



NOTICE OF THE TOWN COUNCIL
TOWN COUNCIL REGULAR MEETING

April 05, 2021 at 6:00 PM

Argyle Town Hall, 308 Denton Street, Argyle, Texas

AGENDA

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Argyle Town Council will meet in a Town Council Regular Meeting on April 05, 2021 at 6:00 PM at the Argyle Town Hall, 308 Denton Street, Argyle, Texas.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

American Flag

Texas Flag: "Honor the Texas Flag; I pledge allegiance to thee Texas, one state under God, one and indivisible."

OPEN FORUM

This is an opportunity for the public to address the Town Council on any matter of public business, except public hearings. Comments related to public hearings will be heard when the specific hearing begins. Each speaker is limited to five (5) minutes, unless the speaker requires the assistance of a translator, in which case the speaker is limited to ten (10) minutes, in accordance with applicable law. Each speaker shall approach the podium and state their name. Speakers shall address the governing body with civility that is conducive to appropriate public discussion. Speakers can address only the governing body as a whole and not individual city officials or employees. The public cannot speak from the gallery but only from the podium. Per the Texas Open Meetings Act, the Town Council is prohibited from deliberating or taking action on any matter not listed on the agenda. The Council may only: (1) make a statement of fact regarding the item; (2) make a recitation of existing policy regarding the item; or (3) propose the item be placed on a future agenda, in accordance with Council adopted procedures.

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

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

1. Proclamation recognizing the Argyle Eagles Basketball team as Class 4A State Champions
2. Commissioner Dianne Edmondson presentation on County Government Month

CONSENT AGENDA

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

3. Consider approval of the March 15, 2021 Regular Town Council meeting minutes as recorded.
4. Consider approval of the March 22, 2021 Special Town Council meeting minutes as recorded.
5. Consider approval of Resolution 2021-11 appointing Lisa Mayo as the Town of Argyle Municipal Court Clerk.
6. Consider approval of Resolution 2021-14 appointing Troy Norton, Director of Public Works, as the Town of Argyle's representative to the Upper Trinity Regional Water District.
7. Consider approval of Ordinance 2021-09 to provide for the enforcement of zoning regulations for the Future Land Use Plan Amendment for 402 Old Justin Road that was previously approved by Town Council on February 16, 2021.
8. Consider approval of Ordinance 2021-10 to provide for the enforcement of zoning regulations for the Zoning Change from Agricultural (A) to Single Family Residential Estate 2.5 (SF-2.5) for 402 Old Justin Road that was previously approved by Town Council on February 16, 2021.

ACTION ITEMS

9. Discuss and consider approval of Resolution 2021-12 approving the dissolution of the Argyle Economic Development Corporation; approving a dissolution plan; authorizing the preparation and execution of all documents necessary to dissolve the corporation; and providing an effective date.
10. Discuss and consider approval of Resolution 2021-13 authorizing a contract with Reytech Services, LLC, for Phase I of the U.S. 377 Sewer Line Relocation Project and authorize the Mayor Pro Tem to execute the necessary documents on behalf of the Town.
11. Discuss and consider approval of Resolution 2021-15 authorizing a contract with Reytech Services, LLC., for the 2021 Street Improvement Program and authorize the Mayor Pro Tem to execute the necessary documents on behalf of the Town.
12. Discuss and consider approval of the purchase of a door access control system for town facilities from Knight Security in the amount of \$23,973.42 and authorize the Town Administrator to execute necessary documentation.

EXECUTIVE SESSION

Pursuant to Texas Government Code, Annotated, Chapter 551, Subchapter D, Texas Open Meetings Act (the "Act"), Town Council will recess into Executive Session (closed meeting) to discuss the following:

Consultation with Attorney

§551.071(1),(2): Consultation with attorney regarding pending or anticipated litigation, or a settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter:

- 13. Open Meetings and Executive Order GA-34
- 14. Furst Ranch, Argyle ETJ, and ETJ Developments

Personnel Matters

§551.074: 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):

- 15. Community Development Director

RECONVENE INTO OPEN SESSION

In accordance with Texas Government Code, Section 551, the Town Council will reconvene into Open Session and consider action, if any, on matters discussed in Executive Session.

RECEIVE REQUESTS FROM COUNCIL MEMBERS/STAFF FOR ITEMS TO BE PLACED ON NEXT 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.

ADJOURN

NOTE: As authorized by Section 551.071 of the Texas Government Code (Consultation with Town Attorney), this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the Town Attorney on any agenda item herein.

CERTIFICATION

I hereby certify that the above notice was posted in the bulletin board at Argyle Town Hall, 308 Denton Street, Argyle, Texas, by **3:00 PM** on the **1st day of April 2021**.



Erika McComis, Town Secretary



Persons with disabilities who plan to attend this public meeting and who may need auxiliary aid or services are requested to contact the Argyle Town Hall 48 hours in advance, at 940-464-7273, and reasonable accommodations will be made for assistance.



PROCLAMATION

Argyle Eagles Basketball Team

WHEREAS, the Town of Argyle is proud to be home to the outstanding Argyle High School, 10-time winner of the University Interscholastic League Texas Lone Star Cup; and

WHEREAS, in addition to achieving excellence in state-wide athletic, academic, and arts competition, the Argyle Independent School District and the Town now celebrate being home to the Argyle Eagles Basketball Team, Class 4A State Champions; and

WHEREAS, the Argyle Eagles won their second State Championship Title on March 13, 2021, with a 49-30 victory over the Huffman Hargrave Falcons, ending with a 30-1 record season; and

WHEREAS, the 2020-21 AHS Eagle Basketball team's athleticism, skill, dedication, good sportsmanship, and heart are a credit to every member of the team; and

WHEREAS, these achievements could not have been attained without the leadership of Director of Athletics Todd Rogers, Head Coach Russell Perkins, coaching staff, and the encouragement of the players' parents, who together instilled in them the value of teamwork during this challenging pandemic year; and

WHEREAS, the recognition and celebration of this championship team serves to bring our community together in honoring the students and their coaches; and

WHEREAS, the Town Council enthusiastically applauds the 30-1 season record that culminated in a state championship title and the legacy of success that this talented Eagles basketball team has inspired.

NOW, THEREFORE, I, Bryan Livingston, Mayor Pro Tem of the Town of Argyle, hereby recognize and extend our congratulations to the Argyle Eagles Class 4A State Champion Basketball Team.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the Town of Argyle to be affixed this 5th day of April 2021.

TOWN OF ARGYLE, TEXAS

Bryan Livingston, Mayor Pro Tem



TOWN COUNCIL DATA SHEET



Item 3.

Agenda Item:

Consider approval of the March 15, 2021 Regular Town Council meeting minutes as recorded.

Meeting Date:

April 5, 2021

Requested/Prepared by:

Erika McComis, Assistant Town Administrator

Background:

The minutes of the Town Council Meeting are recorded by the Town Secretary and presented to the Council for approval.

Staff Recommendation:

Move to approve the minutes of the Town Council of Argyle as recorded.

Attachments:

Minutes

MARCH 15, 2021

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

MAYOR PRO TEM, PLACE 1
COUNCIL MEMBER PLACE 2
COUNCIL MEMBER PLACE 3
COUNCIL MEMBER PLACE 4
COUNCIL MEMBER PLACE 5

BRYAN LIVINGSTON
RONALD SCHMIDT
SHERRI MYERS
CYNTHIA HERMANN
RICK BRADFORD

TOWN ATTORNEY

PATRICIA ADAMS

TOWN ADMINISTRATOR
ASSISTANT TOWN ADMINISTRATOR
ASSISTANT TOWN SECRETARY
CHIEF OF POLICE
PUBLIC WORKS DIRECTOR

RICHARD OLSON
ERIKA MCCOMIS
KELLY EDWARDS
EMMITT JACKSON
TROY NORTON

CALL WORKSESSION TO ORDER

Councilmember Herman called the worksession meeting to order at 5:45 p.m.

WORKSESSION ITEMS

(The pre-meeting work session is designed as an opportunity for the Town Council to discuss pending items. No action will be taken during the work session portion of the meeting.)

1. Discussion regarding proposed Argyle Landing Concept Plan, Argyle Landing Planned Development regulations and Development Agreement, proposed Future Land Use Plan amendment items, and Avalon Business Park posted on the regular session agenda.

Mr. Olson provided a presentation and overview of the items regarding Argyle Landing and Avalon Business Park.

Mayor Pro Tem Livingston arrived at 5:49 p.m.

Councilmembers discussed the 1.5 acre lots and percentage of lot coverage, that pools are not calculated into the percentage of lot coverage, the utility easement along Forest Trail, front yard setbacks, and the SUP required for a batch plant.

Mr. Olson continued the presentation and overview of the development agreement.

Councilmembers discussed the timetable for the Town's commitment, the number of years the developer would receive payments, the signal light installation, and adding additional parking to access the trail system.

CALL MEETING TO ORDER

Mayor Pro Tem Livingston called the regular meeting to order at 6:16 p.m.

OPEN FORUM

This is an opportunity for the public to address the Town Council on any matter, except public hearings.

No Speakers.

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.)

Assistant Town Administrator/Town Treasurer

1. Fiscal Year 2020 Audit, presented by Vail and Park, PC

Mr. Olson introduced Mike Vail, Vail and Park, PC. Mr. Vail provided a presentation and overview of the Fiscal Year 2020 Audit. Mr. Vail informed Council the Town received an unqualified opinion for the fiscal year with no findings. The findings of the previous fiscal year had been addressed but current staff. The Town's General Fund has a strong financial position with 9.04 months in reserves with an overall fund balance increase of \$511,457.

Councilmembers discussed the unassigned general fund balance, the PID footnotes included in the audit, and recommendations provided by the auditor.

Town Council

2. Presentation by Councilmember Myers on status of Town Hall and Parsonage drawings and discussion.

Councilmember Myers provided an overview of the proposed drawings.

Councilmembers discussed the need to pursue another structural engineer, the design-build process, and creating a design-build request for proposals for the renovation of Town Hall and the parsonage as drawn by the architect. Council directed staff to look into moving forward with a design build process to which Mr. Olson advised he would put together an RFP.

Town Administrator

3. Presentation and discussion on the Town of Argyle Strategic Plan.

Mr. Olson provided an update and overview of the proposed revisions, including completion dates, reassigning activities to other stakeholders, and ranking the activities by importance.

CONSENT AGENDA

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

4. Consider and take appropriate action to approve the February 24, 2021 Town Council and Planning and Zoning Commission Joint Meeting minutes as recorded.
5. Consider and take appropriate action to approve the March 1, 2021 Regular Town Council Meeting minutes as recorded.
6. Consider and take appropriate action to approve Resolution 2021-10 authorizing the Mayor Pro Tem to enter into an Interlocal Agreement with Denton County for Shared Governance Communication and Dispatch Services for the Town of Argyle.
7. Consider and take appropriate action to approve and accept the Annual Financial Report for Fiscal Year 2020.

ACTION: Items 4-7

APPROVED

Councilmember Myers moved to approve the consent agenda as presented. Councilmember Hermann seconded the motion. The motion passed 5-0.

PUBLIC HEARING ITEMS

8. Hold a Public Hearing and take appropriate action regarding an ordinance 2021-07 amending the Future Land Use Plan Amendment (FLUP-21-002) from Low Density Transition (T3) to Regional Center (T5) and from Rural Corridor (C1) to Low Density Transition (T3) for a 222.24-acre tract of land out of the F.W. Thornton Survey, Abstract No. 1244, Town of Argyle, Denton County, Texas; and being located on the east side of IH 35 W, south of FM 407, and west of Gateway Blvd, also referred to as Argyle Landing.

Mayor Pro Tem Livingston opened both items 8 and 9 regarding Argyle Landing for presentation and discussion.

Mr. Olson provided a presentation and overview of ordinance 2021-07 amending the Future Land Use Plan.

Councilmembers discussed the average lot sizes, fencing types and concealed fencing posts, additional screening along the east side 1.5 acre lots, parking to access the trail system.

Doug Powell and Justin Lansdowne, McAdams Engineering, provided a presentation and overview of the requests.

Councilmembers further discussed the site encumbrances, utility easements, the floodplain and LOMR & CLOMR process, drainage concerns for both the new and existing development, and lot types and average sizes.

Mayor Pro Tem Livingston opened the public hearing at 8:21 p.m. Mayor Pro Tem Livingston and Councilmember Schmidt stated the Council had received an email from a citizen in opposition. With no in person requests to speak, the public hearing was closed at 8:21 p.m.

Mayor Pro Tem Livingston moved to open the public hearing for item 9 for the agenda.

ACTION: Item 8

APPROVED

Councilmember Hermann moved to approve ordinance 2021-07 amending the Future Land Use Plan. Councilmember Myers seconded the motion. The motion passed 5-0.

9. Hold a Public Hearing and take appropriate action regarding a Concept Plan for proposed Planned Development District #3 for Argyle Landing and regarding an ordinance 2021-08 amending the Comprehensive Zoning Ordinance and Zoning Map of the Town (Z-21-002) by changing the zoning from Community Retail (CR) to Planned Development #3 (PD-003) for Argyle Landing, such property being approximately 222.24 acres out of the F.W. Thornton Survey, Abstract No. 1244, Town of Argyle, Denton County, Texas; and being located on the east side of IH 35 W, south of FM 407, and west of Gateway Blvd.

Mr. Olson included a presentation and overview of item 9 with item 8.

Mayor Pro Tem Livingston opened the public hearing at 8:25 p.m. With no requests to speak, the public hearing was closed at 8:25 p.m.

Mayor Pro Tem Livingston then moved to executive discussion prior to voting on items 8 and 9 of the agenda.

The Council then discussed proposed revisions and amendments to the zoning change request.

ACTION: Item 9**APPROVED**

Councilmember Hermann moved to approve a Concept Plan for proposed Planned Development District #3 and ordinance 2021-08 changing the zoning from Community Retail (CR) to Planned Development #3 (PD-003) for Argyle Landing with the additional revisions to Exhibit B – Development Standards: 1) Uses by removing Video Rental Sales, and requiring an SUP for the following: Automatic Teller Machine, Emergency Care Clinic, Private Club Class I, Restaurant with a drive-thru, and Wedding Facility; 2) Type 1 lots minimum size of 6,000 square feet including the 34 shown on the concept plan with an average lot size of 7,090 +/- 5%, Type 2 lots minimum size of 7,400 square feet with an average lot size of 10,215.9 +/- 5%, and Type 3 lots minimum size of 10,000 square feet with an average lot size of 10,215.9 +/- 5%, and if necessary to remove Type 1 lots between cul-de-sacs which could be replaced with Type 2 lots on the East side of cul-de-sac number 2 ; creating a 75 foot setback for the 1.5 acre lots on along the east side of the development; 3) adding 15 additional parking spaces to access the trail system on the gas well pad site; 4) planting twenty-five (25) 3-inch caliper trees in the open space area from the approved tree list; and 5) including the following in the Covenants, Conditions, and Restrictions (CCR) for the HOA that concealed posting will be used for privacy fencing between residences and the 1.5 acre lots along the east side of the development will include three 3-inch caliper trees in the back yards. Councilmember Bradford seconded the motion. The motion passed 5-0.

ACTION ITEMS

10. Consider and take appropriate action on a Development Agreement between the Town and Centurion American for the development of certain improvements in the Argyle Landing Planned Development District and authorizing the Mayor Pro Tem and Town Administrator to finalize negotiations and execute necessary documents.

Councilmembers reviewed the key points of the development agreement.

ACTION: Item 10**APPROVED**

Councilmember Livingston moved to approve the key points of the agreement with CADG Avalon at Argyle LLC as follows: Developer will agree to the following obligations as listed in Section 2 of the Development Agreement: 1) The developer will build Road Segment C; 2) Construct roundabout; 3) Build a five (5) lane section on the southside of FM 407 and Gateway to include a dedicated left turn lane to accommodate the stacking of 10 vehicles; and 4) Construct a trail system within the open space. The Town will agree to the following obligations as listed in Section 1 of the Development Agreement: 1) Construct and Pay for the signal at Gateway and FM 407; 2) Rebate to the developer \$3,000 for each dwelling unit to be paid to the developer on a quarterly basis up to an aggregate maximum of \$594,000; and 3) Waive the Parkland Development fee of \$1,000 per lot, cap at \$198,000. The requested amendments will be made by the Town Attorney and presented to council

at a special meeting for final review and approval on March 22, 2021. Councilmember Bradford seconded the motion. The motion passed 5-0.

11. Consider and take appropriate action on a waiver request to the Traffic Impact Analysis (TIA) requirement for the Avalon Business Park Preliminary Plat (PP-20-004), a proposed non-residential development consisting of eighteen (18) non-residential lots and three (3) open space lots on approximately 222.24 acres of land in the Francis W. Thorton Survey, Abstract No. 1244, Town of Argyle, Denton County, Texas; and being located on the east side of IH 35 W, south of FM 407, and west of Gateway Blvd.

Mr. Jack Dawson, Centurion American, withdrew their request for a waiver.

No action taken.

12. Consider and take appropriate action on Ordinance 2021-06 amending the Argyle Code of Ordinances, Chapter 12, Commercial Vehicles; Truck Routes, amending Article 12.04 to prohibit commercial motor vehicle traffic on specified Town streets and rights-of-way; providing a penalty; and providing an effective date.

Chief Jackson provided an overview of the amendment to Chapter 12 of the Code of Ordinances.

ACTION: Item 12

APPROVED

Councilmember Myers moved to approve ordinance 2021-06 amending the Argyle Code of Ordinances, Chapter 12, Commercial Vehicles; Truck Routes. Councilmember Bradford seconded the motion. The motion passed 5-0.

13. Consider and take appropriate action to authorize Town Staff to purchase mBudget Software in an amount not to exceed \$6,500 and authorizing the Town Administrator to sign necessary documents.

Mrs. McComis provided an overview of the budget software.

ACTION: Item 13

APPROVED

Councilmember Bradford moved to approve Town Staff to purchase mBudget Software in an amount not to exceed \$6,500. Councilmember Livingston seconded the motion. The motion passed 5-0.

14. Consider approval of Resolution 2021-09 appointing members to the Municipal Development District Board of Directors.

ACTION: Item 14**APPROVED**

Councilmember Livingston moved to approve resolution 2021-09 appointing Councilmember Hermann, Place 1, Councilmember Bradford, Place 2, Mike Udovic, Place 3, Brian Darnell, Place 4, and Reid Norton, Place 5. Councilmember Hermann seconded the motion. The motion passed 5-0.

EXECUTIVE SESSION

At 8:39 p.m., the Town Council adjourned into executive session pursuant to Texas Government Code, Annotated, Chapter 551, Subchapter D to discuss the following:

Consultation with Attorney

§551.071(1),(2): Consultation with attorney regarding pending or anticipated litigation, or a settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter:

15. Agenda Item 8, Future Land Use Plan Amendment, Agenda Item 9, Zoning Request Argyle Landing, Agenda Item 11, TIA and Platting for Avalon Business Park, open meetings and Executive Order GA 34.

