



TO: Mayor and Members of the Town Council

FROM: Rich Olson, Town Administrator

REF: Town Administrator's Weekly FYI – August 13, 2021

COPY: Email Distribution

1. I am happy to report that on August 9, 2021, Crawford Road was opened to two-way traffic. The Town has received multiple emails and social media posts congratulating the Town for how smooth the road rides. Unfortunately, the police department has reported that the speeds on Crawford Road now exceed the posted speed limit of 30 MPH. I must admit I find myself exceeding the speed limit on the road daily. There is one last step in the Crawford Road project. On Saturday, August 14, the striping crews will be back to paint the turn arrows and stop bars along the project. The sidewalk on the north side of the roadway near Unity Park needs to be redesigned to meet ADA requirements. This work is ongoing and hopefully the installation will be completed next week. In addition, several sections of sidewalk around the Country Lakes development were damaged as part of the construction process. The contractor should be able to pour these sidewalks next week if concrete is available. Teague Nall and Perkins (TNP) and Town staff will meet with the contractor next week and develop a punch list. Town staff has requested a price from Jagoe to bring in several dump trucks of dirt, so landscaping mounds could be constructed on the north side of the roundabout. Staff is working with our Master Gardeners and a local Eagle Scout to develop a landscaping plan for this area. Town staff and Town Council members would like to thank our citizens for being patient over the last few months.
2. Our Crawford Road completion has reached many people on social media. Monday, August 9, 2021, we posted a Crawford Road update to Facebook that reached 8,351 people as of Friday morning. The post from the Town's page was shared 26 times and had a total of 125 reactions and 21 comments. There were 276 reactions on the shared posts and 66 comments. This post has outpaced our most recent Tom the Turkey memorial and Furst Ranch meeting social media posts.
3. Retail Coach's gap analysis, which was done earlier this year, highlights several retail businesses the Town should recruit. The number one priority has been to attract a grocery store to Argyle. On the Town's behalf, Retail Coach has met with several grocery store chains directly and has provided them with the demographic information and grocery store analysis. Staff's role in economic development has been working with developers to put together a deal which is fair to all parties. One of the strengths that Retail Coach has is their network of contacts within the retail community, allowing them to know which companies are actively looking at expanding. Additionally, they attend a number of national conferences like the International Council of Shopping Centers (ICSC) conference in Las Vegas and Retail Live in Austin, which allows them opportunities to discuss expansion plans with national firms. In baseball terms, the primary economic development role is that staff has been a catcher while the

development community has been the pitcher. Staff's goal is to reverse these roles. During the Municipal Development District board meeting held on August 10, 2021, the Board approved a Retail Recruitment proposal submitted by Retail Coach. Retail Coach's proposal includes the following services: introductory emails and retail market profiles sent to each targeted retailer; personal telephone calls placed to measure interest levels; personal emails and retailer feasibility packages sent to each targeted retail business; profiles for prime sites are sent to the appropriate targeted retailer; a retailer status report is provided with each retailer's complete contact information; and provides comments resulting from recruitment activities. The contract that the MDD approved was for \$7,000 for a period of six months. If the MDD elected to extend the agreement for a total of one year, the additional six months would be \$5,500.

4. Now that Crawford Road is just about done, the Town has decided to start to tear up another road. Milling of Harpole Road starts today, August 13, 2021 and depending on how well it goes, Jagoe may need extend milling operations to Saturday. Jagoe has developed an aggressive construction schedule for Harpole Road. Unfortunately, they will be milling both sides of the road at this time since it was determined that only milling one side at a time was not practical because of the width of the roadway. For a period of about 30 days, residents utilizing Harpole Road will be traveling on a dirt road while Jagoe stabilizes the subbase. Traffic control devices will be deployed starting today. Please check the Town's website at <https://www.argyletx.com/334/Harpole-Road-and-Gibbons-Road-Reconstruc> for updates. Below is a photo of the milling that began on Harpole Road today.



5. Today, August 13, 2021, the world's largest steam locomotive will be making its way through Argyle. The Big Boy No. 4014 will make a stop in Denton around 5:30 p.m. and will come through US 377 in Argyle on the way to its overnight stop in Fort Worth at 6:45 p.m. The Town encourages residents to check it out, but to do so safely. We encourage you to remember the following: trains can't stop quickly to avoid people or vehicles on the tracks; a train's distance from you and its speed can be deceiving; the average train overhangs the track by at least three feet – take extra precaution and stand back at least 25 feet from all railroad tracks; railroad tracks, trestles, yards and right-of-way are private property – please do not trespass; never assume tracks are abandoned or inactive – ALWAYS expect a train and assume tracks are active; and hearing protection is recommended.

6. On Thursday, August 12, 2021, I attended the Denton Creek Regional Wastewater System Advisory Committee meeting. We received an overview of their proposed Fiscal Year 2022 Budget. The Advisory Committee made a recommendation to the Trinity River Authority (TRA) Board to approve the proposed \$19,186,581 budget. The Town of Argyle has 2.155% of the allocated flow of the plant. The Town of Argyle's anticipated cost for next year is \$413,000. This amount has already been incorporated into the Town's FY22 budget. The average daily flow received by the plant year to date is 9.169 million gallons per day (MGD). The plants effluent were below their State permits for Carbonaceous Biochemical Oxygen Demand, Total Suspended Solids, Ammonia and Total Phosphorus. No major operational issues have occurred through the end of July. TRA has a very aggressive Capital Improvement Plan and staff provided an overview of the projects included in the plan. Plant staff showed a high degree of professionalism in their presentation and reports.