



TO: Mayor and Members of the Town Council

FROM: Rich Olson, Town Administrator

REF: Town Administrator's Weekly FYI – April 30, 2021

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1. The Town of Argyle has seen an increase in the number of sign violations over the last few months. The sign violations predominately occur over the weekend when no town staff is scheduled to work. The sign violations consist mainly of “wind signs” which are displayed in front of businesses and churches. These signs are usually multi-colored to grab the attention of the vehicle driver. These signs can easily be installed and removed by the property owner or business. The Town does allow for these types of special events signs under temporary sign permit. The permit may be issued for a period of up to 30 days. To address this concern, the Town's code enforcement officer will begin working limited hours over the weekend and has been instructed to remove the signs and/or issue citations. The code enforcement officer will also be removing real estate signs that pop up on the weekends and are predominantly found at the intersection of Crawford Road and I-35 W and FM 407 and US 377.
2. Next week, Mayor Pro Tem Bryan Livingston and I along with Northlake's Mayor David Rettig and Town Administrator Drew Corn will be meeting with Commissioner Dianne Edmondson to discuss road projects that will benefit both communities. Our primary discussion will be on improving FM 407 at the intersection of I-35 W. The traffic volume on FM 407 is increasing exponentially. The widening of FM 407 is not scheduled until 2028-2029. We need to work together to find a way to accelerate the widening project. I look forward to Commissioner Edmondson's leadership to move this project forward. Another project we will be discussing is the improvement of Stonecrest in both Denton County and the Town of Argyle. There is an opportunity for another County and Town Project much like Crawford Road.
3. On May 12, 2021, Town Council is scheduled to hold a pre-budget work session. We will discuss our existing financial condition during the work session, provide an overview of the budget process, and determine the targeted fund balance/cash balance requirements and several proposed projects. Depending on projects the Council deems of high priority, we will also be looking at our ability to issue debt. Due to the timeline of the required canvassing period, Erika McComis has asked that we conduct the oath of office and issue the certificates of election during the special meeting. During the meeting on May 17, 2021, staff will place an item on the agenda for Council to discuss filling the vacant Place 1 Councilmember seat along with appointing a Mayor Pro Tem. If a member of the Council has a concern regarding the proposed items, including the oath of office being conducted during the pre-budget work session, please let me know.

4. Work on the Crawford Road project was hindered this week because of all the wet weather we are experiencing. Jagoe has laid the base course of asphalt and both lanes from John Payne Road to C Taylor Road. There is a 100-foot section of roadway that the Town will be requiring Jagoe to do additional undercutting and stabilization work on. This area is directly in front of the Yellow Door Storage area. The Town does have a pay item in the contract to provide for this type of work. Weather permitting, this work should be completed by the end of next week. The eastbound lane of the roundabout has been formed up and is ready for concrete. Jagoe should be able to pour concrete the first part of next week. The center part of the roundabout will then be formed, and stamped concrete will be installed.
5. The Country Lakes Homeowners Association recently posted the lakes within their community with no fishing and trespassing signs. On several occasions, the Argyle Police Department have been called to enforce these new HOA rules and regulations. The common and open spaces found in the development is private property owned by the HOA. The HOA Board has the legal right to establish rules and regulation for their property. From the Town's perspective, these are private association rules and must be enforced by the HOA through a private course of action. These rules enacted by the HOA are similar to the restrictive covenants found in most homeowner's documents. At the request of the HOA Board the Town may issue a no trespass warning letters to individuals. The Town will seek guidance from the HOA who has the authority and the responsibility to be our point of contact when this occurs. If a homeowner takes issue with the new rules, please contact the HOA Board.
6. The Planning & Zoning Commission met on Wednesday, April 28th in a special meeting and discussed the following items that were recommended for approval to Town Council. These items will be discussed at the next Town Council meeting, on Monday, May 3rd, 2021:
 - Castle Development Argyle Phase 2 Site Plan
 - Public Hearing: 816 5T Ranch solar SUP (NorTex solar)
 - Public Hearing: 403 Trigger Trail solar SUP (NorTex solar)
 - Creekview Ranch Phase 2 Preliminary Plat
7. Prior to becoming Town Administrator for Argyle, I served as City Manager of Elizabeth City, North Carolina for 17 years and eventually retired from that community. It saddens me to see what has been occurring in that community. The fatal shooting of an African American male by sheriff deputies while executing a search warrant within the city limits is a tragedy. The individual who lost his life was well known to me, the law enforcement community, and the drug task force. I was glad to find out that no Elizabeth City police officers were involved in the tragic incident. It is troubling that the Sherriff did not notify the Chief of Police about executing the warrant within the city. While Manager there, I placed an emphasis on inclusion and diversity of our work force, and I am very proud of the condition I left the community in. I hope it will provide them the structure to move forward. Unfortunately, certain members of the City Council have utilized this tragic event to further their political careers and to cause division within the community so they can experience their one minute of fame. No matter what may be portrayed on the

television, Elizabeth City is a great community and with the Mayor and Chief of Police leadership, they will be able to work through this challenge.