



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 13, 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.



Mayor and Council Agenda Item Memorandum

ITEM TYPE

Consent Agenda

MEETING DATE:

January 20, 2026

PRESENTER:

Erika McComis, Town Secretary

ITEM DESCRIPTION:

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

BACKGROUND INFORMATION:

The minutes of the Town Council Meeting are recorded by the Town Secretary and presented to the Council for approval.

FISCAL IMPACT:

- Not Applicable
- Proposed Expenditure:
- General Ledger Code:
- Proposed Revenue:
- Budget Amendment Required: No
- Financial Review Completed by:

LEGAL REVIEW:

Not applicable.

ATTACHMENTS:

A. Minutes

RECOMMENDED MOTION AND/OR ACTION:

Motion to approve the minutes of the Town Council of Argyle as recorded.

DECEMBER 15, 2025

REGULAR TOWN COUNCIL MEETING OF THE TOWN OF ARGYLE, TEXAS, HELD ON THIS DATE WITH THE FOLLOWING MEMBERS PRESENT:

MAYOR	RONALD SCHMIDT
COUNCIL MEMBER PLACE 1	GUSTAV SVEHLA
COUNCIL MEMBER PLACE 2	MARTIN BRADING
COUNCIL MEMBER PLACE 3	CHAD BOYD
COUNCIL MEMBER PLACE 4	CASEY STEWART
MAYOR PRO TEM, PLACE 5	CYNTHIA HERMANN

TOWN ATTORNEY	BRENDA MCDONALD
---------------	-----------------

TOWN MANAGER	MIKE SIMS
TOWN SECRETARY	ERIKA MCCOMIS

CALL MEETING TO ORDER

Mayor Schmidt called the meeting to order at 5:31 p.m.

PUBLIC HEARING

- 6. Hold a public hearing and consider action on a Specific Use Permit (SUP-25-004) for a Temporary Concrete Batch Plant use in the Argyle Landing Planned Development, located on the south side of FM 407 and southeast of Avalon Blvd in the Argyle Landing Addition, F.W. Thorton Survey, Abstract 1244, Town of Argyle, Denton County, Texas.

ACTION: Item 6

APPLICATION WITHDRAWN

Councilmember Svehla moved to approve the withdrawal request by the applicant. Councilmember Brading seconded the motion. The motion passed 4-0. (Mayor Pro Tem Hermann not present)

OPEN FORUM

This is an opportunity for the public to address the Town Council on any matter, except public hearings.

Deborah Cottle addressed the Town Council to provide an update on upcoming Lions Club events and the organization’s monthly meeting schedule. She expressed appreciation to the Council and Town staff for their participation and continued partnership with the Lions Club in support of community activities.

CONSENT AGENDA

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

2. Consider approval of the November 17, 2025, Town Council Meeting minutes as recorded.
3. Consider ratification of approval of Change Order No. 2 to Canary Construction, Inc., authorized by the Town Manager in the amount of \$23,550.
4. Consider approval of Resolution 2025-66 terminating the Town of Argyle's 457(b) Deferred Compensation Plan with Nationwide effective December 1, 2025.
5. Consider approval of Resolution 2025-67 authorizing designated representatives to TexPool for the Town of Argyle investment accounts.

ACTION: Items 2,4-5

APPROVED

Councilmember Boyd moved to approve consent agenda items 2, 4, and 5 as presented. Councilmember Brading seconded the motion. The motion passed 5-0.

ACTION: Item 3

APPROVED

Councilmember Svehla moved to approve item number 3 as presented. Councilmember Stewart seconded the motion. The motion passed 5-0.

ACTION ITEMS

7. Discuss and consider appropriate action on a variance request to Section 8.02.003.C.6.B Noise of the Code of Ordinances of the Town of Argyle for concrete laying and pouring related to the Argyle Independent School District (AISD) Elementary School project on FM 407.

The Argyle Independent School District is to temporarily deviate from the Town's noise ordinance to allow early morning concrete work associated with the construction of the new AISD elementary school on FM 407. AISD requested permission to begin concrete paving, pouring, and foundation installation activities as early as 3:00 a.m. on specific concrete-pour days, rather than the standard 7:00 a.m. start time, citing the need to reduce traffic impacts during peak hours and to allow larger, more efficient concrete pours. The request was limited in scope to concrete-related work only, would not include general construction activities, and was proposed for a temporary period of approximately five months beginning in January 2026. AISD indicated the worksite is relatively isolated and that early start times would not be a daily occurrence, with schedules to be coordinated and provided to the Town as work progresses.

APPROVED

Councilmember Brading moved to approve the variance request as presented. Councilmember Boyd seconded the motion. The motion passed 5-0.

8. Discuss and consider authorizing the Town Manager to issue a Request for Qualifications (RFQ) for Independent Audit Services for the Town of Argyle.

Town Council discussed the proposed issuance of a Request for Qualifications for professional independent auditing services for Fiscal Years 2027 through 2031. Staff explained that the Town is required by state law to conduct an annual independent audit and noted that the Town has not issued a formal RFQ for audit services in several years, with the current firm having provided audit services for more than five consecutive years. The discussion included the intent to initiate a competitive process to promote transparency and allow qualified firms to submit their qualifications, as well as the proposed use of a selection committee consisting of Town staff, the Mayor, and one Councilmember to evaluate submissions and make a recommendation to Council.

APPROVED

Councilmember Boyd moved to authorize the Town Manager to proceed with the Request for Qualification process for independent audit services. Mayor Pro Tem Hermann seconded the motion. The motion passed 5-0.

9. Discuss and consider approval of Resolution 2025-63 authorizing an Advance Funding Agreement with TXDOT in the amount of \$811,275.52 for enhancements to the construction and widening of US 377 from Crawford Road south to the Argyle Town limits and authorizing the Mayor to execute the same on behalf of the Town.

Staff discussed a proposed Advance Funding Agreement with the Texas Department of Transportation related to enhancements to the US 377 widening project, including additional turn lanes, irrigation sleeves, and junction boxes. Staff reviewed the estimated project cost of \$811,275.52, the proposed funding source from the Street Maintenance Sales Tax Fund, and the need for Council authorization in order to meet TXDOT's project timeline. Staff also noted that if the agreement is approved, a corresponding budget amendment will be brought back to Council for consideration at a January meeting.

APPROVED

Councilmember Brading moved to approve the Advanced Funding Agreement as presented. Councilmember Svehla seconded the motion. The motion passed 5-0.

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.)

10. Discuss the formation of a Capital Improvement Advisory Committee and additional steps in the process of updating impact fees.

Staff and discussed the formation of a Capital Improvement Advisory Committee as part of the process required to update the Town's roadway and sewer impact fees. Staff provided an overview of the committee's role and the statutory requirements associated with impact fee adoption. Discussion on potential committee membership and the process for soliciting applications, with staff indicating that applications would be advertised publicly and brought back to Council for consideration at a future meeting.

11. Discussion on the progress of the Town Center District FM 407 small area plan created by GFF.
12. Discuss and review the monthly budget reports for October 2025.

EXECUTIVE SESSION

At 6:50 p.m., the Town Council adjourned into executive session PURSUANT TO TEXAS GOVERNMENT CODE, ANNOTATED, CHAPTER 551, SUBCHAPTER D:

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:

1. Cause No. DC-25-20888, 116th District Court (*Sommer vs. Town of Argyle*)

OPEN SESSION

At 7:14 p.m., the Town Council reconvened into open session. No Action was taken during the executive session.

ADJOURN

There being no further business, Mayor Schmidt adjourned the meeting at 7:14 p.m.

Ronald Schmidt, Mayor

Erika McComis, Town Secretary



Mayor and Council Agenda Item Memorandum

ITEM TYPE

Discussion Item

MEETING DATE:

January 20, 2026

PRESENTER:

Mike Sims, Town Manager

REQUESTED BY:

N/A

ITEM DESCRIPTION:

Discussion on Marketing Initiatives, Community Outreach, and Event Partnerships.

BACKGROUND INFORMATION:

The Town of Argyle utilizes a combination of internal staff resources and third-party partnerships to support public information, community outreach, event coordination, and brand promotion efforts. These activities are intended to improve communication with residents, enhance civic engagement, support local businesses, and promote a consistent and professional public-facing image of the Town.

Current public information efforts include communication related to local elections, with the goal of ensuring residents have access to accurate and timely information regarding voting dates, procedures, and participation requirements. In addition, staff is planning upcoming Town Hall meetings organized by neighborhood associations and geographic sectors to facilitate direct communication between residents, staff, and elected officials.

The Town has an active professional services contract with BrandEra, a third-party marketing and communications firm. BrandEra provides marketing and communications support services including, but not limited to, quarterly publications, social media support, press releases, event coordination assistance, and overall brand support and promotion. These services are intended to supplement internal staff capacity and ensure consistent messaging across communication platforms.

The Town also works with the Argyle Business Association (ABA) to support small businesses operating within the community. Current ABA services focus on promoting local businesses and fostering a supportive business environment. In addition, the Municipal Development District (MDD) is exploring the potential use of an ABA contract to expand marketing support targeted toward small and boutique businesses, as well as new entrepreneurs seeking to establish unique, destination-oriented businesses in Argyle.

As part of ongoing community engagement efforts, the Town is partnering with ABA on the Easter Egg Hunt event, with promotional and communications support provided by BrandEra. This collaboration reflects a coordinated approach between staff, community organizations, and contracted partners to enhance event visibility and community participation.

In addition to contracted services, Town staff continue to devote significant effort toward coordinating outreach initiatives, managing communication logistics, supporting community events, and ensuring alignment between marketing activities and Town goals.

Council discussion and feedback are requested regarding the overall approach to marketing initiatives, community outreach activities, and event partnerships as staff continues to develop and refine programs and communication strategies moving forward.

FISCAL IMPACT:

- Not Applicable
- Proposed Expenditure:
- General Ledger Code:
- Proposed Revenue:
- Budget Amendment Required: No
- Financial Review Completed by:

LEGAL REVIEW:

Not applicable.

ATTACHMENTS:

Not applicable.

RECOMMENDED MOTION AND/OR ACTION:


No action is required as this item is for informational purposes only.



Social Media Analytics: Facebook 11/24/25 - 12/24/25

ORGANIC SOCIAL MEDIA ENGAGEMENT

 **8,881**
+154 Followers

 **143,701**
+7.1% Views

 **3,269**
+13.8% Page Visits

 **1,001**
Content Interactions

 **13**
Posts

TOP CITIES

Argyle	23.2%
Denton	10.3%
Northlake	8.9%
Flower Mound	6.3%

Also viewed by residents in Lantana, Fort Worth, Justin, Bartonville, Roanoke and Lewisville.

TOP AGES

18-24	.9%
25-34	10.4%
35-44	33.1%
45-54	28.1%
55-64	17.2%
65+	10.3%

ENGAGEMENT BY GENDER

Men	28.2%
Women	71.8%

Town of Argyle
 Published by Beth Owens · December 19 at 5:13 PM ·

Exciting news for Argyle's future! 🌟

The Town has signed an economic development agreement to launch the Argyle Heritage Development, a 123-acre project bringing high-quality retail, a new medical services hub and major infrastructure improvements to our community.

This thoughtfully planned development represents smart, intentional growth that strengthens our local economy while preserving the charm and character that make Argyle exceptional. 🌿

Stay tuned for more updates as this exciting project takes shape at the southwest corner of Robson Ranch and IH-35W!

(Yes we posted this earlier, we needed to correct a typo in the graphic. We appreciate our devoted Facebook followers for bringing it to our attention.)

#ArgyleStrong #CommunityDevelopment #SmartGrowth

Heritage Argyle Planned Retail/Medical Development



Highest Performing Organic Post

31,881 Views
 18,119 Viewers
 45 Follows
 112 Interactions

Town of Argyle
 Published by Beth Owens · December 15 at 10:00 AM ·

New intern Annalisa Stoll, [Community Impact's](#) Heather McCullough and Town Manager Mike Sims visited [Quandary Kitchen & Market](#) this week to catch up on Town progress on the Argyle Nature Trail and other initiatives.



Second Highest Performing Organic Post

15,190 Views
 10,542 Viewers
 10 Follows
 48 Interactions




Social Media Analytics: Instagram 11/24/25 - 12/24/25

ORGANIC SOCIAL MEDIA ENGAGEMENT

 **1,973**
+19 Followers

 **9,871**
Views

 **105**
Page Visits

 **288**
+75.6% Content Interactions

 **12**
Posts

TOP CITIES

Argyle	20.6%
Northlake	19%
Denton	10.4%
Flower Mound	5.2%

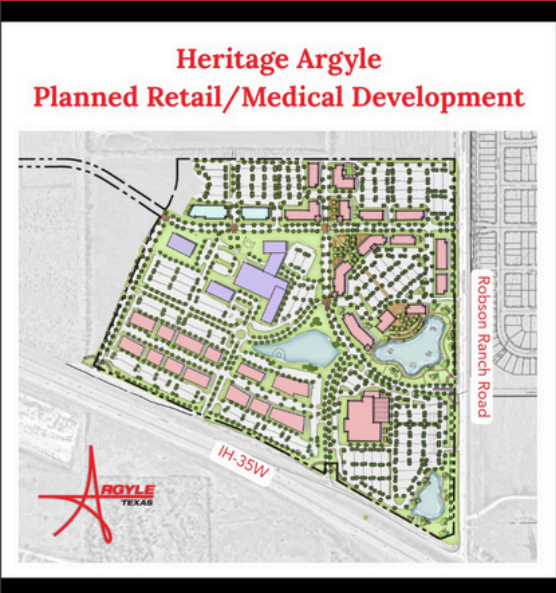
Also viewed by residents in Fort Worth, Lantana, Justin, Dallas, Bartonville, and Roanoke.

TOP AGES

18-24	2.2%
25-34	16.9%
35-44	42.8%
45-54	25.1%
55-64	10%
65+	3%

ENGAGEMENT BY GENDER

Men	26.3%
Women	73.7%



townofargyle · Follow

townofargyle 1w
Exciting news for Argyle's future! ✨

The Town has signed an economic development agreement to launch the Argyle Heritage Development, a 123-acre project bringing high-quality retail, a new medical services hub and major infrastructure improvements to our community.

This thoughtfully planned development represents smart, intentional growth that strengthens...

91 ❤️ 20 💬 🗑️

December 19

Add a comment...

Highest Performing Organic Post

815 Views
443 Reached
16 Interactions

Happy Holidays From The Town Of Argyle!

townofargyle · Follow

What a night! 🌟🎄 Our annual Christmas Tree Lighting Festival was filled with laughter, carols, cocoa and community cheer.

Thank you to everyone who came out to celebrate the season with us, and to all the volunteers, performers and first responders who made this night so special. ❤️

Check out these snapshots from the event, and may your holidays shine as brightly as Argyle's tree! ✨

#ArgyleChristmas #CommunityJoy

rgyle · Original audio townofa

68 ❤️ 3 💬 🗑️

Second Highest Performing Organic Post

777 Views
552 Reached
35 Interactions

Content Interaction: The number of likes or reactions, saves, comments, shares and replies on your content, including ads. Content can include formats such as posts, stories, reels and more.

Follows: The number of times people clicked on the follow button from your content.

Followers: The number of accounts followed you in the selected time period.

Page Visits: The number of times your page or profile was visited.

Reach: The number of accounts you reached.

Views: The number of times your content was played or displayed. Content includes videos, posts, stories and ads.

Viewers: The number of accounts that have viewed your content at least once. Content includes reels, posts, stories, live videos and ads.



Mayor and Council Agenda Item Memorandum

ITEM TYPE

Discussion Item

MEETING DATE:

January 20, 2026

PRESENTER:

Mike Sims, Town Manager
Erika McComis, Town Treasurer

REQUESTED BY:

N/A

ITEM DESCRIPTION:

Discuss and review the monthly budget reports for November 2025.

