. For: Unanimous. The motion passed 3-0. (*Resolution Number 2019-17*)

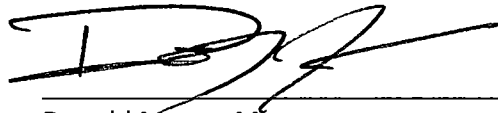
- K. RECEIVE REQUESTS FROM COUNCIL MEMBERS/STAFF FOR ITEMS TO BE PLACED ON NEXT MEETING AGENDA** (*discussion under this item must be limited to whether or not the Council wishes to include a potential agenda item on a future agenda*)

Councilmember Hawkesworth requested an executive session item on the next agenda to address sanctions placed on Councilmember Place 2.

Councilmember Hawkesworth requested an item on an upcoming agenda to discuss plans for addressing a future home rule charter.

L. ADJOURN

There being no further business, Mayor Moser adjourned the regular session at 8:35 p.m.



Donald Moser, Mayor



Erika McComis, Town Secretary

