



NOTICE OF THE TOWN COUNCIL
TOWN COUNCIL REGULAR MEETING

January 20, 2026 at 5:30 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 January 20, 2026, at 5:30 PM at the Argyle Town Hall, 308 Denton Street, Argyle, Texas.

ELECTED OFFICIALS AND TOWN MANAGEMENT

Ronald Schmidt, Mayor
Cynthia Hermann, Mayor Pro Tem, Place 5
Gustav Svehla, Place 1
Martin Brading, Place 2
Chad Boyd, Place 3
Casey Stewart, Place 4

Mike Sims, Town Manager
Erika McComis, Town Secretary
Brenda McDonald, Town Attorney

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

American Flag: "I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all."

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. Any Comments related to public hearings will be heard when the specific hearing begins. Each speaker is limited to five (5) minutes; however, time limits can be adjusted by the Mayor. Any response from a member of the Council is limited to a statement of specific factual information, a recitation of existing policy, or direction to staff to place the subject on the agenda for a future Town Council meeting.

CONSENT AGENDA

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

1. Consider approval of the December 15, 2025, Town Council Meeting minutes as recorded.

DISCUSSION ITEMS

(Items in this section are for discussion purposes 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.)

2. Discussion on Marketing Initiatives, Community Outreach, and Event Partnerships.
3. Discuss and review the monthly budget reports for November 2025.

PUBLIC HEARING ITEMS

4. Hold a public hearing and consider action on Ordinance 2026-07 vacating, abandoning, and closing the unimproved public alley right-of-way lying between Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 18, Block 9, of the Original Town of Argyle addition, Town of Argyle, Denton County, Texas and declaring that said land is unnecessary for the use by the public as a public thoroughfare.

ACTION ITEMS

5. Discuss and consider Ordinance 2026-01 calling the May 2, 2026, Town Council General Election and authorizing a Joint Election Agreement with other Denton County Political Subdivisions and a contract for Election Services with Denton County Elections.
6. Discuss and consider Ordinance 2026-02 ordering a Special Election to be held on May 2, 2026, in the Town of Argyle for the purpose of reauthorizing a one-half of one percent Sales and Use Tax to continue providing for the Maintenance and Repair of Municipal Streets within the Town of Argyle.
7. Discuss and consider Ordinance 2026-03 calling a Special Election to be held on May 2, 2026, for the purpose of submitting to the voters of the town a proposition to change the term of office for members of the Town Council from two (2) years to three (3) years and establishing a staggered election schedule beginning in 2027.
8. Discuss and consider Ordinance 2026-06 amending the Code of Ordinances Chapter 12, Traffic Vehicles, Article 12.02 Speed Limits, by amending the list of school zones to include one additional school zone along FM 407 West and one additional school zone along Crawford Road.
9. Discuss and consider Resolution 2026-02 awarding a bid on building relocation services for the train depot building located on the Marsden Tract to Town owned property on Front Street to Denton County Housemovers, for a base bid amount of \$25,600 and authorizing

the Town Manager to negotiate a contract and the Mayor to execute the same on behalf of the Town.

10. Discuss and consider Ordinance 2026-05 amending the Town of Argyle Fiscal Year 2025-2026 official budget, adopted by Ordinance 2025-35, appropriating \$811,275.52 from the unappropriated balance of the Street Maintenance Sales Tax Fund for enhancements to the construction and widening of US 377 from Crawford Road South to the Argyle Town limits.
11. Discuss and consider adoption of Ordinance 2026-04 amending the Town of Argyle Fiscal Year 2025-2026 official budget, adopted by Ordinance 2025-35, appropriating \$72,000 from the unappropriated balance of the Court Security Fund for the purpose of providing various security improvements at Town Hall.
12. Discuss and consider Resolution 2026-01 authorizing the Town Manager to issue a Request for Qualifications (RFQ) for Owner's Representation Services and establishing the use of the Construction Manager at Risk (CMAR) procurement and project delivery method as authorized under Texas Local Government Code Chapter 2269 for use on the Police Department Building project.
13. Discuss and consider Ordinance 2026-08 amending Article 1.05 Boards and Commissions and adding Division 4 Parks Board.
14. Consider approval of Resolution 2026-03 appointing members to the Capital Improvement Advisory Committee as required by Section 395.058 of the Texas Local Government Code.

EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Subchapter D, the Town Council 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.

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. Proposed boundary swap with Town of Flower Mound

Real Property

§551.072: Deliberate the purchase, exchange, lease, or value of real property:

16. Town Center District
17. Law Enforcement Center Facility

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):

- 18. Town Manager Six Month Performance Discussion

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):

- 19. Town Center District

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.

COUNCIL REQUESTED ITEMS

(Council requested items are for discussion only as a means for clarification and staff guidance. No action is to 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.)

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.

BUDGET STATEMENT: *(Applicable to any budget or tax-related items, pursuant to Section 551.043, Government Code.)*

For an average-valued homestead property (\$569,250), the Town’s portion of the property tax bill in dollars for the current fiscal year (FY2025) is \$1,953.16, the Town’s portion of the property tax bill for the upcoming fiscal year (FY2026) for the same property if the proposed budget is adopted is estimated to be \$2,036.61, and the Town’s portion of the property tax bill in dollars for the upcoming fiscal year (FY2026) for the same property if a budget funded at the no-new-revenue rate under Chapter 26, Tax Code, is adopted is estimated to be \$1,936.39.

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 **January 12, 2026, by 5:00 p.m.** and remained posted for at least three (3) business days preceding the scheduled time of said meeting.

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.