BACKGROUND INFORMATION:

A monthly financial report provides a snapshot of the Town's revenues, expenditures, and fund balances compared to the adopted budget. It's purpose is to promote transparency, support informed decision-making, and ensure accountability in the use of public funds. By highlighting financial trends and any significant variances, the report helps Council and the community monitor the Town's fiscal health throughout the year. This ongoing review also ensures the Town remains on track with its financial goals and policy priorities.

FISCAL IMPACT:

- Not Applicable
- Proposed Expenditure:
- General Ledger Code:
- Proposed Revenue:
- Budget Amendment Required: No
- Financial Review Completed by:

LEGAL REVIEW:

Not applicable.

ATTACHMENTS:

A. October Monthly Financials

RECOMMENDED MOTION AND/OR ACTION:

No action is required as this item is for informational purposes only.



FINANCIAL REPORT

FY 25-26 NOVEMBER 2025

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

Introduction

This Financial Report provides an overview of revenues and expenditures for FY 25-26. This report covers activity through November 2025, the second month of the current fiscal year (17% of the fiscal year). This report was prepared on 01/13/2026.

GENERAL FUND

Key Revenues:

- Sales Tax – revenues were 15% of annual budgeted amount.
- Permits – revenues were 16% of annual budgeted amount. 86% of revenue was from food establishment permits.
- Development- revenues were 26% of annual budgeted amount. Half of the revenue was from a 35W 407 zoning fee.

Department Expenditures:

- Overall YTD general expenditures are under budget by 7%.
- Town Council- expenses are 34% of annual budgeted amount because of payment for the Belmont audit in October.
- Communications/Marketing- November expenses were low due to not receiving an invoice from BrandEra marketing services.
- Animal Control– expenses are 29% of annual budgeted amount due to a one-time yearly equipment fee paid in October.
- Non-Departmental- expenses are 32% of annual budgeted amount due to payment of FY26 property and liability insurance in October.

SPECIAL REVENUE FUNDS

- Municipal Development District fund has collected 18% of its budgeted sales tax. YTD expenditures for contracted services are under budget by 47%.
- Crime Control and Prevention District fund has collected 15% of sales tax revenues and has spent 5% of its total budget.
- Street Maintenance Fund – YTD revenues are 18% of the annual budget. There has been a minimal amount spent on capital projects to date.

CAPITAL IMPROVEMENT FUNDS

YTD expense activity has been 7% of total budget, with 7% in drainage projects and 11% in building projects. The current estimated fund balance is \$4.2 million.



Town of Argyle Financial Dashboard

Fiscal Year Overview: FY26
Period Ending: 11/30/2025
 17% of the fiscal year

General Fund

Revenue Summary	Budget	November 2025 Actuals	YTD Actuals	% of Budget
Ad Valorem Taxes	4,102,733	63,136	87,754	2%
Sales Tax	2,317,000	189,058	353,536	15%
Franchise Tax	602,392	887	887	0%
Municipal Court	418,300	37,567	81,463	19%
Permits & Registrations	50,000	507	7,942	16%
Construction Permits	253,900	5,126	25,948	10%
Development	25,000	100	6,462	26%
Police Revenues	260,123	510	15,656	6%
Interest Revenues	217,500	13,454	28,765	13%
Other Revenues	25,000	-	1,589	6%
Transfers In	342,100	-	-	0%
Total Revenue	8,614,048	310,344	610,002	7%

Expenditure Summary	Budget	November 2025 Actuals	YTD Actuals	% of Budget
Town Council	72,680	2,574	24,998	34%
Administration	498,521	37,916	73,589	15%
Town Secretary	232,645	15,207	28,190	12%
Communications/Marketing	114,000	1,589	19,830	17%
Finance	303,351	19,441	42,699	14%
Municipal Court	188,595	17,425	34,184	18%
Information Technology	257,300	14,236	35,809	14%
Police Services	2,723,218	196,789	446,534	16%
Animal Control	37,500	3,249	10,831	29%
Development Services	370,413	30,899	57,909	16%
Development Inspections	546,095	32,426	35,497	7%
Streets & Drainage	549,448	26,372	61,788	11%
Parks and Recreation	262,060	9,637	13,277	5%
Non-Departmental	381,723	32,547	122,828	32%
Transfers Out	1,356,763	-	-	0%
Total Expenditures	7,894,312	440,305	1,007,963	13%

Surplus (Deficit)	719,736	(129,961)	(397,961)
--------------------------	----------------	------------------	------------------

Fund Balance Summary

Fund Balance 09.30.25 Unaudited	5,815,094	5,815,094	5,815,094
Surplus or Deficit (from above)	719,736	(129,961)	(397,961)
Estimated Fund Balance	6,534,830	5,685,133	5,417,133



Town of Argyle Financial Dashboard

Fiscal Year Overview: **FY26**
Period Ending: **11/30/2025**
 17% of the fiscal year

Municipal Development District (MDD)

Revenue Summary	Budget	November 2025 Actuals	YTD Actuals	% of Budget
Sales Tax	550,000	51,350	96,697	18%
Interest Revenues	55,000	8,482	17,287	31%
Total Revenue	605,000	59,832	113,984	19%

Expenditure Summary	Budget	November 2025 Actuals	YTD Actuals	% of Budget
Supplies	2,500	259	259	10%
Contracted Services	150,050	9,195	13,198	9%
Economic Incentive Grants	300,000	-	-	0%
Transfers Out	492,100	-	-	0%
Total Expenditures	944,650	9,453	13,457	1%

Surplus (Deficit)	(339,650)	50,379	100,527
--------------------------	------------------	---------------	----------------

Fund Balance Summary

Fund Balance 09.30.25 Unaudited	2,270,432	2,270,432	2,270,432
Surplus or Deficit (from above)	(339,650)	50,379	100,527
Estimated Fund Balance	1,930,782	2,320,811	2,370,959



Town of Argyle Financial Dashboard

Fiscal Year Overview: **FY26**
Period Ending: **11/30/2025**
 17% of the fiscal year

Crime Control & Prevention District (CCPD)

Revenue Summary	Budget	November 2025 Actuals	YTD Actuals	% of Budget
Sales Tax	511,875	42,508	78,563	15%
Interest Revenues	17,000	3,059	6,141	36%
Transfers In	12,500	-	-	0%
Total Revenue	541,375	45,567	84,704	16%

Expenditure Summary	Budget	November 2025 Actuals	YTD Actuals	% of Budget
Contracted Services	32,809	858	858	3%
Capital Outlay	241,712	3,333	36,159	15%
Transfers Out	495,000	-	-	0%
Total Expenditures	769,521	4,191	37,017	5%

Surplus (Deficit)	(228,146)	41,376	47,687
--------------------------	------------------	---------------	---------------

Fund Balance Summary

Fund Balance 09.30.25 Unaudited	723,719	723,719	723,719
Surplus or Deficit (from above)	(228,146)	41,376	47,687
Estimated Fund Balance	495,573	765,095	771,405



Town of Argyle Financial Dashboard

Fiscal Year Overview: **FY26**
Period Ending: **11/30/2025**
 17% of the fiscal year

Street Maintenance

Revenue Summary	Budget	November 2025 Actuals	YTD Actuals	% of Budget
Sales Tax	1,023,750	93,250	173,541	17%
Interest Revenues	78,000	11,705	23,727	30%
Total Revenue	1,101,750	104,955	197,267	18%

Expenditure Summary	Budget	November 2025 Actuals	YTD Actuals	% of Budget
Contracted Services	100,000	-	-	0%
Capital Outlay	1,936,000	-	5,629	0%
Transfer Out	115,000	-	-	0%
Total Expenditures	2,151,000	-	5,629	0%

Surplus (Deficit)	(1,049,250)	104,955	191,638
--------------------------	--------------------	----------------	----------------

Fund Balance Summary

Fund Balance 09.30.25 Unaudited	3,787,025	3,787,025	3,787,025
Surplus or Deficit (from above)	(1,049,250)	104,955	191,638
Estimated Fund Balance	2,737,775	3,891,981	3,978,664



Town of Argyle Financial Dashboard

Fiscal Year Overview: **FY26**
Period Ending: **11/30/2025**
 17% of the fiscal year

Capital Improvement Fund

Revenue Summary	Budget	November 2025 Actuals	YTD Actuals	% of Budget
Interest Revenues	141,000	13,548	28,036	20%
Other Revenues	750,000	-	-	0%
Donations	250,000	-	-	0%
Transfers In	1,954,761	-	-	0%
Total Revenue	3,095,761	13,548	28,036	1%

Expenditure Summary	Budget	November 2025 Actuals	YTD Actuals	% of Budget
Contracted Services	1,625,000	95,235	120,936	7%
Parks	250,000	-	-	0%
Building Improvements	190,000	-	21,400	11%
Drainage Improvements	600,000	-	43,460	7%
Total Expenditures	2,665,000	95,235	185,796	7%

Surplus (Deficit)	430,761	(81,688)	(157,760)
--------------------------	----------------	-----------------	------------------

Fund Balance Summary

Fund Balance 09.30.25 Unaudited	4,363,057	4,363,057	4,363,057
Surplus or Deficit (from above)	430,761	(81,688)	(157,760)
Estimated Fund Balance	4,793,818	4,281,369	4,205,297



Town of Argyle Financial Dashboard

Fiscal Year Overview: **FY26**
Period Ending: **11/30/2025**
 17% of the fiscal year

Wastewater Operating Fund

Revenue Summary	Budget	November 2025 Actuals	YTD Actuals	% of Budget
Sewer System Revenues	2,415,000	177,561	339,638	14%
Interest Revenues	87,000	10,054	20,286	23%
Sale of Assets	-	4,500	4,500	0%
Total Revenue	2,502,000	192,115	364,424	15%

Expenditure Summary	Budget	November 2025 Actuals	YTD Actuals	% of Budget
Personnel	299,708	14,641	39,681	13%
Supplies	13,900	51	1,207	9%
Contracted Services	1,636,033	29,201	131,508	8%
Repair & Maintenance	194,000	1,354	2,106	1%
Loss on Sale of Asset	400,000	-	16,150	4%
Transfers Out	430,744	-	-	0%
Total Expenditures	2,974,385	45,246	190,651	6%

Surplus (Deficit)	(472,385)	146,868	173,773
--------------------------	------------------	----------------	----------------

Fund Balance Summary

Fund Balance 09.30.25 Unaudited	2,315,707	2,315,707	2,315,707
Surplus or Deficit (from above)	(472,385)	146,868	173,773
Estimated Fund Balance	1,843,322	2,462,575	2,489,480

Harvest Subdivision Tracker

Audit identified liability	229,664
Paid through November 30, 2025	(75,406)
Net Amount Due	154,258



Town of Argyle Financial Dashboard

Fiscal Year Overview: FY26
Period Ending: 11/30/2025

Bank Deposits Yield: 3.83%
 TexPool Yield: 3.99%

Cash Balances

Funds	Cash Balances	Investment Balances	Total	YTD Interest Earned
General Fund	5,282,942	118,361	5,401,303	28,765
Waterbrook TIRZ	111,360	-	111,360	721
Municipal Development District	1,691,658	951,819	2,643,477	17,287
Crime Control & Prevention District	984,026	-	984,026	6,141
Street Maintenance	3,804,967	-	3,804,967	23,727
Building Maintenance	4,932	-	4,932	32
Court Technology	22,459	-	22,459	138
Court Security	89,197	-	89,197	567
Parkland	114,207	-	114,207	734
Tree Reforestation	69,225	-	69,225	451
LEOSE Funds	7,990	-	7,990	52
Police Seizure	18,931	-	18,931	-
Police Donations	39,354	-	39,354	254
Hotel Occupancy Tax	2,012	-	2,012	-
Capital Improvements Fund	4,246,038	-	4,246,038	28,036
Roadway Impact Fees	3,194,017	506	3,194,524	20,610
Equipment Replacement	183,018	-	183,018	1,247
Interest & Sinking	1,929,784	-	1,929,784	12,340
Wastewater Operating	3,200,779	-	3,200,779	20,286
Wastewater Development	990,542	-	990,542	7,148
	\$ 25,987,438	\$ 1,070,687	\$ 27,058,125	\$ 168,532



Mayor and Council Agenda Item Memorandum

ITEM TYPE

Public Hearing Item

MEETING DATE:

January 20, 2026

PRESENTER:

Harrison Wicks, Director of Community Development

REQUESTED BY:

N/A

ITEM DESCRIPTION:

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.

BACKGROUND INFORMATION:
Existing Condition of Property:

The unimproved public alley right-of-way is adjacent to property zoned Old Town-1 and is accessed by Collin Street on the north and Dallas Street on the south. The lots adjacent to the unimproved alley are undeveloped or include commercial retail structures for office and retail uses.

Background:

Since 1993, Town Council has abandoned, vacated, and closed unimproved alleys in the Original Town of Argyle addition (Old Town), on nine (9) separate occasions. These abandonments primarily allowed adjacent residential property owners the opportunity to combine lots in order to build additional homes in the Old Town neighborhood.

In this instance, the unimproved public alley right-of-way is adjacent to non-residential uses in Block 9. If the ordinance were to be approved, the adjacent non-residential lots would be afforded more land in order to construct parking, or other improvement as

allowed by the Town's development standards. Public and fire access to all the lots in Block 9 would still be maintained.

Development Review Analysis:

Section 14.2.23 of the Town Development Standards allows for the abandonment of rights-of-way that are determined to be unnecessary by the Town, with Town Council making the final decision on rights-of-way abandonments.

Per Section 14.2.23, an abandonment procedure is applicable if the legal lots of record, as defined by this Ordinance, or subdivision meet the following requirements:

- a. The proposed lot(s) meet all the requirements of the existing zoning district.
- b. The proposed abandonment does not create nor contain any drainage problem, it conforms to FEMA floodplain management rules, and it is not within the floodway.

Town staff has received approval, or no objection, of the right-of-way abandonment from the Town of Argyle Public Works Department. No other utilities are currently in the right-of-way area.

FISCAL IMPACT:

- Not Applicable
- Proposed Expenditure:
- General Ledger Code:
- Proposed Revenue:
- Budget Amendment Required: No
- Financial Review Completed by:

LEGAL REVIEW:

The Town Manager reviewed this item.

ATTACHMENTS:

- Ordinance 2026-07
- Exhibit A - Survey
- Exhibit B - Metes and Bounds

RECOMMENDED MOTION AND/OR ACTION:

Move to adopt 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.

**TOWN OF ARGYLE, TEXAS
ORDINANCE NO. 2026-07**

AN ORDINANCE OF THE TOWN OF ARGYLE, TEXAS, 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; DECLARING THAT SAID LAND IS UNNECESSARY FOR THE USE BY THE PUBLIC AS A PUBLIC THOROUGHFARE; PROVIDING FOR THE REVERSION OF THE FEE SIMPLE IN SAID LAND, SAVE AND EXCEPT THE RESERVATION OF EASEMENTS; PROVIDING FOR THE TERMS AND CONDITIONS OF THE ABANDONMENT; PROVIDING A REPEALER AND SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Argyle, Texas, is a Type A General Law Municipality located in Denton County, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, Section 311.008 of the Texas Transportation Code provides that a general-law municipality may vacate, abandon, and close a street or alley; and

WHEREAS, the Town held a Public Hearing in accordance with the Open Meeting Laws of the State of Texas, allowing for all parties of interest to be heard regarding the vacating of the public alley located in the Original Town of Argyle Addition in the Town of Argyle, Texas; and

WHEREAS, after careful study and consideration, the Town has determined that the twenty (20) foot strip of land, more or less, of 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, is not being used by, nor useful or convenient to the public as a public thoroughfare, and the public would be better served and benefitted by the vacation, abandonment, and closing of the Property, except for reserved utility easements.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS THAT:

SECTION 1. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2. 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, as described and depicted in Exhibit A, attached hereto, is

hereby abandoned, vacated, and closed as a public right-of-way.