Economic Development

§551.087: Economic Development negotiations (to discuss or deliberate commercial or financial information from a business prospect or to deliberate the offer of a financial or other incentive to a business prospect):

16. Argyle Landing/Avalon Business Park/Development Agreement

RECONVENE INTO OPEN SESSION

In accordance with Texas Government Code, Section 551, the Town Council will reconvene into Open Session and consider action, if any, on matters discussed in Executive Session.

At 9:32 p.m., the Town Council reconvened into open session.

No action taken.

Mayor Pro Tem Livingston moved back to item 8 of the agenda.

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

No requests.

ADJOURN

There being no further business, Mayor Pro Tem Livingston adjourned the regular session at 11:27 p.m.

Bryan Livingston, Mayor Pro Tem

Erika McComis, Town Secretary

DRAFT



TOWN COUNCIL DATA SHEET



Item 4.

Agenda Item:

Consider approval of the March 22, 2021 Special Town Council meeting minutes as recorded.

Meeting Date:

April 5, 2021

Requested/Prepared by:

Erika McComis, Assistant Town Administrator

Background:

The minutes of the Town Council Meeting are recorded by the Town Secretary and presented to the Council for approval.

Staff Recommendation:

Move to approve the minutes of the Town Council of Argyle as recorded.

Attachments:

Minutes

MARCH 22, 2021

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

MAYOR PRO TEM, PLACE 1
COUNCIL MEMBER PLACE 2
COUNCIL MEMBER PLACE 3
COUNCIL MEMBER PLACE 4
COUNCIL MEMBER PLACE 5

BRYAN LIVINGSTON
RONALD SCHMIDT
SHERRI MYERS
CYNTHIA HERMANN
RICK BRADFORD

TOWN ATTORNEY

JULIE FORT

TOWN ADMINISTRATOR
ASSISTANT TOWN ADMINISTRATOR
ASSISTANT TOWN SECRETARY

RICHARD OLSON
ERIKA MCCOMIS
KELLY EDWARDS

CALL MEETING TO ORDER

Mayor Pro Tem Livingston called the special meeting to order at 6:02 p.m.

OPEN FORUM

This is an opportunity for the public to address the Town Council on any matter, except public hearings.

No Speakers.

ACTION ITEMS

1. Consider and take appropriate action on a Development and Incentive Agreement between the Town and CADG Avalon at Argyle, LLC for the development of certain improvements in the Argyle Landing Planned Development District and authorizing the Mayor Pro Tem to execute necessary documents.

Mr. Olson provided an overview of the item and stated the Council should review each document of the incentive agreement and exhibits page by page.

Councilmembers discussed each proposed amendment in the Incentive Agreement and PD Ordinance exhibits.

ACTION: Item 1

APPROVED

Councilmember Hermann moved to approve the Development and Incentive

Agreement between the Town and CADG Avalon at Argyle, LLC for the development of certain improvements in the Argyle Landing Planned Development District and authorizing the Mayo Pro Tem to execute the necessary documents with the following amendments:

Development and Incentive Agreement

1.01.02 Impact Fee Rebate – Wording will be amended to clarify that the Town’s Roadway Impact Fees are currently set at \$5,091.84 per single family residential dwelling unit and the rebate is a portion of this amount.

1.01.04 Payment and Installation of Traffic Signal – The last sentence will be amended to state *“The estimated cost of the traffic signal is two hundred twenty-five thousand and no/100 dollars (\$225,000.00).”*

2.02.04 Screening – This section will be removed in its entirety.

Exhibit B Development Standards

Purpose and Intent, 1.k. – The term Temporary Asphalt or Concrete Batch Plant will be amended throughout the document to state *Temporary Portable Concrete Batch Plant*.

Section 1 – Commercial Standards, Uses – Items 1-7 amended, and an additional use added to be excepted from the allowable uses:

1. Video Rental Sales
2. Automatic Teller Machine
3. Emergency Care Clinic
4. Private Club Class I
5. Wedding Facility
6. Urgent Care Facility
7. Restaurant with Drive-Thru – SUP Only
8. Temporary Portable Concrete Batch Plant – SUP Only

Section 2 – Residential Standards – Area B – Eastern Residential -

E. Yard, Building Separation, and Minimum – amend the wording under the table to state: **The 75-foot setback may include easements; the setback is inclusive of and not in addition to the 15-foot required side and rear yard setback.*

Section 3 – General Development Standards -

D. Landscaping – amend the wording to state: *5. Developer shall put Conditions, Covenants and Restrictions on the Type 4 Lots that require the homebuilder to plant three (3) trees within the fifteen-foot (15’) rear and side yard along the Development’s eastern property line.*

Ordinance Exhibits

Exhibit F – Street Sections – add wording at the bottom of the exhibit that states: *“Developer will follow Construction Standards in the Town of Argyle Code of Ordinance and Development Standards.”*

Exhibit M – Materials – Need to add clarification that the Stucco will be Three Coat Stucco and EIFS not allowed. Add clarification that siding should be Hardie Plank.

Councilmember Bradford seconded the motion. The motion passed 5-0.

ADJOURN

There being no further business, Mayor Pro Tem Livingston adjourned the regular session at 7:20 p.m.

Bryan Livingston, Mayor Pro Tem

Erika McComis, Town Secretary

DRAFT



TOWN COUNCIL DATA SHEET



Item 5.

Agenda Item:

Consider approval of Resolution 2021-11 appointing Lisa Mayo as the Town of Argyle Municipal Court Clerk.

Meeting Date:

April 5, 2021

Prepared by:

Erika McComis, Assistant Town Administrator

Background:

Per the Town of Argyle Code of Ordinances Section 7.01.005 the Town Council is responsible for appointing a court clerk. The clerk shall be an employee of the Town and subject to supervision of the Town Secretary and Presiding Judge. Mrs. Mayo has been employed as the Court Clerk since March 15, 2021.

Financial Impact:

None

Staff Recommendation:

Approval of a resolution appointing Lisa Mayo as the Municipal Court Clerk.

Requested Action:

Motion to approve a resolution appointing Lisa May as the Town of Argyle Municipal Court Clerk.

Attachments:

Resolution

**TOWN OF ARGYLE, TEXAS
RESOLUTION NO. 2021-11**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF ARGYLE,
TEXAS APPOINTING LISA MAYO TO SERVE AS THE TOWN OF
ARGYLE MUNICIPAL COURT CLERK AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, in accordance with Section 7.01.005 of the Town of Argyle, Texas Code of Ordinances the Town Council is authorized to appoint a Municipal Court Clerk subject to supervision by the Town Secretary and Presiding Judge; and

WHEREAS, the Town Council wishes to appoint Lisa Mayo to serve as the Court Clerk effective April 5, 2021.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS:

SECTION 1. That Lisa Mayo is hereby appointed by the Town Council to serve as the Municipal Court Clerk.

SECTION 2. That this resolution shall become effective from and after its date of passage.

PASSED AND APPROVED this the 5th day of April, 2021.

APPROVED:

ATTEST:

Bryan Livingston, Mayor Pro Tem

Erika McComis, Town Secretary



TOWN COUNCIL DATA SHEET



Item 6.

Agenda Item:

Consider approval of Resolution 2021-14 appointing Troy Norton, Director of Public Works, as the Town of Argyle's representative to the Upper Trinity Regional Water District.

Background:

The Town of Argyle is a member of the Upper Trinity Regional Water District (UTRWD) and, as such, appoints a voting member to the UTRWD board. Previously the Council had appointed the Public Works Director to serve as the member. The UTRWD requires that the board members reside within the boundaries of the district. With that requirement, staff recommends re-appointing Public Works Director Troy Norton to the position.

Financial Impact:

None.

Staff Recommendation:

Staff recommends re-appointing Troy Norton, Director of Public Works, to serve as the Town's representative to the UTRWD.

Requested Action:

Motion to approve a resolution appointing Troy Norton, Director of Public Works, as the Town of Argyle's representative to the Upper Trinity Regional Water District to a term expiring May 31, 2025.

Attachments:

Resolution Appointing Upper Trinity Regional Water District Member
UTRWD Memo

**TOWN OF ARGYLE, TEXAS
RESOLUTION NO. 2021-14**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS APPOINTING TROY NORTON, PUBLIC WORKS DIRECTOR, AS THE TOWN OF ARGYLE REPRESENTATIVE TO THE UPPER TRINITY REGIONAL WATER DISTRICT BOARD OF DIRECTORS FOR A TERM OF FOUR YEARS COMMENCING JUNE 1, 2021.

WHEREAS, on April 25, 2017, the Town Council appointed Troy Norton, Public Works Director, to serve a four-year term as the Town’s representative on the Upper Trinity Regional Water District Board of Directors; and

WHEREAS, the aforementioned unexpired term on said District Board expires May 31, 2021, and it has been determined to be in the best interest of the citizens of the Town of Argyle that the Town be actively represented on the Upper Trinity Regional Water District Board of Directors by the Public Works Director.

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS:

SECTION 1. THAT, the above findings are hereby found to be true and correct and are incorporated herein in their entirety.

SECTION 2. THAT, the Town Council of the Town of Argyle, Texas hereby re-appoints Troy Norton, Public Works Director, as the Town of Argyle’s representative to the Upper Trinity Regional Water District Board of Directors for a term of four years commencing June 1, 2021.

AND IT IS SO RESOLVED.

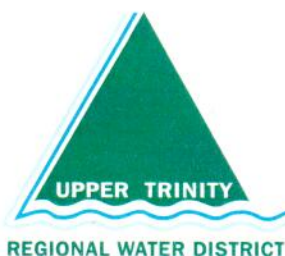
PASSED AND APPROVED this the 5th day of April, 2021.

TOWN OF ARGYLE, TEXAS

BY: _____
Bryan Livingston, Mayor Pro-Tem

ATTEST:

Erika McComis, Town Secretary



March 23, 2021

Mr. Richard Olson, Town Administrator
Town of Argyle
P.O. Box 609
Argyle, TX 76226

Subject: Appointment of Board Member

Dear Mr. Olson:

The Town of Argyle is a Member of Upper Trinity Regional Water District, a State-chartered conservation and reclamation district for the Denton County area. The Town Council appointed Mr. Troy Norton to the Board of Directors of Upper Trinity to serve the current term that ends May 31, 2021.

Mr. Norton is eligible for reappointment, or the Town Council may make a new appointment, for a four-year term. An appointee must be a qualified voter, must reside within the boundaries of Upper Trinity, may not be an elected official and may not be an employee of another member-entirety of Upper Trinity.

The Board of Directors of Upper Trinity has regional responsibilities for developing, funding and implementing regional water and wastewater systems - - services which are vital to the cities, towns and utilities of this region. A high priority mission of the Board is to plan ahead for a secure water supply, adequate for the next 50 years. The work of the Board is strategic and challenging. The Board oversees extensive regional programs as a utility enterprise, with some thirty cities, towns and utilities cooperating to achieve the mandate. Therefore, your appointment to the Board of Directors should be carefully considered - - for your interest as well as for the region.

As soon as the reappointment (or new appointment) is made, please let us know by forwarding a copy of the approved Resolution or Motion. Board Members are scheduled to take the oath of office on June 3rd at the regular meeting of the Upper Trinity Board. Please call me or Nancy Tam (972-219-1228) if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Larry N. Patterson".

Larry N. Patterson, P.E.
Executive Director

LNP/er

c: Troy Norton, Board Member, UTRWD
Erika McComis, Assistant Town Administrator/Town Secretary



TOWN COUNCIL STAFF REPORT

Meeting

Date: March 29, 2021

To: Mayor Pro Tem and Members of the Town Council

From: Harrison Wicks, Development Coordinator

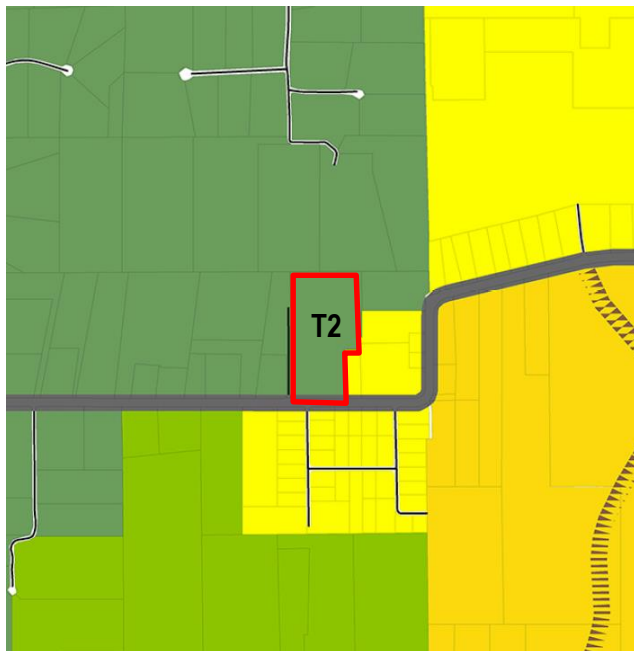
Subject: Future Land Use Plan Amendment - 402 Old Justin Rd.

Purpose:

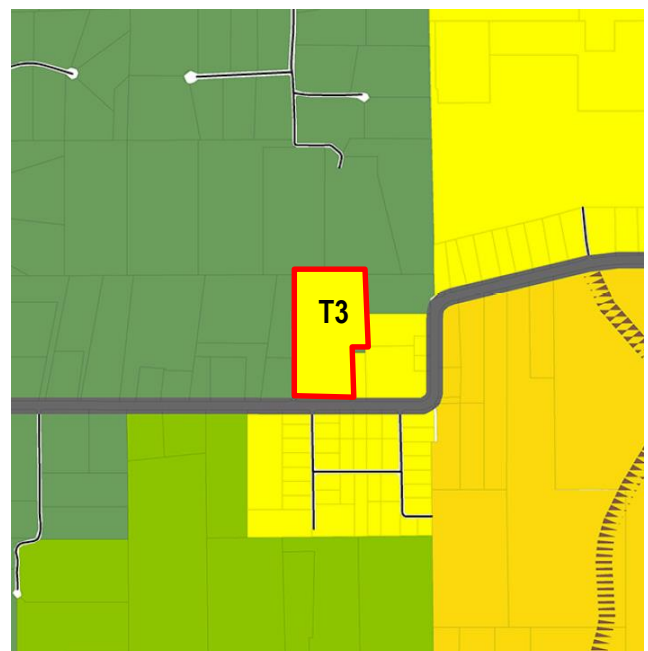
During the meeting on February 16, 2021, Town Council approved the Future Land Use Plan Amendment (FLUP-21-001) from Rural (T2) to Low-Density Transition (T3) for an 8.68-acre tract of land out of the P. Rock Survey, Abstract No. 1063, being Lot 1, Block 1, Avery Laine Addition, otherwise known as 402 Old Justin Road, Town of Argyle, Denton County, Texas.

An ordinance was not included in the original attachments during the meeting on February 16, 2021, and so Town staff recommends that Town Council approve **Ordinance No. 2021-09** to provide for the enforcement of zoning regulations as outlined in the ordinance.

EXHIBIT A



Current FLUP Map



Approved FLUP Map

**TOWN OF ARGYLE, TEXAS
ORDINANCE NO. 2021-09**

AN ORDINANCE OF THE TOWN OF ARGYLE, TEXAS, AMENDING THE FUTURE LAND USE PLAN MAP, A PLANNING ELEMENT OF THE COMPREHENSIVE PLAN, TO CHANGE THE FUTURE LAND USE DESIGNATION, AS DEPICTED IN EXHIBIT A, ON AN APPROXIMATE 8.68-ACRE TRACT OF LAND OUT OF THE P. ROCK SURVEY, ABSTRACT NO. 1063, BEING LOT 1, BLOCK 1, AVERY LAINE ADDITION, OTHERWISE KNOWN AS 402 OLD JUSTIN ROAD, TOWN OF ARGYLE, DENTON COUNTY, TEXAS, FROM RURAL (T2) TO LOW-DENSITY TRANSITION (T3) PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENT; PROVIDING A CUMULATIVE REPEALER/SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH KNOWING, INTENTIONAL, RECKLESS, OR NEGLIGENT VIOLATION, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, a Zoning Change request from Agricultural (A) to Single Family Residential Estate 2.5-acre (SF-2.5) was requested by the property owner for an 8.68-acre tract of land out of the P. Rock Survey, Abstract No. 1063, being Lot 1, Block 1, Avery Laine Addition, otherwise known as 402 Old Justin Road, Town of Argyle, Denton County, Texas.

WHEREAS, the requested zoning change is not consistent with the adopted Future Land Use Plan for the Town, which shows the Property as designated for Future Rural (T-2) development; and

WHEREAS, the owner of the Property has requested that the Future Land Use Plan be amended to change the Property from Future Rural (T-2) to Low Density Transition (T-3) to allow the consideration of zoning and development of the Property in accordance with the new requirements; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing on the 3rd day of February 2021 where interested parties were given the opportunity to provide comment and testimony, studied and reviewed the Future Land Use Map in conjunction with this request, reviewed and considered the compatibility of the requested change with the existing uses and designated uses as set forth in the Future Land Use Map for the Property, surrounding areas, and for the entire Town; and

WHEREAS, after all persons were given an opportunity to present testimony, and the Commission completed its review, the Commission determined the requested change to be consistent with the goals of the Comprehensive Plan for orderly development of property within the Town and voted to recommend approval of the request to amend the Future Land Use Plan Map to change the designation of the Property from Future Rural (T-2) to Low Density Transition (T-3); and

WHEREAS, the Town Council held a public hearing on the 16th day of February 2021, where interested parties were given the opportunity to provide comment and testimony, the Town Council considered the recommendation of the Planning and Zoning Commission, and did study and review the request; and

WHEREAS, the Town Council, after determining that all legal requirements of notice and hearings have been met and after considering the request, has determined that the requested amendment to the Future Land Use Plan Map to change the designation of the Property from Future Rural (T-2) to Low Density Transition (T-3) as set forth in the Comprehensive Plan of the Town is approved and would allow orderly development of the Property which would serve the best interest of the health, safety, and general welfare of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS:

SECTION 1. INCORPORATION OF PREMISES. It is hereby determined that the findings and recitations contained above in the preamble of this Ordinance are true and correct and are incorporated herein by reference.

SECTION 2. AMENDMENT. That the Town's Future Land Use Plan Map, a component of the Comprehensive Land Use Plan adopted by the Town which serves to provide to long-range guidance relative to zoning decisions, land subdivision, thoroughfare construction and growth management, is hereby amended and shall be annotated to reflect the change in designation of future land use for the Property, an approximate 8.68-acre tract of land out of the P. Rock Survey, Abstract No. 1063, being Lot 1, Block 1, Avery Lane Addition, otherwise known as 402 Old Justin Road, Town of Argyle, Denton County, Texas.

