



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING AGENDA
NOVEMBER 14, 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 November 14, 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. Briefing - Recognition Of New Police Officers
- B. Briefing - Water And Sewer Rates
- C. Briefing - Ponder Interim Water Service
- D. Briefing - Regulation Of Nuisances Beyond Town Limits

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 October 10, 2024
- B. Consider approval of a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an agreement/contract with Sam Pack's Five Star Ford, for the purchase of Police vehicles, in an amount not to exceed \$160,668.80

- C. 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, for the purchase of a police vehicle, in an amount not to exceed \$50,025.00
- D. Consider approval of a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an agreement with Halff Associates, for Engineering services to provide a Stormwater Management Plan and submit Notice of Intent to comply with the Texas Commission on Environmental Quality General Permit for Municipal Separate Storm Sewer Systems, in an amount not to exceed \$75,500.00
- E. Consider approval of a Resolution of the Town of Northlake, Texas, approving the Covered Applications and Prohibited Technology Policy

5. **ACTION ITEMS**

The Following Items will be Considered:

- A. Consider approval of a Resolution of the Town of Northlake, Texas, casting Northlake's votes for a member or members of the Board of Directors of the Denton Central Appraisal District
- B. Consider adoption of an Ordinance of the Town of Northlake, Texas, providing for the annexation of approximately 57.325 acres of land situated in the S. Park Survey Abstract No. 1005, the W. Harmonson Survey, Abstract No. 642, and the H. Anderson Survey, Abstract No. 25, generally 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. Case # ANX-24-004
 - i. Public Hearing
 - ii. Consider Approval

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 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.
- ii. 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.

- iii. 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 roadway, drainage, and sanitary sewer improvements for commercial areas north of FM 407 and east of Faught Road.
- ii. Deliberation regarding the purchase, exchange, lease, or value of real property to be acquired for the construction and maintenance of roadway improvements of Private Road 6202.

C. Section 551.087 - Economic Development Negotiations

The Town Council may convene in an executive session to discuss or deliberate regarding commercial or financial information that the Town has received from a business prospect that the Town seeks to have locate, stay, or expand in or near the Town and with which the Town is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described below.

- 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 economic development agreement with Northport Partners, LLC for the development of 1.32 acres of land owned by the Town of Northlake generally located at the northeast corner of Interstate 35W and Ashmore Lane.

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.

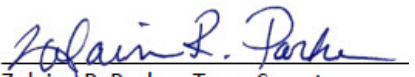
NOTE: The Town Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by Texas Government Code Section 551.071(Consultation with Attorney); Section 551.072 (Deliberations about Real Property);551.073 (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 November 8, 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.

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: November 14, 2024

Section: 1. CALL TO ORDER

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: November 14, 2024

Section: 2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: November 14, 2024
REF. DOC.:
SUBJECT: Briefing - Recognition Of New Police Officers
GOALS/ Protect the Public; 1.5 - Attract and retain top quality staff
OBJECTIVES:

BACKGROUND INFORMATION:

New Police Personnel, January 2024 - Present:
Sergeant Cody Leinweber
Sergeant Steven Sheppard
Officer Caitlin Couch
Officer Corey Rollins
Officer Jonathan Wimberly
Officer Cody Poole
Officer Robert Mossotti
Officer Jonathan Macheca
Property & Fleet Management Specialist Joey Alvarez

COUNCIL ACTION/DIRECTION:

Welcome new officers and civilian staff

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: November 14, 2024
REF. DOC.: FISCAL YEAR 2024-2025 ADOPTED BUDGET
SUBJECT: Briefing - Water And Sewer Rates
GOALS/ Exercise Fiscal Responsibility; 2.3 - Create sustainable service plans
OBJECTIVES:

BACKGROUND INFORMATION:

- Overview:
 - Small rate increase of 4.75% needed due to rising costs of wholesale water & sewer
 - 67% of the increase in rates is caused by increases in the cost of wholesale
 - 33% of the increase in rates is caused by increases in the cost of operations
 - Staff have been directed to conduct annual study and make small rate adjustments to keep pace with rising wholesale costs
 - Any adopted rates would be effective with the first billing cycle in January
- Water and Wastewater Rate Drivers
 - Increased wholesale water and sewer costs
 - Meeting existing debt service costs
 - Ability to fund needed water and sewer capital improvements in the Town
- Fiscal Year 2025 Wholesale Costs
 - Projected total wholesale cost: \$12.7M
 - Water wholesale cost: \$7.1M
 - Projected 10.5% cost increase for Upper Trinity Regional Water District & Fort Worth services
 - Sewer wholesale cost: \$5.6M
 - Projected 11.2% cost increase for Trinity River Authority and Pecan Square/Northlake Municipal Management District No. 1 services
 - Costs reflect assumed changes in volumes and subscription capacity by the Town

