

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. This edition covers the prior two weeks due to managing staff training, vacations and relocations.

**Town Center / Police Building**

Staff received positive feedback from the community on Mayor and Council’s recent action taking the next steps on the Town Center / Police Building. Our goal is to use the Council approved Master Planning process to make the next round of decisions on the project prior to the end of the calendar year. In order to continue facilitating discussion on this topic, CCPD Chairman Reeves and I met to discuss options for long-term CCPD financial support of the building. We have several options and both CCPD and the Council will review these as part of our upcoming Board and Council meetings.

In addition, Mayor and Council will receive the Vail and Park analysis of our cost structure for three different elements related to the Belmont #2 FWSD: (1) Operational costs per residential unit, (2) fixed costs for expanding the new Police Building to accommodate the Harvest residential area and (3) operational costs for the special purpose annexation commercial zone. For the first two, without District approval supporting the long-term capital costs of the building for Harvest residential, continuing the annual operations for the residential zone will not be feasible. Those discussions will happen this fall. However for the third, because Argyle Police Services in the commercial zone of Belmont #2 FWSD are sales tax supported in the long-term, Council will see Police Building options accommodating that existing long-term commitment to the commercial zone (Tom Thumb, Chick-fil-a, et cetera).



**Police Department Progress**

In this edition of Manager's Notes, I will highlight a single long-term case. Our Department is committed to the necessary work required in a variety of sensitive, time-consuming investigations. These cases do not appear in the reports distributed by news outlets but still represent significant effort on the part of APD staff. The Argyle Police Department has been working a theft/fraud case for approximately two years and has successfully removed from the Town a pair of subjects who caused financial harm to multiple individuals.

In 2023, Argyle PD received multiple reports of theft of service at a residence in Argyle. Officers took several reports where the homeowner was receiving services but not paying for them. These services included landscaping, painting the house, and plumbing.

All communications between the companies and homeowners were done through social media and text messages. Victims had never met face to face with the person setting up the services. Due to the suspect using fake social media accounts and phone numbers, no one could identify the individual who agreed to the services.

In 2024, it was learned that an active warrant was attached to a vehicle registered at the offense address. This warrant was out of Keller for Theft \$30K-\$150,000. With this information, Investigator Wallace contacted Keller PD and reopened the cases. Through continued investigation, it was shown that the male homeowner was the person making the agreements with the individuals who were being defrauded. Several cases were sent to the DA's office for review by the Grand Jury.

In 2025, Argyle Officers were contacted by a Canadian company who reported that over \$2500 worth of gold was purchased and delivered to this same address. The company reported that once the gold was delivered, the homeowners disputed the charges, which resulted in a loss of money for the company. At this time, an investigator from the District Attorney's office was brought in to consult on the growing case and provide guidance. It was subsequently learned that the same subjects had also purchased gold from a company in Dallas. Once that company was contacted, it was learned that the same scam had been perpetrated against them. A second theft case was then filed.

Subpoenas and a search warrant for this Argyle residence were obtained and, during the execution of the search warrant, hundreds of debit/credit cards bearing multiple names were found. It was further found that there were 43 financial institutions involved with these debit/credit cards. Of the hundreds of debit cards, 9 belonged to 3 different people who had leased a house from the suspects. Investigator Wallace contacted these victims, and all stated they wanted to file charges.

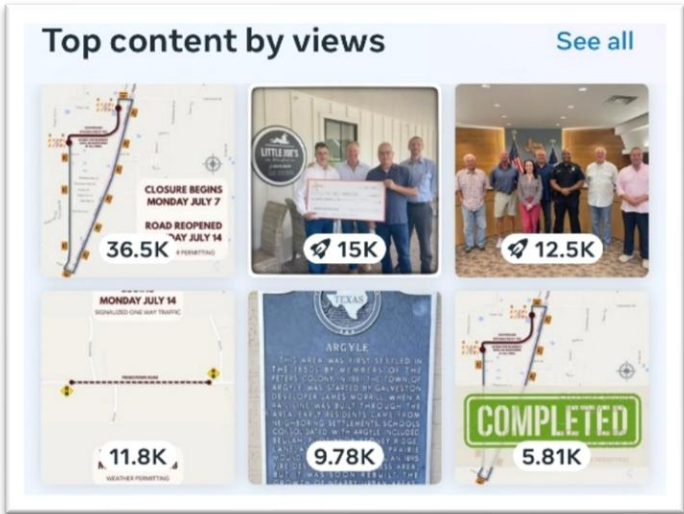
It was subsequently learned that the suspects left the country and fled to Egypt to avoid prosecution. Both homeowners have been charged with Theft \$2500-\$30,000. The Department of Homeland Security has been notified and has flagged both individuals. Active warrants out of our department await them should they return to the United States.

Investigator Wallace is still investigating this case and will be filing additional charges on at least one of the homeowners. Without his personal commitment to the case, these individuals would be free to re-enter the Country without fear of prosecution.