SECTION 3. AMENDED FUTURE LAND USE MAP. That the amended Future Land Use Plan Map, a planning element of the Comprehensive Plan, amended hereby in accordance with this ordinance shall be and remain on file in the office of the Town Secretary and shall provide long-range guidance to zoning decisions, land subdivision, thoroughfare construction and growth management for the Property.

SECTION 4. CUMULATIVE REPEALER/SAVINGS. This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit, which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 5. SEVERABILITY. If any section, subsection, clause, phrase or provision of this Ordinance, or any application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void or unconstitutional,

the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or any application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 6. PENALTY. Any person who intentionally, knowingly, recklessly or negligently violates any provision of this Ordinance, upon conviction, shall be deemed guilty of a misdemeanor and shall be fined a sum not to exceed two thousand dollars (\$2,000.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 7. ENGROSSMENT AND ENROLLMENT. The Town Secretary of the Town of Argyle is hereby directed to engross and enroll this Ordinance by copying the exact caption and effective date in the minutes of the Town Council and by filing this Ordinance in the Ordinance records of the Town.

SECTION 8. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and publication as required by law.

Passed and approved on this the 16th day of February 2021.

TOWN OF ARGYLE, TEXAS

BY: _____
Bryan Livingston, Mayor Pro Tem

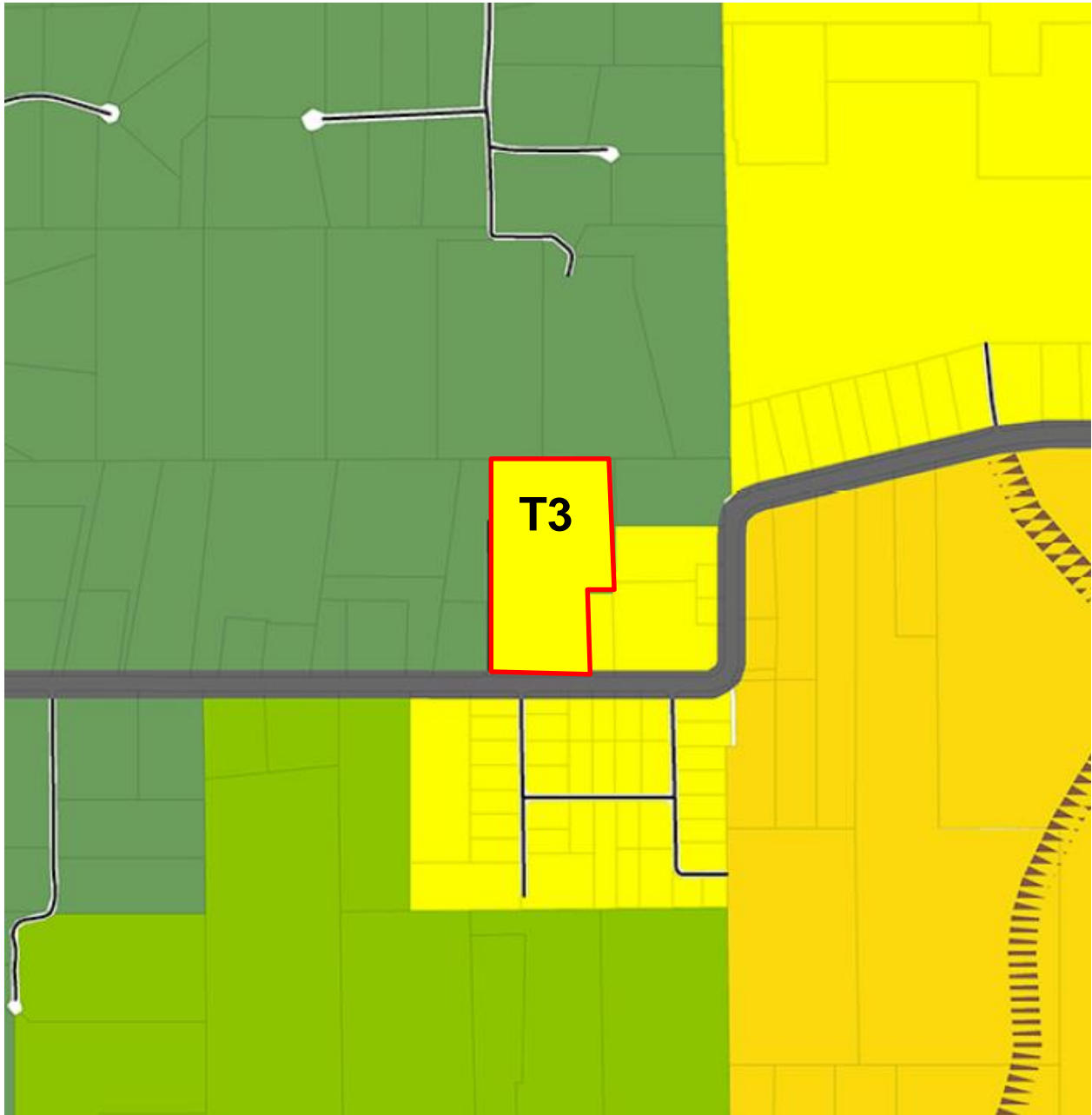
ATTEST:

Erika McComis, Town Secretary

Approved as to Form:

Patricia Adams, Town Attorney

EXHIBIT A
APPROVED FUTURE LAND USE PLAN MAP





TOWN COUNCIL STAFF REPORT

Meeting

Date: March 29, 2021

To: Mayor Pro Tem and Members of the Town Council

From: Harrison Wicks, Development Coordinator

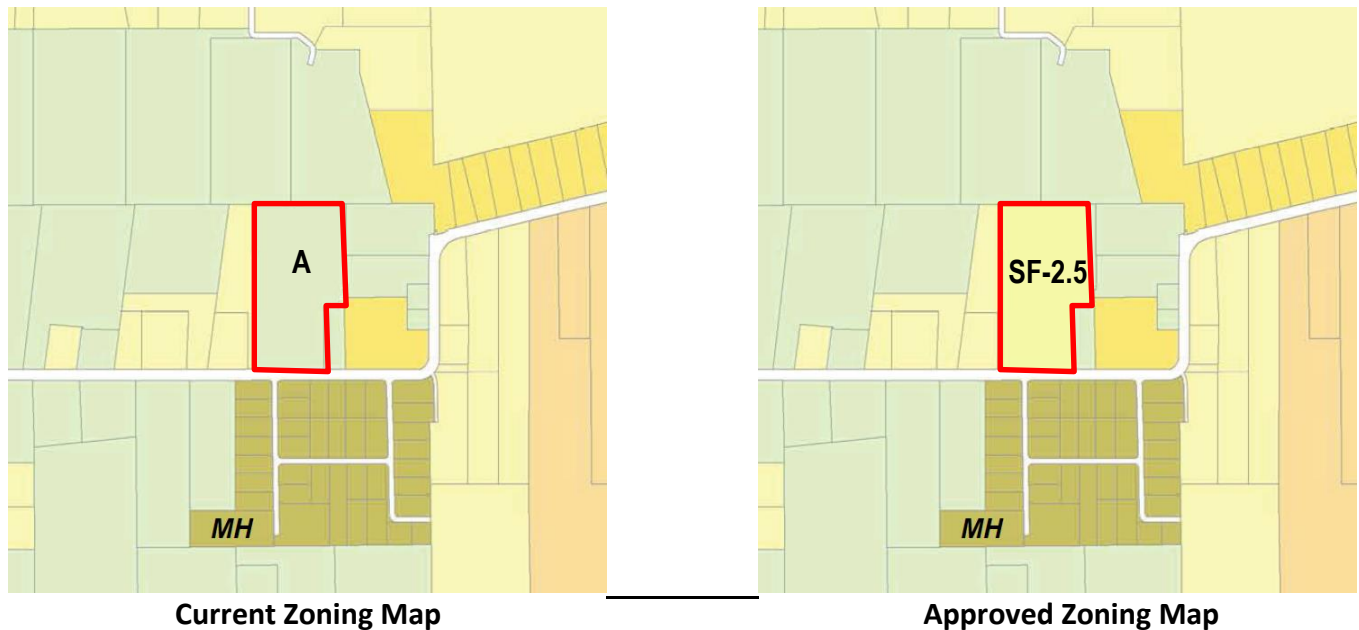
Subject: Zoning Change Request from A to SF-2.5 - 402 Old Justin Rd.

Purpose:

During the meeting on February 16, 2021, Town Council approved the Zoning Change request (Z-21-001) from Agricultural (A) to Single Family Residential Estate 2.5-acre (SF-2.5) for an 8.68-acre tract of land out of the P. Rock Survey, Abstract No. 1063, being Lot 1, Block 1, Avery Laine Addition, otherwise known as 402 Old Justin Road, Town of Argyle, Denton County, Texas.

An ordinance was not included in the original attachments during the meeting on February 16, 2021, and so Town staff recommends that Town Council approve **Ordinance No. 2021-10** to provide for the enforcement of zoning regulations as outlined in the ordinance.

EXHIBIT A



**TOWN OF ARGYLE, TEXAS
ORDINANCE NO. 2021-10**

AN ORDINANCE OF THE TOWN OF ARGYLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE TOWN OF ARGYLE, TEXAS BY AMENDING ARTICLE III, "ZONING" OF THE DEVELOPMENT STANDARDS OF THE TOWN OF ARGYLE, TEXAS, A PART OF THE CODE OF ORDINANCES OF THE TOWN OF ARGYLE, TO CHANGE THE ZONING CLASSIFICATION, AS DEPICTED IN EXHIBIT A, ON AN APPROXIMATE 8.68-ACRE TRACT OF LAND OUT OF THE P. ROCK SURVEY, ABSTRACT NO. 1063, BEING LOT 1, BLOCK 1, AVERY LAINE ADDITION, OTHERWISE KNOWN AS 402 OLD JUSTIN ROAD, TOWN OF ARGYLE, DENTON COUNTY, TEXAS, FROM AGRICULTURAL (A) TO SINGLE FAMILY RESIDENTIAL ESTATE 2.5-ACRE (SF-2.5); PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS; PROVIDING BASE ZONING DISTRICT REGULATIONS; PROVIDING A CUMULATIVE REPEALER/SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH KNOWING, INTENTIONAL, RECKLESS, OR NEGLIGENT VIOLATION, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 3rd day of February, 2021, the Planning and Zoning Commission held a public hearing and considered and made a recommendation for approval of a request to rezone an approximate 8.68-acre tract of land out of the P. Rock Survey, Abstract No. 1063, being Lot 1, Block 1, Avery Laine Addition, otherwise known as 402 Old Justin Road, Town of Argyle, Denton County, Texas; and

WHEREAS, the property owner has applied for a zoning change on the Property from Agricultural (A) to Single Family Residential Estate 2.5-acre (SF-2.5); and

WHEREAS, the Planning and Zoning Commission has made a recommendation that the Town Council approve this zoning change in accordance with this Ordinance; and

WHEREAS, the Town Council held a public hearing on the 16th day of February, 2021, where interested parties were given the opportunity to provide comment and testimony, the Town Council considered the recommendation of the Planning and Zoning Commission, and did study and review the request; and,

WHEREAS, the Town Council, after determining all legal requirements of notice and hearings have been met and after having considered the request for zoning amendment to the Property, has further determined the requested amendment to the

Development Standards of the Town of Argyle and to the Zoning Map of the Town to change the land use designation on the Property from Agricultural (A) to Single Family Residential Estate 2.5-acre (SF-2.5) is consistent with the goals of land development within the Town and will provide for orderly development of the Property which would serve the best interest of the health, safety, and general welfare of the public; and

WHEREAS, the Town Council finds that the zoning change is consistent with the Comprehensive Plan, and the change in the zoning on the Property serves the interests of public health, safety and welfare;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS:

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. AMENDMENT. Article III, "Zoning" of the Development Standards of the Town of Argyle, Texas, of the Code of Ordinances of the Town, is hereby amended to reflect that the 8.68-acre tract of land out of the P. Rock Survey, Abstract No. 1063, being Lot 1, Block 1, Avery Laine Addition, otherwise known as 402 Old Justin Road, Town of Argyle, Denton County, Texas shall be and is hereby rezoned from Agricultural (A) to Single Family Residential Estate 2.5-acre (SF-2.5), and that the use and development of the Property shall be regulated by the Development Standards of the Town of Argyle as amended by this Ordinance. In addition to the foregoing, uses and development standards for the Property shall conform to the standards and regulations of the applicable base zoning district(s) for the Property as set forth in the Development Standards of the Town of Argyle, except as expressly provided for in this Ordinance.

SECTION 3. BASE ZONING DISTRICT REGULATIONS. The development and uses of the Property shall meet or exceed all requirements for the base zoning type(s) for the Property prior to the adoption of this Ordinance with deviations from the Development Standards of the Town of Argyle only as set forth in this Ordinance.

SECTION 4. ZONING MAP AMENDMENT. In addition, the official Zoning Map of the Town of Argyle, Texas is hereby amended and annotated to show the change in zoning classification of the Property from Agricultural (A) to Single Family Residential Estate 2.5-acre (SF-2.5) for the Property.

SECTION 5. CUMULATIVE REPEALER/SAVINGS. This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit, which has been initiated or has arisen under or pursuant to such

Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 6. SEVERABILITY. If any section, subsection, clause, phrase or provision of this Ordinance, or any application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or any application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 7. PENALTY. Any person who intentionally, knowingly, recklessly or negligently violates any provision of this Ordinance, upon conviction, shall be deemed guilty of a misdemeanor and shall be fined a sum not to exceed two thousand dollars (\$2,000.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 8. ENGROSSMENT AND ENROLLMENT. The Town Secretary of the Town of Argyle is hereby directed to engross and enroll this Ordinance by copying the exact caption and effective date in the minutes of the Town Council and by filing this Ordinance in the Ordinance records of the Town.

SECTION 9. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and publication as required by law.

Passed and approved on this the 16th day of February 2021.

TOWN OF ARGYLE, TEXAS

Bryan Livingston, Mayor Pro Tem

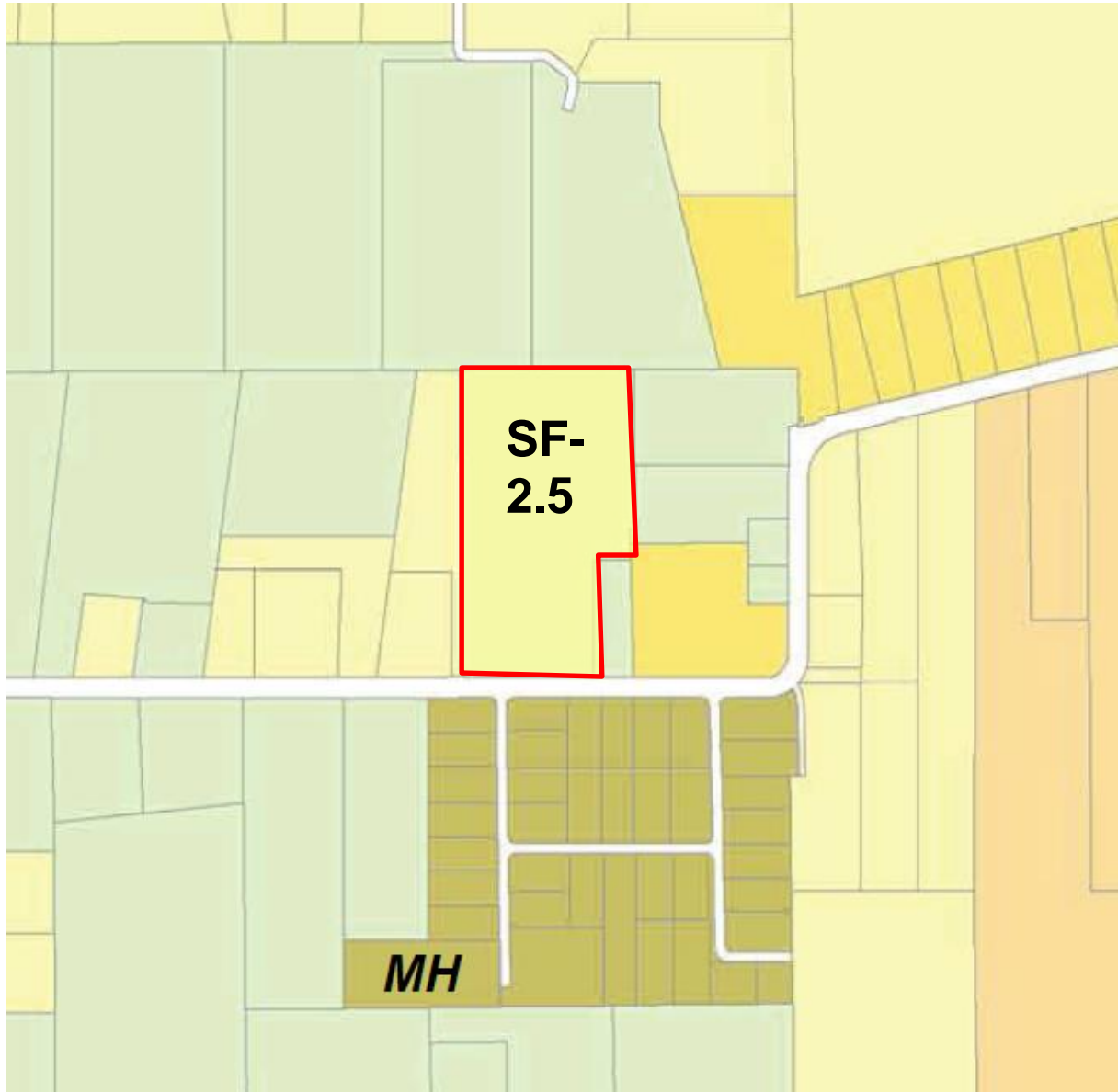
ATTEST:

Erika McComis, Town Secretary

Approved as to Form:

Patricia A. Adams, Town Attorney

EXHIBIT A
APPROVED ZONING MAP





TOWN COUNCIL DATA SHEET



Agenda Item:

Consider Resolution 2021-12 approving the dissolution of the Argyle Economic Development Corporation; approving a dissolution plan; authorizing the preparation and execution of all documents necessary to dissolve the corporation; and providing an effective date.

Meeting Date:

April 5, 2021

Prepared by:

Rich Olson, Town Administrator

Background:

On November 3, 2020, the citizens of the Town of Argyle and the Argyle ETJ voted to create a Municipal Development District (MDD), subject to the voter's approval to dissolve and terminate the Argyle Economic Development Corporation. On November 3, 2020, the voters approved the dissolution of the Argyle EDC and the creation of the MDD.

The Town Council, at a Special Town Council meeting held on March 11, 2021, approved the MDD bylaws. Furthermore, on March 15, 2021, the Town Council appointed five individuals to serve on the MDD Board.

The EDC met on March 24, 2021, and passed Resolution No. EDC-2021-01 approving the dissolution of the Argyle Economic Development Corporation along with a plan of dissolution. I have attached a copy of the appropriate resolution and plan of dissolution of the Argyle EDC.