COUNCIL ACTION/DIRECTION:

Provide direction and feedback to staff regarding utility fee and rate adjustment



Proposed Rates - Water

	RATES	
	Current	2025
Residential		
Minimum Charges (\$ / month)		
3/4"	\$ 28.00	\$ 29.30
1"	43.00	45.00
1 1/2"	57.00	59.60
2"	86.00	90.00
3"	122.00	127.70
4"	179.00	187.30
6"	360.00	376.70
Volumetric Charges (\$ / kgal)		
0 - 5,000 gal	\$ 4.60	\$ 4.80
5,001 - 15,000 gal	5.80	6.10
15,001+ gal	8.10	8.50
Multi Family		
Minimum Charges (\$ / month)		
3/4"	\$ 28.00	\$ 29.30
1"	28.00	29.30
1 1/2"	28.00	29.30
2"	28.00	29.30
3"	28.00	29.30
4"	28.00	29.30
6"	28.00	29.30
Volumetric Charges (\$ / kgal)		
0 - 5,000 gal	\$ 4.60	\$ 4.80
5,001 - 15,000 gal	5.80	6.10
15,001+ gal	8.10	8.50



Proposed Rates - Water

RATES			
	Current		2025
Commercial			
Minimum Charges (\$ / month)			
3/4"	\$ 56.00	\$	58.60
1"	85.00		90.00
1 1/2"	115.00		119.20
2"	172.00		180.00
3"	244.00		255.40
4"	360.00		374.60
6"	718.00		753.40
Volumetric Charges (\$ / kgal)			
0 - 15,000 gal	\$ 6.90	\$	7.20
15,001 - 30,000 gal	8.10		8.40
30,001+ gal	9.30		9.60
Commercial Outside			
Minimum Charges (\$ / month)			
3/4"	\$ 84.00	\$	87.90
1"	127.50		135.00
1 1/2"	172.50		178.80
2"	258.00		270.00
3"	366.00		383.10
4"	540.00		561.90
6"	1,077.00		1,130.10
Volumetric Charges (\$ / kgal)			
0 - 15,000 gal	\$ 10.35	\$	10.80
15,001 - 30,000 gal	12.15		12.60
30,001+ gal	13.95		14.40



Proposed Rates - Water

	RATES	
	Current	2025
Irrigation		
Minimum Charges (\$ / month)		
3/4"	\$ 56.00	\$ 58.60
1"	85.00	90.00
1 1/2"	115.00	119.20
2"	172.00	180.00
3"	244.00	255.40
4"	360.00	374.60
6"	718.00	753.40
Volumetric Charges (\$ / kgal)		
0 - 15,000 gal	\$ 6.90	\$ 7.20
15,001 - 30,000 gal	8.10	8.40
30,001+ gal	9.30	9.60
Irrigation Outside		
Minimum Charges (\$ / month)		
3/4"	\$ 84.00	\$ 87.90
1"	127.50	135.00
1 1/2"	172.50	178.80
2"	258.00	270.00
3"	366.00	383.10
4"	540.00	561.90
6"	1,077.00	1,130.10
Volumetric Charges (\$ / kgal)		
0 - 15,000 gal	\$ 10.35	\$ 10.80
15,001 - 30,000 gal	12.15	12.60
30,001+ gal	13.95	14.40
Builder		
Minimum Charges (\$ / month)		
3/4"	\$ 28.00	\$ 29.30
1"	43.00	45.00
1 1/2"	57.00	59.60
2"	86.00	90.00
3"	122.00	127.70
4"	179.00	187.30
6"	360.00	376.70
Volumetric Charges (\$ / kgal)		
0 - 5,000 gal	\$ 4.60	\$ 4.80
5,001 - 15,000 gal	5.80	6.10
15,001+ gal	8.10	8.50



