

TOWN OF ARGYLE

MESSAGE FROM THE MAYOR

AN ANNUAL UPDATE FROM TOWN OF ARGYLE LEADERSHIP



Bryan Livingston
Mayor

Dear Neighbors,

Argyle's Town Staff, Council and countless citizen volunteers worked hard to keep the Town moving forward during the challenges of 2020. This annual report provides some specifics on what your local government accomplished. I hope that you will find some inspiration in these pages and consider acting upon opportunities to participate in the life of the Town. More on that a little later.

A theme that runs through the events of 2020 is the changed stance of the Town toward development. Over the last few years, citizens have insisted that the Argyle government take a proactive and more professional stance toward realizing a future that lives up to the promise of the Comprehensive Land Use Plan. I am happy to report that we have made significant progress on this front.

We were fortunate to hire a permanent Town Administrator with impeccable credentials for helping cities manage periods of growth. Since he began serving the Town last summer, Rich Olson has been effective in making progress on Argyle's strategic goals and upgrading day-to-day operations, ably supported by Assistant Town Administrator Erika McComis. The strength of our staff will increase soon with the hiring of another key employee, our new Director of Community Development Emilio Sanchez.

Rich and his Town Hall team of professional staff have made the implementation of the Comprehensive Land Use Plan a priority. The most effective strategy that we can follow to preserve our town's rural charm and small-town feel is to pursue development on the I-35W corridor and deemphasize development elsewhere. We have equipped the Town to speed up I-35W progress by launching the new Municipal Development District (MDD), whose mission is to identify and work with those developers and neighboring jurisdictions who are interested in partnering with Argyle. (Continued on page 8)

TOWN HIGHLIGHTS

OVERALL ACHEIVEMENTS

- Crawford Road construction began, kicking off long-awaited traffic and safety improvements for the thoroughfare
- Town Council imposed a development moratorium along FM 407 between I-35W and US 377 to allow for orderly growth
- Town Council consultants to move forward with the railroad quiet zone project
- Citizens approved the creation of a Municipal Development District at the November election
- Standard and Poor’s rated Argyle AA+
- The Town’s fund balance increased by \$500,000, despite the financial impact of the pandemic
- Town staff and Town Council implemented a zero-based budgeting process
- Welcomed new Town Council member, Rick Bradford, and new Town Administrator, Rich Olson!



REMEMBERING A LOCAL LEGEND: TOM GEORGE THE ARGYLE TURKEY

Argyle lost a town icon in December. Tom George, the native turkey who became known for his car and bike chasing antics, will be missed.

Unfortunately, Tom George met his demise to an act of violence. The Argyle Police Department investigated and was able to track down the individual responsible.

Tom George ruled the roost in Argyle, and to honor his legacy, Town Council designated December 9 in his memory.

A commemorative shadow box with recovered feathers and a drawing of Tom George was donated to the Town and is displayed in Town Hall.



Learn more and stay up-to-date with Town news by signing up for alerts. Visit www.argyletx.com and click on "Notify Me" to sign up.

TOWN HIGHLIGHTS

PUBLIC WORKS

ROADS

Completed road improvement projects on Sam Davis Rd., Stonecrest Rd. North of FM 407 to US 377, and Whispering Trails.

In October 2020, the Argyle Town Council awarded a contract to Jagoe-Public Company for the reconstruction of Crawford Rd. The total project construction cost was \$2,645,373, and the overall cost was \$3,182,004.

Phase I construction began at Crawford Rd. and John Paine Rd. with the construction of a roundabout. This phase will take approximately 80 days. Phase II will be from the roundabout to I-35 W. and Phase III will complete the construction and extend from the roundabout to the railroad tracks. The Town anticipates that the project will be completed in October 2021.

PARKS

Another Town project intended to improve safety along Crawford is the new wrought-iron fencing at Unity Park. This ten-foot fencing was installed on the North and East sides of the volleyball and basketball courts to prevent balls from rolling into traffic. Between this new fencing and the upcoming reconstruction project, we hope to make Crawford a safer road for Argyle residents.

SANITARY SEWER

In November 2020, the Argyle Town Council approved issuing \$2,000,000 in Certificates of Obligation to pay for the relocation of a sewer line required by the US 377 widening project. The 20-year Certificates of Obligation (COs) were issued at an interest rate of 1.6989%, which was significantly lower than the forecast by the Town's financial advisor. Commendable design work by the Town staff and Town engineer brought the estimated cost of the sewer line relocation down from an initial figure of approximately \$3,000,000.

