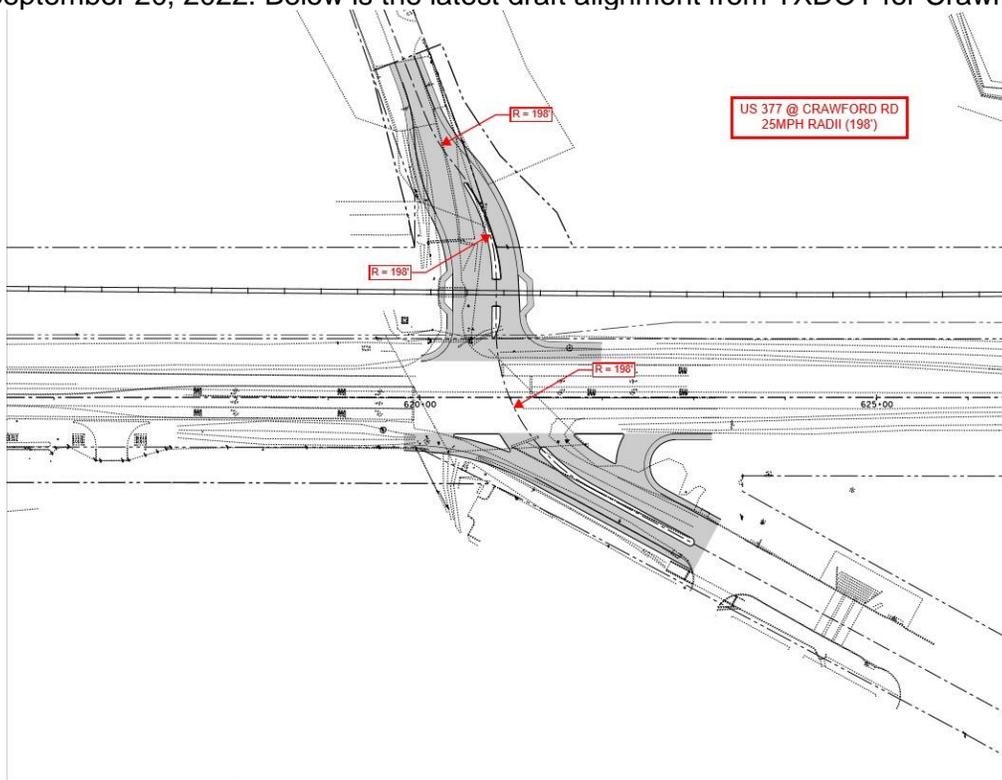




TO: Mayor and Members of the Town Council  
FROM: Rich Olson, Town Administrator  
REF: Town Administrator's Weekly FYI – April 23, 2021  
COPY: Email Distribution

1. Last Friday, I participated in a Zoom meeting with representatives from TXDOT, Union Pacific and Lockwood, Andrews and Newman, Inc., the Town's quiet zone consultant. The group discussed several intersection redesigns requested by Union Pacific. The Crawford Road and US Hwy 377 intersection has been redesigned to afford a less skewed angle crossing the Union Pacific tracks. The proposed redesign has been done within the existing right-of-way and is being evaluated by all parties at this time. The intersection of Old Justin Road and US Hwy 377 alignment will remain unchanged and will be moved to the north, so it aligns with Rusk Road. The median separation west of the tracks will be extended to further address the requirements of the quiet zone. The intersection of Frenchtown Road and US Hwy 377 continue to be under review. Union Pacific requires that the edge of pavement be at least 50 feet from their signal. To achieve this separation distance, the roadway will be moved to the north, utilizing the property the Town will shortly be vacating with the abandonment of lift station on Frenchtown Road. TXDOT did inform the group that the letting date for this project is September 20, 2022. Below is the latest draft alignment from TXDOT for Crawford Road.