SECTION 3. The fee will revert to the adjacent land owners in fee in the proportion that said contiguous lands abut the land so released as provided by law, except the property owners shall dedicate public utility easements, as deemed necessary by the Town Engineer and other utilities having jurisdiction over the public alley right-of-way.

SECTION 4. The abandonment, vacation, and closure provided for herein shall extend only to the public right, title, easement, and interest and shall be construed to extend only to that interest which the Town may legally and lawfully abandon, vacate, and close. This abandonment does not affect any private right, title, easement, or interest that may exist.

SECTION 5. In the case of any conflict between other provisions of this Ordinance and any existing Ordinance of the Town of Argyle, the provision of this Ordinance will control.

SECTION 6. If any section, subsection, clause, phrase, or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void, or unconstitutional, the remaining sections, subsections, clauses, phrases, and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 7. This Ordinance shall take effect immediately from and after its passage and approval.

PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS, ON THIS THE 20TH DAY OF JANUARY 2026.

APPROVED:

Ronald Schmidt, Mayor

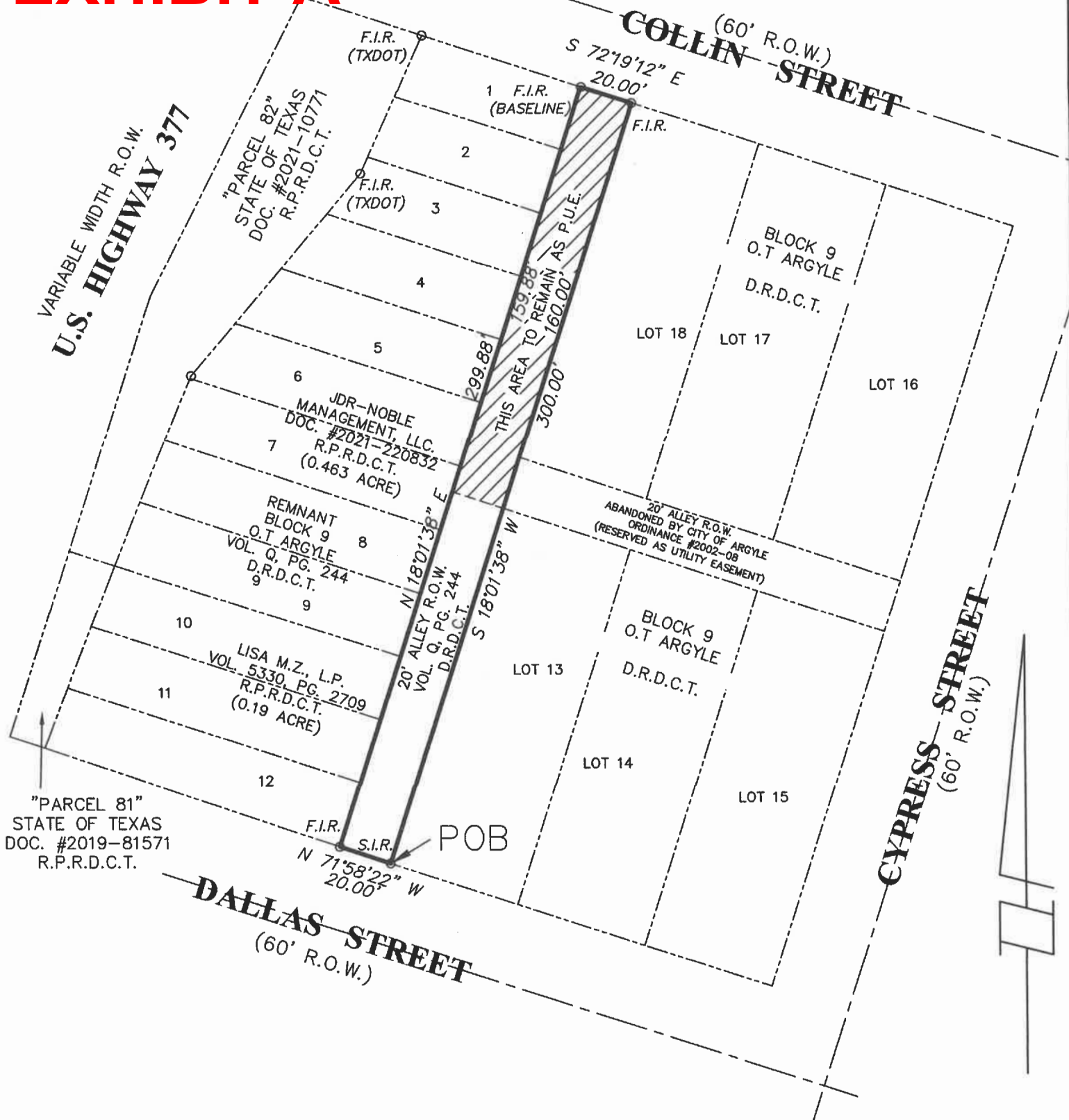
ATTEST:

APPROVED AS TO FORM:

Erika McComis, Town Secretary

Brenda McDonald, Town Attorney

EXHIBIT A



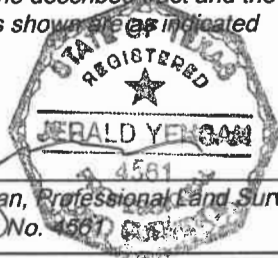
GRAPHIC SCALE 1"=50'



Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

OWNER/DEVELOPER
 VRC PROPERTIES, LLC.
 MARCUS DOYLE
 111 DALLAS STREET
 STE 104 BOX 1
 ARGYLE, TX 76226

This is to certify that this abandonment exhibit is an accurate representation of an actual survey made on the ground under my supervision of the described tract and the boundary lines, corners, and dimensions shown as indicated



Jerald D. Yensan, Professional Land Surveyor
 Texas R.P.L.S. No. 4561

EXHIBIT A
ALLEY ABANDONMENT
0.138 ACRE IN THE
J. DAVIS SURVEY 325
BLOCK 9 OF THE ORIGINAL
TOWN OF ARGYLE
ZONED OT-1
DENTON COUNTY, TEXAS

ANDMARK
SURVEYORS, LLC.
 TX FIRM REGISTRATION NO. 10098600
 4238 I-35 NORTH
 DENTON, TEXAS 76207
 (940) 382-4016
 FAX (940) 387-9784

D.E. = DRAINAGE EASEMENT
 F.I.R. = FOUND IRON ROD
 S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD
 U.E. = UTILITY EASEMENT
 P.U.E. = PUBLIC UTILITY EASEMENT

DRAWN BY: BTH
 SCALE: 1"=50'

DATE: 01 FEBRUARY 2025 JOB NO: 257808

EXHIBIT B

EXHIBIT B ALLEY ABANDONMENT 0.138 ACRE

BEING all that certain lot, tract, or parcel of land situated in the J. Davis Survey Abstract Number 325 in The Town of Argyle, Denton County, Texas, being all of an unimproved 20.0 foot alley right-of-way in Block 9 of Original Town of Argyle, an addition to the Town of Argyle, Denton County, Texas, according to the plat thereof recorded in Volume Q, Page 244, Deed Records, Denton County, Texas, and being more particularly described as follows:

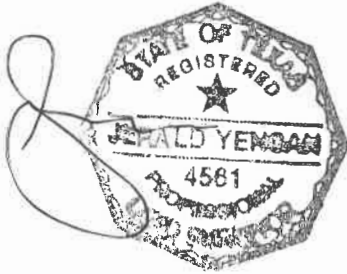
BEGINNING at a capped iron rod marked RPLS 4561 set for corner in the north line of Dallas Street, a public roadway having a right-of-way of 60 feet, said point being the southwest corner of Lot 13 in said Block 9 of said Original Town of Argyle;

THENCE N 71° 58' 22" W, 20.00 feet with said north line of said Dallas Street to an iron rod found for corner, said point being southeast corner of Lot 12 in said Block 9 of said Original Town of Argyle;

THENCE N 18° 01' 38" E, 299.88 feet with the east line of Lots 1 through 12 in said Block 9 to a capped iron rod marked Baseline found for corner in the south line of Collin Street, a public roadway having a right-of-way of 60 feet;

THENCE S 72° 19' 12" E, 20.00 feet with said south line of said Collin Street to an iron rod found for corner, said point being the northwest corner of Lot 18 in said Block 9 of said Original Town of Argyle;

THENCE S 18° 01' 38" W, 300.00 feet with the west line of Lots 18 and 13 in said Block 9 to the **PLACE OF BEGINNING** and containing 0.138 acre of land.





Mayor and Council Agenda Item Memorandum

ITEM TYPE

Action Item

MEETING DATE:

January 20, 2026

PRESENTER:

Erika McComis, Town Secretary

REQUESTED BY:

N/A

ITEM DESCRIPTION:

Discuss and consider approval of 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.

BACKGROUND INFORMATION:

The Town Council is required to call the May 2, 2026 General Election for the purpose of electing the at-large Town Council positions for Place 1, Place 3, and Place 5. The attached ordinance calls the General Election for May 2, 2026 and authorizes the Town to enter into a Joint Election Agreement with other Denton County political subdivisions, as well as to contract with Denton County Elections to administer the election.

The Town has historically contracted with Denton County Elections to conduct its elections, and this approach continues to be the most cost-effective and efficient method for administering the Town's General Election. Denton County Elections coordinates the joint election process and prepares a consolidated election services contract once all participating political subdivisions have confirmed whether they will conduct or cancel their elections. This coordination process is standard and must be completed before final contract documents are issued.

Once the joint election agreement is finalized, Denton County Elections will provide an estimated cost and the required deposit amount for the Town's participation. Following the election, final costs will be calculated based on actual expenses, at which time the

Town will either be billed for any remaining balance or receive a refund for any overpayment. The FY 2026 budget includes \$12,000 for election expenses. The Town’s final cost will depend on several factors, including the number of participating entities sharing early voting and Election Day locations and the percentage of eligible voters assigned to those polling locations.

In addition, candidate eligibility for the upcoming election is governed by Section 22.032 of the Texas Local Government Code. Under this statute, a candidate for mayor must be a registered voter and must have resided within the Town’s municipal limits for at least 12 months preceding election day, with residency in an area that became part of the Town during that period counting toward the requirement. A candidate for Town Council must be a registered voter and must reside in the area from which they seek election on election day (See further requirements below).

In addition to the residency requirements established by the Texas Local Government Code, general eligibility requirements for candidates are set out in Section 141.001 of the Texas Election Code. Under this section, a candidate must be a United States citizen, be at least 18 years of age on the first day of the term of office, and be mentally competent to vote. A candidate may not have been finally convicted of a felony unless the individual has been pardoned or otherwise released from the resulting disabilities. The Election Code also requires a candidate to have resided continuously in the State of Texas for at least 12 months and in the political subdivision from which the office is elected for at least six months prior to the applicable filing or election date, and to be registered to vote in that territory. These requirements apply unless a different statute or constitutional provision establishes exclusive qualifications for the office.

These statutory requirements help define who may qualify to run for the offices being filled in the May 2, 2026 General Election.

FISCAL IMPACT:

- Not Applicable
- Proposed Expenditure: \$12,000
- General Ledger Code:
- Proposed Revenue:
- Budget Amendment Required: No
- Financial Review Completed by: E. McComis

LEGAL REVIEW:

The Town Attorney reviewed this item.

ATTACHMENTS:

- A. Ordinance
- B. Election Order

RECOMMENDED MOTION AND/OR ACTION:

Move to adopt Ordinance 2026-01 as presented.

**TOWN OF ARGYLE, TEXAS
ORDINANCE 2026-01**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF ARGYLE CALLING A GENERAL ELECTION AND ESTABLISHING THE PROCEDURE FOR THE GENERAL ELECTION FOR THREE POSITIONS, ONE AT LARGE ALDERMAN FOR PLACE ONE, ONE AT LARGE ALDERMAN FOR PLACE THREE AND ONE AT LARGE ALDERMAN FOR PLACE FIVE, TO BE HELD ON MAY 2, 2026, IN THE TOWN OF ARGYLE, TEXAS AND PROVIDING OTHER MATTERS RELATING TO THE ELECTION.

WHEREAS, the Town of Argyle, Texas is a Type “A” General Law Municipality located in Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, Section 22.003 of the Local Government Code provides that an election for officers of Type “A” General Law Municipality shall be held annually on an authorized uniform election day; and

WHEREAS, Section 41.001(a) of the Texas Election Code, as amended by the 85th Texas Legislature, establishes the first Saturday of May, 2026, as a Uniform Election Day for the purposes of conducting a General Election; and

WHEREAS, Section 3.004(a)(3) of the Texas Election Code provides that the governing body of a municipality shall be the authority to order a General Election for electing Municipal Officers; and

WHEREAS, the Town approves and agrees to conducting the Town General Election jointly with other political subdivisions in Denton County in accordance with Tex. Elec. Code, Chap. 271, and

WHEREAS, the Town and other political subdivisions in the area have made provision to contract with the Denton County Election Officer to conduct the Town’s election, pursuant to Chapter 31, Tex. Elec. Code, and Chapter 791, Tex. Gov’t. Code;

NOW, THEREFORE, BE IT ORDERED AND RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS, THAT:

**SECTION 1
GENERAL ELECTION ORDERED**

The Town Council of the Town of Argyle hereby orders that a General Election be held on May 2, 2026, being the first Saturday in May of 2026, for the purposes of electing three citizens at large to serve as Aldermen for a term of two years for Places 1, 3, and 5.

**SECTION 2
PRECINCTS**

The election precinct for said election shall be the regular precincts of Denton County (Precincts 4184, 4197 and 4198) to the extent that they are within the corporate limits of the Town of Argyle.

**SECTION 3
FILING PERIOD**

Candidates for the above offices may file their application beginning at 8:00 a.m. on January 14, 2026, and shall file their applications no later than 5:00 p.m., February 13, 2026. All candidates for the office to file in the election to be held on May 2, 2026, shall file their application to become candidates with the Town Secretary at Town Hall, 308 Denton Street E., Argyle, Texas, on any weekday that is not a Town holiday, between 8:00 a.m. and 4:30 p.m. (5:00 p.m. on Friday, February 13) and all of said applications shall be on a form as prescribed by the Election Code of the State of Texas.

**SECTION 4
DRAWING**

The order in which the names of the candidates are to be printed on the ballot shall be determined by a drawing conducted by the Town Secretary as provided by the Election Code. Such drawing will be held at 10:00 a.m. on Tuesday, February 17, 2026.

**SECTION 5
BALLOTS AND PRINTED MATERIALS**

The ballots used for the election shall comply with the Texas Election Code and be in the form provided by the Town to the Denton County Election Administrator (the “Election Administrator”) for use on the voting devices and ballots used by Denton County. The official ballots, together with such other election materials as are required by the Tex. Elec. Code, as amended, shall be printed in English and Spanish languages and shall contain such provisions, markings and language as required by law.

**SECTION 7
JOINT ELECTION**

The Town agrees to conduct a joint election with the political subdivisions designated by the Elections Administrator, provided that such political subdivisions hold an election on May 2, 2026 in all or part of the same territory as the Town. The joint election for political subdivisions in Denton County will be conducted in accordance with the provisions of the Texas Election Code, this ordinance, and the Joint Election Agreement and Contract for Election Services with Denton County, which contract for Joint Election Agreement and Contract for Election Services with Denton County is hereby approved.

**SECTION 8
CONDUCT OF ELECTION**

The Election Administrator and his/her employees and appointees, and the election judges, alternate judges and clerks properly appointed for the election, shall hold and conduct the election in the manner provided by the Joint Election Agreement and Contract for Election Services and the law governing the holding of general elections by general law cities of the State of Texas.

**SECTION 9
ELECTION POLLING PLACES**

The election polling places for early voting shall be at the main early voting polling place at 701 Kimberly Drive, Denton, Texas 76208 and at all other locations in Denton County designated by the Denton County Elections Administrator. The required early voting by personal appearance of said election as well as additional times established by the Town Council are as follows (subject to change by Denton County Elections Administration):

Monday	April 20	8:00 a.m. to 5:00 p.m.
Tuesday	April 21	(No voting due to State Holiday)
Wednesday – Saturday	April 22-April 25, 2026	8:00 a.m. to 5:00 p.m.
Sunday	April 26	11:00 a.m. to 5:00 p.m.
Monday-Tuesday	April 27-April 28, 2026	7:00 a.m. to 7:00 p.m.

