

AUGUST 15, 2022

REGULAR TOWN COUNCIL MEETING OF THE TOWN OF ARGYLE, TEXAS, HELD ON THIS DATE WITH THE FOLLOWING MEMBERS PRESENT:

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| MAYOR | BRYAN LIVINGSTON |
| MAYOR PRO TEM, PLACE 5 | RICK BRADFORD |
| COUNCIL MEMBER PLACE 1 | GORDON BAETHGE |
| COUNCIL MEMBER PLACE 2 | RONALD SCHMIDT |
| COUNCIL MEMBER PLACE 3 | SHERRI MYERS |
| COUNCIL MEMBER PLACE 4 | CYNTHIA HERMANN |

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| TOWN ATTORNEY | BRENDA MCDONALD |
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| INTERIM TOWN ADMIN/TOWN SECRETARY | ERIKA MCCOMIS |
| ASSISTANT TOWN SECRETARY | CANDI SMITH |

CALL MEETING TO ORDER

Mayor Livingston called the special meeting to order at 6:55 p.m.

OPEN FORUM

John Ankeny addressed Council on action item 14.

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

(Mayoral proclamations, presentations of awards and certificates, and other acknowledgements of significant accomplishments or service to the community.)

1. Proclamation to designate September 2022 as Live United Month.

Board member Lyle Dresher and Staff member Melanie Bolling presented on behalf of the United Way.

STAFF REPORT

(Staff Reports are for discussion only. No action may be taken on items listed under this portion of the agenda, other than to provide general direction to staff or to direct staff to place such items of a future agenda for action.)

2. Bob's House of Hope *(Councilmember Myers)*

Presenter – Landon Dixon

2. Financial Oversight Committee Update (*Councilmember Schmidt*)

Councilmember Schmidt updated the Council on the most recent meeting held by the FOC.

4. Stonecrest Road Construction Update (*Robert White, Director of Public Works*)

Mr. White gave an update of the project to Council.

5. Active Development Review Committee Project List (*Nabila Nur, Director of Community Development*)

Item removed from the agenda due to time constraints.

6. Permitting Process Improvement - Update on explored software (*Nabila Nur, AICP, Director of Community Development*)

Item removed from the agenda due to time constraints.

7. Discuss the diagnostic report formulated by staff to present the issues of the existing sign ordinance and related recommendations. (*Nabila Nur, AICP, Director of Community Development*)

Item removed from the agenda due to time constraints.

8. Town Hall Inspection Report (*Robert White, Director of Public Works*)

Item removed from the agenda due to time constraints.

9. Planning and Zoning Commission Board Applications (*Erika McComis, Interim Town Administrator*)

Members discussed setting a date for the interviews.

CONSENT AGENDA

Any Council member may request an item on the Consent Agenda to be taken up for individual consideration.

10. Consider approval of the August 8, 2022 Special Town Council meeting minutes as recorded.

11. Consider approval of Resolution 2021-40 approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division regarding the company's 2021 rate review mechanism filing.

ACTION: Item 10 & 11**APPROVED**

Councilmember Hermann moved to approve the Consent Agenda as presented. Councilmember Schmidt seconded the motion. The motion passed 5-0.

PUBLIC HEARING ITEMS

12. Consider and take appropriate action on amendments to Article I, General, Part 3 Definitions and Article III, Zoning of the Town of Argyle Town Development Standards regarding various amendments to zoning districts, land use charts, definitions, and other land use related provisions in the Town Development Standards. (TDS-21-007). *(Presenter – Connor Roberts)*

Mr. Roberts went over the proposed amendments with Council as drafted after meetings with the Planning and Zoning Commission and Town Council.

Mayor Livingston opened the public hearing at 9:03 p.m. and closed the public hearing at 9:04 p.m. with no speakers.

ACTION: Item 12**APPROVED**

Mayor Pro Tem Bradford moved to approve the amendments to Article I, General, Part 3 Definitions and Article III, Zoning of the Town of Argyle Town Development Standards regarding various amendments to zoning districts, land use charts, definitions, and other land use related provisions in the Town Development Standards. (TDS-21-007). Councilmember Schmidt seconded the motion. The motion passed 5-0.