Proposed Rates - Wastewater

	RATES	
	Current	2025
Residential		
Minimum Charges (\$ / month)		
3/4"	\$ 46.00	\$ 48.20
1"	70.00	73.30
1 1/2"	94.00	98.50
2"	142.00	148.80
3"	201.00	210.60
4"	294.00	308.10
6"	591.00	619.30
Volumetric Charges (\$ / kgal)		
All Volumes	\$ 7.30	\$ 7.60
Multi Family		
Minimum Charges (\$ / month)		
3/4"	\$ 46.00	\$ 48.20
1"	46.00	48.20
1 1/2"	46.00	48.20
2"	46.00	48.20
3"	46.00	48.20
4"	46.00	48.20
6"	46.00	48.20
Volumetric Charges (\$ / kgal)		
All Volumes	\$ 7.30	\$ 7.60



Proposed Rates - Wastewater

	RATES	
	Current	2025
Commercial		
Minimum Charges (\$ / month)		
3/4"	\$ 92.00	\$ 96.40
1"	140.00	146.60
1 1/2"	190.00	197.00
2"	283.00	297.60
3"	401.00	421.20
4"	591.00	616.20
6"	1,179.00	1,238.60
Volumetric Charges (\$ / kgal)		
All Volumes	\$ 11.00	\$ 11.40
Commercial Outside		
Minimum Charges (\$ / month)		
3/4"	\$ 138.00	\$ 144.60
1"	210.00	219.90
1 1/2"	285.00	295.50
2"	424.50	446.40
3"	601.50	631.80
4"	886.50	924.30
6"	1,768.50	1,857.90
Volumetric Charges (\$ / kgal)		
All Volumes	\$ 16.50	\$ 17.10
Builder		
Minimum Charges (\$ / month)		
3/4"	\$ 46.00	\$ 48.20
1"	70.00	73.30
1 1/2"	94.00	98.50
2"	142.00	148.80
3"	201.00	210.60
4"	294.00	308.10
6"	591.00	619.30
Volumetric Charges (\$ / kgal)		
All Volumes	\$ 7.30	\$ 7.60

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: November 14, 2024
REF. DOC.: Water Service Presentation
SUBJECT: Briefing - Ponder Interim Water Service
GOALS/ Advance Northlake's Interest; 5.4 - Partner regionally to mitigate adverse impacts
OBJECTIVES:

BACKGROUND INFORMATION:

- Areas in Ponder's Extraterritorial Jurisdiction (ETJ) recently released due to SB 2038
- Same areas in Ponder's Water and Sewer Certificate of Convenience and Necessity (CCN) released expeditiously
- New residential developments occurring in aforementioned areas
- City of Denton to serve areas previously under Ponder's ETJ and CCNs
- From 2020 to 2024, Ponder ignored requests from developers to provide water and sewer service in the ETJ
- Ponder needs to increase Upper Trinity Regional Water District (UTRWD) water supply to meet demands
- Ponder avoiding using additional groundwater wells

COUNCIL ACTION/DIRECTION:

Provide direction as needed

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: November 14, 2024
REF. DOC.: Sec. 217.042 of Local Gov't. Code; Town Charter, Northlake Code of Ordinances
SUBJECT: Briefing - Regulation Of Nuisances Beyond Town Limits
GOALS/ Advance Northlake's Interest; 5.1 - Manage the town's municipal boundaries, Plan
OBJECTIVES: Intentionally and Responsibly; 3.1 - Identify and plan for changes in codes and zoning that enhance desired development

BACKGROUND INFORMATION:

- Sec. 217.042 of Texas Local Government Code allows home-rule municipality to regulate nuisances within 5,000 feet outside of limits
- Northlake became home-rule upon adoption of Charter in May 2021
- Sec. 2.04 (b) of Town Charter generally gives Town Council power to define all nuisances and prohibit them with Town and outside Town limits for distance of 5,000 feet
- Subject to above provisions, staff will present on noise and outdoor lighting nuisance regulations and necessary ordinance changes to enforce outside Town limits

COUNCIL ACTION/DIRECTION:

Provide feedback as the Council deems necessary

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: November 14, 2024

Section: 3. PUBLIC INPUT

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: November 14, 2024
REF. DOC.: Northlake Home Rule Charter
SUBJECT: Consider approval of the Town Council Meeting Minutes for October 10, 2024
GOALS/
OBJECTIVES: Invest in Infrastructure; 4.5 - Leverage technology and equipment to deliver services

BACKGROUND INFORMATION:

Approve Minutes from:

- October 10, 2024 - Regular Meeting

COUNCIL ACTION/DIRECTION:

Approve Minutes Draft as presented



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING MINUTES
TOWN HALL - COUNCIL CHAMBER ROOM
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226
OCTOBER 10, 2024**

The Northlake Town Council convened in a Regular Meeting on October 10, 2024, at 5:30 p.m., in the Northlake Town Hall - Council Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas.

