NOTICE OF THE REGULAR MEETING OF THE

MUNICIPAL DEVELOPMENT DISTRICT

September 01, 2026 at 6:00 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 Municipal Development District will meet in a Regular Meeting on Tuesday, September 01, 2026 at 6:00 PM at the Argyle Town Hall, 308 Denton Street, Argyle, Texas.

BOARD MEMBERS AND TOWN MANAGEMENT
Pamela Batson, President, Place 5
Casey Stewart, Councilmember Place 1
Ronald Schmidt, Mayor, Place 2
Lisa Petrelli, Place 3
Peter Tilton, Place 4
Kristin Jain, Place 6
Joan Delashaw, Place 7

Mike Sims, Town Manager
Brenda McDonald, Town Attorney

CALL TO ORDER

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."

ORGANIZATION

1. Discuss and act on the selection of a Vice President for the Board.

2. Receive update on shared file access and materials.

OPEN FORUM

This is an opportunity for the public to address the Board 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 President. Any response from a member of the Board 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 Municipal Development District Board meeting.

SPECIAL PRESENTATION

3. Receive a presentation from Ryan Deakin with Placer Ai.

CONSENT AGENDA

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

4. Consider approval of the Argyle Municipal Development District Board meeting minutes for the meeting held on August 4, 2026.

STAFF REPORT

(Staff Reports are for discussion 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.)

5. Receive a staff report on sales tax collected for the MDD as of August 26, 2026.

6. Receive an expense report for the MDD 215 project fund as of August 26, 2026.

7. Receive a report on the MDD Incentive Program project status as of August 26, 2026.

8. Receive monthly report for Argyle Business Association curated recruitment services.

ACTION ITEMS

9. Discuss and take action on Resolution 2026-57 to approve the Administrative Services Agreement with the Town of Argyle for the purposes of providing administrative, legal, and financial services to the Argyle Municipal Development District.

WORKSHOP ITEMS

(Workshop items are for discussion 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.)

10. Discuss a joint workshop with the Planning and Zoning Commission.

11. Discuss long term capital planning for the Town.

EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Subchapter D, the Board 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.

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

12. Town Center District

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):

13. Town Center District

OPEN SESSION
In accordance with Texas Government Code, Section 551, the Municipal Development District will reconvene into Open Session and consider action, if any, on matters discussed in Executive Session.

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.

A quorum of the Town Council members or Planning and Zoning Commission may be in attendance at this meeting. The council/commission will take no action during the course of this meeting.

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 **August 26, 2026, by 5:00 p.m.** and remained posted for at least three (3) business days preceding the scheduled time of said meeting.

Mike Sims

Town Manager

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.