After the Town Council approves the dissolution plan, the EDC must send a notice to all claimants informing them that the Corporation is dissolving. All obligations owed to outside individuals or agencies must be paid. Any assets left after all debts have been paid are transferred to the Town of Argyle and deposited in the Town's General Fund account. All or a part of these funds may be transferred to the new MDD Board to further its mission. At the present time, the amount of fund balance in the EDC account is approximately \$1,725,292.17. This amount may change depending on any payments for outstanding obligations of the EDC. Staff is researching to make sure that all potential claimants have been identified. The Town will not receive our first sales tax payment to provide revenue to the MDD until June 1, 2021.

Requested Action:

Approve the resolution dissolving and terminating the Argyle Economic Development Corporation.

Attachments:

Resolution

Plan of Dissolution of the Argyle Economic Development Corporation

EDC Resolution

RESOLUTION NO. 2021-12

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS APPROVING DISSOLUTION OF THE ARGYLE ECONOMIC DEVELOPMENT CORPORATION; APPROVING A DISSOLUTION PLAN; AUTHORIZING THE PREPARATION AND EXECUTION OF ALL DOCUMENTS NECESSARY TO DISSOLVE THE CORPORATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a special election was held in the Town of Argyle, Texas on November 3, 2020, at which time a proposition to authorize the repeal of sales and use tax at a rate of one-fourth (1/4) of one percent for the benefit of the Argyle Economic Development Corporation, ("Corporation"), was submitted to the duly qualified registered voters of the Town for their action thereon; and

WHEREAS, said election was duly and legally held in conformity with the election laws of the State of Texas, and the results of said election have been verified and returned by the proper judges and clerks; and

WHEREAS, a majority of the voters elected in favor of the abovementioned proposition; and

WHEREAS, considering the election results, the Town Council wishes to approve the dissolution of the Corporation.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS:

SECTION 1. The foregoing recitals are findings are hereby adopted and incorporated by reference and made a part of this Resolution as if fully set forth herein.

SECTION 2. Pursuant to the voters' decision to authorize the repeal of the abovementioned sales and use tax, the Council accepts the Economic Development Corporation's recommendation of dissolution of the Corporation to the Town Council.

SECTION 3. A plan of dissolution, attached hereto and incorporated herein as Exhibit "A," is adopted and approved.

SECTION 4. The Corporation, through its Executive Director and attorney, shall prepare all documents necessary to effectively terminate the Corporation, including, but not limited to a certificate of termination.

SECTION 5. The Corporation's Board President is authorized to execute all documents necessary to effectively terminate the Corporation, including, but not limited to a certificate of termination.

SECTION 6. This Resolution shall take effect immediately upon its passage and approval.

PASSED AND APPROVED BY THE on this the 5th day of April, 2021.

TOWN OF ARGYLE, TEXAS

By: _____
Bryan Livingston, Mayor Pro Tem

ATTEST:

Erika McComis, Town Secretary

APPROVED AS TO FORM:

Patricia A. Adams, Town Attorney

Exhibit A

RESOLUTION NO. EDC-2021-01

A RESOLUTION OF THE ARGYLE ECONOMIC DEVELOPMENT CORPORATION RECOMMENDING DISSOLUTION OF THE CORPORATION; APPROVING A DISSOLUTION PLAN; AUTHORIZING THE PREPARATION AND EXECUTION OF ALL DOCUMENTS NECESSARY TO DISSOLVE THE CORPORATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a special election was held in the Town of Argyle, Texas on November 3, 2020, at which time a proposition to authorize the termination of the Argyle Economic Development Corporation, ("Corporation"), subject to the creation of the Argyle Municipal Management District, was submitted to the duly qualified registered voters of the Town for their action thereon; and

WHEREAS, said election was duly and legally held in conformity with the election laws of the State of Texas, and the results of said election have been verified and returned by the proper judges and clerks; and

WHEREAS, a majority of the voters elected in favor of the abovementioned proposition; and

WHEREAS, considering the election results, the Board of Directors of the Corporation wish to dissolve the Corporation.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ARGYLE ECONOMIC DEVELOPMENT CORPORATION:

SECTION 1. The foregoing recitals are findings are hereby adopted and incorporated by reference and made a part of this Resolution as if fully set forth herein.

SECTION 2. Pursuant to the voters' decision to authorize the termination of the Argyle Economic Development Corporation, ("Corporation"), subject to the creation of the Argyle Municipal Management District, the Corporation elects to wind-up and recommends dissolution of the Corporation to the Town Council.

SECTION 3. A plan of dissolution, attached hereto and incorporated herein as Exhibit "A," is adopted and approved.

SECTION 4. The Corporation, through its Executive Director and attorney, shall prepare all documents necessary to effectively terminate the Corporation, including, but not limited to a certificate of termination.

SECTION 5. The Corporation's Board President is authorized to execute all documents necessary to effectively terminate the Corporation, including, but not limited to a certificate of termination.

SECTION 6. This Resolution shall take effect immediately upon its passage and approval.

PASSED AND APPROVED BY THE on this the 24 day of March, 2021.

ARGYLE ECONOMIC DEVELOPMENT CORPORATION

By: [Signature]
RITCHIE DEFFENBAUGH

ATTEST:

[Signature]



APPROVED AS TO FORM:

Patricia A. Adams, Town Attorney

Exhibit A

PLAN OF DISSOLUTION OF THE ARGYLE ECONOMIC DEVELOPMENT CORPORATION

This Plan of Dissolution, (the "Plan"), is intended to accomplish the complete liquidation of the Argyle Economic Development Corporation, (the "Corporation").

1. Special Election. Pursuant to a special election called on November 3, 2020, the qualified voters of the Town of Argyle voted to terminate the Corporation, subject to the creation of the Argyle Municipal Development District. The qualified voters of the Town of Argyle, at the November 3, 2020 special election, also voted to create the Argyle Municipal Development District. Subject to such special election, the Corporation adopts this dissolution plan to terminate the Corporation.
2. Adoption of Plan. This Plan shall become effective as of the first date and time this Plan and resolutions providing for the dissolution of the Corporation are adopted by the Board of Directors of the Corporation and the Town Council of the Town of Argyle, Texas, (the "Effective Date").
3. Notice to Claimants. As promptly as practicable after the Effective Date, the Corporation shall cause written notice of its intention to dissolve to be sent by registered or certified mail to each known claimant against the Corporation, if any.
4. Payment of Obligations. As promptly as practicable after the Effective Date, the Corporation shall pay or make adequate provision for the payment of all known debts, obligations, or liabilities of the Corporation.
5. Distribution of Assets. As promptly as practicable after the payment of all known debts, obligations, or liabilities of the Corporation (or the provision for such payment is made) and registration of the newly-formed Municipal Development District ("MDD"), the remaining assets of the Corporation, if any, shall be distributed to the Town of Argyle, Texas, or otherwise in accordance with the Texas Business Organizations Code, (the "Code"), and the Texas Development Corporation Act, (the "Act").
6. Dissolution. As promptly as practicable after the Effective Date, a Certificate of Termination of the Corporation, and related required documents, if any, shall be filed with the Texas Secretary of State in accordance with the Code, the Act, and all other applicable law.
7. Termination of Business. From and after the Effective Date, the Corporation shall not engage in any business activity, except for operations and activities related to maintaining and preserving its assets pending the termination and winding-up of its affairs in an orderly manner, and its withdrawal from the State of Texas, in which it is qualified to do business, all in accordance with this Plan and applicable law.

8. Power of Officers. The officers of the Corporation shall do all acts and things provided for in this Plan and any and all other acts and things that they may deem necessary or advisable to effectuate the liquidation and dissolution of the Corporation and to carry out fully this Plan in accordance with the laws of the State of Texas.

ARGYLE ECONOMIC DEVELOPMENT CORPORATION

RJ

By: RITCHIE DEFFEN BAUGH

Title: PRESIDENT, EDC

ATTEST:

Erika McComis

By: Erika McComis

Title: Town Secretary



**TOWN OF ARGYLE, TEXAS
RESOLUTION NO. 2021-13**

A RESOLUTION BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS, APPROVING A CONTRACT WITH REYTECH SERVICES, LLC, INC. FOR PHASE I OF THE US 377 SEWER LINE RELOCATION PROJECT AND AUTHORIZE THE MAYOR PRO TEM TO EXECUTE THE NECESSARY DOCUMENTS ON BEHALF OF THE TOWN; AUTHORIZING ITS EXECUTION, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Council finds that the US Highway 377 expansion will benefit commuters and citizens; and

WHEREAS, due to Texas Department of Transportation expansion of US Highway 377 it is necessary to relocate segments of the Town’s sewer line; and

WHEREAS, the Town held a bid opening on March 25, 2021, receiving three (3) bids; and

WHEREAS, the Town Council finds that the passage of this Resolution is in the best interest of the citizens of Argyle.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS:

- Section 1.** The facts and recitals set forth in the preamble of this resolution are hereby found to be true and correct.
- Section 2.** That the Town Council of Argyle, Texas here by awards the bid and approves a contract with Reytech Services, LLC, in the amount of \$392,992.85, relating to the Phase I of the US 377 Sewer Relocation project attached as **Exhibit “A”**; and further authorizes the Mayor Pro Tem, to execute said contract on behalf of the Town of Argyle.
- Section 3.** The Mayor Pro Tem is hereby authorized to execute the contract and all other documentation in connection herewith on behalf of the Town of Argyle.

Section 4. That this resolution shall become effective from and after its date of passage.

PASSED AND APPROVED THIS THE 5th DAY OF APRIL 2021.

TOWN OF ARGYLE, TEXAS

Bryan Livingston, Mayor Pro Tem

ATTEST:

Erika McComis, Town Secretary



BID TABULATION REPORT

CLIENT: Town of Argyle
 DESCRIPTION: US 377 Sewer Relocation Phase I

TNP JOB NO: ARG 20344
 ENGINEER'S ESTIMATE: **\$632, 047**
 BID DATE: March 25, 2021
 BID TIME: 2:30 pm

ITEM NO.	DESCRIPTION OF ITEMS	QUANTIT Y	UNIT	BIDDERS									
				Engineers Estimate		Reytech Services, LLC		Canary Construction, Inc.		M-CO Construction, Inc.		Atkins Bros. Equip. Co., Inc.	
				UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
General / Contracts													
1	Mobilization/Demobilization	1	LS	\$40,000.00	\$40,000.00	\$15,305.48	\$15,305.48	\$15,000.00	\$15,000.00	\$30,000.00	\$30,000.00	\$15,000.00	\$15,000.00
2	Surety Bonds	1	LS	\$10,000.00	\$10,000.00	\$13,225.00	\$13,225.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
3	Traffic Control Plan	1	LS	\$3,500.00	\$3,500.00	\$570.66	\$570.66	\$3,500.00	\$3,500.00	\$24,445.00	\$24,445.00	\$5,800.00	\$5,800.00
4	Bypass Pumping	1	LS	\$25,000.00	\$25,000.00	\$5,197.43	\$5,197.43	\$3,500.00	\$3,500.00	\$9,490.00	\$9,490.00	\$8,500.00	\$8,500.00
5	Owner's Contingency Allowance	1	LS	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
Line A and Lift Station Abandonment													
6	ROW Preparation	1	LS	\$8,000.00	\$8,000.00	\$2,598.71	\$2,598.71	\$2,000.00	\$2,000.00	\$18,110.00	\$18,110.00	\$3,800.00	\$3,800.00
7	Barricades, Signs, And Traffic Handling	1	LS	\$3,000.00	\$3,000.00	\$2,055.17	\$2,055.17	\$4,220.00	\$4,220.00	\$4,220.00	\$4,220.00	\$8,000.00	\$8,000.00
8	Temporary Erosion, Sedimentation, and Environmer	1	LS	\$1,000.00	\$1,000.00	\$3,302.94	\$3,302.94	\$1,560.00	\$1,560.00	\$8,865.00	\$8,865.00	\$2,500.00	\$2,500.00
9	Remove Equipment and Mechanical Piping	1	LS	\$15,000.00	\$15,000.00	\$3,061.59	\$3,061.59	\$2,500.00	\$2,500.00	\$5,680.00	\$5,680.00	\$12,000.00	\$12,000.00
10	Remove Concrete Structure (Valve Vault)	1	LS	\$5,000.00	\$5,000.00	\$3,524.46	\$3,524.46	\$4,200.00	\$4,200.00	\$1,435.00	\$1,435.00	\$9,000.00	\$9,000.00
11	Abandon Concrete Structure (Wet Well)	1	LS	\$25,000.00	\$25,000.00	\$6,103.34	\$6,103.34	\$2,000.00	\$2,000.00	\$16,166.00	\$16,166.00	\$17,000.00	\$17,000.00
12	Remove Electrical Equipment, Panel and Service	1	LS	\$12,000.00	\$12,000.00	\$2,598.71	\$2,598.71	\$1,200.00	\$1,200.00	\$5,340.00	\$5,340.00	\$29,500.00	\$29,500.00
13	Abandon Sanitary Sewer	1	LS	\$1,000.00	\$1,000.00	\$678.44	\$678.44	\$1,200.00	\$1,200.00	\$7,845.00	\$7,845.00	\$7,000.00	\$7,000.00
14	Remove Gravity Sanitary Sewer	217	LF	\$6.00	\$1,302.00	\$12.14	\$2,634.38	\$12.00	\$2,604.00	\$51.00	\$11,067.00	\$190.00	\$41,230.00
15	Remove Force Main Sewer	30	LF	\$20.00	\$600.00	\$12.35	\$370.50	\$12.00	\$360.00	\$58.00	\$1,740.00	\$210.00	\$6,300.00
16	Remove Surface Gravel	298	SY	\$20.00	\$5,960.00	\$2.85	\$849.30	\$10.00	\$2,980.00	\$11.50	\$3,427.00	\$40.00	\$11,920.00
17	Remove Chain Link Fencing	208	LF	\$12.00	\$2,496.00	\$2.94	\$611.52	\$10.00	\$2,080.00	\$18.00	\$3,744.00	\$40.00	\$8,320.00
18	Remove Wood Privacy Fence	48	LF	\$10.00	\$480.00	\$3.62	\$173.76	\$10.00	\$480.00	\$21.50	\$1,032.00	\$40.00	\$1,920.00
19	Remove Asphalt Driveway and Culvert	1	LS	\$3,000.00	\$3,000.00	\$918.48	\$918.48	\$900.00	\$900.00	\$3,350.00	\$3,350.00	\$350.00	\$350.00
20	Remove RR Tie Retaining Wall	50	LF	\$50.00	\$2,500.00	\$10.92	\$546.00	\$10.00	\$500.00	\$83.00	\$4,150.00	\$1,500.00	\$75,000.00
21	Temporary Chain Link Security Fence	64	LF	\$30.00	\$1,920.00	\$12.77	\$817.28	\$10.00	\$640.00	\$94.00	\$6,016.00	\$68.00	\$4,352.00
22	8" SDR-35 Sanitary Sewer	641	LF	\$65.00	\$41,665.00	\$26.29	\$16,851.89	\$110.00	\$70,510.00	\$107.00	\$68,587.00	\$300.00	\$192,300.00
23	4' Diameter Sanitary Sewer Manholes	3	EA	\$5,500.00	\$16,500.00	\$5,467.74	\$16,403.22	\$7,000.00	\$21,000.00	\$12,035.00	\$36,105.00	\$5,000.00	\$15,000.00
24	Core into Existing SS Manhole	4	EA	\$750.00	\$3,000.00	\$1,148.53	\$4,594.12	\$1,500.00	\$6,000.00	\$2,313.00	\$9,252.00	\$2,800.00	\$11,200.00
25	Modify Existing Sanitary Sewer Manhole	1	EA	\$5,000.00	\$5,000.00	\$2,532.46	\$2,532.46	\$1,500.00	\$1,500.00	\$3,650.00	\$3,650.00	\$4,000.00	\$4,000.00
26	Reconnect Sewer Service with Cleanout	3	EA	\$750.00	\$2,250.00	\$1,134.24	\$3,402.72	\$1,850.00	\$5,550.00	\$2,020.00	\$6,060.00	\$2,800.00	\$8,400.00
27	Bore and Jack 18" Steel Casing Under RR and Hwy	262	LF	\$700.00	\$183,400.00	\$672.01	\$176,066.62	\$470.00	\$123,140.00	\$1,174.00	\$307,588.00	\$2,500.00	\$655,000.00
28	Railroad Crossing Work Plan	1	LS	\$8,000.00	\$8,000.00	\$3,094.65	\$3,094.65	\$45,000.00	\$45,000.00	\$2,800.00	\$2,800.00	\$20,000.00	\$20,000.00
29a	Railroad Observer	6	DAYS	\$1,116.67	\$6,700.02	\$3,013.65	\$18,081.90	\$2,000.00	\$12,000.00	\$3,700.00	\$22,200.00	\$50,000.00	\$300,000.00
29b	Railroad Flagger	3	DAYS	\$1,100.00	\$3,300.00	\$3,013.65	\$9,040.95	\$2,000.00	\$6,000.00	\$2,980.00	\$8,940.00	\$50,000.00	\$150,000.00
30	8" Fused Joint PVC Carrier Pipe	275	LF	\$120.00	\$33,000.00	\$33.75	\$9,281.25	\$110.00	\$30,250.00	\$187.00	\$51,425.00	\$250.00	\$68,750.00
31	Utility Markers @ Railroad ROW	2	EA	\$750.00	\$1,500.00	\$115.06	\$230.12	\$200.00	\$400.00	\$274.00	\$548.00	\$2,000.00	\$4,000.00