1. CALL TO ORDER

Mayor Montini called the meeting to order at 5:30 p.m., and a quorum was present as follows:

Roll Call:

Brian Montini, Mayor
Alexandra Holmes, Place 1
Michael Ganz, Place 2
Aaron Fowler, Place 3

Roger Sessions, Place 4
Maryl Lorencz, Mayor Pro Tem Place 5
John Kelley, Place 6

Also present were Drew Corn, Town Manager, and Dean Roggia, Town Attorney.

- Invocation was given by Ben Scheck, Pastor, The Grove Church.
- The Pledge of Allegiance to the United States and Texas Flags was recited.

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

The following will be addressed:

A. Proclamation - Municipal Court Week - November 4-8, 2024

The Proclamation was presented by Mayor Montini.

B. Proclamation - Veteran's Day - November 11, 2024

The Proclamation was presented by Mayor Montini.

C. Briefing - Pioneer Grant Program Update

The item was presented by Nathan Reddin, Development Services Director, and discussion followed.

There was no consensus as the item was for presentation and information purposes only.

D. Briefing - Water Conservation Ordinance

The item was presented by Drew Corn, Town Manager, and discussion followed.

The Town Council consensus was to have staff proceed with the process and present for adoption at a future meeting.

E. Briefing - Naming Streets Overview

The item was presented by Drew Corn, Town Manager and discussion followed.

The Town Council consensus was for staff to present the item for consideration at a future meeting.

3. PUBLIC INPUT

The following individuals shared comments as allowed under the Public Input portion of the agenda.

All comments may be viewed in their entirety on the Town's Website at <https://www.town.northlake.tx.us/337/Watch-Council-Meetings>.

- Rhea Hanmandlu, address on file; Denton County Indian Association; join Diwali; symbolic celebration, Sat Oct 19, 2024; Fireworks Event at 8pm; invite Mayor and Town Council; Free Event
- Joel McGreggor, address on file - \$45M is actually \$64.4M; not happy about it; consider changing as few street names as possible; Council designates where EDC/CDC sales tax go; use to lower taxes
- Alpesh Patel, address on file - city needs to take care of payment/units

4. CONSENT ITEMS

The Consent Agenda consisted of Item 4.A. - 4.G., and Councilmember Sessions pulled Item 4.F. for individual consideration.

Mayor Pro Tem Lorencz moved to approve the Consent Agenda now consisting of Items 4.A - 4.E., and 4.G. Motion seconded by Councilmember Fowler. Motion Passed.

AYES (7): Montini, Holmes, Ganz, Fowler, Sessions, Lorencz, Kelley

NAYS (0): None

ABSENT (0): None

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

APPROVED RESOLUTION NO. 24-68

- 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
APPROVED RESOLUTION NO. 24-69
- 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
APPROVED RESOLUTION NO. 24-70
- 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
APPROVED RESOLUTION NO. 24-71
- 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
APPROVED – PUBLIC HEARING CALLED FOR NOVEMBER 14, 2024

INDIVIDUAL CONSIDERATION

- 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
ITEM PULLED FOR INDIVIDUAL CONSIDERATION BY COUNCILMEMBER SESSIONS
APPROVED RESOLUTION NO. 24-72

The item was not presented and discussion followed.

Councilmember Holmes moved to approve the item as presented. Motion seconded by Councilmember Kelley. Motion Passed.

AYES (5): Holmes, Fowler, Montini, Lorencz, Kelley
NAYS (2): Ganz, Sessions
ABSENT (0): None

5. ACTION ITEMS

- 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**APPROVED RESOLUTION NO. 24-73**

The item was presented, and discussion followed.

Mayor Montini opened the public hearing at 6:32 p.m., with the following speakers coming forward:

- Rena Hardeman, address on file - what will happen to Harvest if annexed into the Town

With no further speakers, the public hearing was closed, and the Regular Meeting reconvened at 6:35 p.m.

Councilmember Holmes moved to approve the item as presented. Motion seconded by Councilmember Sessions. Motion Passed.

AYES (7): Holmes, Ganz, Fowler, Montini, Lorencz, Sessions, Kelley

NAYS (0): None

ABSENT (0): None

- 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

APPROVED ORDINANCE NO. 24-1010A

The item was presented, and discussion followed.

