



**Town Council  
Work Session and Regular Meeting  
Minutes – September 10, 2019**

The Work Session and Regular Meeting of the Town Council was held on **September 10, 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 5:10 p.m.

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
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		
Nicole Corr	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.  
Town Manager Kristi Gilbert went over the budget presentation with Council. The presentation included funds removed from the budget to accommodate the proposed \$80,000 Disabled and Over 65 Homestead Exemption. Mayor Moser and Mayor Pro Tem Hermann asked for a special called meeting to be held next week to discuss an additional increase to the exemption as they were not prepared to make a decision at this time for \$80,000.
2. Discuss and consider appointment of ad hoc voting member(s) to serve on the Capital Improvements Advisory Committee (CIAC) for the 2020 Wastewater and Roadway Impact Fee Update.

David Hawkins, Community Development Director, informed Council he would need two members appointed to the CIAC board by Council that represented the Real Estate and Development Community of Argyle and property in the extraterritorial jurisdiction. He asked that Council email him suggestions throughout the week in order to place the appointments on the next agenda for approval.

3. Discussion regarding any regular session items. No discussion held on this item.

**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 6:30 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 – Mr. Hawkins updated Council on the status of current development applications including a site plan amendment for 407 BBQ and a master development plan for Project Alpha that went to the Planning and Zoning Commission on September 3, 2019 and will be presented at the September 24, 2019 Council Meeting.

**G. OPEN FORUM:**

The opportunity for citizens to address the Town Council on any matter of public business or any posted 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.

Peter Feldman, 905 Skyline Drive, addressed Council regarding Skyline Park Subdivision drainage concerns.

Clifton Holland, 920 Skyline Drive, addressed Council regarding Skyline Park Subdivision drainage concerns.

**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 27, 2019 Regular Meeting Minutes as recorded.
2. Consider approval of an ordinance approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division regarding the company's 2019 Rate Review Mechanism filing. (*Ordinance No. 2019-21*)

**ACTION: Item H.1. to H.2.**

**APPROVED**

Mayor Pro Tem Hermann moved to approve consent agenda items as presented. Councilmember Donahue seconded the motion. For: Unanimous. The motion passed 4-0.

**I. OLD BUSINESS:**

1. Receive a presentation and consider action on the evaluation of the Skyline Park Subdivision Drainage.

Gary Vickery, Town Engineer with Teague, Nall and Perkins, presented Council with his findings and estimated cost to address Skyline Park Subdivision Drainage issues. Residents of Skyline Park voiced their concern for portions of the findings along with the action to take for the findings. Mayor Moser informed those in attendances that he would reach out to the residents to further discuss the issue at a later time.

**ACTION: Item I.1.**

**NO ACTION TAKEN**

**J. NEW BUSINESS & PUBLIC HEARINGS:**

1. **PUBLIC HEARING:** Hold a second 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% (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 second 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 7:21 p.m. and closed at 7:21 p.m. with no speakers.

**ACTION: Item J.1.**

**NO ACTION TAKEN**

2. PUBLIC HEARING: Hold a public hearing on the proposed FY 2019-2020 Annual Budget for the Town of Argyle, Texas.

Ms. Collins informed Council the proposed budget reflects no change in the current tax rate of \$0.3975 per \$100 assessed value. The proposed tax rate exceeds the Town's effective tax rate of \$0.370486 by \$0.027014 (7.29%) which triggers the need for two public hearings on the tax rate. Mayor Pro Tem Hermann asked for a list of contract services the Town utilizes. Ms. Collins advised the information could be provided at the next meeting. Ms. Hermann further asked for the employee compensation report reflect the cities that were used during the Strategic Plan presentation. Ms. Collins advised this item will be brought fourth during the next meeting for review.

Mayor Moser opened the public hearing at 7:42 p.m.

Joan Delashaw addressed Council regarding a Disabled and Over 65 Tax Freeze.

Sherri Myers addressed Council regarding a Disabled and Over 65 Tax Freeze as well as increasing the exemption to \$100,000.

Mayor Moser closed the public hearing at 7:45.

**ACTION: Item J.2.**

**NO ACTION TAKEN**

3. Consider approval of an ordinance amending the Code of Ordinances by increasing the ad valorem tax exemption for disabled persons and persons age 65 or older from \$40,000 to \$80,000.

Councilmember Donahue stated the proposed increase to \$80,000 will be considered at this time with the understanding that Staff will be scheduling a special meeting on September 16, 2019 to address a possible additional increase.

**ACTION: Item J.3.**

**APPROVED**

Councilmember Donahue moved to approve an ordinance amending the Code of Ordinances by increasing the ad valorem tax exemption for disabled persons and persons age 65 or older from \$40,000 to \$80,000. Councilmember Hawkesworth seconded the motion. For: Unanimous. The motion passed 4-0. (*Ordinance Number 2019-22*)

4. Consider appropriate action related to Part 1 of the Argyle 2019 Street Improvement Project including necessary action to terminate the contract with SPI Asphalt, LLC and awarding the bid to Rock Solid, Inc. and authorizing the Town Manager to execute the necessary documents on behalf of the Town.

Ms. Gilbert informed Council the current contractor which was previously approved by Council during the July 2, 2019, Council Meeting has asked to be released from their contract due to unforeseen circumstances. Gary Vickery, Town Engineer, has

recommended the bid be awarded to Rock Solid, Inc. who was the second lowest bidder during the original bid process.

**ACTION: Item J.4.**

**APPROVED**

Mayor Pro Tem Hermann moved to awarding the bid to Rock Solid, Inc. and authorizing the Town Manager to execute the necessary documents on behalf of the Town. Councilmember Donahue seconded the motion. For: Unanimous. The motion passed 4-0.

**K. EXECUTIVE SESSION**

At 7:51 p.m. the Town Council adjourned into executive session PURSUANT TO TEXAS GOVERNMENT CODE, ANNOTATED, CHAPTER 551, SUBCHAPTER D:

1. Pending or contemplated litigation or to seek the advice of the Town Attorney pursuant to Section 551.071
  - a. Resolution 2019-12
2. Personnel matters pursuant to Section 551.074 (to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee)
  - a. Town Manager
3. Adjourn into Open Meeting by Town Attorney Nicole Corr.

Mayor Moser adjourned the meeting at 8:26 p.m. prior to taking action on the remaining agenda items.

4. Consider action on executive session items.

**L. 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*)

Not considered.

**M. ADJOURN**

The meeting was adjourned by Mayor Moser prior to consideration of Item K.4 and Item L.

  
Erika McComis, Town Secretary



  
Donald Moser, Mayor