BID TABULATION REPORT

CLIENT: Town of Argyle
DESCRIPTION: US 377 Sewer Relocation Phase I

TNP JOB NO: ARG 20344
ENGINEER'S ESTIMATE: **\$632,047**
BID DATE: March 25, 2021
BID TIME: 2:30 pm

BIDDERS

ITEM NO.	DESCRIPTION OF ITEMS	QUANTIT Y	UNIT	Engineers Estimate		Reytech Services, LLC		Canary Construction, Inc.		M-CO Construction, Inc.		Atkins Bros. Equip. Co., Inc.	
				UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
32	TV Inspection	916	LF	\$2.50	\$2,290.00	\$1.98	\$1,813.68	\$2.00	\$1,832.00	\$4.50	\$4,122.00	\$20.00	\$18,320.00
33	Trench Safety	641	LF	\$3.00	\$1,923.00	\$0.99	\$634.59	\$2.00	\$1,282.00	\$5.00	\$3,205.00	\$2.00	\$1,282.00
34	Abandon Force Main	1	LS	\$1,200.00	\$1,200.00	\$918.48	\$918.48	\$2,500.00	\$2,500.00	\$1,877.00	\$1,877.00	\$3,200.00	\$3,200.00
35	Abandon Existing Sanitary Sewer Manhole	2	EA	\$1,200.00	\$2,400.00	\$2,026.73	\$4,053.46	\$1,500.00	\$3,000.00	\$2,230.00	\$4,460.00	\$3,000.00	\$6,000.00
36	Lift Station Site Restoration	1	LS	\$7,000.00	\$7,000.00	\$1,464.67	\$1,464.67	\$40,000.00	\$40,000.00	\$5,510.00	\$5,510.00	\$10,000.00	\$10,000.00
37	Bore Pit Site Restoration	1	LS	\$7,500.00	\$7,500.00	\$2,664.84	\$2,664.84	\$25,000.00	\$25,000.00	\$4,560.00	\$4,560.00	\$15,000.00	\$15,000.00
Line E - Sta 616+00 to Sta 620+00													
38	ROW Preparation	1	LS	\$3,000.00	\$3,000.00	\$1,861.42	\$1,861.42	\$5,200.00	\$5,200.00	\$14,025.00	\$14,025.00	\$3,800.00	\$3,800.00
39	Barricades, Signs, And Traffic Handling	1	LS	\$2,000.00	\$2,000.00	\$1,408.46	\$1,408.46	\$4,200.00	\$4,200.00	\$4,220.00	\$4,220.00	\$5,500.00	\$5,500.00
40	Temporary Erosion, Sedimentation, and Environmer	1	LS	\$750.00	\$750.00	\$915.50	\$915.50	\$1,200.00	\$1,200.00	\$8,865.00	\$8,865.00	\$1,000.00	\$1,000.00
41	10" SDR-35 PVC Sanitary Sewer	430	LF	\$70.00	\$30,100.00	\$29.17	\$12,543.10	\$95.00	\$40,850.00	\$87.00	\$37,410.00	\$290.00	\$124,700.00
42	10" Pipe Coupling	1	EA	\$500.00	\$500.00	\$491.37	\$491.37	\$350.00	\$350.00	\$409.00	\$409.00	\$125.00	\$125.00
43	4' Diameter Sanitary Sewer Manholes	2	EA	\$5,500.00	\$11,000.00	\$5,460.97	\$10,921.94	\$7,000.00	\$14,000.00	\$9,340.00	\$18,680.00	\$5,000.00	\$10,000.00
44	Abandon Existing 8" Sanitary Sewer	1	LS	\$750.00	\$750.00	\$306.16	\$306.16	\$15,200.00	\$15,200.00	\$1,399.00	\$1,399.00	\$2,800.00	\$2,800.00
45	Remove Existing 8" Sanitary Sewer	35	LF	\$6.00	\$210.00	\$6.86	\$240.10	\$20.00	\$700.00	\$48.00	\$1,680.00	\$2,800.00	\$98,000.00
46	Remove Existing Sanitary Sewer Manhole	2	EA	\$1,500.00	\$3,000.00	\$732.33	\$1,464.66	\$520.00	\$1,040.00	\$1,150.00	\$2,300.00	\$3,000.00	\$6,000.00
47	TV Inspection	430	LF	\$2.50	\$1,075.00	\$1.98	\$851.40	\$2.00	\$860.00	\$4.60	\$1,978.00	\$28.00	\$12,040.00
48	Trench Safety	430	LF	\$3.00	\$1,290.00	\$0.56	\$240.80	\$2.00	\$860.00	\$5.00	\$2,150.00	\$1.00	\$430.00
49	Hydroseed Surface Restoration	1,011	SY	\$2.50	\$2,527.50	\$0.47	\$475.17	\$2.00	\$2,022.00	\$3.35	\$3,386.85	\$35.00	\$35,385.00
				Subtotal	\$574,588.52		\$392,992.85		\$572,870.00		\$843,513.85		\$2,089,724.00
				10% Contingency	\$57,458.85								
TOTALS:					\$632,047.37		\$392,992.85		\$572,870.00		\$843,513.85		\$2,089,724.00

BIDS CHECKED BY: Gary L. Vickery, P.E.

Name

March 29, 2021

Rich Olson, Town Administrator
Town of Argyle
3087 Denton Street, Denton, TX 76226

**RE: Recommendation of Award
US 377 Sewer Relocations Phase I**

Dear Rich:

On March 25, 2021 the Town of Argyle received bids for the above referenced project. A total of four bids were received, as listed below.

Reytech Services, LLC	\$ 392,992.85
Canary Construction, Inc.	\$ 572,870.00
M-Co Construction, Inc.	\$ 843,513.85
Atkins Bros. Equip. Co., Inc.	\$ 2,089,724.00
Engineer's Estimate	\$ 632,047.37 (with contingency)

I recommend awarding the contract to Reytech Services, LLC in the total amount of \$ 392,992.85.

We have tabulated the bids (see attached) for all the bidders and have evaluated the bids to look for irregularities and errors. We did find one error in the Canary Construction bid, where the stipulated amount for the Owners Contingency was revised, but that does not affect the outcome of the bid. Because the low bidder is significantly lower than the Engineer's Estimate and the other bidders, I discussed the bid and scope of work with the superintendent at Reytech. I am satisfied that they understand the scope of the work and they are confident that they can do the work for the prices bid.

Reytech has done a significant amount of work for the City of Weatherford in recent years, work that was designed in our TNP Fort Worth office. I contacted the engineers in our Fort Worth office, as well as Bill Smith, the City Engineer in Weatherford. Mr. Smith said they do a lot of the Weatherford work, do good work, are easy to work with and are responsive. I am also told that they do not chase change orders and they do a good job of planning the work and coordinating with the owner. I also spoke to Robert White from Denton County, who recently used Reytech to construct a culvert under a KCSR railroad track. He indicated that they handled that project well and he would recommend them.

Reytech Services has provided a considerable experience record that shows they meet the experience qualifications required in the Special Instructions to Bidders and are qualified to complete this project. Reytech intends to subcontract the actual bore, so I researched the qualifications of their sub, B&L Construction Company. They also meet the required experience requirements, and the reference I talked to said they did a great job on a longer bore than this one.

Thank you for the opportunity to be of continued service to the Town of Argyle. Should you have any questions, please do not hesitate to call.

Sincerely,

tnp
teague nall & perkins

Gary L. Vickery
Gary L. Vickery, P.E.

**TOWN OF ARGYLE, TEXAS
RESOLUTION NO. 2021-15**

A RESOLUTION BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS, APPROVING A CONTRACT WITH REYTECH SERVICES, LLC, INC. FOR 2021 STREET IMPROVEMENT PROGRAM AND AUTHORIZE THE MAYOR PRO TEM TO EXECUTE THE NECESSARY DOCUMENTS ON BEHALF OF THE TOWN; AUTHORIZING ITS EXECUTION, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Council finds that the 2021 Capital Street Improvements benefit commuters and citizens; and

WHEREAS, the Town held a bid opening on March 25, 2021, receiving eight (8) bids for the reconstruction of Harpole, South Gibbons, and Charyl Lynn.; and

WHEREAS, the Town Council finds that the passage of this Resolution is in the best interest of the citizens of Argyle.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS:

Section 1. The facts and recitals set forth in the preamble of this resolution are hereby found to be true and correct.

Section 2. That the Town Council of Argyle, Texas here by awards the bid and approves a contract with Reytech Services, LLC, in the amount of \$1,024,010.91 relating to the 2021 Street Improvement Program attached as **Exhibit “A”**; and further authorizes the Mayor Pro Tem, to execute said contract on behalf of the Town of Argyle.

Section 3. The Mayor Pro Tem is hereby authorized to execute the contract and all other documentation in connection herewith on behalf of the Town of Argyle.

Section 4. That this resolution shall become effective from and after its date of passage.

PASSED AND APPROVED THIS THE 5th DAY OF APRIL 2021.

TOWN OF ARGYLE, TEXAS

Bryan Livingston, Mayor Pro Tem

ATTEST:

Erika McComis, Town Secretary

Eng Estimate							Reytech Services, LLC		Pavecon Public Works, LP		Jagoe Public Co		SPI Asphalt		Sunmount Paving		Reliable Paving		Texas Bit		Quality Excavation					
Item No.	Spec.	Est. Qty.	Unit	Name of Pay Item	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid				
2021 Street Improvements																										
General																										
1	SC-1	1	LS	Mobilization/Demobilization	\$ 30,000.00	\$ 30,000.00	\$ 16,978.05	\$ 16,978.05	\$ 43,615.00	\$ 43,615.00	\$ 78,000.00	\$ 78,000.00	\$ 5,000.00	\$ 5,000.00	\$ 53,000.00	\$ 53,000.00	\$ 49,000.00	\$ 49,000.00	\$ 40,980.00	\$ 40,980.00	\$ 55,789.00	\$ 55,789.00				
2	SC-2	1	LS	Surety Bonds	\$ 30,000.00	\$ 30,000.00	\$ 37,030.00	\$ 37,030.00	\$ 13,800.00	\$ 13,800.00	\$ 12,500.00	\$ 12,500.00	\$ 25,000.00	\$ 25,000.00	\$ 7,500.00	\$ 7,500.00	\$ 13,000.75	\$ 13,000.75	\$ 4,629.00	\$ 4,629.00	\$ 19,700.00	\$ 19,700.00				
					Subtotal General	\$ 60,000.00			Subtotal General	\$ 57,415.00			Subtotal General	\$ 30,000.00			Subtotal General	\$ 60,500.00			Subtotal General	\$ 45,609.00			Subtotal General	\$ 75,489.00
Harpole Road																										
3	SC-3	1	LS	Temporary Erosion Control	\$ 5,000.00	\$ 5,000.00	\$ 5,818.01	\$ 5,818.01	\$ 8,050.00	\$ 8,050.00	\$ 12,500.00	\$ 12,500.00	\$ 2,500.00	\$ 2,500.00	\$ 4,500.00	\$ 4,500.00	\$ 10,500.00	\$ 10,500.00	\$ 2,636.00	\$ 2,636.00	\$ 6,000.00	\$ 6,000.00				
4	SC-4	1	LS	Barricades, Signs, and Traffic Control	\$ 6,000.00	\$ 6,000.00	\$ 7,333.26	\$ 7,333.26	\$ 15,200.00	\$ 15,200.00	\$ 12,556.79	\$ 12,556.79	\$ 5,000.00	\$ 5,000.00	\$ 65,000.00	\$ 65,000.00	\$ 20,000.00	\$ 20,000.00	\$ 5,692.00	\$ 5,692.00	\$ 11,600.00	\$ 11,600.00				
5	SC-5	42.0	DAY	Portable Changeable Message Signs	\$ 60.00	\$ 2,520.00	\$ 125.40	\$ 5,266.80	\$ 28.00	\$ 1,176.00	\$ 92.43	\$ 3,882.06	\$ 100.00	\$ 4,200.00	\$ 105.00	\$ 4,410.00	\$ 82.00	\$ 3,444.00	\$ 69.25	\$ 2,908.50	\$ 65.00	\$ 2,730.00				
6	SC-6	76	STA	Prepare Right-of-Way	\$ 500.00	\$ 38,000.00	\$ 58.12	\$ 4,417.12	\$ 1,750.00	\$ 133,000.00	\$ 350.00	\$ 26,600.00	\$ 100.00	\$ 7,600.00	\$ 400.00	\$ 30,400.00	\$ 235.00	\$ 17,865.00	\$ 216.75	\$ 16,473.00	\$ 325.00	\$ 24,700.00				
7	SC-8	17,542	SY	Remove Existing Pavement and Base	\$ 6.00	\$ 105,252.00	\$ 2.12	\$ 37,189.04	\$ 5.30	\$ 92,972.60	\$ 2.42	\$ 42,451.64	\$ 6.00	\$ 105,252.00	\$ 2.75	\$ 48,240.50	\$ 3.00	\$ 52,626.00	\$ 4.52	\$ 79,289.84	\$ 3.00	\$ 52,626.00				
8	SC-11	34	CY	Repair Subgrade (as directed)	\$ 60.00	\$ 2,040.00	\$ 51.73	\$ 1,758.82	\$ 162.00	\$ 5,508.00	\$ 157.51	\$ 5,355.34	\$ 60.00	\$ 2,040.00	\$ 210.00	\$ 7,140.00	\$ 67.00	\$ 2,278.00	\$ 159.35	\$ 5,417.90	\$ 74.00	\$ 2,516.00				
9	SC-10	18,386	SY	Pulvix and Cement Treat Base	\$ 3.50	\$ 64,351.00	\$ 2.29	\$ 42,103.94	\$ 3.30	\$ 60,673.80	\$ 6.23	\$ 114,544.78	\$ 5.00	\$ 91,930.00	\$ 4.05	\$ 74,463.30	\$ 4.00	\$ 73,544.00	\$ 3.00	\$ 55,158.00	\$ 5.00	\$ 91,930.00				
10	SC-12	184	TON	Portland Cement @ 4% (20lb/sy)	\$ 280.00	\$ 51,520.00	\$ 256.11	\$ 47,124.24	\$ 165.35	\$ 30,424.40	\$ 384.11	\$ 70,676.24	\$ 200.00	\$ 36,800.00	\$ 230.00	\$ 42,320.00	\$ 175.00	\$ 32,200.00	\$ 228.00	\$ 41,952.00	\$ 243.00	\$ 44,712.00				
11	SC-13	16,901	SY	2" Type D PG 64-22 HMAAC	\$ 10.00	\$ 169,010.00	\$ 12.64	\$ 213,628.64	\$ 9.85	\$ 166,474.85	\$ 12.64	\$ 213,628.64	\$ 8.44	\$ 142,644.44	\$ 12.00	\$ 202,812.00	\$ 8.55	\$ 144,503.55	\$ 12.025	\$ 204,375.25	\$ 9.88	\$ 166,981.88				
12	SC-13	16,901	SY	2" Type B PG 64-22 HMAAC	\$ 11.00	\$ 185,911.00	\$ 12.64	\$ 213,628.64	\$ 10.60	\$ 179,150.60	\$ 6.97	\$ 117,799.97	\$ 11.75	\$ 198,586.75	\$ 8.45	\$ 142,813.45	\$ 9.00	\$ 152,109.00	\$ 9.31	\$ 157,348.31	\$ 11.00	\$ 185,911.00				
13	SC-20	20	CY	Flexible Base (Misc Placement)	\$ 60.00	\$ 1,200.00	\$ 36.04	\$ 720.80	\$ 148.00	\$ 2,960.00	\$ 312.02	\$ 6,240.40	\$ 60.00	\$ 1,200.00	\$ 225.00	\$ 4,500.00	\$ 70.00	\$ 1,400.00	\$ 62.65	\$ 1,253.00	\$ 78.00	\$ 1,560.00				
14	SC-30	1,175	LF	Thermoplastic Pavement Markings	\$ 1.20	\$ 1,410.00	\$ 5.06	\$ 5,945.50	\$ 1.40	\$ 1,640.00	\$ 1.21	\$ 1,421.75	\$ 2.00	\$ 2,350.00	\$ 5.00	\$ 5,875.00	\$ 1.25	\$ 1,468.75	\$ 1.25	\$ 1,562.50	\$ 1.00	\$ 1,175.00				
15	SC-31	13	EA	Raised Pavement Markers	\$ 16.00	\$ 208.00	\$ 16.07	\$ 208.91	\$ 16.70	\$ 217.10	\$ 4.58	\$ 59.54	\$ 5.00	\$ 65.00	\$ 5.00	\$ 65.00	\$ 4.75	\$ 61.75	\$ 4.65	\$ 60.45	\$ 15.00	\$ 195.00				
16	SC-26	40	LF	18" RCP Culvert	\$ 110.00	\$ 4,400.00	\$ 62.70	\$ 2,508.00	\$ 198.00	\$ 7,920.00	\$ 63.17	\$ 2,526.80	\$ 150.00	\$ 6,000.00	\$ 50.00	\$ 2,000.00	\$ 175.00	\$ 7,000.00	\$ 181.10	\$ 7,244.00	\$ 100.00	\$ 4,000.00				
17	SC-26	53	LF	18" CI IV RCP (Harpole STA. 14+00)	\$ 120.00	\$ 6,360.00	\$ 70.16	\$ 3,718.48	\$ 202.00	\$ 10,706.00	\$ 66.33	\$ 3,515.49	\$ 150.00	\$ 7,950.00	\$ 52.00	\$ 2,756.00	\$ 182.00	\$ 9,646.00	\$ 181.10	\$ 9,598.30	\$ 85.00	\$ 4,505.00				
18	SC-33	1	EA	3' Special Drop Inlet	\$ 3,000.00	\$ 3,000.00	\$ 3,743.67	\$ 3,743.67	\$ 7,600.00	\$ 7,600.00	\$ 3,053.09	\$ 3,053.09	\$ 1,500.00	\$ 1,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,945.00	\$ 3,945.00	\$ 11,718.40	\$ 11,718.40	\$ 6,000.00	\$ 6,000.00				
19	SC-29	1	EA	18" Modified Parallel Head Wall	\$ 7,000.00	\$ 7,000.00	\$ 8,417.71	\$ 8,417.71	\$ 16,150.00	\$ 16,150.00	\$ 4,105.88	\$ 4,105.88	\$ 1,800.00	\$ 1,800.00	\$ 3,600.00	\$ 3,600.00	\$ 5,100.00	\$ 5,100.00	\$ 31,533.20	\$ 31,533.20	\$ 8,700.00	\$ 8,700.00				
20	SC-24	1	EA	Remove Existing Culvert	\$ 800.00	\$ 800.00	\$ 507.84	\$ 507.84	\$ 954.00	\$ 954.00	\$ 315.84	\$ 315.84	\$ 500.00	\$ 500.00	\$ 250.00	\$ 250.00	\$ 364.00	\$ 364.00	\$ 3,515.55	\$ 3,515.55	\$ 675.00	\$ 675.00				
21	SC-28	2	EA	18" Safety End Treatment	\$ 1,500.00	\$ 3,000.00	\$ 1,054.03	\$ 2,108.06	\$ 2,355.00	\$ 4,710.00	\$ 1,473.91	\$ 2,947.82	\$ 1,500.00	\$ 3,000.00	\$ 1,200.00	\$ 2,400.00	\$ 1,500.00	\$ 3,000.00	\$ 2,343.70	\$ 4,687.40	\$ 855.00	\$ 1,710.00				
22	SC-27	4	EA	Object Markers	\$ 200.00	\$ 800.00	\$ 80.34	\$ 321.36	\$ 295.00	\$ 1,180.00	\$ 184.24	\$ 736.96	\$ 20.00	\$ 80.00	\$ 50.00	\$ 200.00	\$ 190.00	\$ 760.00	\$ 186.45	\$ 745.80	\$ 275.00	\$ 1,100.00				
23	SC-22	1,617	LF	Ditch Grading	\$ 9.00	\$ 14,553.00	\$ 6.40	\$ 10,348.80	\$ 12.00	\$ 19,404.00	\$ 7.29	\$ 11,787.93	\$ 3.00	\$ 4,851.00	\$ 18.00	\$ 29,106.00	\$ 12.00	\$ 19,404.00	\$ 4.45	\$ 17,956.55	\$ 7.00	\$ 11,319.00				
24	SC-23	1,391	SY	GreenArmor® Erosion Protection System	\$ 20.00	\$ 27,820.00	\$ 1.24	\$ 1,724.84	\$ 13.00	\$ 18,083.00	\$ 16.74	\$ 23,285.34	\$ 3.00	\$ 4,173.00	\$ 13.00	\$ 18,083.00	\$ 29.00	\$ 40,339.00	\$ 7.15	\$ 9,945.65	\$ 8.00	\$ 11,128.00				
25	SC-25	3	EA	Relocate Mailbox	\$ 300.00	\$ 900.00	\$ 167.96	\$ 503.88	\$ 250.00	\$ 750.00	\$ 157.92	\$ 473.76	\$ 100.00	\$ 300.00	\$ 250.00	\$ 750.00	\$ 1,150.00	\$ 3,450.00	\$ 895.45	\$ 2,686.35	\$ 200.00	\$ 600.00				
26	SC-36	40	SY	Common Bermuda Solid Sod	\$ 9.00	\$ 360.00	\$ 5.67	\$ 226.80	\$ 11.50	\$ 460.00	\$ 40.01	\$ 1,600.40	\$ 100.00	\$ 4,000.00	\$ 21.00	\$ 840.00	\$ 41.00	\$ 1,640.00	\$ 8.95	\$ 358.00	\$ 10.00	\$ 400.00				
27	SC-37	6,757	SY	Hydromulching	\$ 2.00	\$ 13,514.00	\$ 0.48	\$ 3,243.36	\$ 2.75	\$ 18,581.75	\$ 0.76	\$ 5,135.32	\$ 1.25	\$ 8,446.25	\$ 1.52	\$ 10,270.64	\$ 1.00	\$ 6,757.00	\$ 1.40	\$ 9,459.80	\$ 1.50	\$ 10,135.50				
					Subtotal Harpole Road	\$ 714,929.00			Subtotal Harpole Road	\$ 803,951.10			Subtotal Harpole Road	\$ 702,936.00			Subtotal Harpole Road	\$ 646,986.44			Subtotal Harpole Road	\$ 635,327.73			Subtotal Harpole Road	\$ 688,739.50
Gibbons																										
28	SC-3	1	LS	Temporary Erosion Control	\$ 1,500.00	\$ 1,500.00	\$ 2,846.68	\$ 2,846.68	\$ 2,550.00	\$ 2,550.00	\$ 7,452.89	\$ 7,452.89	\$ 2,000.00	\$ 2,000.00	\$ 2,500.00	\$ 2,500.00	\$ 2,900.00	\$ 2,900.00	\$ 1,598.00	\$ 1,598.00	\$ 2,600.00	\$ 2,600.00				
29	SC-4	1	LS	Barricades, Signs, and Traffic Control	\$ 4,000.00	\$ 4,000.00	\$ 2,902.89	\$ 2,902.89	\$ 3,580.00	\$ 3,580.00	\$ 5,140.85	\$ 5,140.85	\$ 4,000.00	\$ 4,000.00	\$ 35,000.00	\$ 35,000.00	\$ 7,100.00	\$ 7,100.00	\$ 9,236.25	\$ 9,236.25	\$ 5,200.00	\$ 5,200.00				
30	SC-5	120	DAY	Portable Changeable Message Signs	\$ 60.00	\$ 7,200.00	\$ 118.03	\$ 14,163.60	\$ 28.00	\$ 3,360.00	\$ 48.31	\$ 5,797.20	\$ 100.00	\$ 12,000.00	\$ 60.00	\$ 7,200.00	\$ 105.00	\$ 12,600.00	\$ 69.25	\$ 8,310.00	\$ 65.00	\$ 7,800.00				
31	SC-6	17.9	STA	Prepare Right-of-Way	\$ 500.00	\$ 8,950.00	\$ 261.54	\$ 4,681.57	\$ 1,750.00	\$ 31,325.00	\$ 352.18	\$ 6,304.02	\$ 100.00	\$ 1,790.00	\$ 1,050.00	\$ 18,795.00	\$ 385.00	\$ 6,891.50	\$ 429.75	\$ 7,692.53	\$ 250.00	\$ 4,475.00				
32	SC-8	4,910	SY	Remove Existing Pavement and Base	\$ 6.00	\$ 29,460.00	\$ 2.11	\$ 10,360.10	\$ 5.30	\$ 26,023.00	\$ 3.95	\$ 19,394.50	\$ 7.00	\$ 34,370.00	\$ 3.81	\$ 18,707.10	\$ 3.50	\$ 17,185.00	\$ 4.55	\$ 22,340.50	\$ 5.00	\$ 24,550.00				
33	SC-11	4	CY	Repair Subgrade (as directed)	\$ 60.00	\$ 240.00	\$ 51.58	\$ 206.32	\$ 162.00	\$ 648.00	\$ 179.85	\$ 719.40	\$ 75.00	\$ 300.00	\$ 510.00	\$ 2,040.00	\$ 70.00	\$ 280.00	\$ 235.65	\$ 942.60	\$ 304.00	\$ 1,216.00				
34	SC-10	5,125	SY	Pulvix and Cement Treat Base	\$ 3.50	\$ 17,937.50	\$ 2.29	\$ 11,736.25	\$ 3.30	\$ 16,912.50	\$ 9.98	\$ 51,147.50	\$ 5.00	\$ 25,625.00	\$ 5.35	\$ 27,418.75	\$ 4.55	\$ 23,318.75	\$ 3.80	\$ 19,475.00	\$ 5.00	\$ 25,625.00				
35	SC-12	51	TON	Portland Cement @ 4% (20lb/sy)	\$ 280.00	\$ 14,280.00	\$ 256.11	\$ 13,061.61	\$ 165.35	\$ 8,432.85	\$ 384.11	\$ 19,589.61	\$ 200.00	\$ 10,200.00	\$ 230.00	\$ 11,730.00	\$ 175.00	\$ 8,925.00	\$ 228.00	\$ 11,728.00	\$ 246.00	\$ 12,546.00				
36	SC-13	4,910	SY	2" Type D PG 64-22 HMAAC	\$ 10.00	\$ 49,100.00	\$ 12.63	\$ 62,013.30	\$ 9.85	\$ 48,363.50	\$ 9.03	\$ 44,337.30	\$ 12.00	\$ 58,920.00	\$ 9.75	\$ 47,872.50	\$ 10.50	\$ 51,555.00	\$ 10.35	\$ 50,818.50	\$ 12.00	\$ 58,920.00				
37	SC-13	4,910	SY	4" Type B PG 64-22 HMAAC	\$ 20.00	\$ 98,200.00	\$ 24.62	\$ 120,884.20	\$ 19.65	\$ 96,481.50	\$ 14.97	\$ 73,502.70	\$ 19.50	\$ 95,745.00	\$ 17.50	\$ 85,925.00	\$ 18.00	\$ 88,380.00	\$ 19.15	\$ 94,026.50	\$ 21.00	\$ 103,110.00				