Mayor Montini opened the public hearing at 6:40 p.m., with the following speakers coming forward:

- Lawrence Sander, Urban Garages, address on file - notice not given; penalize to pay for this road not right; commuter route; getting in and out will be harder, do not charge owners;
- Joel McGregor, address on file - improvement will not help anyone there; why is County not paying; Insurance junk yard needs to pay; widening will make road worse;
- Steven Resin, address on file - uses unit as man cave; more bumper to bumper traffic
- Vamsi Dodla, address on file - Urban Garages; not going to do any good; strongly oppose
- Rena Hardeman, address on file - understand what they are going to do; combine all things into General Fund

With no further speakers, the public hearing was closed, and the Regular Meeting reconvened at 6:51 p.m.

Mayor Montini moved to approve the item as presented. Motion seconded by Councilmember Kelley. Motion Passed.

AYES (6): Holmes, Ganz, Fowler, Montini, Lorencz, Kelley

NAYS (1): Sessions

ABSENT (0): None

- 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-24-003

i. Public Hearing

ii. Consider Ordinance

APPROVED ORDINANCE NO. 24-1010B

The item was presented, and discussion followed.

Mayor Montini opened the public hearing at 7:08 p.m., with the following speakers coming forward:

- Bill Vaughn, address on file - pushing for high end development; make sure there are strict guidelines; fireworks are not allowed in Northlake; fast-food restaurants; concerned about North East Corner; consistent with quality
- Kelley Cooper, address on file - annexing will give power to impose uses and look; monument site

With no further speakers, the public hearing was closed, and the Regular Meeting reconvened at 7:13 p.m.

Councilmember Holmes moved to approve the item as presented. Motion seconded by Councilmember Kelley. Motion Passed.

AYES (7): Holmes, Ganz, Fowler, Montini, Lorencz, Sessions, Kelley

NAYS (0): None

ABSENT (0): None

- 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
- APPROVED ORDINANCE NO. 24-1010C**

The item was presented, and discussion followed.

Mayor Montini opened the public hearing at 7:34 p.m., with the following speakers coming forward:

- Rena Hardeman, address on file - is there a site plan; cognizant of traffic plans; eventual turn lane at the curve; Faught Lane; loading more issues on 407; timing

With no further speakers, the public hearing was closed, and the Regular Meeting reconvened at 7:38 p.m.

Councilmember Holmes moved to approve the item as presented. Motion seconded by Councilmember Fowler. Motion Passed.

AYES (4): Holmes, Montini, Lorencz, Kelley
NAYS (3): Ganz, Fowler, Sessions
ABSENT (0): None

- 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"
- APPROVED ORDINANCE NO. 24-1010D**

The item was presented, and discussion followed.

Mayor Montini moved to approve the item as presented. Motion seconded by Councilmember Kelley. Motion Passed.

AYES (7): Holmes, Ganz, Fowler, Montini, Lorencz, Sessions, Kelley
NAYS (0): None
ABSENT (0): None

- 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
- NOT APPROVED - SENT TO EDC/CDC FOR RECONSIDERATION WITH PROPOSED TERMS**

The item was presented and discussion followed.

Mayor Montini moved approve the item as presented. Motion seconded by Councilmember Holmes. Motion Failed.

AYES (3): Holmes, Montini, Kelley
NAYS (4): Ganz, Fowler, Lorencz, Sessions
ABSENT (0): None

Following further discussion, Councilmember Sessions moved to send the item to EDC/CDC for reconsideration of the term, specifically \$100/month for a 20-month term. Motion seconded by Councilmember Holmes. Motion Passed.

AYES (7): Holmes, Ganz, Fowler, Montini, Lorencz, Sessions, Kelley
NAYS (0): None
ABSENT (0): None

- 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
APPROVED RESOLUTION NO. 24-74

The item was presented, and discussion followed.

Councilmember Holmes moved to nominate Mr. Rob Altman to be added to the ballot for the Board of Directors of the Denton Central Appraisal District. Motion seconded by Councilmember Fowler. Motion Passed.

AYES (6): Holmes, Ganz, Fowler, Montini, Lorencz, Kelley
NAYS (0): None
ABSTAINED (1): Sessions
ABSENT (0): None

6. EXECUTIVE SESSION

The Town Council convened into an Executive Session, at 8:01 p.m., consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law to address the following:

A. Section 551.071 - Consultation with Attorney

- 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

- 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

- i. Town Manager evaluation and compensation.

7. RECONVENE INTO OPEN SESSION

Mayor Montini reconvened the Regular Meeting at 8:52 p.m., to address Council action regarding the items deliberated during Executive Session. No votes or actions were taken on any of the items deliberated.

