

Mayor and Council,

I am pleased to pass on the following information. All information in Manager's Notes is available to the public and these reports will be archived on the Town website.

Stonecrest/Frenchtown

As noted last week, we are embarking on the Stonecrest warranty repairs (no charge to Town) and the Frenchtown Repair (low bid roughly \$45K) with the same company DDM. The Stonecrest repairs went well in the field and have been completed. The Frenchtown repair begin July 14 and the Social Media information is now posted.

Town Center and Police Building

We continue to work through the process of creating decision making opportunities for Council regarding the Town Center and Police Building on FM 407. Presentation materials shared with at the July1 MMD and updated for the July 14 CCPD meeting will be updated and provided for your review at the July 21st meeting. In various agenda items on July 21 we will cover:

- Overall Strategy for FY28 building delivery
- Debt Strategy for delivering project with no tax rate increase
- Project Engineering Firm
- Project Architectural Firm (includes building plus Master Plan/Area Plan)

On a related note, Council is aware that our audit firm, Vail & Park, is tasked with analyzing the Town of Argyle policing arrangement with the eastern portion of the Harvest community (Belmont FWSD#2). I anticipate finalizing that Vail and Park agreement soon with a deliverable within 90 days. This will help inform Council's decision making related to both future operational services as well as future building construction costs. This will not be a topic in the July meeting but, when ready, the results will be provided to Council and the District.

I attended the District Board meeting on July 9, not to discuss any topics, but simply to introduce myself and meet the Board members.

Field Work

My thanks to the Mayor, Public Works Director Johnston and Community Development Director Wicks, we all joined in field work with our consultant this week walking through the Argyle Nature Trail property in preparation for the upcoming design phase on the trail improvements. And, that same team also joined with the developer of the Argyle landing project to do field review of upcoming construction that will impact drainage at and around the downstream (southeast) side of the Argyle Landing project. These field efforts help improve our project understanding and delivery of a quality real-world project as construction commences.

Town Engineer Services

The annual Town Engineer on-call service contract expires on September 30 of this year. I met with the current firm FNI this week and informed them of my intent to procure those services in FY26 through a competitive RFQ process. FNI will be welcome to compete against other engineering firms. My goal is rescope the duties and accountability to better suit the needs of the Town of Argyle and to maximize the number of quality firms competing for the contract. I am working now on the exact timeline so it is likely that I will recommend a short extension with FNI to provide continuity and service delivery prior to selecting a preferred firm through the RFQ process.

Police Department Progress

Project Name	Project Brief Description	Weekly Update/Status/Next Steps
Stonecrest Road Maintenance	As part of the Town’s warranty repairs on Stonecrest Road, a portion of the roadway has been closed to through traffic and traffic control barriers have been set	APD traffic officer and patrol officers have been monitoring this road work and have taken a good deal of enforcement action related to motorists who have disregarded the signage
Department Training	The Argyle Police Department endeavors to remain a well trained and prepared law enforcement agency	This past week our civilian staff attended Texas Public Information Act training, Officer Sarber attended a Field Training Officer course to provide us with an additional training officer, and Corporal Harwell attended training to become a First Responder Medical instructor
CCPD Meeting	The Crime Control and Prevention District board will meet Monday July 14th	Staff has prepared several items for consideration by the CCPD board including funding for five (5) permanent speed monitoring devices, a police motorcycle, and a drawer storage units for the Department’s two Silverado vehicles
Fill 17 th Officer Position	Officer Jared Ramm’s arrival will bring our agency to full staffing	Jared Ramm will start on July 14 and begin the onboarding and field training process
Argyle Farmer’s Market	APD will be attending the Argyle Farmer’s Market on Saturday July 11	Officers have been assigned to bring a vehicle and to pass out stickers, coloring books and other items to kids while interacting with citizens