ACTION ITEMS

13. Discuss, consider and Act on Resolution 2022-23 approving a Second Amendment to the Second Amended and Restated Development Agreement – Harvest between the Town of Argyle and Realty Capital Argyle 114, LTD. and Belmont 407, LLC establishing a dwelling unit cap and confirming the provision of sanitary sewer capacity to the Harvest development; and authorizing the Mayor to execute the agreement.

Town Attorney McDonald briefed the Council on the proposed agreement along with a discussion from the Harvest Development Attorney Representative Misty Ventura. McDonald informed the Council that Article I.4. had been amended to stipulate that the Owner shall have no ability to transfer District Capacity to property outside of the property described in the original development agreement, as this was a concern brought up by Councilmember Bradford.

ACTION: Item 13**APPROVED**

Councilmember Myers moved to approve Resolution 2022-23 to include the amended version as presented by the Town Attorney. Councilmember Hermann seconded. The motion passed 5-0.

14. Consider and take appropriate action on a request from 5T Ranch Homeowners Association to allocate funds from the Town's reforestation fund for the restoration of approximately 22 deceased trees in the 5T Ranch's public park and public walking trails.

ACTION: Item 14**NOT DISCUSSED**

15. Consider and take appropriate action for a Site Plan (SP-22-007) for Cross Timbers Church, regarding a building addition, located at 1119 S US Hwy 377, Town of Argyle, Denton County, Texas.

ACTION: Item 15**APPROVED**

Mayor Pro Tem Bradford moved to approve site plan SP-22-007 with the variances requested as presented as stated by our attorney and including the Planning and Zoning recommendations as noted. Councilmember Myers seconded. The motion passed 5-0

16. Discuss and consider the continuation for an allowance of variance to Town of Argyle Code of Ordinance Section 8.02.003(6)B relating to noise generated by paving

ACTION Item: 16**APPROVED**

Councilmember Myers moved to continue the noise variance Ordinance Section 8.02.003(6)B to September 19, 2022. Mayor Pro Tem Bradford seconded. The motion passed 5-0.

17. Discuss and consider Resolution 2022-09 which adopted the zero-based budgeting philosophy as the Town of Argyle's preferred method of budgeting.

ACTION Item: 17**NO ACION TAKEN**

18. Discuss and consider approval of the employee benefits package for the 2023 fiscal year.

ACTION Item: 18**APPROVED**

Councilmember Hermann moves to authorize staff to continue benefits package through Blue Cross Blue Shield for Health and Mutual of Omaha for Dental, Vision, Short- and Long-Term disability the 2023 fiscal year and recommend that the town

absorb the increased cost difference. Councilmember Bradford seconded. The motion passed 5-0.

19. Consider and act to schedule a Public Hearing on the FY 2022-2023 Proposed Budget for Tuesday, September 6, 2022.

ACTION Item: 19

APPROVED

Councilmember Bradford moves to schedule a Public Hearing on the FY 2022-2023 Proposed Budget for Tuesday, September 6, 2022 at 6:00 pm in the Town Hall Council Chambers. Councilmember Myers seconded. The motion passed 5-0.

20. Discuss and consider the purchase of equipment for the public works department.

ACTION: Item 20

NOT DISCUSSED

RECEIVE REQUESTS FROM COUNCIL MEMBERS/STAFF FOR ITEMS TO BE PLACED ON FUTURE MEETING AGENDA

Discussion under this section must be limited to whether or not the Council wishes to include a potential item on a future agenda.

Councilmember Schmidt would like to see an action item to allow for the Over 65 exemption for property taxes to be increased from \$100,000 to \$150,000.

Councilmember Schmidt requests an item regarding the naming of streets and buildings.

Councilmember Bradford would like to look at the setback Ordinance and possibly amend it with a grandfather clause.

Councilmember Hermann requests to work with the town attorney to work on the renewal of the Town Administrators' contract.

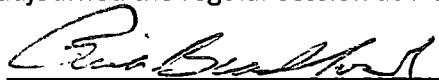
Councilmember Myers would like to have Bob's House of Hope on the agenda to discuss how the Council can help as a Municipality.

ADJOURN

There being no further business, Mayor Livingston adjourned the regular session at 7:32 p.m.


Erika McComis, Town Secretary




Rick Bradford, Mayor Pro Tem