8. ADJOURN

With no further business, Mayor Montini adjourned the meeting at 8:52 p.m.

Brian Montini, Mayor

ATTEST:

Zolaina R. Parker, Town Secretary

MINUTES APPROVED ON: _____

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: November 14, 2024
REF. DOC.: Town of Northlake Purchasing Policy
SUBJECT: Consider approval of a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an agreement/contract with Sam Pack's Five Star Ford, for the purchase of Police vehicles, in an amount not to exceed \$160,668.80
GOALS/ OBJECTIVES: Protect the Public; 1.1 - Ensure police presence in the community, Protect the Public; 1.4 - Ensure safe community standards and processes

BACKGROUND INFORMATION:

- Purchase 2 replacement vehicles for the Police Fleet for 2025 budget year
- Sam Pack's Five Star Ford is part of Buy Board Texas Smart Buy Purchasing Cooperative
- Currently holding 2 Ford Explorer's built at a cost not to exceed \$160,668.80

COUNCIL ACTION/DIRECTION:

Approve resolution to purchase replacement vehicles



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION**

NO.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS APPROVING AND AUTHORIZING THE TOWN MANAGER TO EXECUTE A CONTRACT WITH SAM PACK'S FIVE STAR FORD, FOR THE PURCHASE OF 2 FORD EXPLORERS, IN AN AMOUNT NOT TO EXCEED \$160,668.80

WHEREAS, the Town Council of the Town of Northlake, Texas, has determined that a public need and necessity exists for the Town to purchase new equipment for the police department; and

WHEREAS, the Town Council approved and budgeted for the expenditure in the 2024-2025 budget year for the cost for the police vehicles; and

WHEREAS, the vendor Sam Pack's Five Star Ford is providing the quote for the police vehicles through cooperative purchasing Buy Board Texas Smart buy; and

WHEREAS, the Town is a member of the Buy Board Texas Smart Buy Purchasing Contract, which per subchapter F of Section 271 of the Texas Local Government Code fulfills State purchasing requirements; and

WHEREAS, the Town Council has determined that it is advisable and in the best interest of the Town to authorize the Town Manager to enter into an agreement to purchase police vehicles, but not to exceed \$160,668.80

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS THAT:

Section 1. All the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified, and incorporated into the body of this resolution as if copied in their entirety.

Section 2. The the Town Council hereby authorizes the Town Manager to enter into an agreement for the purchase of police vehicles at the quoted price, provide that the total amount to be expended pursuant to this grant of authority shall not, in total, exceed the sum of \$160,668.80.

Section 3. This resolution shall be effective immediately upon approval by the Town Council.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on November 14, 2024.

Town of Northlake, Texas

Brian Montini, Mayor

Attest:

Zolaina Parker, Town Secretary

Off Menu Options limited to 25% of Published Price	Current %	60.51%	Total of D. - Off Menu Options	\$30,199.00
Delivery Charges		0 Miles @ \$1.99/mile		\$ -
Manufacturer Options Discount				\$ (69.60)
			Total Each	\$ 80,034.40
Quantity Ordered	2	X F =		\$ 160,068.80
Administrative Fee				\$ 600.00
Trade In Allowance - Non-Equipment debits and credits				\$ -
TOTAL PURCHASE PRICE INCLUDING ADMIN FEE				\$160,668.80

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: November 14, 2024
REF. DOC.: Texas Local Government code, Ch 271.102: Cooperative Purchasing Program Participation
SUBJECT: 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, for the purchase of a police vehicle, in an amount not to exceed \$50,025.00
GOALS/
OBJECTIVES: Protect the Public; 1.1 - Ensure police presence in the community, Protect the Public; 1.3 - Engage with the community to ensure trust

BACKGROUND INFORMATION:

- Purchase 1 replacement Tahoe for Police fleet using FY 2025 budgeted funds
- Caldwell Country Chevrolet is part of the HGAC Cooperative Purchasing Program
- Purchase not to exceed \$50,025

COUNCIL ACTION/DIRECTION:

Approve resolution to purchase new police vehicle



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION**

NO.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS APPROVING AND AUTHORIZING THE TOWN MANGER TO EXECUTE A CONTRACT WITH CALDWELL COUNTRY CHEVROLET, FOR ONE NEW CHEVROLET TAHOE, IN AN AMOUNT NOT TO EXCEED \$50,025.00

WHEREAS, the Town Council of the Town of Northlake, Texas, has determined that a public need and necessity exists for the Town to purchase new equipment for the police department; and

