



TO: Mayor and Members of the Town Council

FROM: Rich Olson, Town Administrator

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1. On May 18, 2021, the Town opened bids on the remaining 2019 Street Improvements. The three streets included in the bid package were Harpole Road, South Gibbons Road and Charyl Lynn Drive. The Town had previously opened bids on these streets on March 25 but subsequently rejected all the bids. The bid document was modified to include utilizing Competitive Seal Proposals (CSB) bid process along with ride quality standards. The evaluation criteria for the CSB are 60% cost, 20% bidder reputation, and 20% bidder qualifications and experience. In the bid document, this scoring criterion is broken down further. The Town received a total of seven bids. Those bids ranged from \$1,040,228.00 to \$1,199,230.00. The three lowest bidders were Reliable Paving, Texas Bit and Jagoe Public. Staff and our engineering firm, TNP, will be scoring each bid over the next week and will make a recommendation to the Town Council at their June 7, 2021 meeting.
2. During the joint Planning & Zoning Commission and Town Council meeting held on May 19, 2021, Cardinal Strategies provided an overview of their study on the Graham Branch drainage basin. The Town of Argyle has seven drainage basins, and the Graham Branch basin was the only one that was not studied back in 2007. Over the last few years, most of the Town of Argyle's development has or will be occurring within this basin. Developments within the drainage basin include Harvest, Avalon and Argyle Landing. Future developments include Heritage and the Heath Tract. Cardinal Strategies was able to create a model utilizing drainage flows from 2009 prior to any substantial development occurring within the basin. 2009 then became the base year for the drainage study. All the existing developments drainage studies were incorporated into the model. The model indicates that existing developments have done an excellent job on managing their drainage. We now see that because of storm water detention facilities which were incorporated into several of the developments, a 30% reduction in storm water runoff withing several areas of the basin. In addition, when the Graham Branch basin leaves the Town of Argyle, we are sending less water downstream on to the Town of Flower Mound. The model created by Cardinal Strategies will now be required to be used by all future developments within the basin. The Town of Argyle has developed a comprehensive method to address drainage and their negative impacts with this study.
3. During the joint Planning & Zoning Commission and Town Council meeting held on May 19, 2021, Development Coordinator Harrison Wicks and Town Attorney Patricia Adams gave a presentation on the implication of the Religious Land Use and Institutionalized

Persons Act (RLUIPA), specifically along the FM 407 corridor between I-35 W and US Hwy 377. RLUIPA says that religious assemblies must be treated “at least as well as nonreligious assemblies and institutions.” RLUIPA also bars discrimination “against any assembly or institution on the basis of religion or religious denomination.” There have been five churches that have proposed developing along this corridor. Additionally, the Planning & Zoning Commission and Town Council discussed Specific Use Permit (SUP) requirements for Solar Energy Systems in the Town Development Standards. Town Staff presented an overview of the SUP process for solar since the ordinance was originally passed in 2010. Since adoption of the ordinance, all SUP’s for solar have been approved. Town Staff was charged with bringing back possible text amendments. Based on any changes, there will be another proposal for a July meeting.

4. Mayor Bryan Livingston invites residents to join him for “Morning with the Mayor” coffee and donut meet and greet. Morning with the Mayor will kick off on Saturday, June 5 from 9 a.m. to 10 a.m. at Argyle Town Hall and will be held every first Saturday of the month unless noted otherwise. Residents may use this opportunity to meet the Mayor, discuss issues and give him feedback. All residents are welcome to attend.
5. Work on Crawford Road has once again been hindered this week by the wet weather. Since Jagoe began construction on the roadway, they have lost three weeks due to adverse weather conditions. In February, construction was impacted by the extremely cold weather. The wet weather from March and this week have impacted their ability to work on the project. However, Jagoe does believe they will still be able to meet the October 1, 2021 completion date. Jagoe is still struggling with how to address the unsuitable soils which were found just East of C Taylor Road. In an attempt to mitigate the unsuitable soils, they did a deeper undercut of the roadway and reconstructed the base. Unfortunately, they are still experiencing pumping of the subsoil conditions. Next week, TNP will have a firm come out and utilize a Dynamic Cone Penetrometer in an effort to determine the best way to address this construction problem. I do anticipate we will have a similar problem approximately 100 feet west of C Taylor Road. In the first part of next week, Jagoe will finish construction on the roundabout by pouring the southern half of the center island.
6. With all the wet weather we have been experiencing, the Town’s Code Enforcement Officer has been extremely busy addressing tall weeds and grass complaints. The Town strives for owners of effected properties to voluntarily abate the nuisance. The Town utilizes the following process: a warning letter, followed by a certified letter and finally a citation if the nuisance is not abated. During a normal month, the Code Enforcement Officer issues 30 warning letters and subsequently issues 5 citations. The normal abatement process from the warning letter to the citation takes 14 days. The Town is also experiencing a proliferation of illegal signs primary over the weekend. The Code Enforcement Officer has worked two weekends to collect the illegal signs. The first weekend, he collected 42 signs while last weekend he collected 37 signs.