

FEBRUARY 17, 2026

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
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TOWN MANAGER	MIKE SIMS
TOWN SECRETARY	ERIKA MCCOMIS

CALL MEETING TO ORDER

Mayor Schmidt called the meeting to order at 5:35 p.m.

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

1. Presentation of the Annual Financial Report for the fiscal year ending September 30, 2025, by Vail and Park P.C.

Town Council received a presentation on the Town of Argyle's FY2025 Annual Financial Audit for the fiscal year ending September 30, 2025, as required by Texas Local Government Code, from Susan LaFollett with Vail and Park P.C. The independent auditor issued an unmodified, or clean, opinion on the Town's financial statements and reported no material weaknesses, significant deficiencies, or instances of noncompliance.

The Town's total net position increased by \$5,562,573 from the prior fiscal year, primarily due to increases in property tax, sales tax, and grant revenues. Governmental revenues increased 21 percent, while expenses increased 21 percent, largely attributable to public safety and public works. The General Fund ended the year with approximately 11 months of reserves, exceeding the Government Finance Officers Association recommendation of 3–6 months. The Water and Sewer Fund's unrestricted net position increased by 71 percent and represents approximately 17 months of reserves.

The auditor provided several recommendations, including presenting quarterly investment reports to Council in accordance with the Town's investment policy, strengthening documentation of cash receipt reviews, considering an increase to the capitalization threshold, and submitting the Annual Comprehensive Financial Report to the GFOA for the Certificate of Excellence in Financial Reporting by the March 31, 2026 deadline.

OPEN FORUM

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

No speakers.

CONSENT AGENDA

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

7. Consider approval of the January 15, 2026, Town Council Joint Workshop minutes as recorded.
8. Consider approval of the January 20, 2026, Town Council Meeting minutes as recorded.
9. Consider approval of Resolution 2026-04 authorizing continued participation with the Steering Committee of Cities served by Oncor; and authorizing the payment of ten cents (\$0.10) per capita to the Steering Committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC.
10. Consider approval of the 2025 racial profiling data compiled from traffic contacts made by the Argyle Police Department.
11. Consider approval of Resolution 2026-05 approving a Standby Disaster Debris Removal Services Agreement with Ceres Environmental Services, Inc., and authorization for the Town Manager to negotiate final terms consistent with the agreement; and authorization for the Mayor to execute the agreement and related documents on behalf of the Town of Argyle.
12. Consider approval of Resolution 2026-06 authorizing a Standby Disaster Debris Monitoring Services Agreement with DebrisTech, LLC, and authorization for the Town Manager to negotiate final terms consistent with the agreement; and authorization for the Mayor to execute the agreement and related documents on behalf of the Town of Argyle.

13. Consider approval of Resolution 2026-07 authorizing a Standby Disaster Recovery Consulting Services Agreement with Disaster Recovery Reimbursement Services, LLC, and authorization for the Town Manager to negotiate final terms consistent with the agreement; and authorization for the Mayor to execute the agreement and related documents on behalf of the Town of Argyle.
14. Consider approval of Resolution 2026-08 authorizing the termination of the existing Managed Information Technology Services Agreement, approving a short-term bridge agreement for Managed Information Technology Services, and authorizing the issuance of a Request for Proposals (RFP) for Managed Information Technology Services.

APPROVED

Councilmember Stewart moved to approve consent agenda as presented. Councilmember Svehla Hermann seconded the motion. The motion passed 4-0.

ACTION ITEMS

15. Discuss and consider Resolution 2026-09 rescinding Resolution 2024-08 previously approving an interlocal agreement between the Town of Argyle and the City of Denton for traffic signal device maintenance services at Robson Ranch Road and Landmark Trail.

APPROVED

Councilmember Brading moved to approve Resolution 2026-09 as presented. Councilmember Svehla Hermann seconded the motion. The motion passed 4-0.

16. Discuss and 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.

Mayor Schmidt and Mr. Sims discussed applications and interest received by the Town for the Committee. Final members nominated by Council were Jon Donahue, Amy Cook, Doug Shanahan, Brad Fenley, and Scott Niven.

APPROVED

Councilmember Svehla moved to approve Resolution 2026-03 appointing the nominated members. Councilmember Brading Hermann seconded the motion. The motion passed 4-0.

PUBLIC HEARING

17. Hold a public hearing and consider action on a Site Plan Request (SP-25-009) with proposed variances to the Community Retail – (CR) zoning district standards, for the proposed Valley Creek Church, being on 7.45 acres of land, known as Valley Creek

Church Argyle, Lot 1, Block A, in the F.W. Thorton Survey, Abstract 1244, Town of Argyle, Denton County, Texas.

Mr. Wicks discussed the proposed development and site plan which includes construction of a 35,724 square foot church building, associated parking, and landscaping.