WHEREAS, the Town Council approved and budgeted for an expenditure of \$270,000 in the 2024-2025 budget year for the replacement of police vehicles; and

WHEREAS, the vendor Caldwell Country Chevrolet is providing the quote for the police vehicle through a cooperative purchasing contract with HGACBuy; and

WHEREAS, the Town is a member of the HGAC Cooperative Purchasing Contract, which per Subchapter F of Section 271 of the Texas Local Government code fulfills State purchasing requirements; and

WHEREAS, the Town Council has determined that it is advisable and in the best interest of the Town to authorize the Town Manager to enter into an agreement for the replacement of a police vehicle, not to exceed \$50,025

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS THAT:

Section 1. All the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified, and incorporated into the body of this resolution as if copied in their entirety.

Section 2. That the Town Council Hereby authorizes the Town Manager to enter into an agreement for the purchase of a police vehicle at the quoted unit price, attached as Exhibit "A", provided that the total amount to be expended pursuant to this grant of authority shall not, in total, exceed the sum of \$50,025.00

Section 3. This resolution shall be effective immediately upon approval by the Town Council.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on November 14, 2024.

Town of Northlake, Texas

Brian Montini, Mayor

Attest:

Zolaina Parker, Town Secretary

CALDWELL COUNTRY CHEVROLET

800 HWY. 21 E. CALDWELL, TEXAS 77836

BUYBOARD 724-23

End User: TOWN OF NORTHLAKE

Caldwell Rep: BEN LAUREANO QUOTE#101424

Contact: MICHAEL COLEMAN

Phone: 979-567-6155

Phone/email:

Date: Monday, October 14, 2024

Product Description: CHEVROLET TAHOE

email: ben@caldwellcountry.com

A. Bid Series: 20

A. Base Price: \$ 49,250.00

B. Published Options [Itemize each below]

Code	Options	Bid Price	Code	Options	Bid Price
CC10706	2024 CHEVROLET TAHOE PPV 4X2	INCL		RUNNING BOARDS	INCL
7X3	LH SPOTLAMP	INCL		DUAL BATTERIES	INCL
VK3	FRONT LICENSE PLATE BRACKET	INCL		AM/FM/BLEETOOTH	INCL
9C1	POLICE PACKAGE VEHICLE	INCL		TRAILERING HITCH PLATFORM	INCL
MHS	TRANS, 10-SPEED AUTO	INCL		REAR VISION CAMERA	INCL
C5Z	GVWR, 7,200 LBS	INCL		POWER WINDOW/LOCK	INCL
GU5	REAR AXLE 3.23 RATIO	INCL		DEEP TINT GLASS	INCL
L84	ENGINE, 5.3L V8	INCL		SKID PLATE, FRONT	INCL
H1T	JET BLACK, CLOTH TRIM	INCL		WHEELS, 20" STEEL	INCL
Total of B. Published Options:					

C. Unpublished Options [Itemize each below, not to exceed 25%]

Disclaimer	Unpublished Options	Bid Price
PRICES/QUOTES ARE VALID FOR THIRTY (30) DAYS DUE TO SUPPLY CHAIN CONSTRAINTS. REVERIFY PRICING BEFORE ISSUING A PURCHASE ORDER. COMMODITY SURCHARGES MAY APPLY AFTER A PURCHASE ORDER IS ISSUED	GBA-BLACK / STOCK INVENTORY	COLOR / DELIVERY
Total of C. Unpublished Options:		

D. Registration, Inspection, Paperwork, Postage cost, Courthouse time, & Runner time:

\$ -

E. UPFITTERS:

F. Manufacturer Destination/Delivery:

G. Floor Plan Interest (for in-stock and/or equipped vehicles):

H. Lot Insurance (for in-stock and/or equipped vehicles):

\$ -

I. Contract Price Adjustment:

\$ -

J. Additional Delivery Charge: 125 miles

\$ 375.00

K. Subtotal:

\$ 49,625.00

L. Quantity Ordered 1 x K =

\$ 49,625.00

M. Trade in:

N. BUYBOARD FEE PER PURCHASE ORDER

\$ 400.00

O. TOTAL PURCHASE PRICE WITH BUYBOARD FEE (PRICES AND AVAILABILITY ARE SUBJECT TO CHANGE WITHOUT NOTICE)

\$ 50,025.00

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: November 14, 2024

REF. DOC.: Town of Northlake Comprehensive Plan

SUBJECT: Consider approval of a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an agreement with Halff Associates, for Engineering services to provide a Stormwater Management Plan and submit Notice of Intent to comply with the Texas Commission on Environmental Quality General Permit for Municipal Separate Storm Sewer Systems, in an amount not to exceed \$75,500.00