Community Development Updates

Community Development – Reporting for 7/7 -7/11/25

Project Name	Project Brief Description	Weekly Update/Status/Next Steps
Argyle Nature Trail	Project Kickoff and Parks Committee Meeting	On Thursday, July 10 th , the Parks Committee met to discuss the design of the Argyle Nature Trail. A good discussion was had and Westwood will begin their feasibility work. Cody Atwood has also received the signed PSA and will take it to legal at Westwood to review, sign, and return to the Town.
Comprehensive Plan	Meet with the Comp Plan Advisory Committee to discuss updates.	A CPAC meeting has been scheduled for Tuesday, July 29th at 6pm in the community room of Argyle Town Hall.
Waterbrook Commercial	Discuss possible development of the Waterbrook Commercial area	Town staff and Mayor Schmidt met with representatives of potential buyer of the retail portion to discuss their interest in the Waterbrook area. They will research the TIF/TIRZ agreement to see if it is possible to transfer rights from Terra Manna to them.
Little Joe’s Farmstead – Ice Cream Stand	Health Inspection Status	I spoke with Mr. Reid during the Parks Committee meeting on Thursday regarding the BV health inspection. He confirmed it was completed that day on Thursday and was approved. I am waiting on the inspection results confirmation from BV.
Argyle Landing	Planned Development with 198 lots and 2 commercial lots south of FM 407	Town staff and Mayor Schmidt walked the site with Centurian American representative Rome Barnes to discuss drainage on the east side property line of the development. Town staff will contact Cardinal Strategies to confirm drainage in this area did not have any adverse impacts.
PZ Commission meeting – July 9th	During the meeting on July 9 th the commission discussed two ordinance amendments and one zoning change request.	The zoning change request passed 3-2, with Commissioners Udovic and Snell dissenting. The two ordinance amendments passed unanimously. All three will be considered next during the Town Council meeting on July 21 st .

Municipal Services Department Progress

Project Name	Project Brief Description	Weekly Update/Status/Next Steps
IT Services – Internal Review Meeting	Off-cycle meeting with IT provider to evaluate service delivery and identify improvements	An off-cycle meeting was held on Wednesday with our IT provider to discuss several key topics, including response time to employee support tickets, the current onboarding/offboarding checklist, cost control measures, and opportunities to implement clearer performance metrics. Follow-up steps and possible workflow adjustments will be evaluated in the coming weeks.
Golden Agers Bingo	Monthly luncheon and bingo event for senior residents	The Town hosted another successful Golden Agers Bingo event on Thursday. This monthly event continues to be well-attended and provides an appreciated opportunity for fellowship among our senior residents. Many thanks to staff and volunteers who helped coordinate.
Lions Club Monthly Meeting	Civic engagement and community partnership with the Argyle Lions Club	The next meeting is scheduled for Tuesday, July 15 at 5:30 PM in the Town Hall Community Room. Staff will ensure the space is prepped and coordinate any needed support.
Accounts Payable – Check Run	Routine A/P processing to maintain timely vendor payments and financial operations	The weekly A/P check run was completed as scheduled. Staff continues to monitor invoice coding and entry for accuracy, with no issues reported this cycle.
FY26 Budget Coordination	Ongoing review and refinement of departmental budgets for FY26	Work continued this week with a focus on department-level budget refinement and collaborative review sessions with the Town Manager. Staff is finalizing adjustments and preparing the proposed FY26 Budget for inclusion in the July 21 Council packet. Emphasis remains on aligning proposed expenditures with realistic historical trends, service delivery goals, maintaining a stable tax rate and following Council direction on Budget goals.

Public Works Department Progress

Project Name	Project brief Description	Weekly Update/Status/Next Steps
Shell Station Sewer Line	Completed a review of the latest plan set for the sewer line installation.	FNI is scheduled to attend the July council meeting to answer any questions of increased cost estimates and receive directions to proceed
Town Hall Foundation Repair	Working to collect bids	Met with a foundation expert to receive a second bid on repair needs. We should have a written response next week.
Stonecrest Warranty Repairs	Repair of roadway failures	Project complete. Repair areas will be restriped with Frenchtown after completion of the Frenchtown repair.
PD Lighting Improvements	Met with 3 electricians to receive bids for improving the interior lighting. Multiple fixtures need to be replaced, and lighting is not adequate	Once the bids have been received, we will discuss the next steps. After choosing a contractor and having improvements made this will promote a better workspace and improve the building value. Only 2 bids received at this time.
Frenchtown Rd Repair	Severe cracking in the middle of the westbound lane of Frenchtown between Manor Dr and Caublestone Hill Dr is in need of panel replacement.	Project is expected to start on Monday 7/14/25 and expected to be completed on Friday 7/18/25. We have selected to place temporary traffic signals for this project which may delay travel time but not inconvenience anyone with a detour. If the concrete has not met strength requirements by 7/18/25 this lane may have to stay closed a few more days to ensure a lasting repair.
Flags – July 4 th	Placing Flags along US 377 in celebration of Independence Day	Flags have been removed and stored. This process has sped up tremendously as we have installed PVC sleeves at all of the intersections.
Town Hall Front Parking Lot Crack-seal	Apply crack-seal to front parking lot in preparation of sealcoat and restriping	Due to project scheduling we will likely have the sealcoat and restriping done in September
Backup Power Generators for Town Facilities	With the frequency of power outages an investment of generators to maintain power at all times may be in order for the operation of PD and resident communications.	Both buildings have been inspected for power needs, and we are waiting on 3 bids at this time.











