



NOTICE OF THE TOWN COUNCIL
TOWN COUNCIL REGULAR MEETING

June 15, 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 June 15, 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 May 18, 2026, Town Council Meeting minutes as recorded.
2. Consider approval of Resolution 2026-35 appointing Matt Smith as the Town of Argyle representative to the Upper Trinity Regional Water District Board of Directors.
3. Consider an ordinance amending Chapter 1, General Provisions of the Town of Argyle Code of Ordinances.
4. Consider approval of May 2026 accounts payable report.

PUBLIC HEARING ITEMS

5. Hold a public hearing and consider 1st Reading of Ordinance 2026-29 to adopt and enact a moratorium on all development applications (i.e. zoning changes, SUPs, site plans, all plats, etc.) for commercial and residential developments in an area generally bounded by the eastern right-of-way line of I-35W to the east, a line approximately 2,900 feet north of FM 407, the western right-of-way line of US Hwy 377 to the west, and a line approximately 5,300 feet south of FM 407. The area includes properties on both the north and south sides of FM 407 between I-35W and US Hwy 377 and includes all land indicated as commercial and residential designation on the Town of Argyle Future Land Use Plan dated June 2024 and zoned as commercial or residential on the latest Zoning Map; providing findings of fact; providing exemptions; providing a waiver procedure; providing for a termination date; providing for severability, and providing an effective date.

ACTION ITEMS

6. Discuss and consider a request from citizen Lynn Seeden and Mayor Ronald Schmidt for an award of Exceptional Citizen Service Recognition to Stella McDaniel.
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 Marketplace project on US Hwy 377.
8. Discuss and consider approval of Resolution 2026-21 appointing persons to serve on the Town of Argyle Parks Board for the terms ending October 31, 2026, and October 31, 2027.
9. Discuss and consider a funding request of \$12,180 from the Children's Advocacy Center for North Texas to reimburse for services provided to Argyle children in 2025.
10. Discuss and consider site plan request (SP-26-003) for the proposed Akshya Foods, LLC retail use, located at 606 N US Hwy 377, being on 0.36 acres of land, known as The Original Town of Argyle, Lots 5-10, Block 8, in the J. Davis Survey, Abstract 325, Town of Argyle, Denton County, Texas.

11. Discuss and consider Resolution 2026-30 awarding Bid No. 2026-008, 2026 Street Maintenance – Asphalt, to Reynolds Asphalt & Construction Co. in the amount not to exceed of \$553,671.50 and authorizing the Mayor to execute necessary documents.
12. Discuss and consider Resolution 2026-31 awarding Bid No. 2026-007, 2026 Street Maintenance – Roadway, Medians, Safety, and Maintenance Improvements, to Quick Set Construction in the amount not to exceed of \$893,559.40 and authorizing the Mayor to execute necessary documents.
13. Discuss and consider Resolution 2026-32 awarding a bid and approving an agreement with BrightView Landscape Services, Inc. for Parks, Rights-of-Way, and Town Property Lawn Maintenance Services with a first-year contract amount not exceed \$162,050.53 and authorizing the Mayor to execute necessary documents.
14. Discuss and consider Resolution 2026-36 an amendment to the Development Agreement for the Marsden Tract Development to add additional owner responsibilities for construction of public improvements and to authorize the Town Manager and Mayor to review owner bid amounts and payment therefor in an amount not to exceed \$950,000 and authorizing the Mayor to execute necessary documents.
15. Discuss and consider Resolution 2026-34 adopting a Pay Plan for the Town of Argyle and establishing compensation administration guidelines to be effective June 16, 2026.

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.)

16. Discuss and consider an ordinance for the creation of an access easement for Main Street in the CDI 60 Hawk Addition, Lot 1, Block A, in the S.A. Chambers Survey, Abstract Number 308, Town of Argyle, Denton County, Texas.
17. Discussion on Section 14.5 of the Argyle Town Ordinance, "Development, Large Scale."

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:

18. Cause No. 24-5719-431 (SPI Asphalt, LLC vs Town of Argyle)

Real Property

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

- 19. Town Center District
- 20. Law Enforcement Center

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):

- 21. Town Center District
- 22. Heritage Planned Development Agreement

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.

ACTION ITEMS

- 23. Discuss and consider a settlement agreement regarding Cause No. 24-5719-431 (SPI Asphalt, LLC vs Town of Argyle) and authorize the Mayor to execute necessary documents.

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 **June 9, 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.