The election polling place for the general election shall be the Community Room at the Argyle Town Hall, 308 Denton Street E., Argyle, Texas 76226 and at all other locations in Denton County designated by the Denton County Elections Administrator. The polls shall remain open on the day of the election from 7:00 a.m. to 7:00 p.m. The Election Officer shall tabulate and provide the election returns for the election. Any polling place may be changed by the Election Officer in compliance with state and federal law.

**SECTION 10
ELECTION OFFICER**

The Election Administrator is appointed to serve as the Town’s Election Officer, Joint Early Voting Clerk and the Joint Custodian of records to conduct the Town’s election on May 2, 2026. As the Town’s Election Officer and Early Voting Clerk, the Election Administrator shall coordinate, supervise, and conduct all aspects of administering voting in the Town’s election in compliance with state law and the Election Services Contract.

**SECTION 11
EARLY VOTING CLERKS**

- (a) In accordance with Sections 31.097 and 271.006 of the Texas Election Code, the following named person is hereby appointed as the Early Voting Clerk of the purposes of conducting said election:

Frank Phillips, Early Voting Clerk

PO Box 1720
 Denton, TX 76202
 Email: elections@dentoncounty.gov
 940-349-3200

- (b) Erika McComis, Town Secretary for the Town of Argyle shall serve as regular early voting clerk.
- (c) Any permanent county employee serving under the Elections Administrator shall serve as deputy early voting clerks.

SECTION 12 EARLY VOTING

Early voting, both by personal appearance and by mail, will be conducted by the Election Officer in accordance with the Texas Election Code. Early voting by personal appearance shall be conducted at places, times, and locations authorized and required by state law and the Election Officer. Early voting by personal appearance shall commence on Monday, April 20, 2026, and continue through Tuesday, April 28, 2026. Early voting by Town residents may be conducted at any Denton County and early voting location or any location exclusively designated by the Election Officer for Town residents. Applications for early voting by mail may be delivered to the Election Officer at the following address: Frank Phillips, Early Voting Clerk (Secretario De Votación Adelantada) PO Box 1720, Denton, TX 76202, EMAIL: elections@dentoncounty.gov. Early voting ballots shall be mailed to the Election Officer at the same address not later than close of business on April 20, 2026.

SECTION 13 ELECTION JUDGES AND CLERKS

The presiding judges, alternate presiding judges and clerks for the election shall be selected and appointed by Denton County and its appointees in compliance with the requirements of state law, and such judges and clerks so selected by Denton County and its appointees are hereby designated and appointed by the Town Council as the election officers, judges and clerks, respectively, for the holding of said general election. The presiding judges, alternate presiding judges and clerks shall perform the functions and duties of their respective positions that are provided by state law. The Town Council will further confirm and appoint the election judges and alternate election judges that are appointed by Denton County for the election.

SECTION 14 TOWN SECRETARY

The Town Secretary (the “Town Clerk”) or designee is instructed to aid the Election Officer in the acquisition and furnishing of all election supplies and materials necessary to conduct the elections as provided by the Election Service Contract. The Town Clerk will serve as Regular Early Voting Clerk for the Town to receive requests for applications for early voting ballots and forward those applications to the Joint Early Voting Clerk. The Town Clerk is further authorized to give or cause to be given notices required for the election, and to take such other and further actions as is required to conduct the election in compliance with the Tex. Elec. Code; provided

that, pursuant to the Joint Election Agreement and Contract for Election Services, the Election Officer shall have the duty and be responsible for organizing and conducting the election in compliance with the Tex. Elec. Code; and for providing all services specified to be provided in the Joint Election Agreement and Contract for Election Services. The Election Officer shall give the notices required by the Tex. Elec. Code to be given for the election not required to be given by the Town under the Election Services Contract.

SECTION 15 NOTICE AND PUBLICATION

Notice of the Election shall be given by posting a notice of election in both English and Spanish at Argyle Town Hall located at 308 Denton Street, Argyle, Texas, on the bulletin board not later than twenty-one (21) days prior to the date upon which the Election is to be held, and by publication of said notice at least once in the official newspaper of the Town, being a newspaper of general circulation within the Town, the date of said publication to be not less than ten (10) days nor more than thirty (30) days prior to the date set for the Election. Upon publication of the election notice, the Town Secretary shall secure a publisher's affidavit.

In addition, thereto, a copy of the notice shall also be filed with the Town Secretary at least twenty-one (21) days before the Election.

SECTION 14 GENERAL

The Election Officer shall hold said election in accordance with the Texas Election Code and the Election Services Contract, and only resident, qualified voters of said Town shall be eligible to vote in said election. Returns of said election shall be made known as soon as possible after the closing of the polls; and the election returns shall be canvassed by the Town Council not earlier than May 5, 2026 nor later than May 13, 2026.

SECTION 15. EFFECTIVE DATE; ELECTION CODE

This ordinance shall be in full force and effect from and after its passage on the date shown below; provided that if any term or provision of this ordinance conflicts with, or is inconsistent with, the Texas Election Code, the Texas Election Code shall govern and control and the Election Officer shall comply with the Texas Election Code.

SECTION 16. OPEN MEETINGS

It is officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required in Chapter 551, Tex. Gov't. Code.

PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS ON THIS 20th DAY OF JANUARY, 2026.

APPROVED:

Ronald Schmidt, Mayor

ATTEST:

Erika McComis, Town Secretary

ORDER OF ELECTION FOR TOWN OF ARGYLE
ORDEN DE ELECCIONES PARA LA CIUDAD DE ARGYLE

An election is hereby ordered to be held on May 2, 2026, for the purpose of electing the offices of Alderman Place 1, Alderman Place 3, and Alderman Place 5.

Por la presente, se ordena la celebración de unas elecciones el día 2 de mayo de 2026 con el propósito de elegir los siguientes cargos: Concejal Lugar 1, Concejal Lugar 3 y Concejal Lugar 5.

Early voting by personal appearance will be conducted at places, times, and locations authorized and required by state law and the Election Officer and shall commence on Monday, April 20, 2026, and continue through Tuesday, April 28, 2026.

La votación anticipada presencial se llevará a cabo en los lugares, horas y ubicaciones autorizados y exigidos por la ley estatal y el Funcionario Electoral. Comenzará el lunes 20 de abril de 2026 y continuará hasta el martes 28 de abril de 2026.

Applications for a ballot by mail shall be mailed to:

Las solicitudes para una boleta de votación por correspondencia deben enviarse a:

Frank Phillips, Early Voting Clerk / *Secretario de Votación Anticipada*
 Denton County Elections,
 701 Kimberly Drive, Suite A101
 Denton, TX 76208
 Email: elections@dentoncounty.gov

Applications for ballot by mail must be received no later than the close of business on April 20, 2026.

Las solicitudes para una boleta de votación por correspondencia deben recibirse a más tardar durante la finalización del horario laboral del día 20 de abril de 2026.

Issued this the 20th day of January, 2026.

Emitido el día 20 de enero de 2026.

Signature of Mayor / Firma del Alcalde
 Ronald Schmidt, Mayor / Alcalde

On behalf of Mayor Pro Tem Cynthia Hermann
 Council Member Martin Brading
 Council Member Casey Stewart

Council Member Gustave Svehla
 Council Member Chad Boyd

En nombre del Alcalde pro tem Cynthia Hermann
Concejala Martin Brading
Concejala Casey Stewart

Concejal Gustave Svehla
Concejal Chad Boyd

This Order of Election is a part of Ordinance #2026-01 and therefore does not require signatures from each member of Town Council.
Esta Orden de Elecciones es parte de la Ordenanza n.º 2026-01 y, por lo tanto, no requiere firmas de cada miembro del Concejo Municipal.



Mayor and Council Agenda Item Memorandum

ITEM TYPE

Action Item

MEETING DATE:

January 20, 2026

PRESENTER:

Mike Sims, Town Manager

REQUESTED BY:

N/A

ITEM DESCRIPTION:

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.

BACKGROUND INFORMATION:

The sales and use tax dedicated to the maintenance and repair of municipal streets was first approved by Argyle voters in 2007 at a rate of one-fourth of one percent. The tax was reauthorized at the same rate in 2011 and again in 2015. In 2018 and 2022, voters reauthorized the street maintenance tax at an increased rate of one-half of one percent.

State law requires periodic reauthorization of this tax. Section 327.007 of the Texas Tax Code requires that the proposition to continue the allocation and levy of the sales and use tax for street maintenance and repair be submitted to voters on or before the fourth anniversary of the date the tax was last approved. Because Argyle voters last reauthorized the tax in 2022, the Town Council must call a special election in order for the proposition to appear on the ballot.

To comply with statutory requirements, Council action is needed to call a special election to be held on May 2, 2026, for voters to consider whether to reauthorize the one-half of one percent sales and use tax for the maintenance and repair of municipal streets.

FISCAL IMPACT:

- Not Applicable
- Proposed Expenditure:
- General Ledger Code:
- Proposed Revenue:
- Budget Amendment Required: No
- Financial Review Completed by:

LEGAL REVIEW:

The Town Attorney reviewed this item.

ATTACHMENTS:

A. Ordinance

RECOMMENDED MOTION AND/OR ACTION:

Move to adopt Ordinance 2026-02 as presented.

**TOWN OF ARGYLE, TEXAS
ORDINANCE 2026-02**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF ARGYLE 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 FOR THE MAINTENANCE AND REPAIR OF MUNICIPAL STREETS WITHIN THE TOWN OF ARGYLE; DESIGNATING THE PLACE OF HOLDING SUCH ELECTION; PROVIDING A SEVERABILITY CLAUSE AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the Town of Argyle, Texas is a Type A General Law Municipality located in Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, On May 12, 2007, an election was held in accordance with 327.005 of the Texas Tax Code, wherein the registered voters of Argyle, Texas, approved a proposition to impose a one-fourth of one percent sales and use tax to provide revenue for maintenance and repair of municipal streets; and

WHEREAS, On May 14, 2011, a reauthorization election was held in accordance with 327.007(b) of the Texas Tax Code, wherein the registered voters of Argyle, Texas, approved a proposition to continue the imposition of a one-fourth of one percent sales and use tax to provide revenue for maintenance and repair of municipal streets; and

WHEREAS, On May 9, 2015, a reauthorization election was held in accordance with 327.007(b) of the Texas Tax Code, wherein the registered voters of Argyle, Texas, approved a proposition to continue the imposition of a one-fourth of one percent sales and use tax to provide revenue for maintenance and repair of municipal streets; and

WHEREAS, On May 8, 2018, a reauthorization election was held in accordance with 327.007(b) of the Texas Tax Code, wherein the registered voters of Argyle, Texas, approved a proposition to continue the imposition of and to increase from one-fourth of one percent to one-half one percent sales and use tax to provide revenue for maintenance and repair of municipal streets; and

WHEREAS, On May 7, 2022, a reauthorization election was held in accordance with 327.007(b) of the Texas Tax Code, wherein the registered voters of Argyle, Texas, approved a proposition to continue the imposition of and to increase from one-fourth of one percent to one-half one percent sales and use tax to provide revenue for maintenance and repair of municipal streets; and

WHEREAS, Section 327.007 of the Texas Tax Code provides that unless imposition of the sales and use tax is reauthorized by an election held in the same manner as the original

sales and use tax election, the tax expires on the fourth anniversary of the date the tax originally took effect or the first day of the first calendar quarter occurring after the fourth anniversary; and

WHEREAS, in accordance with the requirements of Chapter 321 of the Texas Tax Code, the combined rate of all local sales and use taxes imposed by the Town and other political subdivisions having territory in the Town will not exceed two (2) percent; and

WHEREAS, Section 41.001(a) of the Texas Election Code, as amended by the 85th Texas Legislature, provides that except as otherwise provided for, each general or special election in this state shall be held on the first Saturday in May or the first Tuesday after the first Monday in November; and

WHEREAS, the Council hereby finds and determines that it is in the best interest of the citizens of the Town to hold this special election on May 2, 2026.

NOW, THEREFORE, BE IT ORDERED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS, THAT:

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. SPECIAL ELECTION ORDERED.

The Town Council of the Town of Argyle hereby orders that a Special Election be held on May 2, 2026, being the first Saturday in May, for the purposes of reauthorizing the local sales and use tax in The Town of Argyle, Texas, at the rate of one-half of one percent to continue providing revenue for maintenance and repair of municipal streets.

SECTION 3. BALLOT LANGUAGE.

The ballots for said election shall be prepared in accordance with the applicable provisions of the Texas Election Code so that voters may cast their ballots either **“FOR”** or **“AGAINST”** the following proposition which shall appear on the ballot in substantially the following form:

"The reauthorization of the local sales and use tax in the Town of Argyle, Texas at the rate of one-half of one percent, to continue providing revenue for maintenance and repair of municipal streets. The tax expires on the fourth anniversary of the date of this election unless the imposition of the tax is reauthorized."

“La reautorización de las ventas locales y el impuesto de uso en la ciudad de Argyle, Texas, a razón de la mitad del uno por ciento, para continuar

proporcionando ingresos para el mantenimiento y la reparación de las calles municipales. El impuesto se vence en el cuarto aniversario de la fecha de esta elección a menos que la imposición del impuesto se volviera autorizar.”

SECTION 4. PRECINCTS. The election precinct for said election shall be the regular precinct of Denton County (Precinct 4017) to the extent that they are within the corporate limits of the Town of Argyle.

SECTION 5. ADMINISTRATION OF ELECTION. The General Election shall be conducted in accordance with the provisions of the Texas Election Code. The election will be conducted jointly with other political subdivisions in Denton County on May 2, 2026, pursuant to Chapters 31 and 271, Texas Election Code. The Town Administrator and Town Secretary are hereby authorized and directed to execute such election agreement for the election and on behalf of the Town, with approval of all expenses of the joint election as outlined in the election agreement. Town of Argyle will contract with Denton County for a joint election.

SECTION 6. EARLY VOTING CLERKS. (a) In accordance with Sections 31.097 and 271.006 of the Texas Election Code, the following named person is hereby appointed as the Early Voting Clerk of the purposes of conducting said election:

Frank Phillips,
Early Voting Clerk
Denton County Elections
PO Box 1720
Denton, TX 76202
Email: elections@dentoncounty.gov

(b) Any permanent county employee serving under the Elections Administrator shall serve as deputy early voting clerks.

SECTION 7. EARLY VOTING LOCATIONS. Early voting by personal appearance shall be held jointly with other Denton County public entities at Denton County’s Main Early Voting Site located in the Denton County Administration Building, 701 Kimberly Drive, Denton, Texas 76208 beginning on April 20, 2026, and continuing through April 28, 2026 at the dates and times set forth below (*unless changed by the Denton County Elections Administrator*):

**Denton County Administration Building
701 Kimberly Drive, Denton TX**

Monday	April 20	8:00 a.m. to 5:00 p.m.
Tuesday	April 21	(No voting due to State Holiday)
Wednesday – Saturday	April 22-April 25, 2026	8:00 a.m. to 5:00 p.m.
Sunday	April 26	11:00 a.m. to 5:00 p.m.
Monday-Tuesday	April 27-April 28, 2026	7:00 a.m. to 7:00 p.m.

Additional early voting locations will be identified in the contract executed with the Denton County Elections Administrator

SECTION 8. ELECTION DAY POLLING PLACE AND ELECTION HOURS. The polling place for all of Precinct 4017 (Town of Argyle) within the corporate limits of the Town of Argyle will be located at a location determined by the Denton County Elections Administrator to be identified in the joint services agreement.

The polls for said election shall be open from 7:00 a.m.–7:00 p.m.