Eng Estimate

Reytech Services, LLC

Pavecon Public Works, LP

Jagoe Public Co

Item No.	Spec.	Est. Qty.	Unit	Name of Pay Item	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid
2021 Street Improvements												
General												
1	SC-1	1	LS	Mobilization/Demobilization	\$ 30,000.00	\$ 30,000.00	\$ 16,978.05	\$ 16,978.05	\$ 43,615.00	\$ 43,615.00	\$ 78,000.00	\$ 78,000.00
2	SC-2	1	LS	Surety Bonds	\$ 30,000.00	\$ 30,000.00	\$ 37,030.00	\$ 37,030.00	\$ 13,800.00	\$ 13,800.00	\$ 12,500.00	\$ 12,500.00
					Subtotal General	\$ 60,000.00	Subtotal General	\$ 54,008.05	Subtotal General	\$ 57,415.00	Subtotal General	\$ 90,500.00
Harpole Road												
3	SC-3	1	LS	Temporary Erosion Control	\$ 5,000.00	\$ 5,000.00	\$ 5,818.01	\$ 5,818.01	\$ 8,050.00	\$ 8,050.00	\$ 12,500.00	\$ 12,500.00
4	SC-4	1	LS	Barricades, Signs, and Traffic Control	\$ 6,000.00	\$ 6,000.00	\$ 7,333.26	\$ 7,333.26	\$ 15,200.00	\$ 15,200.00	\$ 12,556.79	\$ 12,556.79
5	SC-5	42.0	DAY	Portable Changeable Message Signs	\$ 60.00	\$ 2,520.00	\$ 125.40	\$ 5,266.80	\$ 28.00	\$ 1,176.00	\$ 92.43	\$ 3,882.06
6	SC-6	76	STA	Prepare Right-of-Way	\$ 500.00	\$ 38,000.00	\$ 58.12	\$ 4,417.12	\$ 1,750.00	\$ 133,000.00	\$ 350.00	\$ 26,600.00
7	SC-8	17,542	SY	Remove Existing Pavement and Base	\$ 6.00	\$ 105,252.00	\$ 2.12	\$ 37,189.04	\$ 5.30	\$ 92,972.60	\$ 2.42	\$ 42,451.64
8	SC-11	34	CY	Repair Subgrade (as directed)	\$ 60.00	\$ 2,040.00	\$ 51.73	\$ 1,758.82	\$ 162.00	\$ 5,508.00	\$ 157.51	\$ 5,355.34
9	SC-10	18,386	SY	Pulvamic and Cement Treat Base	\$ 3.50	\$ 64,351.00	\$ 2.29	\$ 42,103.94	\$ 3.30	\$ 60,673.80	\$ 6.23	\$ 114,544.78
10	SC-12	184	TON	Portland Cement @ 4% (20lb/sy)	\$ 280.00	\$ 51,520.00	\$ 256.11	\$ 47,124.24	\$ 165.35	\$ 30,424.40	\$ 384.11	\$ 70,676.24
11	SC-13	16,901	SY	2" Type D PG 64-22 HMAC	\$ 10.00	\$ 169,010.00	\$ 12.64	\$ 213,628.64	\$ 9.85	\$ 166,474.85	\$ 8.44	\$ 142,644.44
12	SC-13	16,901	SY	2" Type B PG 64-22 HMAC	\$ 11.00	\$ 185,911.00	\$ 12.64	\$ 213,628.64	\$ 10.60	\$ 179,150.60	\$ 6.97	\$ 117,799.97
13	SC-20	20	CY	Flexible Base (Misc Placement)	\$ 60.00	\$ 1,200.00	\$ 36.04	\$ 720.80	\$ 148.00	\$ 2,960.00	\$ 312.02	\$ 6,240.40
14	SC-30	1,175	LF	Thermoplastic Pavement Markings	\$ 1.20	\$ 1,410.00	\$ 5.06	\$ 5,945.50	\$ 1.40	\$ 1,645.00	\$ 1.21	\$ 1,421.75
15	SC-31	13	EA	Raised Pavement Markers	\$ 16.00	\$ 208.00	\$ 16.07	\$ 208.91	\$ 16.70	\$ 217.10	\$ 4.58	\$ 59.54
16	SC-26	40	LF	18" RCP Culvert	\$ 110.00	\$ 4,400.00	\$ 62.70	\$ 2,508.00	\$ 198.00	\$ 7,920.00	\$ 63.17	\$ 2,526.80
17	SC-26	53	LF	18" CI IV RCP (Harpole STA. 14+00)	\$ 120.00	\$ 6,360.00	\$ 70.16	\$ 3,718.48	\$ 202.00	\$ 10,706.00	\$ 66.33	\$ 3,515.49
18	SC-33	1	EA	3' Special Drop Inlet	\$ 3,000.00	\$ 3,000.00	\$ 3,743.67	\$ 3,743.67	\$ 7,600.00	\$ 7,600.00	\$ 3,053.09	\$ 3,053.09
19	SC-29	1	EA	18" Modified Parallel Head Wall	\$ 7,000.00	\$ 7,000.00	\$ 8,417.71	\$ 8,417.71	\$ 16,150.00	\$ 16,150.00	\$ 4,105.88	\$ 4,105.88
20	SC-24	1	EA	Remove Existing Culvert	\$ 800.00	\$ 800.00	\$ 507.84	\$ 507.84	\$ 954.00	\$ 954.00	\$ 315.84	\$ 315.84
21	SC-28	2	EA	18" Safety End Treatment	\$ 1,500.00	\$ 3,000.00	\$ 1,054.03	\$ 2,108.06	\$ 2,355.00	\$ 4,710.00	\$ 1,473.91	\$ 2,947.82
22	SC-27	4	EA	Object Markers	\$ 200.00	\$ 800.00	\$ 80.34	\$ 321.36	\$ 295.00	\$ 1,180.00	\$ 184.24	\$ 736.96
23	SC-22	1,617	LF	Ditch Grading	\$ 9.00	\$ 14,553.00	\$ 6.40	\$ 10,348.80	\$ 12.00	\$ 19,404.00	\$ 7.29	\$ 11,787.93
24	SC-23	1,391	SY	GreenArmor® Erosion Protection System	\$ 20.00	\$ 27,820.00	\$ 1.24	\$ 1,724.84	\$ 13.00	\$ 18,083.00	\$ 16.74	\$ 23,285.34
25	SC-25	3	EA	Relocate Mailbox	\$ 300.00	\$ 900.00	\$ 167.96	\$ 503.88	\$ 250.00	\$ 750.00	\$ 157.92	\$ 473.76
26	SC-36	40	SY	Common Bermuda Solid Sod	\$ 9.00	\$ 360.00	\$ 5.67	\$ 226.80	\$ 11.50	\$ 460.00	\$ 40.01	\$ 1,600.40
27	SC-37	6,757	SY	Hydromulching	\$ 2.00	\$ 13,514.00	\$ 0.48	\$ 3,243.36	\$ 2.75	\$ 18,581.75	\$ 0.76	\$ 5,135.32
					Subtotal Harpole Road	\$ 714,929.00	Subtotal Harpole Road	\$ 622,516.52	Subtotal Harpole Road	\$ 803,951.10	Subtotal Harpole Road	\$ 616,217.58
Gibbons												
28	SC-3	1	LS	Temporary Erosion Control	\$ 1,500.00	\$ 1,500.00	\$ 2,846.68	\$ 2,846.68	\$ 2,550.00	\$ 2,550.00	\$ 7,452.89	\$ 7,452.89
29	SC-4	1	LS	Barricades, Signs, and Traffic Control	\$ 4,000.00	\$ 4,000.00	\$ 2,902.89	\$ 2,902.89	\$ 3,580.00	\$ 3,580.00	\$ 5,140.85	\$ 5,140.85
30	SC-5	120	DAY	Portable Changeable Message Signs	\$ 60.00	\$ 7,200.00	\$ 118.03	\$ 14,163.60	\$ 28.00	\$ 3,360.00	\$ 48.31	\$ 5,797.20
31	SC-6	17.9	STA	Prepare Right-of-Way	\$ 500.00	\$ 8,950.00	\$ 261.54	\$ 4,681.57	\$ 1,750.00	\$ 31,325.00	\$ 352.18	\$ 6,304.02
32	SC-8	4,910	SY	Remove Existing Pavement and Base	\$ 6.00	\$ 29,460.00	\$ 2.11	\$ 10,360.10	\$ 5.30	\$ 26,023.00	\$ 3.95	\$ 19,394.50
33	SC-11	4	CY	Repair Subgrade (as directed)	\$ 60.00	\$ 240.00	\$ 51.58	\$ 206.32	\$ 162.00	\$ 648.00	\$ 179.85	\$ 719.40
34	SC-10	5,125	SY	Pulvamic and Cement Treat Base	\$ 3.50	\$ 17,937.50	\$ 2.29	\$ 11,736.25	\$ 3.30	\$ 16,912.50	\$ 9.98	\$ 51,147.50
35	SC-12	51	TON	Portland Cement @ 4% (20lb/sy)	\$ 280.00	\$ 14,280.00	\$ 256.11	\$ 13,061.61	\$ 165.35	\$ 8,432.85	\$ 384.11	\$ 19,589.61
36	SC-13	4,910	SY	2" Type D PG 64-22 HMAC	\$ 10.00	\$ 49,100.00	\$ 12.63	\$ 62,013.30	\$ 9.85	\$ 48,363.50	\$ 9.03	\$ 44,337.30
37	SC-13	4,910	SY	4" Type B PG 64-22 HMAC	\$ 20.00	\$ 98,200.00	\$ 24.62	\$ 120,884.20	\$ 19.65	\$ 96,481.50	\$ 14.97	\$ 73,502.70