Community Development Updates

Project Name	Project Brief Description	Weekly Update/Status/Next Steps
New Establishments	Regular permitting	<p>Town staff issued a new CO for the Milestone Church, replacing the previous tenant Crosstimbers Church.  <a href="https://milestonechurch.com/campuses/argyle/">https://milestonechurch.com/campuses/argyle/</a></p> <p>Earl’s 377 Pizza has changed their name to Earl and Isabella’s Taverna, and they opened July 21st under this concept with many updates.  <a href="https://earls377pizza.com/">https://earls377pizza.com/</a></p>
Paloma Estates	Progress Update on the Public Improvements	<p>Town staff received a notice from the developer of Paloma Estates off Sam Davis Road, Vijay Madala with Pavileo Ventures, that the General Contractor Stermer Group has left the project without completing all tasks related to the storm and water line improvements. We have reached out to the subcontractor <b>Elite Construction and Mulching, LLC</b> out of Kaufman, TX to see if they will come and finish the work. A performance bond in the amount of \$51,816 is available as well to finish the work if needed for the stormwater improvements.</p>
AISD Schools	Construction Progress	<p>On Wednesday, July 30th Town staff attended a Teams meeting with AISD staff, their contractors, RLK Engineering (AISD’s engineer), and representatives of UTRWD, to discuss the Middle School project. Additional work be the contractor is warranted due to the UTRWD easement and waterline.</p> <p>The commercial building plans for the new AISD elementary school located at 810 FM 407 W (next to the middle school), have been approved by SAFEbuilt. Once the permit fee of \$186,376.60 is paid, and precon meeting held, we can issue the permit. As a reminder, due to Council’s policy related to AISD facilities, this is less than half the normal fee structure for a similar commercial property.</p>
Heritage Planned Development District	Project Updates	<p>Town staff and third-party engineering staff met with reps from TXDOT and the developer to discuss drainage at the corner of Robson Ranch Rd and I35W. TXDOT is continuing to study the preliminary plans provided by the developer’s hydraulic engineer (HydroLink Eng) and we will meet again to find a resolution with TXDOT.</p>
American Planning Assoc Texas (APATX) Chapter	New Officials Training Opportunity	<p>On Friday 7/25, PZ Commissioners Mike Udovic and Marilyn Lewis, and Principal Planner Kelly Carlson attended the APATX Elected &amp; Appointed Officials Workshop held at the NRH Centre in North Richland Hills. This is a bi-annual event and Town Attorney Brenda McDonald was there as a speaker of a session on planning law.</p>

Municipal Services Department Progress

Project Name	Project Brief Description	Weekly Update/Status/Next Steps
RFQ 2025-04 – Human Resources Services	Procurement of embedded HR services for recruitment, compliance, and employee relations	The BID Opening was held Friday, July 25 at 10:00 AM. Proposals were received from: MGT (Tampa, FL – with a designated local representative), Integrity People Group (Lewisville, TX), Elevate HR Solutions (Frisco, TX), CPS HR Consulting (Sacramento, CA – with local staff and experience with Texas municipalities), and Strategic Government Resources (Keller, TX).
Social Media Performance	Management of Meta (Facebook & Instagram) accounts and community engagement	<p>Accounts are fully under Town control with backup administrative access for continuity. Facebook views increased by 43.6% in the past 28 days.</p>  <p>The screenshot shows a grid of six posts under the heading 'Top content by views'. The posts include: a road closure map (36.5K), a group photo with a certificate (15K), a group photo in a lobby (12.5K), a road closure map for Monday July 14 (11.8K), a blue graphic with the word 'ARGYLE' (9.78K), and a 'COMPLETED' graphic (5.81K).</p>
Accounts Payable	Regular processes and improvements	<p>Completed reconciliation of NovaTech Printer Contract for Town Hall, Municipal Courts, Police Department, and Public Works. Received a 3,075.75 refund.</p> <p>Completed corrections of Gexa Energy accounts billed internally inconsistently and created consistent billing to 100-610 (Town Hall), 100-212 (Police Building), 100-520 (Public Works Street Lights), and 100-521 (Unity Park).</p> <p>The weekly check run was completed, and all disbursements were verified in accordance with approved invoices and purchasing protocols.</p> <p>Met with Town Manager on upcoming legislative changes and impact on current processes. Staff are evaluating improvements to allow for contract spend tracking and encumbrances, leading to more accurate projections and better budgeting.</p>

Public Works Department Progress

Project Name	Project brief Description	Weekly Update/Status/Next Steps
Wastewater System	On-going system maintenance	<p>Completed rehab of deteriorating manhole under turn lane of Country Club Rd onto Harrison Ln</p> <p>Replaced broken clean-outs due to customer reports (516 Hearth Terrace, 7017 Broomsedge).</p>
Drainage System	On-going system maintenance	<p>Completed project to correct franchise utility work on Highway 377 which resulted in significant water ponding on Rusk Street near the intersection with 377.</p>
Roadway System	On-going maintenance	<p>Installed a Herriot Ln Directional Sign, this street lacks a directional sign indicating a double curve and we hope the new sign impacts driver behavior. There have been two recent vehicle accidents, both resulting in damage to a resident's fence</p> <p>Crack sealing on Harrison Ln by Hilltop Elementary School.</p> <p>Brush and Tree trimming was performed at the SE corner of Harpole and N. Gibbons to improve visibility at that intersection.</p> <p>PW crew performed edge dressing along Old Justin Rd, and other minor repairs on Harpole and Sam Davis.</p>
Frenchtown Rd Repairs	Council approved expanded project limits	<p>The contractor has resumed work on this section of Frenchtown. Project is expected to be completed before school starts on August 12, 2025.</p> <p>Contractor mowed, used a weed eater and cleared brush along the 400 block of Frenchtown Rd.</p>
Community Room Thermostat	Community Room Thermostat	<p>Maintaining a consistent temperature in the community room has been challenging. To improve accuracy and performance, the thermostat was relocated from the ramp (under the return air vent) directly into the community room.</p>