SECTION 9. EARLY VOTING BY MAIL. The Denton County Elections Administrator is hereby appointed as Early Voting Clerk. Applications for a ballot by mail shall be delivered to the early voting clerk, no later than April 20, 2026, Frank Phillips, PO Box 1720, Denton, Texas 76202.

SECTION 10. ELECTION OFFICERS. The election officers for each polling place shall be appointed and compensated pursuant to the Joint Election Agreement and Contract for Election Services with the Denton County Elections Administrator for said election on May 2, 2026.

SECTION 11. METHOD OF VOTING. Voting on the date of the Election and early voting shall be by the use of a lawfully approved voting system. The preparation of the voting equipment to be used in connection with such voting system and the official ballots for the Election shall conform to the Texas Election Code (“Code”), as amended. Said ballots shall have printed therein such provisions, markings, and language as may be required by law. The specific voting machines to be used shall be provided by Denton County in accordance with the Joint Election Agreement and Contract for Elections Services with the Denton County Elections Administrator.

SECTION 12. NOTICE OF ELECTION. The Town Secretary is hereby authorized and directed to publish and/or post, in the time and manner prescribed by law, all notices required to be so published and/or posted in connection with the conduct of these elections.

SECTION 13. GOVERNING LAW. The elections shall be held as set forth by the Texas Election Code, and all resident registered voters of the Town shall be eligible to vote in said Elections. The Mayor and the Town Secretary of the Town, in consultation with the Town Attorney, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Texas Election Code and any other state or federal law in carrying out and conducting the elections, whether or not expressly authorized herein.

SECTION 14. EFFECTIVE DATE. This Ordinance is effective immediately upon its passage and approval.

PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS ON THIS THE 20TH DAY OF JANUARY, 2026.

TOWN OF ARGYLE

By: _____
Ronald Schmidt
Mayor

ATTEST:

Erika McComis
Town Secretary

**ORDER OF SPECIAL ELECTION FOR TOWN OF ARGYLE
ORDEN DE ELECCIONES ESPECIALES PARA LA CIUDAD DE ARGYLE**

A special election is hereby ordered to be held on May 2, 2026, for the purpose of submitting to the voters the following ballot proposition:

Por la presente, se ordena que se celebren unas elecciones especiales el día 2 de mayo de 2026 con el propósito de presentar a los votantes la siguiente propuesta de boleta:

“PROPOSITION / “PROPUESTA

The reauthorization of the local sales and use tax in the Town of Argyle at the rate of one-half of one percent (0.50%) to continue providing revenue for maintenance and repair of municipal streets. The tax expires on the fourth anniversary of the date of this election unless the imposition of the tax is reauthorized.”

“La reautorización del impuesto local sobre ventas y uso en la Ciudad de Argyle a razón de la mitad del uno por ciento (0.50 %) a fin de continuar proporcionando ingresos para el mantenimiento y reparación de las calles municipales. El impuesto expira en el cuarto aniversario de la fecha de estas elecciones, a menos que se reautorice la imposición del impuesto”.

Early voting by personal appearance will be conducted at places, times, and locations authorized and required by state law and the Election Officer and shall commence on Monday, April 20, 2026, and continue through Tuesday, April 28, 2026.

La votación anticipada presencial se llevará a cabo en los lugares, horas y ubicaciones autorizados y exigidos por la ley estatal y el Funcionario Electoral. Comenzará el lunes 20 de abril de 2026 y continuará hasta el martes 28 de abril de 2026.

Applications for a ballot by mail shall be mailed to:

Las solicitudes para una boleta de votación por correspondencia deben enviarse a:

Frank Phillips, Early Voting Clerk
PO Box 1720, Denton, TX 76202
Email: elections@dentoncounty.gov
940-349-3200

Applications for ballot by mail must be received no later than the close of business on April 20, 2026. *Las solicitudes para una boleta de votación por correspondencia deben recibirse a más tardar durante la finalización del horario laboral del día 20 de Abril de 2026.*

Issued this the 20th day of January 2026.

Emitido el día 20 de enero de 2026.

Signature of Mayor / Firma del Alcalde

Ronald Schmidt, Mayor / Alcalde

On behalf of Mayor Pro Tem Cynthia Hermann
Council Member Martin Brading
Council Member Casey Stewart

Council Member Gustave Svehla
Council Member Chad Boyd

This Order of Election is a part of Ordinance #2026-02 and therefore does not require signatures from each member of Town Council. Esta Orden de Elecciones es parte de la Ordenanza n.º 2026-02 y, por lo tanto, no requiere firmas de cada miembro del Concejo Municipal.



Mayor and Council Agenda Item Memorandum

ITEM TYPE

Action Item

MEETING DATE:

January 20, 2026

PRESENTER:

Mike Sims, Town Manager

REQUESTED BY:

N/A

ITEM DESCRIPTION:

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.

BACKGROUND INFORMATION:

The proposed ordinance calls a special election to be held on a May 2026 uniform election date to allow Argyle voters to decide whether to change Town Council terms from two years to three years. If approved by voters, the change would take effect beginning with the 2027 election cycle.

To ensure continuity and avoid all council positions turning over at the same time, the ordinance establishes a staggered transition schedule:

Council Places 2 and 4 would be elected in May 2027 for three year terms.

Mayor and Council Place 5 would be elected in May 2028 for three year terms.

Council Places 1 and 3 would be elected in May 2029 for three year terms.

After the transition period, Council elections would continue on a staggered three year cycle unless otherwise changed by law.

Calling the election in May 2026 allows sufficient time for public notice, voter education, and coordination with Denton County Elections, while aligning the new term structure with future May council elections.

FISCAL IMPACT:

- Not Applicable
- Proposed Expenditure:
- General Ledger Code:
- Proposed Revenue:
- Budget Amendment Required: No
- Financial Review Completed by:

LEGAL REVIEW:

The Town Attorney reviewed this item.

ATTACHMENTS:

A. Ordinance

RECOMMENDED MOTION AND/OR ACTION:

Move to adopt Ordinance 2026-03 as presented.

**TOWN OF ARGYLE, TEXAS
ORDINANCE NO. 2026-03**

AN ORDINANCE OF THE TOWN OF ARGYLE, TEXAS, A GENERAL LAW TYPE A MUNICIPALITY, CALLING A SPECIAL ELECTION TO BE HELD IN MAY 2026 FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED 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; ESTABLISHING A STAGGERED ELECTION SCHEDULE BEGINNING IN 2027; PROVIDING FOR THE CONDUCT OF THE ELECTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Argyle, Texas, is a general law Type A municipality operating under the laws of the State of Texas; and

WHEREAS, pursuant to Chapter 22 of the Texas Local Government Code, a general law Type A municipality may submit to the voters a proposition to change the length of terms of office for the governing body; and

WHEREAS, the Town Council has determined that three (3) year terms of office will promote continuity, long-range planning, and effective governance for the Town of Argyle; and

WHEREAS, the Town Council desires to submit to the qualified voters of the Town of Argyle a proposition to change the term of office for Town Council members from two (2) years to three (3) years, with a phased and staggered implementation beginning in 2027.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS:

SECTION 1. SPECIAL ELECTION ORDERED.

A special election shall be held in the Town of Argyle, Texas, on a general election date in May 2026, for the purpose of submitting to the qualified 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, beginning with terms commencing in 2027.

SECTION 2. BALLOT PROPOSITION.

The ballot proposition shall be submitted to the voters in substantially the following form:

“PROPOSITION A

Shall the term of office for members of the Town Council of the Town of Argyle be changed from two (2) years to three (3) years, beginning with the terms of office commencing in 2027, with council positions elected on a staggered basis?”

Yes

No

SECTION 3. STAGGERED TERMS AND ELECTION SCHEDULE. If the proposition is approved by a majority of the votes cast at the election, the terms of office and election schedule for the Town Council shall be structured as follows:

(a) Council Place 2 and Council Place 4 shall be elected in May 2027 for three (3) year terms.

(b) Mayor and Council Place 5 shall be elected in May 2028 for three (3) year terms.

(c) Council Place 1 and Council Place 3 shall be elected in May 2029 for three (3) year terms.

Thereafter, elections shall continue on this staggered three-year cycle unless otherwise provided by law.

SECTION 4. PRECINCTS. The election precinct for said election shall be the regular precinct of Denton County (Precinct 4017) to the extent that they are within the corporate limits of the Town of Argyle.

SECTION 5. ADMINISTRATION OF ELECTION. The General Election shall be conducted in accordance with the provisions of the Texas Election Code. The election will be conducted jointly with other political subdivisions in Denton County on May 2, 2026, pursuant to Chapters 31 and 271, Texas Election Code. The Town Administrator and Town Secretary are hereby authorized and directed to execute such election agreement for the election and on behalf of the Town, with approval of all expenses of the joint election as outlined in the election agreement. Town of Argyle will contract with Denton County for a joint election.

SECTION 6. EARLY VOTING CLERKS. (a) In accordance with Sections 31.097 and 271.006 of the Texas Election Code, the following named person is hereby appointed as the Early Voting Clerk of the purposes of conducting said election:

Frank Phillips,
Early Voting Clerk
Denton County Elections
PO Box 1720
Denton, TX 76202
Email: elections@dentoncounty.gov

(b) Any permanent county employee serving under the Elections Administrator shall serve as deputy early voting clerks.

SECTION 7. EARLY VOTING LOCATIONS. Early voting by personal appearance shall be held jointly with other Denton County public entities at Denton County’s Main Early Voting Site located in the Denton County Administration Building, 701 Kimberly Drive, Denton, Texas 76208 beginning on April 20, 2026, and continuing through April 28, 2026 at the dates and times set forth below (*unless changed by the Denton County Elections Administrator*):

**Denton County Administration Building
701 Kimberly Drive, Denton TX**

Monday	April 20	8:00 a.m. to 5:00 p.m.
Tuesday	April 21	(No voting due to State Holiday)
Wednesday – Saturday	April 22-April 25, 2026	8:00 a.m. to 5:00 p.m.
Sunday	April 26	11:00 a.m. to 5:00 p.m.
Monday-Tuesday	April 27-April 28, 2026	7:00 a.m. to 7:00 p.m.

Additional early voting locations will be identified in the contract executed with the Denton County Elections Administrator

SECTION 8. ELECTION DAY POLLING PLACE AND ELECTION HOURS. The polling place for all of Precinct 4017 (Town of Argyle) within the corporate limits of the Town of Argyle will be located at a location determined by the Denton County Elections Administrator to be identified in the joint services agreement.

The polls for said election shall be open from 7:00 a.m.–7:00 p.m.

SECTION 9. EARLY VOTING BY MAIL. The Denton County Elections Administrator is hereby appointed as Early Voting Clerk. Applications for a ballot by mail shall be delivered to the early voting clerk, no later than April 20, 2026, Frank Phillips, PO Box 1720, Denton, Texas 76202.

SECTION 10. ELECTION OFFICERS. The election officers for each polling place shall be appointed and compensated pursuant to the Joint Election Agreement and Contract for Election Services with the Denton County Elections Administrator for said election on May 2, 2026.

SECTION 11. METHOD OF VOTING. Voting on the date of the Election and early voting shall be by the use of a lawfully approved voting system. The preparation of the voting equipment to be used in connection with such voting system and the official ballots for the Election shall conform to the Texas Election Code (“Code”), as amended. Said ballots shall have printed therein such provisions, markings, and language as may be required by law. The specific voting machines to be used shall be provided by Denton County in accordance with the Joint Election Agreement and Contract for Elections Services with the Denton County Elections Administrator.

SECTION 12. NOTICE OF ELECTION. The Town Secretary is hereby authorized and directed to publish and/or post, in the time and manner prescribed by law, all notices required to be so published and/or posted in connection with the conduct of these elections.

SECTION 13. GOVERNING LAW. The elections shall be held as set forth by the Texas Election Code, and all resident registered voters of the Town shall be eligible to vote in said Elections. The Mayor and the Town Secretary of the Town, in consultation with the Town Attorney, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Texas Election Code and any other state or federal law in carrying out and conducting the elections, whether or not expressly authorized herein.

SECTION 14. EFFECTIVE DATE. This Ordinance is effective immediately upon its passage and approval.

PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS ON THIS THE 20TH DAY OF JANUARY, 2026.

TOWN OF ARGYLE

By: _____
Ronald Schmidt
Mayor

ATTEST:

Erika McComis
Town Secretary

**ORDER OF SPECIAL ELECTION FOR TOWN OF ARGYLE
ORDEN DE ELECCIONES ESPECIALES PARA LA CIUDAD DE ARGYLE**

A special election is hereby ordered to be held on May 2, 2026, for the purpose of submitting to the voters the following ballot proposition:

Por la presente, se ordena que se celebren unas elecciones especiales el día 2 de mayo de 2026 con el propósito de presentar a los votantes la siguiente propuesta de boleta:

“PROPOSITION / “PROPUESTA

“Shall the term of office for members of the Town Council of the Town of Argyle be changed from two (2) years to three (3) years, beginning with the terms of office commencing in 2027, with council positions elected on a staggered basis.”

“¿Se modificará el mandato de los miembros del Consejo Municipal de la ciudad de Argyle de dos (2) años a tres (3) años, a partir de los mandatos que comiencen en 2027, con la elección de los concejales de forma escalonada?”

Early voting by personal appearance will be conducted at places, times, and locations authorized and required by state law and the Election Officer and shall commence on Monday, April 20, 2026, and continue through Tuesday, April 28, 2026.

La votación anticipada presencial se llevará a cabo en los lugares, horas y ubicaciones autorizados y exigidos por la ley estatal y el Funcionario Electoral. Comenzará el lunes 20 de abril de 2026 y continuará hasta el martes 28 de abril de 2026.

Applications for a ballot by mail shall be mailed to:

Las solicitudes para una boleta de votación por correspondencia deben enviarse a:

Frank Phillips, Early Voting Clerk
PO Box 1720, Denton, TX 76202
Email: elections@dentoncounty.gov
940-349-3200

Applications for ballot by mail must be received no later than the close of business on April 20, 2026. *Las solicitudes para una boleta de votación por correspondencia deben recibirse a más tardar durante la finalización del horario laboral del día 20 de Abril de 2026.*

Issued this the 20th day of January 2026.

Emitido el día 20 de abril de 2026.

Signature of Mayor / Firma del Alcalde
Ronald Schmidt, Mayor / Alcalde

On behalf of Mayor Pro Tem Cynthia Hermann
Council Member Martin Brading
Council Member Casey Stewart

Council Member Gustave Svehla
Council Member Chad Boyd

This Order of Election is a part of Ordinance #2026-03 and therefore does not require signatures from each member of Town Council. Esta Orden de Elecciones es parte de la Ordenanza n.º 2026-03 y, por lo tanto, no requiere firmas de cada miembro del Concejo Municipal.



Mayor and Council Agenda Item Memorandum

ITEM TYPE

Action Item

MEETING DATE:

January 20, 2026

PRESENTER:

Harrison Wicks, Director of Community Development

REQUESTED BY:

N/A

ITEM DESCRIPTION:

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.

BACKGROUND INFORMATION:

Argyle ISD has requested two school zones be approved on Crawford Road for the Sixth Grade Center, and on FM 407 W for the Middle School and Elementary School under construction at 750 FM 407 W, Argyle, TX 76226.

TXDOT has requested a copy of the approved ordinance and they will install and maintain the school zone flashers and signage along TXDOT right of way.

The Town will only be responsible for the school zone signage along Crawford Road. Flashers were not requested by AISD on Crawford Road, so only signage is proposed in that corridor.

FISCAL IMPACT:

- Not Applicable
- Proposed Expenditure:
- General Ledger Code:
- Proposed Revenue:

- Budget Amendment Required: No
- Financial Review Completed by:

LEGAL REVIEW:

Not applicable.

ATTACHMENTS:

- Ordinance 2026-06
- Exhibit A - Article 12.02 Speed Limits
- Exhibit B - FM 407 Speed Zone Strip Map
- Exhibit C - FM 407 School Zone Location

RECOMMENDED MOTION AND/OR ACTION:

Move to adopt 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.