Item No.	Spec.	Est. Qty.	Unit	Name of Pay Item	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid
2021 Street Improvements												
38	SC-20	14	CY	Flexible Base (Misc Placement)	\$ 60.00	\$ 840.00	\$ 36.13	\$ 505.82	\$ 148.00	\$ 2,072.00	\$ 108.94	\$ 1,525.16
39	SC-25	4	EA	Relocate Mailbox	\$ 300.00	\$ 1,200.00	\$ 167.96	\$ 671.84	\$ 250.00	\$ 1,000.00	\$ 157.92	\$ 631.68
40	SC-26	27	LF	18" CI IV RCP (Gibbons STA 4+00)	\$ 120.00	\$ 3,240.00	\$ 70.15	\$ 1,894.05	\$ 201.85	\$ 5,449.95	\$ 68.43	\$ 1,847.61
41	SC-24	1	EA	Remove Existing Culvert	\$ 800.00	\$ 800.00	\$ 507.84	\$ 507.84	\$ 954.00	\$ 954.00	\$ 315.84	\$ 315.84
42	SC-28	2	EA	18" Safety End Treatment	\$ 1,500.00	\$ 3,000.00	\$ 1,054.03	\$ 2,108.06	\$ 2,355.00	\$ 4,710.00	\$ 1,473.91	\$ 2,947.82
43	SC-27	2	EA	Object Marker	\$ 200.00	\$ 400.00	\$ 80.34	\$ 160.68	\$ 295.00	\$ 590.00	\$ 104.23	\$ 208.46
44	SC-36	30	SY	Common Bermuda Solid Sod (Misc. Placement)	\$ 9.00	\$ 270.00	\$ 5.67	\$ 170.10	\$ 11.50	\$ 345.00	\$ 52.29	\$ 1,568.70
45	SC-37	1,776	SY	Hydromulching	\$ 2.00	\$ 3,552.00	\$ 0.48	\$ 852.48	\$ 2.75	\$ 4,884.00	\$ 2.85	\$ 5,061.60
				Subtotal Gibbons		\$ 244,169.50	Subtotal Gibbons	\$ 249,727.39	Subtotal Gibbons	\$ 257,681.30	Subtotal Gibbons	\$ 247,492.84
Charyl Lynn												
46	SC-3	1	LS	Temporary Erosion Control	\$ 1,000.00	\$ 1,000.00	\$ 2,304.46	\$ 2,304.46	\$ 1,500.00	\$ 1,500.00	\$ 653.55	\$ 653.55
47	SC-4	1	LS	Barricades, Signs, and Traffic Control	\$ 1,500.00	\$ 1,500.00	\$ 580.58	\$ 580.58	\$ 1,520.00	\$ 1,520.00	\$ 4,600.34	\$ 4,600.34
48	SC-6	2.6	STA	Prepare Right-of-Way	\$ 2,500.00	\$ 6,500.00	\$ 696.86	\$ 1,811.84	\$ 1,750.00	\$ 4,550.00	\$ 611.55	\$ 1,590.03
49	SC-24	1	EA	Remove Existing Culvert	\$ 800.00	\$ 800.00	\$ 507.84	\$ 507.84	\$ 954.00	\$ 954.00	\$ 104.23	\$ 104.23
50	SC-11	2	CY	Repair Subgrade (as directed)	\$ 150.00	\$ 300.00	\$ 52.24	\$ 104.48	\$ 162.00	\$ 324.00	\$ 187.76	\$ 375.52
51	SC-10	554	SY	Pulvamax and Cement Treat Base	\$ 3.50	\$ 1,939.00	\$ 6.37	\$ 3,528.98	\$ 3.30	\$ 1,828.20	\$ 16.87	\$ 9,345.98
52	SC-12	6	TON	Portland Cement @ 4% (32lb/sy)	\$ 280.00	\$ 1,680.00	\$ 274.40	\$ 1,646.40	\$ 165.35	\$ 992.10	\$ 384.11	\$ 2,304.66
53	SC-18	521	SY	6" Concrete Pvmt	\$ 75.00	\$ 39,075.00	\$ 44.60	\$ 23,236.60	\$ 81.55	\$ 42,487.55	\$ 68.42	\$ 35,646.82
54	SC-19	43	SY	5" Concrete Driveway	\$ 75.00	\$ 3,225.00	\$ 42.95	\$ 1,846.85	\$ 83.50	\$ 3,590.50	\$ 67.77	\$ 2,914.11
55	SC-26	27	LF	18" RCP Culvert	\$ 110.00	\$ 2,970.00	\$ 67.37	\$ 1,818.99	\$ 198.00	\$ 5,346.00	\$ 63.17	\$ 1,705.59
56	SC-28	2	EA	18" Precast S.E.T.	\$ 1,500.00	\$ 3,000.00	\$ 1,054.03	\$ 2,108.06	\$ 2,355.00	\$ 4,710.00	\$ 1,473.91	\$ 2,947.82
57	SC-35	56	SY	6" Concrete Riprap	\$ 75.00	\$ 4,200.00	\$ 51.38	\$ 2,877.28	\$ 192.25	\$ 10,766.00	\$ 95.80	\$ 5,364.80
58	SC-25	1	EA	Relocate Mailbox	\$ 300.00	\$ 300.00	\$ 167.96	\$ 167.96	\$ 250.00	\$ 250.00	\$ 157.92	\$ 157.92
59	SC-36	20	SY	Common Bermuda Solid Sod (Misc. Placement)	\$ 9.00	\$ 180.00	\$ 5.34	\$ 106.80	\$ 11.50	\$ 230.00	\$ 76.85	\$ 1,537.00
60	SC-37	233	SY	Hydromulching	\$ 2.00	\$ 466.00	\$ 0.48	\$ 111.84	\$ 2.75	\$ 640.75	\$ 6.69	\$ 1,558.77
				Subtotal Charyl Lynn		\$ 67,135.00	Subtotal Charyl Lynn	\$ 42,758.96		\$ 79,689.10	Subtotal Charyl Lynn	\$ 70,807.14
61				General Contingency		\$ 55,000.00		\$ 55,000.00		\$ 55,000.00		\$ 55,000.00
BID SUMMARY												
				Subtotal General		\$ 60,000.00		\$ 54,008.05		\$ 57,415.00		\$ 90,500.00
				Subtotal Harpole		\$ 714,929.00		\$ 622,516.52		\$ 803,951.10		\$ 616,217.58
				Subtotal Gibbons		\$ 244,169.50		\$ 249,727.39		\$ 257,681.30		\$ 247,492.84
				Subtotal Charyl Lynn		\$ 67,135.00		\$ 42,758.96		\$ 79,689.10		\$ 70,807.14
				General Contingency		\$ 55,000.00		\$ 55,000.00		\$ 55,000.00		\$ 55,000.00
				Grand Total		\$ 1,141,233.50		\$ 1,024,010.91		\$ 1,253,736.50		\$ 1,080,017.56

Eng Estimate

Item No.	Spec.	Est. Qty.	Unit	Name of Pay Item	Unit Bid Price	Amount Bid
2021 Street Improvements						
General						
1	SC-1	1	LS	Mobilization/Demobilization	\$ 30,000.00	\$ 30,000.00
2	SC-2	1	LS	Surety Bonds	\$ 30,000.00	\$ 30,000.00
					Subtotal General	\$ 60,000.00
Harpole Road						
3	SC-3	1	LS	Temporary Erosion Control	\$ 5,000.00	\$ 5,000.00
4	SC-4	1	LS	Barricades, Signs, and Traffic Control	\$ 6,000.00	\$ 6,000.00
5	SC-5	42.0	DAY	Portable Changeable Message Signs	\$ 60.00	\$ 2,520.00
6	SC-6	76	STA	Prepare Right-of-Way	\$ 500.00	\$ 38,000.00
7	SC-8	17,542	SY	Remove Existing Pavement and Base	\$ 6.00	\$ 105,252.00
8	SC-11	34	CY	Repair Subgrade (as directed)	\$ 60.00	\$ 2,040.00
9	SC-10	18,386	SY	Pulvamix and Cement Treat Base	\$ 3.50	\$ 64,351.00
10	SC-12	184	TON	Portland Cement @ 4% (20lb/sy)	\$ 280.00	\$ 51,520.00
11	SC-13	16,901	SY	2" Type D PG 64-22 HMA	\$ 10.00	\$ 169,010.00
12	SC-13	16,901	SY	2" Type B PG 64-22 HMA	\$ 11.00	\$ 185,911.00
13	SC-20	20	CY	Flexible Base (Misc Placement)	\$ 60.00	\$ 1,200.00
14	SC-30	1,175	LF	Thermoplastic Pavement Markings	\$ 1.20	\$ 1,410.00
15	SC-31	13	EA	Raised Pavement Markers	\$ 16.00	\$ 208.00
16	SC-26	40	LF	18" RCP Culvert	\$ 110.00	\$ 4,400.00
17	SC-26	53	LF	18" CI IV RCP (Harpole STA. 14+00)	\$ 120.00	\$ 6,360.00
18	SC-33	1	EA	3' Special Drop Inlet	\$ 3,000.00	\$ 3,000.00
19	SC-29	1	EA	18" Modified Parallel Head Wall	\$ 7,000.00	\$ 7,000.00
20	SC-24	1	EA	Remove Existing Culvert	\$ 800.00	\$ 800.00
21	SC-28	2	EA	18" Safety End Treatment	\$ 1,500.00	\$ 3,000.00
22	SC-27	4	EA	Object Markers	\$ 200.00	\$ 800.00
23	SC-22	1,617	LF	Ditch Grading	\$ 9.00	\$ 14,553.00
24	SC-23	1,391	SY	GreenArmor® Erosion Protection System	\$ 20.00	\$ 27,820.00
25	SC-25	3	EA	Relocate Mailbox	\$ 300.00	\$ 900.00
26	SC-36	40	SY	Common Bermuda Solid Sod	\$ 9.00	\$ 360.00
27	SC-37	6,757	SY	Hydromulching	\$ 2.00	\$ 13,514.00
					Subtotal Harpole Road	\$ 714,929.00
Gibbons						
28	SC-3	1	LS	Temporary Erosion Control	\$ 1,500.00	\$ 1,500.00
29	SC-4	1	LS	Barricades, Signs, and Traffic Control	\$ 4,000.00	\$ 4,000.00
30	SC-5	120	DAY	Portable Changeable Message Signs	\$ 60.00	\$ 7,200.00
31	SC-6	17.9	STA	Prepare Right-of-Way	\$ 500.00	\$ 8,950.00
32	SC-8	4,910	SY	Remove Existing Pavement and Base	\$ 6.00	\$ 29,460.00
33	SC-11	4	CY	Repair Subgrade (as directed)	\$ 60.00	\$ 240.00
34	SC-10	5,125	SY	Pulvamix and Cement Treat Base	\$ 3.50	\$ 17,937.50
35	SC-12	51	TON	Portland Cement @ 4% (20lb/sy)	\$ 280.00	\$ 14,280.00
36	SC-13	4,910	SY	2" Type D PG 64-22 HMA	\$ 10.00	\$ 49,100.00
37	SC-13	4,910	SY	4" Type B PG 64-22 HMA	\$ 20.00	\$ 98,200.00

SPI Asphalt		Sunmount Paving		Reliable Paving	
Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid
\$ 5,000.00	\$ 5,000.00	\$ 53,000.00	\$ 53,000.00	\$ 49,000.00	\$ 49,000.00
\$ 25,000.00	\$ 25,000.00	\$ 7,500.00	\$ 7,500.00	\$ 13,000.75	\$ 13,000.75
Subtotal General	\$ 30,000.00	Subtotal General	\$ 60,500.00	Subtotal General	\$ 62,000.75
\$ 2,500.00	\$ 2,500.00	\$ 4,500.00	\$ 4,500.00	\$ 10,500.00	\$ 10,500.00
\$ 5,000.00	\$ 5,000.00	\$ 65,000.00	\$ 65,000.00	\$ 20,000.00	\$ 20,000.00
\$ 100.00	\$ 4,200.00	\$ 105.00	\$ 4,410.00	\$ 82.00	\$ 3,444.00
\$ 100.00	\$ 7,600.00	\$ 400.00	\$ 30,400.00	\$ 235.00	\$ 17,860.00
\$ 6.00	\$ 105,252.00	\$ 2.75	\$ 48,240.50	\$ 3.00	\$ 52,626.00
\$ 60.00	\$ 2,040.00	\$ 210.00	\$ 7,140.00	\$ 67.00	\$ 2,278.00
\$ 5.00	\$ 91,930.00	\$ 4.05	\$ 74,463.30	\$ 4.00	\$ 73,544.00
\$ 200.00	\$ 36,800.00	\$ 230.00	\$ 42,320.00	\$ 175.00	\$ 32,200.00
\$ 12.00	\$ 202,812.00	\$ 8.55	\$ 144,503.55	\$ 10.25	\$ 173,235.25
\$ 11.75	\$ 198,586.75	\$ 8.45	\$ 142,813.45	\$ 9.00	\$ 152,109.00
\$ 60.00	\$ 1,200.00	\$ 225.00	\$ 4,500.00	\$ 70.00	\$ 1,400.00
\$ 2.00	\$ 2,350.00	\$ 5.00	\$ 5,875.00	\$ 1.25	\$ 1,468.75
\$ 5.00	\$ 65.00	\$ 5.00	\$ 65.00	\$ 4.75	\$ 61.75
\$ 150.00	\$ 6,000.00	\$ 50.00	\$ 2,000.00	\$ 175.00	\$ 7,000.00
\$ 150.00	\$ 7,950.00	\$ 52.00	\$ 2,756.00	\$ 182.00	\$ 9,646.00
\$ 1,500.00	\$ 1,500.00	\$ 2,500.00	\$ 2,500.00	\$ 3,945.00	\$ 3,945.00
\$ 1,800.00	\$ 1,800.00	\$ 3,600.00	\$ 3,600.00	\$ 5,100.00	\$ 5,100.00
\$ 500.00	\$ 500.00	\$ 250.00	\$ 250.00	\$ 364.00	\$ 364.00
\$ 1,500.00	\$ 3,000.00	\$ 1,200.00	\$ 2,400.00	\$ 1,500.00	\$ 3,000.00
\$ 20.00	\$ 80.00	\$ 50.00	\$ 200.00	\$ 190.00	\$ 760.00
\$ 3.00	\$ 4,851.00	\$ 18.00	\$ 29,106.00	\$ 12.00	\$ 19,404.00
\$ 3.00	\$ 4,173.00	\$ 13.00	\$ 18,083.00	\$ 29.00	\$ 40,339.00
\$ 100.00	\$ 300.00	\$ 250.00	\$ 750.00	\$ 1,150.00	\$ 3,450.00
\$ 100.00	\$ 4,000.00	\$ 21.00	\$ 840.00	\$ 41.00	\$ 1,640.00
\$ 1.25	\$ 8,446.25	\$ 1.52	\$ 10,270.64	\$ 1.00	\$ 6,757.00
Subtotal Harpole Road	\$ 702,936.00	Subtotal Harpole Road	\$ 646,986.44	Subtotal Harpole Road	\$ 642,131.75
\$ 2,000.00	\$ 2,000.00	\$ 2,500.00	\$ 2,500.00	\$ 2,900.00	\$ 2,900.00
\$ 4,000.00	\$ 4,000.00	\$ 35,000.00	\$ 35,000.00	\$ 7,100.00	\$ 7,100.00
\$ 100.00	\$ 12,000.00	\$ 105.00	\$ 12,600.00	\$ 66.00	\$ 7,920.00
\$ 100.00	\$ 1,790.00	\$ 1,050.00	\$ 18,795.00	\$ 385.00	\$ 6,891.50
\$ 7.00	\$ 34,370.00	\$ 3.81	\$ 18,707.10	\$ 3.50	\$ 17,185.00
\$ 75.00	\$ 300.00	\$ 510.00	\$ 2,040.00	\$ 70.00	\$ 280.00
\$ 5.00	\$ 25,625.00	\$ 5.35	\$ 27,418.75	\$ 4.55	\$ 23,318.75
\$ 200.00	\$ 10,200.00	\$ 230.00	\$ 11,730.00	\$ 175.00	\$ 8,925.00
\$ 12.00	\$ 58,920.00	\$ 9.75	\$ 47,872.50	\$ 10.50	\$ 51,555.00
\$ 19.50	\$ 95,745.00	\$ 17.50	\$ 85,925.00	\$ 18.00	\$ 88,380.00

Item No.	Spec.	Est. Qty.	Unit	Name of Pay Item	Unit Bid Price	Amount Bid
2021 Street Improvements						
38	SC-20	14	CY	Flexible Base (Misc Placement)	\$ 60.00	\$ 840.00
39	SC-25	4	EA	Relocate Mailbox	\$ 300.00	\$ 1,200.00
40	SC-26	27	LF	18" CI IV RCP (Gibbons STA 4+00)	\$ 120.00	\$ 3,240.00
41	SC-24	1	EA	Remove Existing Culvert	\$ 800.00	\$ 800.00
42	SC-28	2	EA	18" Safety End Treatment	\$ 1,500.00	\$ 3,000.00
43	SC-27	2	EA	Object Marker	\$ 200.00	\$ 400.00
44	SC-36	30	SY	Common Bermuda Solid Sod (Misc. Placement)	\$ 9.00	\$ 270.00
45	SC-37	1,776	SY	Hydromulching	\$ 2.00	\$ 3,552.00
					Subtotal Gibbons	\$ 244,169.50
Charyl Lynn						
46	SC-3	1	LS	Temporary Erosion Control	\$ 1,000.00	\$ 1,000.00
47	SC-4	1	LS	Barricades, Signs, and Traffic Control	\$ 1,500.00	\$ 1,500.00
48	SC-6	2.6	STA	Prepare Right-of-Way	\$ 2,500.00	\$ 6,500.00
49	SC-24	1	EA	Remove Existing Culvert	\$ 800.00	\$ 800.00
50	SC-11	2	CY	Repair Subgrade (as directed)	\$ 150.00	\$ 300.00
51	SC-10	554	SY	Pulvamax and Cement Treat Base	\$ 3.50	\$ 1,939.00
52	SC-12	6	TON	Portland Cement @ 4% (32lb/sy)	\$ 280.00	\$ 1,680.00
53	SC-18	521	SY	6" Concrete Pvmt	\$ 75.00	\$ 39,075.00
54	SC-19	43	SY	5" Concrete Driveway	\$ 75.00	\$ 3,225.00
55	SC-26	27	LF	18" RCP Culvert	\$ 110.00	\$ 2,970.00
56	SC-28	2	EA	18" Precast S.E.T.	\$ 1,500.00	\$ 3,000.00
57	SC-35	56	SY	6" Concrete Riprap	\$ 75.00	\$ 4,200.00
58	SC-25	1	EA	Relocate Mailbox	\$ 300.00	\$ 300.00
59	SC-36	20	SY	Common Bermuda Solid Sod (Misc. Placement)	\$ 9.00	\$ 180.00
60	SC-37	233	SY	Hydromulching	\$ 2.00	\$ 466.00
					Subtotal Charyl Lynn	\$ 67,135.00
61				General Contingency		\$ 55,000.00
BID SUMMARY						
					Subtotal General	\$ 60,000.00
					Subtotal Harpole	\$ 714,929.00
					Subtotal Gibbons	\$ 244,169.50
					Subtotal Charyl Lynn	\$ 67,135.00
					General Contingency	\$ 55,000.00
					Grand Total	\$ 1,141,233.50

Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid
\$ 75.00	\$ 1,050.00	\$ 300.00	\$ 4,200.00	\$ 70.00	\$ 980.00
\$ 100.00	\$ 400.00	\$ 250.00	\$ 1,000.00	\$ 403.00	\$ 1,612.00
\$ 150.00	\$ 4,050.00	\$ 55.00	\$ 1,485.00	\$ 182.00	\$ 4,914.00
\$ 500.00	\$ 500.00	\$ 250.00	\$ 250.00	\$ 365.00	\$ 365.00
\$ 1,500.00	\$ 3,000.00	\$ 1,200.00	\$ 2,400.00	\$ 1,505.00	\$ 3,010.00
\$ 25.00	\$ 50.00	\$ 50.00	\$ 100.00	\$ 190.00	\$ 380.00
\$ 10.00	\$ 300.00	\$ 25.00	\$ 750.00	\$ 63.25	\$ 1,897.50
\$ 1.25	\$ 2,220.00	\$ 2.15	\$ 3,818.40	\$ 1.05	\$ 1,864.80
Subtotal Gibbons	\$ 256,520.00	Subtotal Gibbons	\$ 276,591.75	Subtotal Gibbons	\$ 229,478.55
\$ 1,500.00	\$ 1,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,200.00	\$ 3,200.00
\$ 2,000.00	\$ 2,000.00	\$ 15,000.00	\$ 15,000.00	\$ 6,500.00	\$ 6,500.00
\$ 200.00	\$ 520.00	\$ 2,200.00	\$ 5,720.00	\$ 4,000.00	\$ 10,400.00
\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 365.00	\$ 365.00
\$ 100.00	\$ 200.00	\$ 1,100.00	\$ 2,200.00	\$ 70.00	\$ 140.00
\$ 5.50	\$ 3,047.00	\$ 34.50	\$ 19,113.00	\$ 14.00	\$ 7,756.00
\$ 200.00	\$ 1,200.00	\$ 230.00	\$ 1,380.00	\$ 175.00	\$ 1,050.00
\$ 100.00	\$ 52,100.00	\$ 95.00	\$ 49,495.00	\$ 68.25	\$ 35,558.25
\$ 95.00	\$ 4,085.00	\$ 125.00	\$ 5,375.00	\$ 91.25	\$ 3,923.75
\$ 150.00	\$ 4,050.00	\$ 55.00	\$ 1,485.00	\$ 176.00	\$ 4,752.00
\$ 1,800.00	\$ 3,600.00	\$ 1,200.00	\$ 2,400.00	\$ 1,500.00	\$ 3,000.00
\$ 60.00	\$ 3,360.00	\$ 110.00	\$ 6,160.00	\$ 115.00	\$ 6,440.00
\$ 100.00	\$ 100.00	\$ 250.00	\$ 250.00	\$ 1,150.00	\$ 1,150.00
\$ 10.00	\$ 200.00	\$ 25.00	\$ 500.00	\$ 115.00	\$ 2,300.00
\$ 1.25	\$ 291.25	\$ 5.50	\$ 1,281.50	\$ 1.15	\$ 267.95
Subtotal Charyl Lynn	\$ 76,753.25	Subtotal Charyl Lynn	\$ 114,359.50	Subtotal Charyl Lynn	\$ 86,802.95
	\$ 55,000.00		\$ 55,000.00		\$ 55,000.00
	\$ 30,000.00		\$ 60,500.00		\$ 62,000.75
	\$ 702,936.00		\$ 646,986.44		\$ 642,131.75
	\$ 256,520.00		\$ 276,591.75		\$ 229,478.55
	\$ 76,753.25		\$ 114,359.50		\$ 86,802.95
	\$ 55,000.00		\$ 55,000.00		\$ 55,000.00
	\$ 1,121,209.25		\$ 1,153,437.69		\$ 1,075,414.00

Eng Estimate

Texas Bit

Quality Excavation

Item No.	Spec.	Est. Qty.	Unit	Name of Pay Item	Unit Bid Price	Amount Bid
2021 Street Improvements						
General						
1	SC-1	1	LS	Mobilization/Demobilization	\$ 30,000.00	\$ 30,000.00
2	SC-2	1	LS	Surety Bonds	\$ 30,000.00	\$ 30,000.00
					Subtotal General	\$ 60,000.00
Harpole Road						
3	SC-3	1	LS	Temporary Erosion Control	\$ 5,000.00	\$ 5,000.00
4	SC-4	1	LS	Barricades, Signs, and Traffic Control	\$ 6,000.00	\$ 6,000.00
5	SC-5	42.0	DAY	Portable Changeable Message Signs	\$ 60.00	\$ 2,520.00
6	SC-6	76	STA	Prepare Right-of-Way	\$ 500.00	\$ 38,000.00
7	SC-8	17,542	SY	Remove Existing Pavement and Base	\$ 6.00	\$ 105,252.00
8	SC-11	34	CY	Repair Subgrade (as directed)	\$ 60.00	\$ 2,040.00
9	SC-10	18,386	SY	Pulvamic and Cement Treat Base	\$ 3.50	\$ 64,351.00
10	SC-12	184	TON	Portland Cement @ 4% (20lb/sy)	\$ 280.00	\$ 51,520.00
11	SC-13	16,901	SY	2" Type D PG 64-22 HMAc	\$ 10.00	\$ 169,010.00
12	SC-13	16,901	SY	2" Type B PG 64-22 HMAc	\$ 11.00	\$ 185,911.00
13	SC-20	20	CY	Flexible Base (Misc Placement)	\$ 60.00	\$ 1,200.00
14	SC-30	1,175	LF	Thermoplastic Pavement Markings	\$ 1.20	\$ 1,410.00
15	SC-31	13	EA	Raised Pavement Markers	\$ 16.00	\$ 208.00
16	SC-26	40	LF	18" RCP Culvert	\$ 110.00	\$ 4,400.00
17	SC-26	53	LF	18" CI IV RCP (Harpole STA. 14+00)	\$ 120.00	\$ 6,360.00
18	SC-33	1	EA	3' Special Drop Inlet	\$ 3,000.00	\$ 3,000.00
19	SC-29	1	EA	18" Modified Parallel Head Wall	\$ 7,000.00	\$ 7,000.00
20	SC-24	1	EA	Remove Existing Culvert	\$ 800.00	\$ 800.00
21	SC-28	2	EA	18" Safety End Treatment	\$ 1,500.00	\$ 3,000.00
22	SC-27	4	EA	Object Markers	\$ 200.00	\$ 800.00
23	SC-22	1,617	LF	Ditch Grading	\$ 9.00	\$ 14,553.00
24	SC-23	1,391	SY	GreenArmor® Erosion Protection System	\$ 20.00	\$ 27,820.00
25	SC-25	3	EA	Relocate Mailbox	\$ 300.00	\$ 900.00
26	SC-36	40	SY	Common Bermuda Solid Sod	\$ 9.00	\$ 360.00
27	SC-37	6,757	SY	Hydromulching	\$ 2.00	\$ 13,514.00
					Subtotal Harpole Road	\$ 714,929.00
Gibbons						
28	SC-3	1	LS	Temporary Erosion Control	\$ 1,500.00	\$ 1,500.00
29	SC-4	1	LS	Barricades, Signs, and Traffic Control	\$ 4,000.00	\$ 4,000.00
30	SC-5	120	DAY	Portable Changeable Message Signs	\$ 60.00	\$ 7,200.00
31	SC-6	17.9	STA	Prepare Right-of-Way	\$ 500.00	\$ 8,950.00
32	SC-8	4,910	SY	Remove Existing Pavement and Base	\$ 6.00	\$ 29,460.00
33	SC-11	4	CY	Repair Subgrade (as directed)	\$ 60.00	\$ 240.00
34	SC-10	5,125	SY	Pulvamic and Cement Treat Base	\$ 3.50	\$ 17,937.50
35	SC-12	51	TON	Portland Cement @ 4% (20lb/sy)	\$ 280.00	\$ 14,280.00
36	SC-13	4,910	SY	2" Type D PG 64-22 HMAc	\$ 10.00	\$ 49,100.00
37	SC-13	4,910	SY	4" Type B PG 64-22 HMAc	\$ 20.00	\$ 98,200.00

Unit Bid Price	Amount Bid
\$ 40,980.00	\$ 40,980.00
\$ 4,629.00	\$ 4,629.00
Subtotal General	\$ 45,609.00
\$ 2,636.00	\$ 2,636.00
\$ 5,692.00	\$ 5,692.00
\$ 69.25	\$ 2,908.50
\$ 216.75	\$ 16,473.00
\$ 4.52	\$ 79,289.84
\$ 159.35	\$ 5,417.90
\$ 3.00	\$ 55,158.00
\$ 228.00	\$ 41,952.00
\$ 9.88	\$ 166,981.88
\$ 9.31	\$ 157,348.31
\$ 62.65	\$ 1,253.00
\$ 1.25	\$ 1,468.75
\$ 4.65	\$ 60.45
\$ 181.10	\$ 7,244.00
\$ 181.10	\$ 9,598.30
\$ 11,718.40	\$ 11,718.40
\$ 31,533.20	\$ 31,533.20
\$ 3,515.55	\$ 3,515.55
\$ 2,343.70	\$ 4,687.40
\$ 186.45	\$ 745.80
\$ 4.45	\$ 7,195.65
\$ 7.15	\$ 9,945.65
\$ 895.45	\$ 2,686.35
\$ 8.95	\$ 358.00
\$ 1.40	\$ 9,459.80
Subtotal Harpole Road	\$ 635,327.73
\$ 1,598.00	\$ 1,598.00
\$ 9,236.25	\$ 9,236.25
\$ 69.25	\$ 8,310.00
\$ 429.75	\$ 7,692.53
\$ 4.55	\$ 22,340.50
\$ 235.65	\$ 942.60
\$ 3.80	\$ 19,475.00
\$ 228.00	\$ 11,628.00
\$ 10.35	\$ 50,818.50
\$ 19.15	\$ 94,026.50

Unit Bid Price	Amount Bid
\$ 55,789.00	\$ 55,789.00
\$ 19,700.00	\$ 19,700.00
Subtotal General	\$ 75,489.00
\$ 6,000.00	\$ 6,000.00
\$ 11,600.00	\$ 11,600.00
\$ 65.00	\$ 2,730.00
\$ 325.00	\$ 24,700.00
\$ 3.00	\$ 52,626.00
\$ 74.00	\$ 2,516.00
\$ 5.00	\$ 91,930.00
\$ 243.00	\$ 44,712.00
\$ 12.00	\$ 202,812.00
\$ 11.00	\$ 185,911.00
\$ 78.00	\$ 1,560.00
\$ 1.00	\$ 1,175.00
\$ 15.00	\$ 195.00
\$ 100.00	\$ 4,000.00
\$ 85.00	\$ 4,505.00
\$ 6,000.00	\$ 6,000.00
\$ 8,700.00	\$ 8,700.00
\$ 675.00	\$ 675.00
\$ 855.00	\$ 1,710.00
\$ 275.00	\$ 1,100.00
\$ 7.00	\$ 11,319.00
\$ 8.00	\$ 11,128.00
\$ 200.00	\$ 600.00
\$ 10.00	\$ 400.00
\$ 1.50	\$ 10,135.50
Subtotal Harpole Road	\$ 688,739.50
\$ 2,600.00	\$ 2,600.00
\$ 5,200.00	\$ 5,200.00
\$ 65.00	\$ 7,800.00
\$ 250.00	\$ 4,475.00
\$ 5.00	\$ 24,550.00
\$ 304.00	\$ 1,216.00
\$ 5.00	\$ 25,625.00
\$ 246.00	\$ 12,546.00
\$ 12.00	\$ 58,920.00
\$ 21.00	\$ 103,110.00

Item No.	Spec.	Est. Qty.	Unit	Name of Pay Item	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid
2021 Street Improvements										
38	SC-20	14	CY	Flexible Base (Misc Placement)	\$ 60.00	\$ 840.00	\$ 62.55	\$ 875.70	\$ 110.00	\$ 1,540.00
39	SC-25	4	EA	Relocate Mailbox	\$ 300.00	\$ 1,200.00	\$ 844.50	\$ 3,378.00	\$ 200.00	\$ 800.00
40	SC-26	27	LF	18" CI IV RCP (Gibbons STA 4+00)	\$ 120.00	\$ 3,240.00	\$ 213.05	\$ 5,752.35	\$ 90.00	\$ 2,430.00
41	SC-24	1	EA	Remove Existing Culvert	\$ 800.00	\$ 800.00	\$ 3,515.55	\$ 3,515.55	\$ 675.00	\$ 675.00
42	SC-28	2	EA	18" Safety End Treatment	\$ 1,500.00	\$ 3,000.00	\$ 2,343.70	\$ 4,687.40	\$ 1,100.00	\$ 2,200.00
43	SC-27	2	EA	Object Marker	\$ 200.00	\$ 400.00	\$ 186.45	\$ 372.90	\$ 275.00	\$ 550.00
44	SC-36	30	SY	Common Bermuda Solid Sod (Misc. Placement)	\$ 9.00	\$ 270.00	\$ 9.95	\$ 298.50	\$ 10.00	\$ 300.00
45	SC-37	1,776	SY	Hydromulching	\$ 2.00	\$ 3,552.00	\$ 1.40	\$ 2,486.40	\$ 1.50	\$ 2,664.00
					Subtotal Gibbons	\$ 244,169.50	Subtotal Gibbons	\$ 247,434.68	Subtotal Gibbons	\$ 257,201.00
Charyl Lynn										
46	SC-3	1	LS	Temporary Erosion Control	\$ 1,000.00	\$ 1,000.00	\$ 1,598.00	\$ 1,598.00	\$ 232.00	\$ 232.00
47	SC-4	1	LS	Barricades, Signs, and Traffic Control	\$ 1,500.00	\$ 1,500.00	\$ 6,580.95	\$ 6,580.95	\$ 2,300.00	\$ 2,300.00
48	SC-6	2.6	STA	Prepare Right-of-Way	\$ 2,500.00	\$ 6,500.00	\$ 1,444.50	\$ 3,755.70	\$ 477.00	\$ 1,240.20
49	SC-24	1	EA	Remove Existing Culvert	\$ 800.00	\$ 800.00	\$ 3,515.55	\$ 3,515.55	\$ 675.00	\$ 675.00
50	SC-11	2	CY	Repair Subgrade (as directed)	\$ 150.00	\$ 300.00	\$ 420.95	\$ 841.90	\$ 359.00	\$ 718.00
51	SC-10	554	SY	Pulvamic and Cement Treat Base	\$ 3.50	\$ 1,939.00	\$ 18.25	\$ 10,110.50	\$ 8.00	\$ 4,432.00
52	SC-12	6	TON	Portland Cement @ 4% (32lb/sy)	\$ 280.00	\$ 1,680.00	\$ 228.00	\$ 1,368.00	\$ 282.00	\$ 1,692.00
53	SC-18	521	SY	6" Concrete Pvmt	\$ 75.00	\$ 39,075.00	\$ 91.04	\$ 47,431.84	\$ 57.00	\$ 29,697.00
54	SC-19	43	SY	5" Concrete Driveway	\$ 75.00	\$ 3,225.00	\$ 63.30	\$ 2,721.90	\$ 70.00	\$ 3,010.00
55	SC-26	27	LF	18" RCP Culvert	\$ 110.00	\$ 2,970.00	\$ 213.05	\$ 5,752.35	\$ 107.00	\$ 2,889.00
56	SC-28	2	EA	18" Precast S.E.T.	\$ 1,500.00	\$ 3,000.00	\$ 2,343.70	\$ 4,687.40	\$ 1,100.00	\$ 2,200.00
57	SC-35	56	SY	6" Concrete Riprap	\$ 75.00	\$ 4,200.00	\$ 117.20	\$ 6,563.20	\$ 82.00	\$ 4,592.00
58	SC-25	1	EA	Relocate Mailbox	\$ 300.00	\$ 300.00	\$ 691.60	\$ 691.60	\$ 200.00	\$ 200.00
59	SC-36	20	SY	Common Bermuda Solid Sod (Misc. Placement)	\$ 9.00	\$ 180.00	\$ 8.95	\$ 179.00	\$ 10.00	\$ 200.00
60	SC-37	233	SY	Hydromulching	\$ 2.00	\$ 466.00	\$ 1.40	\$ 326.20	\$ 1.50	\$ 349.50
					Subtotal Charyl Lynn	\$ 67,135.00	Subtotal Charyl Lynn	\$ 96,124.09	Subtotal Charyl Lynn	\$ 54,426.70
61				General Contingency		\$ 55,000.00		\$ 55,000.00		\$ 55,000.00
BID SUMMARY										
					Subtotal General	\$ 60,000.00		\$ 45,609.00		\$ 75,489.00
					Subtotal Harpole	\$ 714,929.00		\$ 635,327.73		\$ 688,739.50
					Subtotal Gibbons	\$ 244,169.50		\$ 247,434.68		\$ 257,201.00
					Subtotal Charyl Lynn	\$ 67,135.00		\$ 96,124.09		\$ 54,426.70
					General Contingency	\$ 55,000.00		\$ 55,000.00		\$ 55,000.00
					Grand Total	\$ 1,141,233.50		\$ 1,079,495.50		\$ 1,130,856.20

April 1, 2021

Rich Olson
Town Administrator
Town of Argyle, Texas
308 Denton Street
Argyle, TX 76226

**RE: Recommendation of Award
2021 Street Improvements
tnp No.: ARG 18377**

Dear Rich:

On March 25, 2021, the Town of Argyle received bids for the 2021 Street Improvements project. The project consists of reconstructing Harpole Road from Shadow Wood Drive to Gibbons Road, Gibbons Road from FM 407 to Frenchtown, and Charyl Lynn Drive north of Joyce Drive. Harpole Road and Gibbons Road will be asphalt paving and Charyl Lynn will be paved with concrete.

The Town received eight bids, and TNP prepared a bid tabulation. The table below shows the four lowest bidders and their bid totals listed from lowest to highest:

Bidder:	Total bid (incl Contingency):
Reytech Services, LLC	\$ 1,024,010.91
Reliable Paving, Inc.	\$ 1,075,414.00
Texas Bit	\$ 1,079,495.50
Jagoe-Public Co.	\$ 1,080,017.56
Engineer's Estimate	\$ 1,141,233.50

We have analyzed the bid tabulations and found no anomalies therefore in accordance with the bid totals listed in the table above, Reytech Services, LLC is the apparent low bidder for this project.

Below is a summary of TNP findings regarding Reytech's qualifications, experience records, and reference feedback:

- Reytech will be performing 92% of the work themselves and 8% will be completed by their sub-contractors
- Reytech Services has performed at least eight asphalt road reconstruction projects with contract values over \$400,000 in the last six years
- Reytech has performed both concrete and asphalt street projects with contract values between \$150,000 and \$3,000,000 including street projects in Justin, Keller, Glen Rose, Cleburne, Weatherford, and Prosper
- TNP has interviewed several of Reytech's references and all were satisfied with the quality of the work performed by Reytech
- The references we interviewed did not indicate that Reytech failed to meet project schedules

Our research and evaluation have not provided adequate reason to disqualify Reytech's bid, therefore **we recommend awarding the bid contract to Reytech Services, LLC** for the contract amount of **\$ 1,024,010.91**.

Feel free to contact us if you have any questions.

tnp
teague nall & perkins



Jeff Sears, P.E.
Project Manager



TOWN COUNCIL DATA SHEET



Item 12.

Agenda Item:

Discuss and consider approval of the purchase of a door access control system for town facilities from Knight Security in the amount of \$23,973.42 and authorize the Town Administrator to execute necessary documentation.

Meeting Date:

April 5, 2021

Requested by:

Erika McComis, Assistant Town Administrator

Background:

Currently, town facilities utilize a DSX Door access Control System purchased in 2010 and is controlled through software installed on an out-of-service computer. The service company that previously serviced the door system is no longer authorized to work on the DSX system due to its license expiration. To be a vendor, they are required to attend specific training and maintain a license through DSX. The software that manages the door system is on an older computer that Staff no longer uses. The computer is currently being maintained by IT to allow Staff to access the system. The software cannot be moved to a new computer as the software is no longer supported. Our current system goes off-line quite often, and we are currently utilizing Staff to perform maintenance and work on the system to get back online.

Staff is requesting a new door access system to be installed on all three town facilities. The proposed vendor, Knight Security, installed and maintains the town's camera security system. The door access control system will manage exterior and interior doors to limit the public from entering private areas.

Fiscal Impact:

The purchase has not been budgeted and will require a budget amendment at fiscal year-end.

Staff Recommendation:

Approval.

Requested Action:

Approve the purchase of a door access control system.

Attachments:

None