During the public hearing and discussion, Brad Lanham, the applicant, and Justin Landsdowne of McAdams Engineering addressed Council and responded to questions regarding the site layout, parking, landscaping, and requested variances and conditions.

Council was informed that the Planning and Zoning Commission recommended approval of the Site Plan with the following variances and conditions, with Council adding Condition C:

Variances

1. A variance request to the 50-foot landscape buffer requirement along Gateway Blvd to 10-foot.
2. A variance request to the 20-foot parking stall depth requirement to 18-foot.
3. A variance request to the 8-foot back-to-back landscape island width requirement for the northern most landscape islands to 6-foot back-to-back.

Conditions

- A. That the applicant remove the northern most 28 parking spaces and increase the landscape buffer along FM 407 W to 28 feet in width and add a 3 foot berm in the same area.
- B. That the applicant meet the Town's lighting and glare standards per Section 14.3.76.
- C. (Added by Town Council) That full outdoor lighting may only be used when the building is in use and occupied, and that at any other time, only minimum safety lighting shall be in use.

Public Hearing closed at 7:11 p.m.

Public Hearing closed at 7:12 p.m.

APPROVED

Councilmember Brading moved to approve the Site Plan Request with proposed variances and conditions as discussed by Council. Mayor Pro Tem Hermann seconded the motion. The motion passed 4-0.

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.)

18. Discussion regarding a proposed policy for allowing public use and rental of the Town's community room.

Council and staff discussed a proposed policy regarding the public use and rental of the Town's community room. The discussion focused on considerations for allowing rentals, potential guidelines, and next steps for development of a formal policy

19. Discussion on Traffic Calming Measures.

Council discussed traffic calming measures as part of the Town's ongoing thoroughfare planning and impact fee updates. Staff presented various traffic calming tools, including traffic circles, raised medians, chicanes, bulb-outs, visual narrowing, speed cushions, speed feedback signs, striping, and road closures, along with potential application areas such as Old Justin Road and C. Taylor Road. Further discussion and feedback will be conducted at future CPAC and CIAC meetings prior to the plan being presented to Council for consideration.

20. Discuss and review the monthly budget reports for December 2025.

Council received and reviewed the FY 25-26 First Quarter Financial Report reflecting activity through December. In the General Fund, property tax collections were at 44 percent of budget, sales tax was at 25 percent in line with projections, and development and police revenues were trending above 30 percent of budget. Overall expenditures were generally aligned with the approved budget, with certain departments reflecting higher percentages due to annual or prior period payments made earlier in the fiscal year.

Special Revenue Funds reported sales tax collections between 25 and 28 percent of budget, with limited expenditures to date. The Capital Improvement Fund reflected year-to-date expenses at 9 percent of budget and an estimated fund balance of approximately \$4.1 million. The Utility Fund reported revenues at 29 percent of budget and expenses at 23 percent, with Harvest subdivision refund reimbursements concluding at the end of December.

Also presented was the Town's first quarter investment report, outlining cash and investment balances by fund, current yields for bank deposits and TexPool, and total

year-to-date interest earned. Total combined cash and investment balances were reported at approximately \$27.9 million, with year-to-date interest earnings of \$254,737.

EXECUTIVE SESSION

At 8:38 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:

2. Interlocal Cooperation Agreement with Belmont Fresh Water Supply District No. 2 for Law Enforcement Services

Real Property

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

3. Town Center District
4. Law Enforcement Center

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):

5. Town Council Liaison

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):

6. Town Center District

OPEN SESSION

At 9:51 p.m., the Town Council reconvened into open session. No Action was taken during the executive session.

Item 2.

Councilmember Stewart moved to approve Resolution 2026-10 approving the

APPROVED

termination of the Residential Law Enforcement Services Interlocal Cooperation Agreement with Belmont Freshwater Supply District No. 2 as discussed in Executive Session. Councilmember Svehla seconded the motion. The motion passed 4-0.

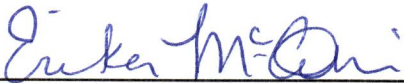
Item 5.

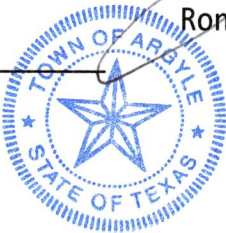
APPROVED


Councilmember Svehla moved to authorize the position of Town Council Liaison under purview of the Town Council and Mayor, to authorize staff to prepare the necessary budget amendment, and to grant the power to interview and hire to the Mayor. Mayor Pro Tem Hermann seconded the motion. The motion passed 4-0.

ADJOURN

There being no further business, Mayor Schmidt adjourned the meeting at 9:53 p.m.


Erika McComis, Town Secretary




Ronald Schmidt, Mayor