**TOWN OF ARGYLE, TEXAS
ORDINANCE NO. 2026-06**

Item 8.

AN ORDINANCE OF THE TOWN OF ARGYLE, TEXAS, 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; AUTHORIZING THE ERECTION OF TRAFFIC REGULATION SIGNS; REPEALING CONFLICTING ORDINANCES; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED, EACH TIME A VIOLATION OCCURS OR CONTINUES; PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Argyle is a Type A General Law Municipality located in Denton County, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, Section 545.351 of the Texas Transportation Code, as amended, regulates maximum speed requirements; and

WHEREAS, Section 545.352 of the Texas Transportation Code, as amended, provides for prima facie speed limits in the Town of Argyle; and

WHEREAS, the Town of Argyle is authorized to establish and enforce speed limits which are below the prima facie limits in school zones based on the special hazard they represent; and

WHEREAS, school zones constitute a special hazard due to pedestrian traffic during the hours of the opening and closing of schools; and

WHEREAS, the Town of Argyle deems the passage of this ordinance as necessary to protect the public health, safety, and welfare; and

WHEREAS, the Town Council of the Town of Argyle has complied with all necessary legislative prerequisites to the passage of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS:

SECTION 1: All matters stated hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

SECTION 2: That Chapter 12, Article 12.02 of the Code of Ordinances of the Town of Argyle, Texas, is hereby deleted in its entirety, and a new Chapter 12, Article 12.02, is added as shown in Exhibit A.

SECTION 3: That all ordinances or any parts thereof in conflict with the terms of this ordinance shall be and hereby are deemed repealed and of no force or effect; provided, however, that the ordinance or ordinances under which the cases currently filed and pending in the Municipal Court of the Town of Argyle, Texas, shall be deemed repealed only when all such cases filed and pending under such ordinance or ordinances have been disposed of by a final conviction or a finding not guilty or nolo contendere, or dismissal.

SECTION 4: If any section, article, paragraph, sentence, clause, phrase or word in this ordinance, or application thereto any person or circumstances is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance; and the Town Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 5: In addition to and accumulative of all other penalties, the Town shall have the right to seek injunctive relief for any and all violations of this Ordinance.

SECTION 6: In order to protect the public interest, comfort, and general welfare, this Ordinance shall take effect immediately from and after its passage and publication as required by law.

SECTION 7: The Town Secretary of the Town of Argyle is hereby directed to publish the caption, penalty clause, and the effective date clause in the official Town newspaper in every issue for two days as authorized by Section 52.011 of the Texas Local Government Code.

PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS ON THIS THE 20th DAY OF JANUARY 2026.

APPROVED:

Ronald Schmidt, Mayor

ATTEST:

Erika McComis, Town Secretary

Exhibit A

Chapter 12 - TRAFFIC AND VEHICLES
ARTICLE 12.02. SPEED LIMITS

ARTICLE 12.02. SPEED LIMITS¹

Sec. 12.02.001 Established.

- (a) No person shall drive, as defined by state law, a motor vehicle, a motorcycle, bicycle, motor driven cycle, motor assisted cycle or any other vehicle of any kind (hereinafter collectively referred to as "vehicle") on a public street, alley or highway within the corporate limits of the town at a speed greater than is reasonable and prudent under the circumstances then existing and having regard to the actual and potential hazards then existing. The limits specified in this article shall be the lawful speed limits and any speed in excess of the limits so specified and established as authorized by law shall be prima facie evidence that the speed is not reasonable or prudent and that it is unlawful. In every event speed shall be controlled as may be necessary to avoid colliding with any person, vehicle or other conveyance on or entering the public street or public alley, in compliance with legal requirements and the duty of all persons to use due care.
- (b) Unless a special hazard exists that requires a slower speed for compliance with the law, the following speeds are lawful: 30 miles per hour in an urban district on a street other than an alley and 15 miles per hour in an alley.
- (c) Upon the basis of an engineering and traffic investigation heretofore made as authorized by the provisions of section 169, Tex. Rev. Civ. Stat. Ann. art. 6701d, Uniform Act Regulating Traffic on Highways, the following speed limits hereafter indicated for vehicles are hereby determined and declared to be prima facie reasonable and safe and such speed limits are fixed at the rate of speed indicated for vehicles traveling upon the named public streets and highways or parts thereof. The streets and highways hereby regulated and the maximum prima facie speed limits thereof are as follows:

Street	Speed Limit
Rolling Acres Drive	20 miles per hour
Whispering Trails	20 miles per hour

The town administrator, or his designee, is hereby directed to post signs at appropriate locations along the above roads indicating that required speed limits.

- (d) Upon the basis of a traffic investigation heretofore made as authorized by the provisions of V.T.C.A., Transportation Code § 546.356, the following prima facie speed limit hereafter indicated for vehicles are hereby determined and declared to be reasonable and safe; and such speed limits are hereby fixed at the rate of speed indicated for vehicles traveling upon the named streets and highways, or parts thereof.
 - (1) No motor vehicle shall be operated along and upon U.S. Highway 377, within the corporate limits of the town in excess of 50 miles per hour.
 - (2) No motor vehicle shall be operated along and upon Farm-to-Market Road 1830 within the corporate limits of the town in excess of 50 miles per hour.

¹State law reference(s)—Authority to establish or alter prima facie speed limits, V.T.C.A., Transportation Code § 542.202(12); speed restrictions, V.T.C.A., Transportation Code § 545.351 et seq.; authority of municipality to alter speed limits, V.T.C.A., Transportation Code § 545.356.

- (3) No motor vehicle shall be operated along and upon Country Club Road beginning at said point being the east town limits of the town thence in a westerly direction along Country Club Road for a distance of 1.0 miles approximately to the intersection of US Hwy. 377, a maximum speed limits of 45 miles per hour.
- (4) No vehicle shall be operated along and upon Farm-to-Market Road 407, within the corporate limits of the town, in excess of the following prima facie speed limits:
 - (A) Beginning at said point being the east town limits of the town thence in a westerly direction along Farm-to-Market Road 407 for a distance of approximately 2.703 miles, a maximum speed limit of 55 miles per hour;
 - (B) Thence continuing in a westerly direction along Farm-to-Market Road 407 for a distance of approximately .5 miles, a maximum speed limit of 45 miles per hour; and
 - (C) Thence continuing in a westerly direction along Farm-to-Market Road 407 for a distance of approximately 1.735 miles, and ending at a point being the west town limits of the town, a maximum speed limit of 55 miles per hour.
- (5) No vehicle shall be operated along and upon Robson Ranch Road, within the corporate limits of the town, in excess of the following prima facie speed limits beginning at said point being the west town limits of the town thence in a easterly direction along Robson Ranch Road for a distance of approximately 2,750 feet to IH 35W, a maximum speed limit of 50 miles per hour.
- (e) The following school zone speed limits and effective days and times hereafter indicated for vehicles are hereby determined and declared to be prima facie, reasonable and safe. Such speed limits are fixed at their rate of speed and effective day and times indicated for vehicles traveling upon the following public streets and roadways or parts thereof and shall be designated by official school zone speed limit signs located on said streets and roadways during the hours and days so indicated and designated:

<u>School Zones</u>	<u>Maximum Speed Limit</u>	<u>Effective</u>
(1) Harrison Lane (on the west side of Harrison Lane approximately 200 feet north of the driveway serving the parking lot on the north side of the school and on the east side 20 feet south of Hearth Terrace.)	20 mph	6:45 a.m.—7:45 a.m. 2:30 p.m.—3:30 p.m.
(2) Crawford Road (that portion of Crawford Road extending 300 feet west of the center point of the entrance to the school, and 350 feet east of the center point of the entrance to the school.)	20 mph	7:30 a.m.—8:30 a.m. 3:10 p.m.—4:10 p.m.
(3) FM 407 W (that portion of FM 407 W extending 1250 feet west of the center point of Woods Drive, and 400 feet east of the center point of Woods Drive.)	35 mph	When Flashing

- (f) The following residential streets are not officially designated or marked highway or roads of the state highway system, and the governing body has determined that the prima facie speed limit on the highway is

unreasonable due to special hazards. The town council has declared a lower speed limit of 25 miles per hour on the following roads:

- (1) Redbud Street;
- (2) Oak Street;
- (3) Willow Street;
- (4) Peyton Place;
- (5) Old Town Boulevard North;
- (6) Old Town Boulevard South;
- (7) Highland Circle;
- (8) Boonesville Bend;
- (9) Ellison Trace;
- (10) Nora Lane;
- (11) Myrtle Lane;
- (12) Big Sky Way;
- (13) Trigger Trail;
- (14) Travelers Terrace;
- (15) Pegasus Ridge;
- (16) Comanche Run;
- (17) Appaloosa Run;
- (18) 5T Ranch Road;
- (19) Aberdeen Boulevard;
- (20) Carrington Drive;
- (21) Glen Innes Drive;
- (22) Craig Court;
- (23) Kirkpatrick Court;
- (24) Dundee Court;
- (25) Sterling Drive;
- (26) Craigmore Drive;
- (27) Perth Court;
- (28) Glendale Drive;
- (29) Telford Drive;
- (30) Blue Horizon Way;
- (31) High Point Drive;
- (32) Foxglove Hill;

- (33) Rustic Trail;
- (34) Artesian Drive;
- (35) Driftwood Lane;
- (36) Rain Lily Lane;
- (37) Quaint Pond Lane;
- (38) Waterbrook Parkway;
- (39) Village Green Drive;
- (40) Dove Falls Drive;
- (41) Misty Lane;
- (42) Swift Creek Road;
- (43) Waters Edge Drive;

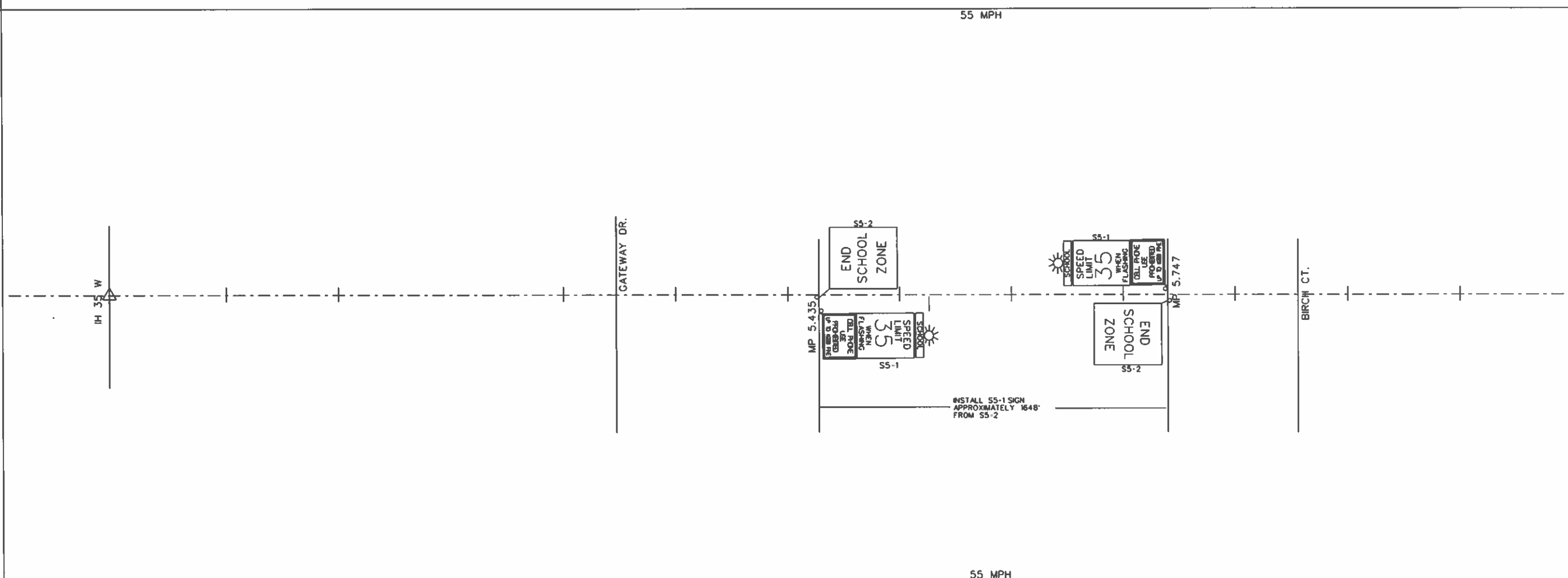
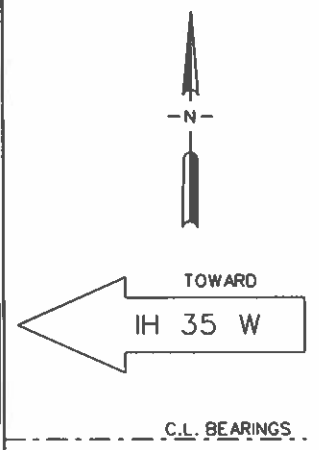
- (g) The town administrator, or his designee, is hereby authorized to have the proper traffic signs erected, constructed, and placed at such points along said highways, streets or alleys, or portions hereof under construction, maintenance or repair so that travelers will be reasonably notified of said traffic regulations.
- (h) Notwithstanding anything contained in this article to the contrary, the maximum permissible speed limit on any street or roadway within the town shall not exceed the speed designated on temporary signs posted by the town to specify a lower reasonable and prudent speed because of street repairs, construction, emergency conditions or other actual or potential hazards then existing on such street and roadways.
- (i) Any person violating any of the provisions of this article shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed \$200.00 and a separate offense shall be deemed committed each time a violation occurs.

(Ord. No. 2018-09, 4-24-18; Ord. No. 2018-20, § 2, 11-27-18; Ord. No. 2019-07, § 2, 4-23-19; Ord. No. 2020-06, § 2, 3-24-20; Ord. No. 2023-21, § 1(Exh. A), 6-26-23)

EXHIBIT B

FM 407

DEVELOPMENT
RES. SIGHT DISTANCE
BALL BANK OR ADVISORY SPEED
CURVES OVER 2°
GRADES OVER 3%
SURFACE WIDTH AND TYPE
R.O.W. AND RDBD. WIDTH
ACCIDENTS
ZONE LENGTHS (MILES)
ZONE SPEEDS (M.P.H.)
EXISTING SPEED



EXISTING SPEED
ZONE SPEEDS (M.P.H.)
ZONE LENGTHS (MILES)
ACCIDENTS
R.O.W. AND RDBD. WIDTH
SURFACE WIDTH AND TYPE
GRADES OVER 3%
CURVES OVER 2°
BALL BANK OR ADVISORY SPEED
RES. SIGHT DISTANCE
DEVELOPMENT

DISTRICT: DALLAS	COUNTY: DENTON	MINUTE NO.:	DATE: / /
HIGHWAY: FM 407	CITY: DENTON	REPLACES:	DATE: / /
DATE OF STUDY 12-12-25	SCALE 1" = 0.1 MILES	REPLACED BY:	DATE: / /
		CANCELLED BY:	DATE: / /

LIMITS OF ZONE							
SECTION ONE				SECTION TWO			
BEGINS	STA. OR M.P.	CONT. AND SECT.	PROJECT	BEGINS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	0 + 00	-	()				()
	MP				MP		
ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT	ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	0 + 00	-	()				()
	MP				MP		

LEGEND

- 85 PERCENTILE SPEED
TOP SPEED MEASURED
NUMBER OF CARS CHECKED
- FATAL ACCIDENT
- PERSONAL INJURY ACCIDENT
- PROPERTY DAMAGE ACCIDENT
- INDICATES SECTION ZONED BY COMMISSION MINUTE
- SIGNALIZED INTERSECTION
- TRIAL RUN

SCHOOL ZONE
 CONT. 1310 SEC. 01
 LIMITS: FROM GATEWAY DR. TO BIRCH CT.
 ARGYLE ELEMENTARY AND
 MIDDLE SCHOOL

SHEET 1 OF 1

Texas Department of Transportation

SCHOOL FLASHER
 DENTON COUNTY
 FM 407

DESIGN TEAM	FED. NO. (DIV. NO.)	FEDERAL AID PROJECT NO.	SHEET
	STATE	STATE DIST. NO.	COUNTY
CHECKED	CONTROL NO.	SECTION NO.	JOB NO.
			ROADWAY NO.

