

**MINUTES OF TOWN COUNCIL MEETING
FOR THE TOWN OF ARGYLE
DECEMBER 8, 2009**

STATE OF TEXAS §

COUNTY OF DENTON §

TOWN OF ARGYLE §

The regular meeting of the Argyle Town Council was held on December 8, 2009 at 5:00 p.m. at the Argyle Town Hall. This was an OPEN MEETING, open to the public, subject to the open meeting laws of the State of Texas and, as required by law, was duly posted December 4, 2009, at Argyle Town Hall, giving notice of time, date, place, and agenda thereof.

TOWN COUNCIL MEMBERS PRESENT:

Greg Landrum	Mayor
Bonny Haynes	Mayor Pro-Tem (arrived at 5:53 p.m.)
Jackie Thomas	Councilmember
Dona Schroetke	Councilmember
Joey Hasty	Councilmember
Wayne Holt	Councilmember

TOWN COUNCIL MEMBERS ABSENT: NONE

STAFF PRESENT:

Lyle Dresher	Town Administrator
Codi Delcambre	Town Secretary
Kim Collins	Town Accountant
Matthew Boyle	Town Attorney
William Tackett	Chief of Police
Richard Luedke	Development Services Coordinator
Troy Norton	Public Works Superintendent

TOWN COUNCIL AGENDA (5:00 p.m.)

CALL TO ORDER AND ANNOUNCE A QUORUM:

Mayor Landrum called the meeting to order at 5:21 p.m., noting a quorum was present.

WORK SESSION:

1. Review and Discuss Development Ordinance Amendments (Plat Review Process)- Richard Luedke

Development Services Coordinator Richard Luedke presented the Council with a review of the Development Ordinance amendments. No action was taken.

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG.

PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG.

“Honor the Texas Flag; I pledge Allegiance to thee, Texas, one state under God, one and indivisible.”

Chief Hohenberger and Dona Schroetke led the recitation of the Pledge of Allegiance to the American Flag and to the Texas Flag, respectively.

REPORTS:

CONSENT AGENDA:

- 1. Consider approval of the minutes of Town Council’s meeting on September 8, 2009, November 10, 2009 and correction to July 28, 2009.**
- 2. Consider a Resolution appointing members to the Argyle Economic Development Corporation.**

Jackie Thomas made a motion to remove the November 10, 2009 minutes and approves the remaining consent agenda items as corrected. Bonny Haynes seconded the motion. For: Unanimous. Carried: 5-0.

PRESENTATIONS: None

OPEN FORUM:

The opportunity for citizens to address the Town Council on any subject (limit 5 minutes per person). However, the Texas Open Meetings Act prohibits the Town Council from discussing issues which the public has not been given seventy-two (72) hours notice. Issues raised may be referred to Town Staff for research and possible future action.

OLD BUSINESS:

- 1. Consider a resolution appointing members to the Zoning Board of Adjustment.**

Bonny Haynes made a motion approving a resolution appointing Sherry Griffin to a two year term as an Alternate on the Zoning Board of Adjustments. Joey Hasty seconded the motion. For: Unanimous. Carried: 5-0.

NEW BUSINESS:

- 1. Consider adoption of an ordinance authorizing the issuance and sale of Town of Argyle, Texas, Combination Tax and Limited Surplus Revenue Certificate of Obligation, Series 2009A; levying an annual ad valorem tax and providing for the security for and payment of said certificate; and enacting other provisions relating to the subject (Town of Argyle renovation of the former Argyle United Methodist Church for Town Hall and the existing Town Hall for Police and Municipal Court operations).**

Bonny Haynes made a motion to adopt an ordinance authorizing the issuance and sale of Town of Argyle, Texas, Combination Tax and Limited Surplus Revenue Certificate of Obligation, Series 2009A; levying an annual ad valorem tax and providing for the security for and payment of said certificate; and enacting other provisions relating to the subject (Town of Argyle renovation of the former Argyle United Methodist Church for Town Hall and the existing Town Hall for Police and Municipal Court operations). Wayne Holt seconded the motion. For: Unanimous. Carried: 5-0.

- 2. Consider a resolution approving a Site Plan for Argyle Town Hall, a proposed 10,808 square-foot municipal facility to be located within an existing former church facility, on a 2.099-acre lot legally described as Lot 1R-1, Block A, United Methodist Church of Argyle Addition, located on the south side of Denton Street approximately 725 feet east of North Hwy. 377, at 308 Denton Street and zoned OT-2 (Old Town 2 District), in**

the Town of Argyle, Denton County, Texas. Town of Argyle is the owner/applicant. Beck Architecture, L.L.C. is the architect.

