

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.

As mentioned at Council, going back to the Waterbrook Agreement is an important part of understanding our financial obligations moving forward. Here are the basics to keep in mind related to that Agreement as the TIRZ budget, PID Budget and PID Assessment are action items for Council in September:

**Waterbrook TIRZ Review**

The Waterbrook TIRZ reimburses the developer directly for an amount based on the original cost of the S-1 Sewer line and the US377 Deceleration Lane utilizing a combination of Sewer Impact fees, County TIRZ Revenue (50% of the increment) and Town TIRZ Revenue (40% of the increment). This reimbursement includes an interest charge that was set at 5.41%. In summary:

Base cost of Sewer line and Deceleration Lane                      \$2,329,251.60

Payments to Developer in FY25 only:

Impact Fees	\$37,882
County TIRZ	\$149,123
Town TIRZ	\$217,879

Remaining Due After FY25 (approximate, preliminary estimate) \$745,000

After that calculation is updated and payments are made from revenues in upcoming years, the Town will be clear of this obligation.

**Waterbrook PID Review**

PID created in 2016, borrowed \$13,955,000 for Waterbrook Public Infrastructure in September 2018.

FY26 PID Projected Revenue	\$1,040,034 (set based on required expenditures to cover the debt)
FY26 PID Projected Expenditures	\$1,040,034 (primarily P&I, some admin and reserve)


Residential parcels will contribute \$799,811, annual cost per residential lot range from \$2,505.94 to \$3,772.60 in FY26 from Tax Year 2025 payments by homeowners.

Commercial parcels will contribute \$240,222 in FY26 for Tax Year 2025 payments by landowners.

**Waterbrook Commercial Incentive**

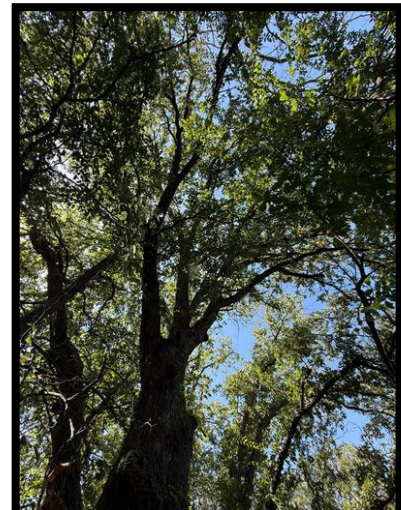
Based on the historic Agreement, the Town is obligated to pay 50% of the 1% general fund sales tax from the Commercial zone up to \$1,500,000 if the commercial property develops with a grocery store anchor.

**Police Department Progress**

Project Name	Project Brief Description	Weekly Update/Status/Next Steps
School Traffic Enforcement	Argyle ISD has seen an increase in students and this has caused severe traffic backups in several areas of Town.	Officers have been working directed patrol on Old Justin and Front Street to prevent parents from driving the wrong way on these roadways. Chief Jackson has worked traffic control on 377 multiple times to assist parents exiting the 6 <sup>th</sup> grade center. A meeting was held between Argyle PD and Argyle ISD to suggest a new pickup plan for this campus and we are awaiting word from the district on their feedback. FB posts have been made on social media encouraging more responsible driving.
Community Contacts	To stay abreast of citizen concerns and provide updates on the Department’s activities, members of the department attend meetings and gatherings where possible	This week Chief Jackson and Lourdes Rodriguez attended the Argyle Senior Citizens Organization to present along with Denton County ESD 1 on traffic and fire safety. Chief Jackson also attended the Argyle Business Association meeting to hear directly from business owners.
John Paine and Meandering Creek	We have been made aware of traffic safety concerns at this intersection by a resident on the Denton side who has had little success when contacting Denton. We share a portion of this intersection with the City of Denton.	Officer Humphries met with this citizen to gather more information and Chief Jackson made contact at the ABA meeting to hear her concerns directly. Officers have gone to the intersection to observe and attempt to see the problem first-hand. A meeting with Denton has been scheduled to work on a shared solution.
Officer Barrett completing field training	To help with the consistent traffic issues and increase in collisions, the decision was made to bring in a second traffic officer to assist and provide more dedicated coverage.	Officer Barrett, who was a traffic officer with 8 years’ experience in Keller, was brought in and will complete field training this Friday (8/22). This will now give us a traffic officer on days (7a-3p) and evenings (11a-7p). Because he is also an accident reconstructionist, we will be better able to quickly and accurately work collisions in our Town. 
Flock Camera Success Story	The Department currently monitors eight (8) License Plate Reader Cameras in the Town and has access to more than 680 regionally through Flock Safety.	Earlier this week our investigator received a notification through an email group we belong to that Benbrook PD was looking for a theft suspect in a truck. While they had some descriptors of the vehicle, they did not have a license plate. Through a search of the Flock database, our investigator was able to find this vehicle and provide the information to Benbrook PD.