The sewer line relocation's creative design includes eliminating the obsolete lift station at Frenchtown Road, saving the Town several hundred thousand dollars in lift station replacement costs, and substantially offsetting the cost of the CO.

The Town Council also awarded a three-year contract for sewer line cleaning and closed-circuit television (CCTV) inspection services to BCAC Underground LLC. The contractor will clean and CCTV 1/3 of the sanitary sewer system each year. Work started in mid-December 2020.



COMMUNITY DEVELOPMENT

- Received the Tree City USA designation for the 1st time!
- Distributed 150 new trees to Argyle residents as part of the Annual Arbor Day to improve the tree canopy in Argyle
- Site Plans approved for Rapid Med (5,825 sq. ft.) and the new Argyle ISD Greenhouse Educations Facility
- Updated Town Development Standards (TDS) for Tree Preservation
- Issued 83 new single-family residential permits in 2020



ECONOMIC DEVELOPMENT

- Issued three Certificates of Occupancy for new commercial construction in 2020 with a total construction value of \$4,322,357. These projects included:
 - BPS Technology
 - Domino's Pizza (Eagle Plaza)
 - Skye Dental (Waterbrook Office)
- Welcomed new businesses to Argyle that opened their doors in 2020:
 - St. Argyle's Cajun and Pirogue Sales (located in the site formerly home to Fuzzy's Tacos)
 - Argyle Orthodontics
 - Kensington Vanguard
 - Argyle Advanced Dental Care
- Argyle residents voted to approve the new Municipal Development District (MDD), replacing the Argyle Economic Development Corporation (AEDC)



TOWN HIGHLIGHTS

PUBLIC SAFETY

- Hosted second Citizens Police Academy with 10 graduates and launched Citizens Police Academy Alumni Association
- All officers underwent training to become certified Mental Health Officers
- Began a contract to police the portion of Harvest that falls within the Argyle ETJ
- Hosted a recorded community forum on police and citizen interactions to foster understanding the in the wake of national events
- Implemented a Reality-Based Training program where officers undergo realistic simulated calls
- Created and began wearing a unique, Argyle-specific badge
- Welcomed new officers Miller, Glenn, Coker, Lyon and Asaro
- Investigated and solved the killing of Tom the Turkey



LOOKING AHEAD

2021 AND BEYOND

- Begin road improvements projects on: Harpole Rd. beginning at Shadowwood Dr. to Gibbons Rd., S. Gibbons Rd. North of Frenchtown Rd. to Argyle Fire District Station 511, and Charyl Lynn Dr. extension North of Joyce Dr.
- Railroad Quiet Zone - railroad operator (Union Pacific and BNSF) and Federal agency approvals
- Continuing to implement fiscally responsible budget practices
- Complete wastewater line relocation to prepare for the widening of US 377