Wayne Holt made a motion to approve a resolution approving a Site Plan for Argyle Town Hall, a proposed 10,808 square-foot municipal facility to be located within an existing former church facility, on a 2.099-acre lot legally described as Lot 1R-1, Block A, United Methodist Church of Argyle Addition. Bonny Haynes seconded the motion. For: Unanimous. Carried: 5-0.

- 3. Consider a resolution approving a professional services agreement with MESA Design Group relating to a Strategic Plan for all commercial areas of the Town of Argyle as negotiated and recommended for approval by the Argyle Economic Development Corporation Board of Directors.**

Item 3 was combined with Item 4.

- 4. Consider approval of an ordinance amending Ordinance No. 2009-23, thereby amending the Argyle Economic Development Corporation Fiscal Year 2009-2010 Annual Budget as recommended by the Economic Development Corporation Board of Directors.**

Bonny Haynes made a motion to approve a resolution approving a professional services agreement with MESA Design Group relating to a Strategic Plan for all commercial areas of the Town of Argyle as negotiated and recommended for approval by the Argyle Economic Development Corporation Board of Directors and a ordinance amending Ordinance No. 2009-23, thereby amending the Argyle Economic Development Corporation Fiscal Year 2009-2010 Annual Budget as recommended by the Economic Development Corporation Board of Directors. Wayne Holt seconded the motion. For: Holt, Hasty, Haynes, Thomas. Against: Schroetke. Carried: 4-1.

- 5. Consider a resolution approving a Preliminary Plat for Denton Lake Cities Congregation of Jehovah's Witnesses Addition, a proposed two lot subdivision on a 9.030-acre tract of land out of the Spencer Graham Survey, Abstract Number 468 and the John Jordan Survey, Abstract Number 677, which is located on the east side of North Highway 377 approximately 2,100 feet north of Country Club Road and zoned CF (Community Facilities) and A (Agricultural District), in the Town of**

Argyle, Denton County, Texas. Lake Cities Congregation of Jehovah's Witnesses is the owner/applicant. Miller Surveying, Inc. is the surveyor.

Jackie Thomas made a motion to approve a resolution approving a Preliminary Plat for Denton Lake Cities Congregation of Jehovah's Witnesses Addition, a proposed two lot subdivision on a 9.030-acre tract of land out of the Spencer Graham Survey, Abstract Number 468 and the John Jordan Survey, Abstract Number 677, which is located on the east side of North Highway 377 approximately 2,100 feet north of Country Club Road and zoned CF (Community Facilities) and A (Agricultural District), in the Town of Argyle, Denton County, Texas. Joey Hasty seconded the motion. For: Unanimous. Carried: 5-0.

- 6. Hold a public hearing and consider a resolution approving a Final Plat for Lots 13A-R1 and 13A-R2, Block B, Hickory Hill Estates, being a replat of Lot 13A, Block B, Hickory Hill Estates, containing 6.705 acres in the J. Tyler Survey, Abstract Number 1260, located on the east side of Hickory Ridge Court approximately 57 feet south of Hickory Ridge Circle, and zoned SF-2.5 (Single Family Residential 2.5-acre Estate), in the Town of Argyle, Denton County, Texas. Terry Jack Risenhoover is the owner/applicant. Landmark Surveyors, L.L.C. is the surveyor.**

Mayor Landrum opened the public hearing.

Development Service Coordinator Richard Luedke presented the case background.

Jerry Yensan with Landmark Surveyors was present to answer any questions.

Mayor Landrum asked to hear from those who would like to speak for or against the proposed plat. No one spoke for or against.

Mayor Landrum closed the public hearing.

Dona Schroetke made a motion to approve a resolution approving a Final Plat for Lots 13A-R1 and 13A-R2, Block B, Hickory Hill Estates, being a replat of Lot 13A, Block B, Hickory Hill Estates, containing 6.705 acres in the J. Tyler Survey, Abstract Number 1260, located on the east side of Hickory

Ridge Court approximately 57 feet south of Hickory Ridge Circle. Bonny Haynes seconded the motion. For: Unanimous. Carried: 5-0.

- 7. Hold a public hearing and consider a resolution approving a Final Plat for Lot 1R, Block A, Brookside Estates, being a replat of Lots 1 and 2, Block A, Brookside Estates, containing 5.11 acres in the John F. Jordan Survey, Abstract Number 677, located on the north side of Country Club Road approximately 2,100 feet east of North Hwy. 377, at 501 Country Club Road, and zoned SF-2.5 (Single Family Residential 2.5-acre Estate), in the Town of Argyle, Denton County, Texas. Larry Meyer is the owner/applicant. KAZ Surveying is the surveyor.**

Mayor Landrum opened the public hearing.

Development Service Coordinator Richard Luedke presented the case background.

Larry Meyer of 501 Country Club Road stated that he was the applicant and this is the final step to getting his wind generator installed.

