



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING AGENDA
OCTOBER 10, 2024, AT 5:30 PM
TOWN HALL - COUNCIL CHAMBER ROOM
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226**

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Northlake Town Council will meet in a Regular Meeting on October 10, 2024, at 5:30 PM, at the Northlake Town Hall in the Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas 76226. The items listed below are placed on the agenda for discussion and/or action. Town Councilmembers may appear virtually via video conference pursuant to Texas Government Code § 551.127. The following items will be considered:

1. CALL TO ORDER

- A. Roll Call, Invocation, Pledge of Allegiance

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

The following will be addressed:

- A. Proclamation - Municipal Court Week - November 4-8, 2024
- B. Proclamation - Veteran's Day - November 11, 2024
- C. Briefing - Pioneer Grant Program Update
- D. Briefing - Water Conservation Ordinance
- E. Briefing - Naming Streets Overview

3. PUBLIC INPUT

This item is available for citizens to address the Town Council on any matter. The presiding officer may ask the citizen to hold his or her comment on an agenda item until that agenda item is reached. By law, no deliberation or action may be taken on the topic if the topic is not posted on the agenda. The presiding officer reserves the right to impose a time limit on this portion of the agenda.

4. CONSENT ITEMS

Items listed under Consent will be enacted with one motion, one second, and one vote. Any Council member may request an item on the Consent Agenda to be taken up for Individual Consideration.

- A. Consider approval of the Town Council Meeting Minutes for September 12, 2024
- B. Consider approval of a Resolution of the Town of Northlake, Texas, approving the Town Meetings and Holiday Calendar for the 2025 Calendar Year

- C. Consider approval of a Resolution of the Town of Northlake, Texas, approving the Denton Record-Chronicle to serve as the official newspaper of record for all legal and required publications for the Town of Northlake
- D. Consider approval of a Resolution of the Town of Northlake, Texas, authorizing and approving the Town Manager to enter into a service agreement with the City of Fort Worth for Laboratory Services
- E. Consider approval of a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an agreement/contract with Caldwell Country Chevrolet and Sam Pack's Five Star Ford, for the purchase of Public Works vehicles, in an amount not to exceed \$280,454.77
- F. Consider approval of a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute Amendment No. 2 to the Design-Build Agreement with Lee Lewis Construction, Inc., for the Dallas Stars Multi-Sports Center Project to establish the Guaranteed Maximum Price ("GMP") in an amount not to exceed \$64,400,000
- G. Consider calling and authorizing a public hearing to be held on November 14, 2024, at 5:30 p.m., at the Town of Northlake, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, in the Council Chambers, regarding the proposed annexation of approximately 57.325 acres of land located on the southeast corner of Harmonson Road and McPherson Drive contiguous to the current town limits of Northlake, Texas, in the Town's exclusive extraterritorial jurisdiction

5. **ACTION ITEMS**

The Following Items will be Considered:

- A. Consider approval of a Resolution of the Town of Northlake, Texas, approving the dissolution of Northlake Public Improvement District No. 1 (the "PID"); authorizing publication by the Town Secretary of the Town of Northlake, Texas; and providing an effective date
 - i. Public Hearing
 - ii. Consider Approval
- B. Consider adoption of an Ordinance of the Town Council of the Town of Northlake, closing the hearing and levying assessments for part of the cost of improving a portion of Dale Earnhardt Way South in the Town of Northlake, Texas; fixing charges and liens against property abutting thereon and against the owners thereof; providing for the enforcement of assessments and liens upon default; providing for the collection of such assessments and the issuance of Assignable Certificates of Assessment as evidence thereof; reserving unto the Town Council the right to allow credits reducing the amount of the respective assessment to the extent of any credit granted; providing for the time and manner of payment of assessments; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; and providing and effective date
 - i. Public Hearing
 - ii. Consider Ordinance
- C. Consider adoption of an Ordinance of the Town of Northlake, Texas, providing for the annexation of approximately 11.44 acres of land situated in the Edward F. Springer Survey, Abstract No. 1165, the Lewis Medlin Survey, Abstract No. 830, and the M.E.P. & P.R.R. Company Survey, Abstract No. 943, generally located north of SH 114 and east of Dale Earnhardt Way contiguous to the current town limits of Northlake, Texas, in the Town's exclusive extraterritorial jurisdiction. Case # ANX-24-