◆ STAFF CONTACTS ◆

Rich Olson, Town Administrator - rolson@argyletx.com

Erika McComis, Assistant Town Administrator - emccomis@argyletx.com

Emmitt Jackson, Police Chief - ejackson@argyletx.com

Troy Norton, Public Works Director - tnorton@argyletx.com

Main Office: 940-464-7273

Public Works: 940-464-3449

Police Admin.: 940-464-7254

Municipal Court: 940-464-7255

Non-Emergency Dispatch: 940-349-1600

• TOWN OF ARGYLE •

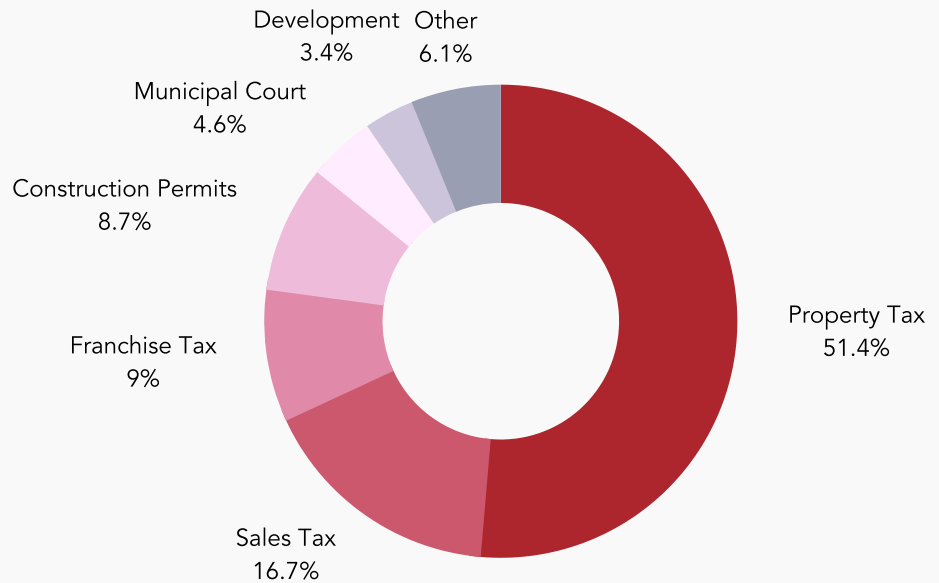
FY 2021 BUDGET

Argyle Town Council approved the Fiscal Year 2021 budget during their September 21, 2020 meeting.

Highlights from the adopted FY 2021 budget include:

- A lower property tax rate, saving the average Argyle homeowner \$86*
- The addition of ~\$500,000 to the Town's fund balance, despite the COVID-19 pandemic
- The addition of one new police officer
- Funds for major capital projects, including Crawford Road and sewer line relocation for the widening of US 377

GENERAL FUND BALANCE: \$4,686,467



2021 DECREASED TAX RATE

\$0.378193

Per \$100 of assessed property value

SERVICE ENHANCEMENTS

POLICE DEPARTMENT

The budget funds one new police officer, bringing Argyle Police Department's sworn officer count to 13. The addition will allow the police department to regularly maintain two patrol officers on duty.

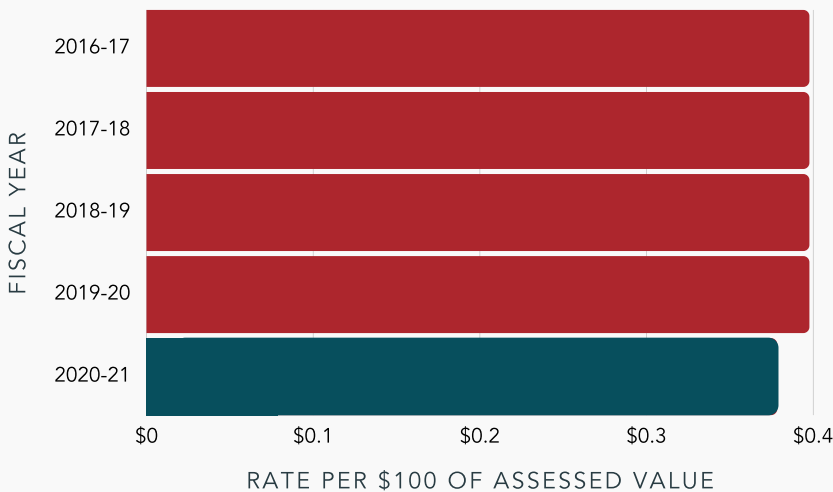


CAPITAL PROJECTS

\$3.8 million was allocated for the reconstruction of Crawford Road, with significant contributions from Denton County and the City of Denton. In anticipation of TxDOT widening US 377, the Town allocated \$2 million to relocate sewer lines along the roadway. Consulting services were also budgeted to cover planning for a Quiet Zone through Argyle once construction of US 377 is near completion.



PROPERTY TAX RATE



*Assuming home value stayed the same as 2019

MESSAGE FROM THE MAYOR

CONTINUED

Rich and his team have also made progress in upgrading ordinances, processes and systems of the Town to deliver improved customer service to all stakeholders. For example, the Program for Argyle Community Engagement, or PACE, is now mandatory for most development proposals. PACE provides a platform for developers to request to host Town Hall Forums periodically to provide an opportunity for community members to have an informal conversation regarding matters of interest. The Town is also improving record-keeping and document management by applying automation wherever appropriate and affordable.

The Town has also made a strong start in implementing a communications strategy that will proactively solicit the input and comment of Citizens and give everyone living in Argyle a real voice in the life of the Town.

Ms. Julia Falcon has just come on board as Communications Coordinator, where she is developing a suite of communications media designed to empower Citizens with current information on the activities of the Town. You can now get up to the minute information on Town news via several social media channels and the Town website, which will be upgraded in 2021.

The most important issue challenging our Town today is the Furst Ranch development at FM 1171 and US 377. If developed as planned, the quality of life in Argyle will be forever changed. The 2,000+ acre parcel is currently proposed to be a 100% mixed-use project that will ultimately bring up to 30,000 people to our doorstep. There are many problems with the proposal that is now working its way through the planning and zoning process at the Town of Flower Mound.