Community Development Updates

Project Name	Project Brief Description	Weekly Update/Status/Next Steps
New Businesses	Certificate of Occupancy	Town staff received a CO application for a new business <b>Goldie &amp; Co. Salon Studio</b> located at 102 Dallas Street, Argyle, TX 76226, in the former Independence Title building in Old Town <a href="https://www.goldieandco.com/the-salon">https://www.goldieandco.com/the-salon</a>
Argyle Nature Trail	Tree Survey Results	Town staff received the results of a tree survey conducted on the 4.6-acre Town owned property off of Cook Street. The survey identified a total of 407 protected trees, including 361 Post Oaks, 33 Cedar Elms, 11 Blackjack Oaks, and 2 Eastern Red Cedars. Below are two images of trees 1521 and 1523, which are 24 caliper inch Post Oaks right next to each other on the site.
Waterbrook Commercial Area	Site Walk	Town staff is planning to walk the Waterbrook Commercial area site <b>Monday morning, August 25th</b> to assess the condition of the trees. A tree survey was conducted on the site back in 2019, but the current condition of the trees is not known. The survey also did not include Post Oaks since at that time they were not a protected tree species. Diane Wetherbee has graciously offered to walk the site with staff and offer her assessment of the health of the trees.
Argyle Water Supply Corporation (AWSC)	AWSC Project Updates	Town staff attended the AWSC Board meeting on Thursday, August 21 <sup>st</sup> and below is an important update: Furst Ranch – AWSC is constructing a 15” water line and water tower in the development but have temporarily stopped work until the water impact fees have been paid by the developer. The amount of impact fees is approximately \$2.5 million.
Knights Landing Single Family Subdivision	Preliminary Plat	Town staff received a 30-day extension request from applicant MMA Engineering for a preliminary plat known as Knights Landing located off of FM 1830 on the Minton Tract. This development proposes 25 2.5 acre lots, which meets the current zoning standard for this area. This preliminary plat is now scheduled for the PZ Commission meeting on 10/1 and the Town Council meeting on 10/20.



Municipal Services Department Progress

Project Name	Project Brief Description	Weekly Update/Status/Next Steps
Cross-Training – Courts, PD, and PW	Staff cross-training to strengthen administrative coverage across multiple departments	Conducted cross-training for Courts staff and administrative staff supporting Police and Public Works. This effort enhances operational continuity, improves efficiency, and ensures essential tasks are consistently supported.
Accounts Payable	Weekly processing of accounts payable and disbursement verification	Completed the weekly check run, verifying all disbursements in accordance with approved invoices and established purchasing protocols.
RFQ 2025-03 Marketing & Communications	Procurement process for professional marketing and communications services	Coordinated interview scheduling for shortlisted firms in the Marketing & Communications RFQ process. Interviews will allow further evaluation prior to a Council recommendation.
RFQ 2025-04 Human Resources Services	Procurement process for embedded HR support services	Coordinated interview scheduling for HR RFQ respondents. Staff is preparing evaluation summaries for the committee review process.
Quarterly IT Meeting	Review of IT performance, active projects, and budget updates with service provider	Held the quarterly IT meeting to review performance metrics, ongoing projects, and upcoming budget considerations. Follow-up action items identified for process improvements and cost management.

Public Works Department Progress

<b>Project Name</b>	<b>Project brief Description</b>	<b>Weekly Update/Status/Next Steps</b>
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.	Restriping was done but not satisfactory. The contractor has been notified, and now waiting to hear when it will be corrected.
Digital Speed Limit Signs	Installing 5 digital speed limit and data tracking signs for PD at requested locations.	Installed all 5 digital devices with solar panels and replaced old speed limit signs where needed.
Lift Station Maintenance	5T Ranch, Lift Station Repairs	One of the two pumps that operate the 5T lift station quit working. Through troubleshooting it was discovered to be the variable frequency drive for that pump that went out and is an obsolete model. We are currently operating that lift station solely on the remaining pump while searching for a replacement.

Please see pictures below.



