



TO: Mayor and Members of the Town Council

FROM: Rich Olson, Town Administrator

REF: Town Administrator's Weekly FYI – May 7, 2021

COPY: Email Distribution

1. This week, Mayor Pro Tem Bryan Livingston and I, along with Northlake Mayor David Rettig and Town Administrator Drew Corn, met with Commissioner Dianne Edmondson to discuss road projects which affect both communities. The primary focus of the meeting was to discuss how by working with Commissioner Edmondson we could accelerate the improvements to FM 407. Presently, an FM 407 feasibility study has been completed by TxDOT. The project is in limbo because there are no funds available to begin the environmental review process. This is a priority project of Commissioner Edmondson and she will try to find the funding for this phase. Commissioner Edmondson, along with Denton County's transportation consultant John Polster, went into great detail explaining some of the funding challenges that Denton County is facing along with TxDOT. From our general discussions, the only way FM 407 improvements can be accelerated is if Denton County and/or TxDOT find additional funds. Otherwise, this project will be 8 to 10 years in the future. Commissioner Edmondson believes a bond package would help support the acceleration of this project. FM 407 would be one of her priority roads. I will be placing on the May 17, 2021 Council agenda a resolution of support for FM 407. In addition to FM 407, we had a lengthy discussion on the US Hwy 377 widening project from FM 1171 to Crawford Road. The estimated cost for this project is \$105,284,172 and it should be ready to Let in September of 2022. The plans are at 95% complete and some minor changes are being made to accommodate the Union Pacific Railroad. Funding has not been approved to construct the project at this time, but funding will be earmarked prior to the Letting date.
2. After losing most of last week because of bad weather, the Crawford Road contractor has been dedicating additional resources to the project. The roundabout at John Payne Road and Crawford Road is approximately 90% complete. The contractor still needs to pour stamped concrete for the south half of the center median. Most of the work this week has been reestablishing the ditch line on the south side of the roadway from John Payne Road west to C Taylor Road. This work is approximately 65% complete. From John Payne Road east to the railroad tracks, the work has just begun. The contractor is removing topsoil and has started to compact where the eastbound lanes will be located. The Town has received several complaints concerning vehicle speed on the new base course of asphalt from John Payne Road west to I-35 W. The contractor removed the posted speed limit sign to work on the roadway. The Town has requested that the posted speed limit be reinstated. The posted speed for that area is 30 MPH and will remain that speed even after construction is complete. One of the unintended consequences of improving Crawford Road is that the new travel surface will allow vehicles to travel at a higher rate of speed. I have addressed this issue with Chief

Jackson, and APD will begin doing directed patrols on Crawford Road. The Town of Argyle has received payment application #5 from Jagoe Public Company. This payment application covers the period of time from March 20, 2021 to April 19, 2021. During this period of time, Jagoe performed work which had a value of \$309,441.17. To date, Jagoe has billed the Town for \$1,247,198.05. Based on payment request #5, the project is 36% complete.

3. On Wednesday May 5, 2021, Community Development Director Emilio Sanchez and I met with representatives from ClayMoore Engineering Inc. and Argyle 407 Partners, LLC. We discussed the Castle Development Argyle, Phase II site plan (SP-21-002) case and the options that they could present to address the concerns from Town Council about the remaining buildings, façades and articulation. A discussion did occur about changing the second building façade and the potential to provide a different look. The applicants did mention to staff in this meeting that there is a Tree Mitigation Plan for the entire site that was approved during the zoning change and staff is researching to confirm that it included the trees in question.
4. The Planning & Zoning Commission met for the regularly scheduled monthly meeting and held their first hybrid meeting (in-person and virtual) on Wednesday, May 5, 2021 at 6 PM and acted on the following 5 agenda items:
 - Approved with 1 condition a Preliminary Plat (PP-21-003) for Harvest Townside Phase 3
 - Approved with 5 conditions a Preliminary Plat (PP-21-004) for Argyle Landing
 - Approved with 2 conditions a Final Plat (FP-21-006) for Heath Estates, Phase 2
 - Approved with 2 conditions a Preliminary Plat (PP-21-005) for Canyon Falls Village 9-AR
 - Approved with 2 conditions a Final Plat (FP-21-007) for Canyon Falls Village 9-AR
5. The Town's website redesign has kicked off and the process is set to begin next week. Town Communications Coordinator Julia Falcon has met with CivicPlus, the Town's website host. The redesign will be sleek, have a better flow and will provide more accessibility options. The goal is to make the website more user friendly and intuitive. This process should take around 5 months once the project kicks off.
6. On Saturday afternoon May 1, Public Works experienced a series of alarms at Lift Station #5 at The Oaks subdivision which included Seal Fault, Motor Over Temp, and Failed to Start alarms. During the site visit, Public Works had to pull pump #1 and install a backup pump they had in the shop for emergencies such as this. The pump was taken to the shop for evaluation. Public Works received an estimate to rebuild the pump for \$4,925 with a 90-day warranty. Public Works requested a quote for a new replacement pump and was provided a quote of \$6,542 with 3-year warranty. The new pump has been ordered with an expected time of delivery of approximately 10-12 working weeks as delivery lead-times may be impacted by the current COVID-19 pandemic relative to transportation logistics. Public Works has also experienced several High-Level alarms at Lift Station #6 at 5T Ranch; Saturday afternoon April 10, Thursday evening/night April 29, and Wednesday morning May 10, after repeated investigation throughout the

neighborhood during each event they believe the issue is a result of back flushing or lowering the level in swimming pools.