For starters, Furst Ranch will have a population density twice that of any other proposed Denton County development of comparable size. Lantana is 1,743 acres and roughly 10,000 people. Furst Ranch is proposed to be 2,100 acres and 30,000 people – 2.5 times the density of Lantana. Lantana is also about the same density of the two largest developments approved so far in Denton County – Cole Ranch and Hunter Ranch. Furst Ranch would be one-third the size of the Town of Argyle but will have a population seven times as large.

As Americans, and Texans, we believe in defending private property rights. Many have taken the position that Mr. Furst and Hines Interests Limited Partnership have control of the land and are entitled to develop the site as they wish. If the land were zoned to fit the city that is now being promoted for the site, that position would be persuasive. The current zoning does not conform with the Furst Ranch proposal, however, and public decisions (and funding) will be necessary.

Zoning is a two-way street, and that is why it is a reasonable way for citizens and property owners to negotiate the process of growth and change in a town or a region. If a property owner desires to make a change to their zoning, there is a process in place that protects both parties to the re-zoning transaction. It is important to note that property can be developed based on the zoning that is attached to the land when it is purchased. That freedom to develop the property that one owns is not subject to the consent of the neighbors. But, if a property owner chooses to change the zoning of their property, the neighbors have an interest and a right to participate in the process and resist the proposed changes if a zoning change will have an impact on their own property.

Just as zoning is a managed transaction that protects the rights of property owners within a city or town, the same applies to the relationship between neighboring/overlapping towns or other jurisdictions. The Furst Ranch developers, Jack Furst and Hines Interests Limited Partnership, have chosen to ignore their neighbors as they seek a change to the zoning and master planned land uses that now attach to their property. The result is a process that is walled off from the Citizens and Parents of Argyle and the Argyle Independent School District. Instead, the Furst Ranch team is seeking to obtain the approval of Flower Mound and AISD, leaving the Towns of Northlake, Argyle and Bartonville, and their Citizens and Parents, out of the process.

The AISD Board of Trustees is not playing an active role in the rezoning process and has taken the stance that they are powerless to push back or express disapproval of a proposed development that will have a massive impact on the District's finances and the families that it exists to serve. In fact, the AISD staff has been communicating with the Furst Ranch development team "since the beginning" of the development process, in the words of Mr. Furst's chief planner, which began over two years ago.

I ask that you consider supporting the Town as it seeks transparency and Citizen involvement in the rezoning and master plan changes that are being pursued for Furst Ranch.

- Demand public hearings that include Citizen comment and discussion jointly held by Flower Mound, AISD, and Denton County.
- Demand financial models for AISD that show the district's current financial condition and the projected stresses on district finances created by fronting the money for building Furst Ranch schools and dealing with the existing pace of new student enrollment.
- Demand accountability and a regional approach from political leaders who are tasked with protecting the interests of Argyle and AISD families, including town, county, and state leaders representing Denton County.

Together, the families of Argyle and Argyle ISD, including the citizens of Northlake, Flower Mound, and Bartonville, can change the outcome and mitigate the harms that we would suffer if the Furst Ranch proposal is not changed. A public demand for an open process and accountability on the part of the leaders who can influence the outcome is crucial. I hope you will join your Town government in making your views known. Here are the officials we recommend that you contact to request a regional approach:

AISD School Board President – Sam Slaton, 940-464-7241

Denton County Judge – Andy Eads, 940-349-2820

County Commissioner, Precinct 4 – Dianne Edmondson, 972-434-3960

Texas State Representative, House District 63 – Tan Parker, (972) 724-8477 or (512) 463-0688

Texas Senator, District 12 – Jane Nelson, (817) 424-3446 or (512) 463-0112

Thank you for supporting the efforts of your leaders as we work to defend the interests of the Town of Argyle.

Sincerely,

Bryan Livingston, Mayor

MEET YOUR TOWN COUNCIL



Ronald Schmidt
Councilmember Place 2



Sherri Myers
Councilmember Place 3



Dr. Cynthia Hermann
Councilmember Place 4



Rick Bradford
Councilmember Place 5



Town of Argyle
P.O. Box 609
Argyle, TX 76226



TOWN OF ARGYLE

2020 ANNUAL UPDATE



TEXAS SESQUICENTENNIAL CELEBRATION
ARGYLE, TEXAS CIRCA 1986