



NOTICE OF THE MUNICIPAL DEVELOPMENT DISTRICT  
**MUNICIPAL DEVELOPMENT DISTRICT  
REGULAR MEETING**

October 18, 2023 at 6:00 PM

Argyle Town Hall, 308 Denton Street, Argyle, Texas

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**AGENDA**

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Argyle Municipal Development District will meet in a Regular Meeting on Wednesday, October 18, 2023 at 6:00 PM at the Argyle Town Hall, 308 Denton Street, Argyle, Texas.

**CALL TO ORDER**

**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 Municipal Development District 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 and address. 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 Board is prohibited from deliberating or taking action on any matter not listed on the agenda. The Municipal Development District 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.*

**PROJECT PRESENTATIONS**

*(Developer and business presentations for new projects.)*

1. Argyle Station, Mixed Use/Senior Living, NEC 377 & Country Club Rd. *(Stephen Schattner, Developer, Imperium Holdings, LP)*
2. Cactus Canyon Restaurant, NEQ 407 & Gateway Dr. *(Brian Gasperson, Developer, Circle Star Brands)*

## **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 on a future agenda for action.)*

### **Project and Financial Updates**

3. September 2023 Financials *(Erika McComis, Town Administrator)*

## **WORKSHOP ITEMS**

*(Workshop items 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 on a future agenda for action.)*

4. Discussion on MDD Strategic Plan Activity 1.1.1.a: Schedule an initial Board meeting with Town Council and Staff to discuss and agree on the roles, responsibilities, and expectations of the MDD and where it fits into the development process.

Note: Mayor Bradford will attend the Oct. 18 MDD Board meeting as a representative for Council.

5. Discussion on MDD Strategic Plan Activity 1.1.2.a: Create an MDD binder for directors containing information they would like to have readily available, e.g., MDD creation and subsequent amendment ordinances, bylaws, director job description, incentive policy, state law for MDD, zoning map, town boundary map, land use charts, MDD and Town strategic plans, etc.
6. Discussion on MDD Strategic Plan Activity 1.1.3.a: Create a prioritized implementation matrix and activity tracking system with specific performance metrics to help keep directors informed of progress on all objectives.

## **ACTION ITEMS**

7. Consider approval of the Argyle Municipal Development District Board meeting minutes for the meeting held on September 11, 2023 as recorded.
8. Consider approval of the amended MDD Strategic Plan.

## **EXECUTIVE SESSION**

In accordance with Texas Government Code, Chapter 551, Subchapter D, the Board may convene in a closed session. After the Executive Session, discussion on any of the following items, any final action or vote taken will be in public.

### **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 incentives to a business prospect):*

9. Project Mars

**OPEN SESSION**

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

**RECEIVE REQUESTS FROM MEMBERS FOR ITEMS TO BE PLACED ON NEXT MEETING AGENDA**

*Discussion under this section must be limited to whether or not the Board 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.

A quorum of the Town Council members or Planning and Zoning Commission may be in attendance at this meeting. The council/commission will take no action during the course of this meeting.

**CERTIFICATION**

I hereby certify the above Notice of Meeting was posted on the bulletin board at Argyle Town Hall, a place convenient and readily accessible to the general public at all times, and to the Town's website in compliance with Chapter 551, Texas Government Code, on **October 13, 2023, by 5:00 p.m.** and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

  
Executive Director



***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.***