



TO: Mayor and Members of the Town Council
FROM: Rich Olson, Town Administrator
REF: Town Administrator's Weekly FYI – May 14, 2021
COPY: Email Distribution

1. The Argyle Police Department, in conjunction with Denton County ESD1, will be hosting a Child Safety Fair on Saturday, June 12 from 9 a.m. to 2 p.m. at Liberty Christian School. The event will feature information and giveaways on poison prevention, water safety, gun safety, heat exhaustion (with a hot car demonstration) and fire safety. The event will also feature police and fire personnel and vehicles, a helicopter, a fire department smoke trailer, a vehicle booster seat fitting demonstration (with free booster seats) and will have car seat technicians on hand to do seat checks. Kids will be able to enjoy a bounce house, climbing wall, mechanical bull, and a dunk tank manned by local police chiefs and school staffers. Food and snacks will also be available for purchase.
2. In a special Council meeting on Wednesday, May 12, Mayor Pro Tem (MPT) Bryan Livingston was sworn in as Mayor. Since Mayor Livingston was MPT/Place 1, that seat is currently vacant and will be discussed during the Council meeting next Monday. Additionally, incumbent Councilmembers Cynthia Hermann, Place 4 and Ronald Schmidt, Place 2 were sworn in. After Councilmembers were sworn in, there was a planned Town budget work session that has been postponed to a later date.
3. Town Staff received our tentative property tax values from the Appraisal District for fiscal year 2022 and will continue to see strong growth mainly due to new construction. Below are the numbers provided to us:

	FY 2021 (4/30)	FY 2022 (4/30)	
Total taxable	\$865,485,179	\$893,923,856	3.286%
New taxable value	\$34,692,101	\$43,173,664	24.448%

Based on the fiscal year 2022 revenue, at last year's tax rate the Town will levy \$3,380,757 in taxes. For collection purposes, the Town does expect to collect 95%. In addition, the Town will see about a 5% appeal rate. The net amount of money the Town can anticipate receiving is \$3,051,134. As of April 2021, the Town has collected \$2,234,302. This information will be used by the Town Council as they begin the budget process.

4. Town Council will have a regular meeting on Monday, May 17 at 6 p.m. in the Council Chambers. A recap will be posted the following day via the Town's website, email lists and social media pages. The following items are on the agenda:
 - a. Proclamation recognizing the Liberty Christian Wrestling Team

- b. Consider Resolution 2021-21 denying CoServ Gas Ltd.'s requested rate increase and requiring the company to reimburse the Town's reasonable rate-making expenses.
 - c. Consider Resolution 2021-22 supporting the Expansion and Improvement Project of FarmTo-Market 407 and supporting an expedited section between IH-35W and US 377 and West of IH-35W to Florence Road.
 - d. Discuss and consider appropriate action on Ordinance 2021-12 to amend the Town Development Standards by approving a Specific Use Permit (SUP-21-001) to permit the use of a solar energy system on property, legally described as Lot 35, Block A, 5T Ranch, Town of Argyle, Denton County, Texas, and more commonly known as 816 5T Ranch Road.
 - e. Discuss and consider appropriate action on a Site Plan (SP-21-002) for Castle Development Argyle, Phase II a proposed 7,500 sq. ft. medical office building, being located on the southeast corner of FM 407 and Blue Horizon Way, Town of Argyle, Denton County, Texas.
 - f. Discuss and consider appropriate action on an amended preliminary plat (PP-21-005) for Canyon Falls Village 9-AR, being 42.585 acres of the approximately 168.31-acre Canyon Falls subdivision in the Francis W. Thorton Survey, Abstract No. 1244, Denton County, Texas; located in the Town of Argyle's Extra-Territorial Jurisdiction (ETJ); and being located to the west of Stonecrest Road and south of Town Limits of the Town of Argyle.
 - g. Discuss and consider appropriate action on a final plat (FP-21-007) for Canyon Falls Village 9-AR, being 42.585 acres of the approximately 168.31-acre Canyon Falls subdivision in the Francis W. Thorton Survey, Abstract No. 1244, Denton County, Texas; located in the Town of Argyle's Extra-Territorial Jurisdiction (ETJ); and being located to the west of Stonecrest Road and south of Town Limits of the Town of Argyle.
 - h. Discuss and consider appropriate action on Resolution 2021-23 appointing a Councilmember to serve as Mayor Pro Tem
 - i. In Executive Session (closed meeting) Council will discuss the following: Personnel matters (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): Councilmember Place 1.
5. On Wednesday, May 19 at 6 p.m. in the Council Chambers, there will be a joint work session with Town Council and the Planning & Zoning Committee. The following items will be discussed:
 - a. Discussion of agenda item management; and provide direction to Staff as necessary.
 - b. Discuss the findings of the Graham Branch Watershed Master Drainage Study; and provide direction to staff as necessary.
 - c. Discuss and provide direction to Staff regarding the implication of the Religious Land Use and Institutionalized Persons Act (RLUIPA) on the Town of Argyle, specifically the FM 407 corridor between I35W and US Hwy 377.
 - d. Discuss and provide direction to Staff regarding the Specific Use Permit (SUP) requirements for alternative energy systems in the Town Development Standards (TDS).
6. This week, the Town's Community Development Director Emilio Sanchez and myself met with representatives of Hillwood to discuss the Harvest Development, located west

of I-35 W. Their presentation was entitled Harvest 101 – I thought I was back in college. They walked staff through the development of Harvest from its concept to where they are today. Since arriving in Argyle eight months ago, the Town has received multiple preliminary and final plats for property within the Harvest development. Harvest development is located in the Town of Argyle's extraterritorial jurisdiction (ETJ) and also in Northlake's ETJ. The original development included 868 acres. Through a series of four acquisitions, the property now consists of 1,187 acres. At total buildout, they anticipate having 4,075 homes. In addition, there are 20 acres of neighborhood retail and 80 acres of mixed-use development still to be platted. Models opened in October 2013 and Hillwood expects the property will be sold out in early 2025. Hillwood was able to provide staff with specific numbers concerning lots under development, lots developed, lots sold, homes sold, and homes occupied, which was very helpful. Staff made a formal request for Hillwood to bring the Town in early in the process of the development of the 80 acres mix use track. Finally, we did discuss certain provisions of the Belmont Fresh Water Sanitary District. In that agreement, the Town of Argyle provides sewer to the development. Another meeting has been scheduled next week so we can do a deeper dive into capacity and flow calculations. I would like to thank the representatives of Hillwood for bringing Town Staff up to speed on their development and look forward to working with them.

7. The Metroport Chamber held a meeting on Thursday, May 13 in which Town Communications Coordinator Julia Falcon was in attendance and discussed the video project Metroport is working on with the seven communities in the Chamber. Filming was suggested to begin next week pending the weather. DHD Films, the company filming the video, is offering separate videos for the communities. If six of the communities agreed to the separate video, they would charge \$4,500. However, less than that agreed, so the Town will be paying \$6,000 for the video for promotional purposes.