EXHIBIT C

Item 8.



Sam Davis Rd

Sam Davis Rd

Sam

3rd St

35W

407

407

407

Corral City

Argyle ISD
ES/MS Site

Proposed
School Zone



Mayor and Council Agenda Item Memorandum

ITEM TYPE

Action Item

MEETING DATE:

January 20, 2026

PRESENTER:

Harrison Wicks, Director of Community Development

REQUESTED BY:

N/A

ITEM DESCRIPTION:

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.

BACKGROUND INFORMATION:

Upon execution of the Development Agreement with the developer of the Marsden Tract, CDI 60 Hawk, LLC, Town staff has worked to receive bids for building relocation services for the train depot building on the site.

There was a consensus to preserve the train depot building and temporarily move it to the Town owned property on Front Street, located 1.3 miles north of its current position at 409 S US Hwy 377, Argyle, TX 76226. There the building would sit temporarily until such time the Town can decide its best future use.

The scope of the bid is to prepare the building to be moved with structural support, load the structure onto specialized moving equipment, transport the building approximately 1.3 miles to Front Street, and set the building onto a prepared footing or foundation provided by the Town of Argyle.

Three bids were received. Upon review by Town staff, Denton County Housemovers was determined to be the lowest responsive bidder with a base bid amount of \$25,600.

Town staff will coordinate scheduling with TXDOT on US Hwy 377, Union Pacific for the railroad crossing at Old Justin Road, and Oncor for the overhead power lines. The tentative schedule for moving the structure is mid-February 2026.

FISCAL IMPACT:

- Not Applicable
- Proposed Expenditure: \$25,600
- General Ledger Code: TBD
- Proposed Revenue:
- Budget Amendment Required: Yes
- Financial Review Completed by:

LEGAL REVIEW:

Not applicable.

ATTACHMENTS:

Resolution 2026-02
Exhibit A - Denton County Housemovers Bid

RECOMMENDED MOTION AND/OR ACTION:

Move to adopt Resolution 2026-02 awarding a bid on building relocation services for the train depot building located on the Marsden Tract to Denton County Housemovers, for a base bid amount of \$25,600, as presented.

**TOWN OF ARGYLE, TEXAS
RESOLUTION NO. 2026-02**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS, AWARDED A BID ON BUILDING RELOCATION SERVICES FOR THE TRAIN DEPOT BUILDING LOCATED ON THE MARSDEN TRACT IN THE BASE AMOUNT OF \$25,600 AND AUTHORIZING THE TOWN MANAGER TO NEGOTIATE A CONTRACT AND THE MAYOR TO EXECUTE SAME ON BEHALF OF THE TOWN.

WHEREAS, the Town of Argyle recognizes the importance of preserving local historic buildings in order to enhance, promote, and celebrate Argyle culture; and

WHEREAS, the Town has identified a building known as the ‘train depot’ building on the Marsden Tract, located at 409 S US Hwy 377, Argyle, TX 76226, as worthy of preserving; and

WHEREAS, the Town has entered into an agreement with the developer of the Marsden Tract property, CDI 60 Hawk, LLC, to allow the Town the opportunity to relocate the structure; and

WHEREAS, the Town has reviewed all bids received and has recommended award of the project to Denton County Housemovers as the lowest responsive bidder, with a base bid amount of \$25,600.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS:

- Section 1.** The Town Council hereby awards the building relocation services project to Denton County Housemovers in the amount of \$25,600.
- Section 2.** The Town Manager is hereby authorized to negotiate and the Mayor is authorized to execute a contract with Denton County Housemovers, with a base bid amount of \$25,600.
- Section 3.** This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED THIS THE 20th DAY OF JANUARY 2026.

APPROVED:

Ronald Schmidt, Mayor

ATTEST:

Erika McComis, Town Secretary



Denton County Housemovers
1927 Vinsonville Ln
Denton, TX
940-387-3666
jdw@dentoncountyhousemovers.org

Preliminary Proposal for Relocation of the Argyle Depot

Submitted To: Town of Argyle

Project Description

Denton County Housemovers proposes to relocate the historic Argyle Depot currently located at 409 US Highway 377 to a new site on Front Street, approximately 1.3 miles north of the existing location. This proposal is preliminary in nature and subject to adjustment as additional information becomes available.

Building Information

- Base dimensions: 27 feet long x 16 feet wide (26 feet including overhang)
- Height on current foundation: 17 feet
- Estimated transport height once loaded: 18'6" to 20'

Scope of Work – Denton County Housemovers

- Preparation and structural support of the building for relocation
- Loading the structure onto specialized moving equipment
- Transporting the building approximately 1.3 miles to Front Street
- Temporary support on steel beams if required
- Setting the building onto the prepared foundation provided by the Town of Argyle

Responsibilities of the Town of Argyle

- Coordination and adjustment of overhead utilities, streetlights, and obstructions
- Traffic control and permitting unless otherwise agreed upon
- Adjustment or temporary raising of one traffic signal if required
- Construction of the new foundation or prepared setting area

Temporary Holding & Equipment Use

Denton County Housemovers can hold the building on steel beams used for transport for up to two (2) months at no additional charge. Equipment rental fees may apply beyond this period.

Total Project Cost

\$25,600.00

Respectfully submitted,

Jason Webb

Denton County Housemovers



Mayor and Council Agenda Item Memorandum

ITEM TYPE

Action Item

MEETING DATE:

January 20, 2026

PRESENTER:

Harrison Wicks, Director of Community Development

REQUESTED BY:

N/A

ITEM DESCRIPTION:

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.

BACKGROUND INFORMATION:

During their meeting on December 15, 2025, Town Council approved Resolution 2025-63 for the Advance Funding Agreement (AFA) between the Town of Argyle and TXDOT for construction of two additional turn lanes, irrigation sleeves and junction boxes on US 377.

This item is to approve a budget amendment in the amount of \$811,275.52 from line 230-5-520-6410 street improvements, so funds can be expended to TXDOT later this year.

FISCAL IMPACT:

- Not Applicable
- Proposed Expenditure: \$811,275.52
- General Ledger Code: 230-5-520-6410 Street Improvements
- Proposed Revenue:
- Budget Amendment Required: Yes
- Financial Review Completed by:

LEGAL REVIEW:

The Town Manager reviewed this item.

ATTACHMENTS:

- A. Ordinance 2026-05
- B. Resolution 2025-63

RECOMMENDED MOTION AND/OR ACTION:

Move to adopt Ordinance 2026-05 for a budget amendment of \$811,275.52 for enhancements to the construction and widening of US 377 from Crawford Road south to the Argyle Town limits.

**TOWN OF ARGYLE, TEXAS
ORDINANCE NO. 2026-05**

BUDGET AMENDMENT

AN ORDINANCE AMENDING THE TOWN OF ARGYLE FISCAL YEAR 2025-2026 OFFICIAL BUDGET, ADOPTED BY ORDINANCE NO. 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; PROVIDING A CUMULATIVE CLAUSE; A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Argyle is a type A general law municipality located in Denton County, created in accordance with the provisions of Chapter 6 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the Town Council of the Town of Argyle previously approved Ordinance number 2025-35, adopting the Official Budget of the Town; and

WHEREAS, the Town Council desires to amend Ordinance Number 2025-35, adopting the Official Budget of the Town, by appropriating \$811,275.52 from the unappropriated balance of the street maintenance sales tax fund for enhancements to the construction and widening of US HWY 377 from crawford road south to the argyle town limits; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS:

SECTION 1

That the Official Budget of the Town of Argyle, adopted by Ordinance No. 2025-35, is hereby amended by the Town Council by appropriating \$811,275.52 from the unappropriated balance of the street maintenance sales tax fund for enhancements to the construction and widening of US HWY 377 from Crawford Road south to the Argyle Town Limits in the Fiscal Year 2025-2026.

The Town Secretary is directed to keep and maintain a copy of such Official Budget, as amended, on file in the office of the Town Secretary, available for inspection by citizens and the general public.

SECTION 2

This ordinance shall be cumulative of all provisions of ordinances of the Town of Argyle, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of other ordinances, in which even the conflicting provisions of the other ordinances are hereby repealed.

SECTION 3

It is hereby declared to be the intention of the Town Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if a phrase, clause, sentence, paragraph, or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect the remaining phrases, clauses, sentences, paragraphs, and sections of this ordinance, since the same would have been enacted by the Town Council without the incorporation in this ordinance of the unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 4

This ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS, BY A VOTE OF __ TO __, ON THIS THE 20th DAY OF JANUARY 2026.

APPROVED:

Ronald Schmidt, Mayor

ATTEST:

Erika McComis, Town Secretary

**TOWN OF ARGYLE, TEXAS
RESOLUTION NO. 2025-63**

A RESOLUTION BY THE TOWN OF ARGYLE APPROVING AN ADVANCE FUNDING AGREEMENT WITH TEXAS DEPARTMENT OF TRANSPORTATION FOR LOCAL GOVERNMENT CONTRIBUTIONS WITH NO REQUIRED MATCH FOR US HWY 377 FROM CRAWFORD ROAD SOUTH TO THE ARGYLE TOWN LIMITS AND AUTHORIZE THE MAYOR TO EXECUTE SAME ON BEHALF OF THE TOWN.

WHEREAS: the Town of Argyle recognizes the long-term benefits for its residents of US Hwy 377 being reconstructed and widened by TXDOT; and

WHEREAS: the Town wishes to enter into an Advanced Funding Agreement with TXDOT to provide for enhancements to the US Hwy 377 right-of-way in the Argyle Town Limits; and

WHEREAS: the Town of Argyle agrees it is responsible for all non-reimbursable costs and 100% of cost overruns; and

WHEREAS: the Texas Transportation Code, Section 201.103 establishes that the State shall design, construct, and operate a system of highways in cooperation with local governments, and Section 222.052 authorizes the Texas Transportation Commission to accept contributions from political subdivisions for development and construction of public roads and the state highway system within the political subdivision, and

WHEREAS: federal and state laws require local governments to meet certain contract standards relating to the management and administration of State and federal funds, and

WHEREAS: the Texas Transportation Commission has codified 43 TAC, Rules 15.50-15.56 that describe federal, state, and local responsibilities for cost participation in highway improvement and other transportation projects, and

WHEREAS: the State and Local Government do not anticipate that federal funds will be used for the Project governed by this Agreement; and

WHEREAS: the Texas Transportation Commission passed Minute Order Number **116997** authorizing the State to undertake and complete a highway improvement or other transportation project generally described as **reconstruction improvements on US 377 in the Town of Argyle town limits.**

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS:

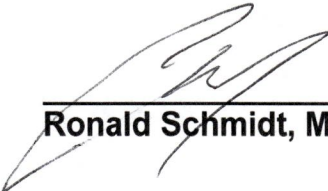
SECTION 1. The facts and recitals set forth in the preamble of this resolution are hereby found to be true and correct.

SECTION 2. That the Town Council of Argyle, Texas hereby approves an Advanced Funding Agreement with TXDOT; and further authorizes the Mayor, to execute said agreement on behalf of the Town of Argyle.

SECTION 3. That this Resolution shall become effective immediately upon passage, and it is so resolved.

PASSED AND APPROVED this the 15th day of December 2025.

Town of Argyle, Texas



Ronald Schmidt, Mayor

ATTEST:



Erika McComis, Town Secretary





Mayor and Council Agenda Item Memorandum

ITEM TYPE

Action Item

MEETING DATE:

January 20, 2026

PRESENTER:

Mike Sims, Town Manager
Bobby Johnston, Public Works Director

REQUESTED BY:

N/A

ITEM DESCRIPTION:

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.

BACKGROUND INFORMATION:

Town Hall currently serves as a primary public-facing facility for municipal services, including municipal court operations and customer transactions. While the building has historically functioned effectively, the existing layout and physical infrastructure offer limited security separation between public service areas and staff workspaces. Additionally, with recent modifications and updates to the Town Hall Lobby, certain transaction counters do not fully meet current accessibility standards.

Staff has evaluated opportunities to enhance security for court clerks and staff while maintaining appropriate public access. These improvements are intended to provide greater physical protection, improve controlled access within the building, and enhance situational awareness through upgraded video surveillance. The proposed modifications also address Americans with Disabilities Act (ADA) accessibility requirements at the transaction window.

The scope of work associated with this budget amendment includes several coordinated improvements. These include the removal of two existing transaction windows and replacement with bullet-resistant glass, installation of a secure interior door to separate the reception and transaction area from the remainder of the staff workspace, and modification of one transaction window to meet ADA counter height requirements. The wall containing the existing transaction windows is constructed of masonry, which is anticipated to provide sufficient structural protection without the need for additional wall reinforcement.

In addition to the physical modifications, the project includes limited access control upgrades and video security enhancements. Access control improvements include the addition of two card readers and video improvements include the installation of additional fixed and specialty cameras and the relocation of an existing camera to improve coverage and visibility within public and secured areas. These improvements are intended to enhance staff safety, support secure records handling, and improve overall building security.

The proposed improvements will require a budget amendment. Preliminary, high-level cost estimates include:

- \$24,000 for bullet-resistant glass, cutting, and installation.
- \$21,000 for various interior improvements including:
 - installation of a secure interior door
 - masonry modifications
 - ADA countertop adjustments
 - court office space improvements
- \$9,000 for equipment, installation, and programming access control components
- \$18,000 for security package including video camera equipment and installation

Staff estimates a total project cost of \$72,000.

Funding for this project is proposed to come from the Municipal Court Security Fund. This fund is restricted by Texas Code of Criminal Procedure, Article 102.017 and may only be used for security-related purposes associated with municipal court operations, including physical security improvements, security devices, and systems intended to protect court staff, the public, and court facilities. The proposed enhancements align with the allowable uses of this fund. The projected FY 2026 ending fund balance for the Court Security Fund is approximately \$93,150.

FISCAL IMPACT:

- Not Applicable
- Proposed Expenditure: \$72,000
- General Ledger Code: 241-5-135-4110
- Proposed Revenue:
- Budget Amendment Required: Yes
- Financial Review Completed by:

LEGAL REVIEW:

The Town Manager reviewed this item.

ATTACHMENTS:

A. Ordinance.

RECOMMENDED MOTION AND/OR ACTION:

Move to adopt ordinance 2026-04.

**TOWN OF ARGYLE, TEXAS
ORDINANCE NO. 2026-04**

BUDGET AMENDMENT

AN ORDINANCE AMENDING THE TOWN OF ARGYLE FISCAL YEAR 2025-2026 OFFICIAL BUDGET, ADOPTED BY ORDINANCE NO. 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; PROVIDING A CUMULATIVE CLAUSE; A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Argyle is a type A general law municipality located in Denton County, created in accordance with the provisions of Chapter 6 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the Town Council of the Town of Argyle previously approved Ordinance number 2025-35, adopting the Official Budget of the Town; and

WHEREAS, the Town Council desires to amend Ordinance Number 2025-35, adopting the Official Budget of the Town, by appropriating \$72,000 of the unappropriated balance of the Court Security Fund for the purpose of providing various security improvements.

WHEREAS, the Court Security Fund is restricted by Texas Code of Criminal Procedure, Article 102.017, and may only be used for security-related purposes associated with municipal court operations, including physical security improvements, security devices, and systems intended to protect court staff, the public, and court facilities

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS:

SECTION 1

That the Official Budget of the Town of Argyle, adopted by Ordinance No. 2025-35, is hereby amended by the Town Council by appropriating \$72,000 of the unappropriated balance of the Court Security Fund for the purpose of providing various security improvements in the Fiscal Year 2025-2026.