2. Cardinal Strategies continues to work on the hydrological model for the Graham Branch. The project has been delayed because of problems they are having with the stormwater retention ponds located in the Harvest development. Hillwood designed the ponds utilizing an acceptable software called HEC-HMS (Hydrologic Modeling System), which is not adequate to use for the model Cardinal Strategies is creating. Cardinal Strategies had to develop a work-around and it has taken a little longer than they had planned. Today, Cardinal Strategies has all the models set up minus one set of ponds and will begin running scenarios through the model. The Town should receive a draft report by the middle of next week. The Town of Argyle has several developments in the preliminary platting process which will depend on the Cardinal Strategies model to ensure potential storm water issues are addressed. I will be working with Mayor Pro Tem Livingston and Planning & Zoning Chairman Casey Stewart on a joint meeting where Cardinal Strategies may present the model and explain how it may affect development in the Graham Branch drainage basin.
3. Argyle Water Supply Company (AWSC) is in the process of drilling a new water well on their property located at 507 Frenchtown Road. AWSC has had a well at this location since the 1970's. The well was taken out of service a number of years ago due to the decrease in production capabilities. The \$1.5 million project includes drilling a new water well to a depth of approximately 1,300 feet, replacing the existing chain link fence with a rod iron fence, installation of several small structures and painting of several other structures. The site will be planted with new grass. AWSC's intent is to soften the overall appearance at this location. No above or below ground tanks will be installed at this location. AWSC should be commended for their work.
4. One of the challenges contractors have been facing over the last few months is the theft of materials from job sites. The primary driver of this is the cost of raw materials such as plywood and 2x4's. Working with Chief Jackson, I will be authorizing contractors to place security fences around their job sites. The fence material most likely will be chain link, erected on portable bases. Contractors will be required to apply for a fence permit. The permit will include the restriction that will be places on the contractor. The temporary security fences will be allowed up to a period of six months or until the contractor has the house closed in. The security fence will need to be maintained through the construction period. The contractor will be required to keep the entrance gate locked when workers are not present on the job site. A number of contractors have installed security cameras on the job site to help discourage theft.
5. During the Town Council meeting held on April 19, 2021, the Council rejected all the bids for the 2021 Street Improvement Program. To ensure the right quality of the streets that are included in the program, staff will be adding in a ride quality standard. The standard will be based on a well-established requirement of TXDOT. The contractor will be required to use a diamond grinding or other approved work method to correct surface areas that have more than 1/8-inch variation between any two contacts on a 10-foot straight edge. If any variation between two contact points on the 10-foot straight edge exceeds 3/8 inch, the contractor will be required to mill a surface course for a distance of at least 50 feet and repave the milled section. This standard will be applicable to the work being done on South Gibbons Road and Harpole Road. A new bid opening date has been established for May 12, 2021 and the Town Council should be able to award the bid at their May 17, 2021 meeting.

6. Communications Coordinator Julia Falcon has been creating performance reports on the Town Council Meeting Recaps we post to the website and to the Town's social media accounts (Twitter, Facebook, Nextdoor and LinkedIn). This week's meeting recap was published on Tuesday, April 20, 2021 at 1:20 p.m. After 24 hours of being posted, there were 84 pageviews on this week's recap (12 from internal pages and 62 direct entries). As of 8:15 a.m. Friday, there have been 95 pageviews (17 from internal pages and 66 direct entries).
7. At the Town Council meeting on Monday, April 19, 2021, Council continued to express their concerns about the density and intensity from the development of Furst Ranch. I hope that Jack Furst engages the many stakeholders and the Town of Argyle now that he is "back to the drawing board."
8. The Planning and Zoning Commission will have a special meeting on April 28, 2021. The meeting will begin at 6:00 p.m. and will be virtual. The meeting was requested by Town Staff due to the number of items which were scheduled to be on their normal May 5, 2021 meeting. The following items will be heard at the meeting:
  - Castle Development Argyle Phase 2 Site Plan
  - Public Hearing: 816 5T Ranch solar SUP (NorTex solar)
  - Public Hearing: 403 Trigger Trail solar SUP (NorTex solar)
  - Creekview Ranch Phase 2 Preliminary Plat