- i. Public Hearing
- ii. Consider Ordinance

- D. Consider adoption of an Ordinance of the Town Council of the Town of Northlake, Texas, amending Ordinance No. 17-0413E, as amended, to add an Institutional Subdistrict and related development standards for approximately 11.54 acres of that certain 160.374-acre tract of land in the A. McDonald Survey, Abstract No. 785, in the Town of Northlake zoned "MPD" Mixed-Use Planned Development, generally located south of FM 407 and west of the intersection with Faught Road. Case # 24-PDA00001
 - i. Public Hearing
 - ii. Consider Adoption
- E. Consider adoption of an Ordinance of the Town of Northlake, Texas, amending the Code of Ordinances, Chapter 11, "Traffic and Vehicles", Article 11.05, "Commercial Vehicles", Division 2 "Size and Weight of Vehicles", and Division 3 "Truck Traffic"
- F. Consider approval of a Resolution of the Town of Northlake, Texas, approving an amendment to the Pioneer Grant for S.A.S. Boutique and authorizing the Northlake Economic Development Corporation and Northlake Community Development Corporation to enter into an amended performance agreement; and providing an effective date
- G. Consider approval of a Resolution of the Town of Northlake, Texas, nominating a member or members to the Board of Directors of the Denton Central Appraisal District

6. EXECUTIVE SESSION

The Town Council will convene in an Executive Session, pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D:

A. **Section 551.071 - Consultation with Attorney**

The Town Council may convene in an executive session to consult with its attorney to seek advice on a legal matter. It provides as follows: A governmental body may not conduct a private consultation with its attorney except: (1) When the governmental body seeks the advice of its attorney about: (a) pending or contemplated litigation; or (b) a settlement offer; or (2) 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. The Town Council may adjourn into executive session for consultation with the Town Attorney regarding:

- i. Potential development agreement for La Estancia Investments LP property consisting of a 110.6-acre and part of a 295.5-acre tracts of land, Bob Smith Management Co. LTD property consisting of a 239.6-acre tract of land, and JHGS Investments LTD property consisting of a 66.5-acre, a 8.6-acre, a 14.5-acre, 4.2-acre, a 13.6-acre, a 28.8-acre, and a 12.6-acre tracts of land generally located south of FM 1171 and west of Cleveland-Gibbs Road.
- ii. Potential development agreement providing municipal services and authorizing fee waivers and other economic development incentives related to the voluntary annexation and development of property consisting of a 69.0-acre, 0.8-acre, 1.5-acre, 3.9-acre, 4.0-acre, and 1.0-acre tracts of land generally located at the northwest corner of Sam Reynolds Rd. and FM 156 in the extraterritorial jurisdiction of the Town

- iii. Potential annexation and development agreement for T and R Investment Holdings LLC property consisting of 0.8-acre, 1.3-acre, 2.1-acre, 0.4-acre, and part of 32.4-acre tracts of land generally located northeast of the intersection of FM 407 and Thompson Road in the extraterritorial jurisdiction of the Town.
- iv. Potential annexation and development agreement for property consisting of a 5.001-acre tract of land generally located on the north side of FM 407, northeast of the intersection with Pecan Parkway, in the extraterritorial jurisdiction of the Town.
- v. Potential annexation and development agreement for Lot 2, Block A, The Hills of Northlake West, approximately 2.127 acres of land generally located on the north side of 1500 block of FM 407 in the extraterritorial jurisdiction of the Town.

B. Section 551.072 - Real Property

The Town Council may convene in an executive session to discuss or deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

- i. Deliberation regarding the purchase, exchange, lease, or value of real property to be acquired for the construction and maintenance of sanitary sewer improvements for commercial areas north of FM 407 and east of Faught Road.

C. Section 551.074 - Personnel Matters

The Town Council may convene in an executive session to discuss or deliberate regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

- i. Town Manager evaluation and compensation.

7. RECONVENE INTO OPEN SESSION

The Town Council will reconvene into Open Session for possible action resulting from any items posted and legally discussed or deliberated in Executive Session.

8. ADJOURN

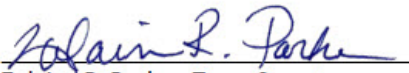
With no further items to consider, the meeting will be adjourned.

NOTE: The Town Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by Texas Government Code Section 551.071(Consultation with Attorney); Section 551.072 (Deliberations about Real Property); 551.073 (Deliberations about Gifts and Donations); 551.074 (Personnel Matters); 551.076 (Deliberations about Security Devices); 551.087(Economic Development Negotiations).

CERTIFICATION

I, Zolaina R. Parker, Town Secretary for the Town of Northlake, Texas, hereby certify that the above agenda was posted on the official bulletin board located at Town Hall, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, on October 4, 2024, by 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.




Zolaina R. Parker, Town Secretary

NOTICE: THE TOWN OF NORTHLAKE'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT(ADA). THE TOWN WILL PROVIDE ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED IF REQUESTED AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE TOWN SECRETARY'S OFFICE AT 940-242-5702 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD), BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATIONS CAN BE ARRANGED.