The Town Secretary is directed to keep and maintain a copy of such Official Budget, as amended, on file in the office of the Town Secretary, available for inspection by citizens and the general public.

SECTION 2

This ordinance shall be cumulative of all provisions of ordinances of the Town of Argyle, Texas, except where the provisions of this ordinance are in direct conflict with the provisions

of other ordinances, in which even the conflicting provisions of the other ordinances are hereby repealed.

SECTION 3

It is hereby declared to be the intention of the Town Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if a phrase, clause, sentence, paragraph, or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect the remaining phrases, clauses, sentences, paragraphs, and sections of this ordinance, since the same would have been enacted by the Town Council without the incorporation in this ordinance of the unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 4

This ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS ON THIS THE 20th DAY OF JANUARY 2026.

APPROVED:

Ronald Schmidt, Mayor

ATTEST:

Erika McComis, Town Secretary



Mayor and Council Agenda Item Memorandum

ITEM TYPE

Action Item

MEETING DATE:

January 20, 2026

PRESENTER:

Mike Sims, Town Manager

REQUESTED BY:

N/A

ITEM DESCRIPTION:

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.

BACKGROUND INFORMATION:

The Town of Argyle is engaged in a phased planning and development process for the Town Center / Police Department Building project. To date, the Town Council has approved several professional services agreements to support the early planning and conceptual development of the project, including construction management advisory services, civil engineering and planning services, and master planning services. These actions were taken to establish a comprehensive project framework prior to advancing into architectural design or construction procurement.

The master planning effort for the Town Center / Police Department Building project is currently underway and is anticipated to be completed and formally considered by the Town Council prior to initiating the next phase of architectural design services. Completion of the master plan will establish the overall site layout, programmatic needs, and development concepts that will inform subsequent design and delivery decisions.

As part of this planning process, staff has begun evaluating project delivery methods authorized for municipalities under Texas law to determine the most appropriate approach

for cost control, schedule management, and risk allocation. One such method authorized under Texas Local Government Code Chapter 2269 is the Construction Manager at Risk (CMAR) delivery method.

Under the CMAR delivery method, the Town contracts separately with an architect for design services, an owners representative and with a construction company who provides pre-construction services during the design phase and later serves as the general contractor during construction. The construction company is selected through a qualifications-based process that evaluates experience, past performance, and demonstrated ability to manage similar public-sector projects. Pricing is not evaluated during the initial selection phase. During the design phase, the construction company provides pre-construction services such as cost estimating, constructability reviews, value engineering recommendations, schedule development, and coordination with the design team. This collaborative approach allows for cost, schedule, and constructability issues to be identified earlier in the process, reducing costs and timelines while supporting informed decision-making by the Town.

Once the design reaches an appropriate level of completion, the construction company proposes a Guaranteed Maximum Price (GMP) for the project. The GMP establishes a maximum construction cost, subject to defined scope and assumptions. The Town retains the ability to negotiate, request revisions to, or reject a proposed GMP if it is determined not to be in the Town’s best interest. If a GMP is not accepted, the Town is not obligated to proceed with construction under the CMAR delivery method.

This agenda item allows for required finding by Council that the CMAR process is the preferred method for this construction project and authorizes the issuance of Requests for Qualifications (RFQ) for architectural design and owner’s representation services as a preparatory step following completion of the master planning phase. Any advancement into the CMAR procurement process, including issuance of CMAR RFQs or contract award, will be brought back to the Town Council for consideration and approval by separate action.

FISCAL IMPACT:

- Not Applicable
- Proposed Expenditure:
- General Ledger Code:
- Proposed Revenue:
- Budget Amendment Required: No
- Financial Review Completed by:

LEGAL REVIEW:

Not applicable.

ATTACHMENTS:

Resolutoin

RECOMMENDED MOTION AND/OR ACTION:

Approve the resolution as presented.

**TOWN OF ARGYLE, TEXAS
RESOLUTION NO. 2026-01**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS, AUTHORIZING THE TOWN MANAGER TO ISSUE REQUESTS FOR QUALIFICATIONS (RFQs) FOR ARCHITECTURAL DESIGN AND OWNER'S REPRESENTATION SERVICES AND ESTABLISHING THE USE OF THE CONSTRUCTION MANAGER AT RISK (CMAR) PROJECT DELIVERY METHOD, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE CHAPTER 2269, FOR THE POLICE DEPARTMENT BUILDING PROJECT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Argyle, Texas (the "Town"), has undertaken a phased and deliberate planning process for the Town Center / Police Department Building project to meet the long-term operational and community needs of the Town; and

WHEREAS, on January 21, 2025, the Town Council approved Resolution No. 2025-06, authorizing a professional services agreement with Ramel Company, LLC for the purpose of providing construction management services related to the Town Center / Police Department Building concept; and

WHEREAS, on April 7, 2025, the Town Council approved Resolution No. 2025-33, authorizing a professional services agreement with Dunaway Associates for the purpose of providing civil engineering, land surveying, and landscape architecture and planning services related to the Town Center / Police Department Building concept; and

WHEREAS, on April 7, 2025, the Town Council approved Resolution No. 2025-34, authorizing a professional services agreement with GFF Architects for the purpose of providing master planning services related to the Town Center / Police Department Building concept; and

WHEREAS, Texas Local Government Code Chapter 2269 authorizes municipalities to utilize alternative project delivery methods, including the Construction Manager at Risk ("CMAR") method, for public works projects; and

WHEREAS, the CMAR project delivery method allows for early coordination among the owner, design professionals, and construction professionals to support constructability review, cost control, schedule development, and risk management; and

WHEREAS, the Town Council finds that issuing a Request for Qualifications (RFQ) for owner's representation services is a logical and necessary next step following completion of the master planning phase and is consistent with Texas law.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS:

- Section 1.** The Council determines that the Construction Manager At Risk method of procurement provides the best value for the Town of Argyle Police Department Building.
- Section 2.** The Town Manager is hereby authorized to issue a Request for Qualifications (RFQs) for architectural design and owner's representation services related to the Police Department Building project.
- Section 3.** The professional services procured pursuant to the RFQ shall support the Town's anticipated use of the Construction Manager at Risk (CMAR) project delivery method in accordance with Texas Local Government Code Chapter 2269.
- Section 4.** This Resolution does not authorize the award of any contracts; any such contracts shall be presented to the Town Council for consideration and approval by separate action.
- Section 5.** The Town Manager is authorized to take all actions reasonably necessary to implement this Resolution in compliance with applicable law.
- Section 6.** This Resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE THIS THE 20th DAY OF JANUARY 2026.

APPROVED:

Ronald Schmidt, Mayor

ATTEST:

Erika McComis, Town Secretary



Mayor and Council Agenda Item Memorandum

ITEM TYPE	MEETING DATE:
Action Item	January 20, 2026

PRESENTER:

Harrison Wicks, Director of Community Development

REQUESTED BY:

Mayor Ronald Schmidt

ITEM DESCRIPTION:

Discuss and consider Ordinance 2026-08 amending Article 1.05 Boards and Commissions and adding Division 4 Parks Board.

BACKGROUND INFORMATION:

Based on feedback from Town Council, staff has provided a draft ordinance for the creation of a Parks Board.

The Town of Argyle has acquired additional parkland property in the Town limits, either through purchase, lease agreement, or otherwise, making it necessary that a Parks Board be formed of Argyle residents living within the Town to provide guidance on how park property is preserved, improved, maintained, etc.

This item is to consider Ordinance 2026-08 creating a Parks Board.

FISCAL IMPACT:

- Not Applicable
- Proposed Expenditure:
- General Ledger Code:
- Proposed Revenue:
- Budget Amendment Required: No
- Financial Review Completed by:

LEGAL REVIEW:

Not applicable.

ATTACHMENTS:

Ordinance 2026-08

RECOMMENDED MOTION AND/OR ACTION:

Move to adopt Ordinance 2026-08 creating a Park Board, as presented.

**TOWN OF ARGYLE, TEXAS
ORDINANCE NO. 2026-08**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS, AMENDING THE ARGYLE CODE OF ORDINANCES BY AMENDING ARTICLE 1.05 BOARDS AND COMMISSIONS AND ADDING DIVISION 4 PARKS BOARD; REPEALING CONFLICTING ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town is empowered under §51.001 of the Texas Local Government Code to adopt an ordinance that is for the good government of the Town; and

WHEREAS, the Town Council has a substantial interest in oversight of Town property designated for parks; and

WHEREAS, determining what actions should be taken on park property in the Town is important to protect the integrity of the Town's neighborhoods and natural assets; and

WHEREAS, assistance in the oversight of maintenance, improvements, and long-term planning of park property will aid the Town Council and staff in the proper management of Town facilities and resources.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS:

SECTION 1. The Town Council of the Town of Argyle, Texas, does hereby order the creation of a Parks Board, as an advisory board for the purpose of assisting the Town Council in formulating, reviewing, and recommending to the Town Council various programs and activities related to parks, public spaces, and recreation activities.

SECTION 2. The Parks Board shall consist of seven (7) members, being residents and qualified voters of the Town of Argyle, to be appointed by the Town Council. Said members shall serve at the pleasure of the Town Council.

SECTION 3. Members of the Parks Board shall serve staggered two-year terms. All terms shall run from November 1st through October 31st. Three members will be reappointed in even years, and four members will be reappointed in odd years.

Members may be removed by a majority vote of the Town Council, with or without cause. At the time initial and annual appointments of the members

are made by the Town Council, the Town Council may appoint the chairperson for the Parks Board; however, if the Town Council does not appoint said chairperson, the Parks Board shall, at the next regular meeting of the board, elect from its members a Chairperson and Vice-Chairperson for a term of one (1) year. It shall be the duty of the Chairperson to preside at all meetings of the board and the duty of the Vice-Chairperson to serve in the place of the Chairperson in his or her absence from the meeting of the board, or if the Chairperson is no longer able to serve, to assume the responsibilities of the Chairperson until the new Chairperson is appointed or elected.

SECTION 4. The Director of Community Development shall serve as the liaison between the Town and the Parks Board. As a liaison, they shall provide updates as needed to Town Council on meeting activities. They shall serve as secretary to the Board and shall be custodian of all minutes and records of the Board and perform such other duties as the Town Council may deem necessary.

SECTION 5. The Board shall meet regularly and shall designate the time and place of its meetings to discuss possible projects on Park property owned by the Town of Argyle, to ensure progress is being made to implement the Town's long-term vision.

The Board shall abide by all applicable laws of the Town and the state, including but not limited to the Texas Open Meetings Act and Texas Public Information Act.

SECTION 6. Four (4) members of the Board shall constitute a quorum for the conduct of business. The members of the Board shall regularly attend meetings and serve without compensation except for reimbursement of authorized expenses attendant to the performance of their duties.

SECTION 7. The Parks Board shall have the duties and responsibilities as follows:

- a. To serve at the pleasure of the Town Council and shall have no advisory or recommending authority over any operating department of the Town;
- b. Once a recommendation by the board has been forwarded to the Town Council, the duties of the board regarding said recommendation are considered complete unless otherwise directed by the Town Council;
- c. The board may make recommendations in conjunction with Town Staff regarding Town ordinances, master plans, or matters pertaining to specific board duties and assignments given by the Town Council.
- d. Encourage and facilitate the establishment and maintenance of parks, playgrounds, athletic fields, and other recreational facilities.
- e. Periodically review the master park plan to determine the adequacy of both short-range and long-range park and development needs of the citizens.

- f. Cooperate with all agencies, groups, and civic clubs concerning recreational needs.
- g. Submit periodic reports, including any special reports, as requested by the Town Council.
- h. Study and recommend to the Town Council ways and means of financing parks and recreation facilities, including the potential for state and federal grant funding.
- i. Receive public comment, concerns, and recommendations relating to the Town's parks and recreation programs.

SECTION 8. This Ordinance shall become effective from and after its date of passage.

PASSED AND APPROVED THIS THE 20TH DAY OF JANUARY 2026.

TOWN OF ARGYLE, TEXAS

Ronald Schmidt, Mayor

ATTEST:

Erika McComis, Town Secretary



Mayor and Council Agenda Item Memorandum

ITEM TYPE

Action Item

MEETING DATE:

January 20, 2026

PRESENTER:

Erika McComis, Town Secretary

ITEM DESCRIPTION:

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.

BACKGROUND INFORMATION:

Chapter 395 of the Texas Local Government Code requires a municipality to appoint a Capital Improvements Advisory Committee prior to adopting land use assumptions, a capital improvements plan, or an impact fee ordinance. The committee is established to serve in an advisory capacity and to assist the Town throughout the impact fee adoption process.

State law requires the committee to be composed of not less than five members, with at least fifty percent of the membership representing the real estate, development, or building industries and not employed by a governmental entity. The committee's responsibilities include advising on the proposed land use assumptions, reviewing and providing written comments on the capital improvements plan, monitoring implementation of the plan, and filing reports regarding progress and any perceived inequities in the application of the impact fees.

This resolution appoints members to the Capital Improvements Advisory Committee in compliance with Section 395.058 of the Texas Local Government Code. The committee will serve for the duration of the impact fee adoption process and will conclude its work once the Town Council has adopted the land use assumptions, capital improvements plan, and impact fee ordinance, and the committee has fulfilled its statutory duties.

Approval of this resolution allows the Town to proceed with the required advisory process and maintains compliance with state law prior to consideration of an impact fee ordinance.

FISCAL IMPACT:

- Not Applicable
- Proposed Expenditure:
- General Ledger Code:
- Proposed Revenue:
- Budget Amendment Required: No
- Financial Review Completed by:

LEGAL REVIEW:

Not applicable.

ATTACHMENTS:

Resolution

RECOMMENDED MOTION AND/OR ACTION:

Move to approve the resolution for appointments as presented.

**TOWN OF ARGYLE, TEXAS
RESOLUTION NO. 2026-03**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS
APPOINTING MEMBERS TO THE CAPITAL IMPROVEMENT ADVISORY
COMMITTEE AS REQUIRED BY SECTION 395.058 OF THE TEXAS LOCAL
GOVERNMENT CODE AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Town Council of the Town of Argyle, Texas, is authorized to adopt land use assumptions, a capital improvements plan, and impact fees pursuant to Chapter 395 of the Texas Local Government Code; and

WHEREAS, Section 395.058 of the Texas Local Government Code requires the Town to appoint a Capital Improvements Advisory Committee to serve in an advisory capacity with respect to land use assumptions, the capital improvements plan, and the impact fee program; and

WHEREAS, the Capital Improvements Advisory Committee must be composed of not less than five members, appointed by a majority vote of the Town Council, with not less than fifty percent of the membership representing the real estate, development, or building industries and not employed by a governmental entity; and

WHEREAS, the Town Council desires to appoint qualified individuals to serve on the Capital Improvements Advisory Committee in compliance with state law.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS:

SECTION 1. That the following members are hereby appointed to the Capital Improvement Advisory Committee:

NAME	REPRESENTATION
_____	Development/Real Estate
_____	Development/Real Estate
_____	Development/Real Estate
_____	Development/Real Estate
_____	At-Large/Community Member
_____	At-Large/Community Member
_____	At-Large/Community Member

SECTION 2. The Capital Improvements Advisory Committee shall serve in an advisory capacity as provided by Section 395.058 of the Texas Local Government Code, including advising and assisting the Town in adopting land use assumptions, reviewing and monitoring the capital improvements plan, filing required reports, and advising on updates or revisions to the impact fee program.

SECTION 3. The members appointed herein shall serve at the will of the Town Council and shall continue to serve until the adoption of the impact fee ordinance pursuant to Chapter 395 of the Texas Local Government Code and the completion of the advisory committee's duties under Section 395.058, Texas Local Government Code.

SECTION 4. That this Resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED this the 20th day of January 2026.

Town of Argyle, Texas

Ronald Schmidt, Mayor

ATTEST:

Erika McComis, Town Secretary