Mayor Landrum asked to hear from those who would like to speak for or against the proposed plat. No one spoke for or against.

Mayor Landrum closed the public hearing.

Jackie Thomas made a motion to approve a resolution approving a Final Plat for Lot 1R, Block A, Brookside Estates, being a replat of Lots 1 and 2, Block A, Brookside Estates, containing 5.11 acres in the John F. Jordan Survey, Abstract Number 677, located on the north side of Country Club Road approximately 2,100 feet east of North Hwy. 377, at 501 Country Club Road, and zoned SF-2.5 (Single Family Residential 2.5-acre Estate), in the Town of Argyle, Denton County, Texas. Wayne Holt seconded the motion. For: Unanimous. Carried: 5-0.

- 8. Hold a public hearing and consider an ordinance approving a zoning change from A (Agricultural District) to CF (Community Facilities) on a 3.270-acre tract of land out of the Wm. Gazaway Survey, Abstract Number 491 and the S.A. Chambers Survey, Abstract Number 308,**

which is located on the east side of South Gibbons Road approximately 100 feet south of FM 407, in the Town of Argyle, Denton County, Texas. Argyle Volunteer Fire District is the owner/applicant. Landmark Surveyors, L.L.C. is the surveyor.

Bonny Haynes made a motion to continue the public hearing and consideration on an ordinance approving a zoning change from A (Agricultural District) to CF (Community Facilities) on a 3.270-acre tract of land out of the Wm. Gazaway Survey, Abstract Number 491 and the S.A. Chambers Survey, Abstract Number 308, which is located on the east side of South Gibbons Road approximately 100 feet south of FM 407, in the Town of Argyle, Denton County, Texas to the January 12, 2010 Town Council meeting. Joey Hasty seconded the motion. For: Unanimous. Carried: 5-0.

9. Hold a public hearing and consider an ordinance approving an update to the Thoroughfare Plan, an element of the Town of Argyle Comprehensive Plan.

Mayor Landrum opened the public hearing.

Development Service Coordinator Richard Luedke presented the case background.

No one spoke in favor of or against the proposed Thoroughfare Plan.

Mayor Landrum closed the public hearing.

Bonny Haynes made a motion to adopt an ordinance approving an update to the Thoroughfare Plan, an element of the Town of Argyle Comprehensive Plan. Joey Hasty seconded the motion. For: Unanimous. Carried: 5-0.

10. Hold a public hearing and consider an ordinance approving an amendment to the Town of Argyle Code of Ordinances by amending Article 1.05, Boards and Commissions; and amending and relocating Article 3.13, Signs; Article 3.15, Tree Preservation and Protection; Article 4.08, Oil and Gas Drilling and Production; Chapter 10, Subdivisions; and Chapter 14, Zoning; and replacing all the above ordinances by adopting a new Chapter 14, Town Development Standards.

Bonny Haynes made a motion to continue a public hearing and consider an ordinance approving an amendment to the Town of Argyle Code of Ordinances by amending Article 1.05, Boards and Commissions; and amending and relocating Article 3.13, Signs; Article 3.15, Tree Preservation and Protection; Article 4.08, Oil and Gas Drilling and Production; Chapter 10, Subdivisions; and Chapter 14, Zoning; and replacing all the above ordinances by adopting a new Chapter 14, Town Development Standards to the January 12, 2010 Town Council meeting. Wayne Holt seconded the motion. For: Unanimous. Carried: 5-0.

11. Consider and discuss progress of Town Hall and Police Department renovation projects.

Received an update from Town Administrator Lyle Dresher. No action was taken.

12. Consider a resolution casting the Town of Argyle's seven (7) votes for candidates for the Denton Central Appraisal District Board of Directors.

Wayne Holt made a motion to approve a resolution casting the Town of Argyle's seven (7) votes for Pearl Ford for the Denton Central Appraisal District Board of Directors. Bonny Haynes seconded the motion. For: Unanimous. Carried: 5-0.

EXECUTIVE SESSION:

PURSUANT TO TEXAS GOVERNMENT CODE, ANNOTATED, CHAPTER 551, SUBCHAPTER D, SECTIONS §551.071(1) and (2), §551.072, §551.074(a) (1), and §551.087.

(A) Consultation with Town Attorney regarding pending or contemplated litigation: *Don Molian V. City of Argyle. Cause No. 2008-30186-211.*

2. Adjourn into Open Meeting
3. Take action on Executive Session item(s).

Council did not convene into Executive Session.

ADJOURNMENT:

There being no further consideration to come before the body, the meeting was adjourned at 7:58 p.m.

APPROVED this the 12th day of January 2010.

APPROVED:

Greg Landrum, Mayor

(SEAL)

ATTEST:

Codi Delcambre, Town Secretary TRMC, CMC