**GOALS/
OBJECTIVES:** Exercise Fiscal Responsibility; 2.3 - Create sustainable service plans

BACKGROUND INFORMATION:

- February 22nd, 2024- Introduction of the Stormwater funding options
 - Council funding mandated Stormwater requirements via property tax rather than stormwater drainage fees
- April 11th, 2024- Initial briefing on Stormwater Projects and the need for a Stormwater Management Plan
 - Municipal Drainage Utility System established, tabling Stormwater Fee
- September 9th, 2024- Meeting with Halff to determine Best Management Practices that could be utilized as part of a Stormwater Management Plan
- September 12th, 2024- Council meeting approving the FY2025 Budget, including the Stormwater Inspector position for Public Works.

COUNCIL ACTION/DIRECTION:

Approve Town Manager to authorize change order



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION**

NO. 23-78

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS TO EXECUTE AN AGREEMENT/CONTRACT WITH HALFF ASSOCIATES, FOR ENGINEERING SERVICES TO PROVIDE A STORMWATER MANAGEMENT PLAN AND SUBMIT NOTICE OF INTENT TO COMPLY WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY GENERAL PERMIT FOR MUNICIPAL SEPERATE STORM SEWER SYSTEMS IN AN AMOUNT NOT TO EXCEED \$75,500.00

WHEREAS, the Town Council of the Town of Northlake is required to create a Stormwater Management Plan and receive permit authorization from the Texas Commission on Environmental Quality; and

WHEREAS, the Town of Northlake has reached a population threshold to be designated as a Level 2A small Municipal Separate Storm Sewer System operator ; and

WHEREAS, the Town of Northlake maintains an ongoing contract with Halff Associates for the provision of engineering consulting services; and

WHEREAS, Halff Associates has offered a plan to develop a Stormwater Management Plan and submit a Notice of Intent for compliance with Texas Commission on Environmental Quality General Permit to Discharge Under the Texas Pollutant Discharge Elimination System No. TXR040000 ; and

WHEREAS, the cost for these services is \$75,500.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS THAT:

Section 1. All the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified, and incorporated into the body of this resolution as if copied in their entirety.

Section 2. The Town manager is authorized to execute an amended contract, attached in Exhibit "A", with Halff Associates for Engineering services to provide a Stormwater Management Plan and submit Notice of Intent to comply with the Texas Commission on Environmental Quality General Permit for Municipal Seperate Storm Sewer Systems, in an amount not to exceed \$75,500

Section 3. This resolution shall be effective immediately upon approval by the Town Council.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on November 14, 2024.

Town of Northlake, Texas

Brian Montini, Mayor

Attest:

Zolaina Parker, Town Secretary

STATE OF TEXAS)

COUNTY OF DENTON)

**CHANGE ORDER AND AMENDMENT NO. 27
OF
CONSULTANT’S CONTRACT**

THIS agreement is by and between the **Town of Northlake, Texas**, a municipal corporation, duly authorized to act by the Town Council of said Town, hereinafter called “Town,” and **Halff Associates, Inc.**, a Texas corporation, acting through a duly authorized officer, hereinafter called “Consultant,” relative to Consultant providing professional engineering services to the Town.

WHEREAS, the Town and Consultant have entered into an agreement such that the Consultant is to provide the following services: **Engineering services to provide a Stormwater Management Plan and submit Notice of Intent (NOI to comply with Texas Commission on Environmental Quality General Permit to Discharge Under the Texas Pollutant Discharge Elimination System (TPDES) No. TXR040000.**

WHEREAS, the above referenced agreement provides that if there is a change in scope or focus of the activities in the contract, or if it is necessary for the Consultant to do additional work such that there is a significant additional cost or expense to the Town, it is necessary for the Town to approve such work and/or for the parties to change the contract; and

WHEREAS, the parties recognize that it is necessary for Consultant to do additional work under the contract, such work which is set out in Exhibit “A”, which is attached hereto and incorporated herein as if set out in full herein; and

NOW, THEREFORE, for and in consideration of the mutual acts and covenants set out herein, the parties agree as follows:

1. Consultant, in addition to the work to be performed in the Contract dated November 9, 2009, shall perform the task(s) described in said Exhibit “A”, basically described as Additional Services.
2. The amount to be paid to Consultant under such contract shall be in accordance with the Fee and Rate Schedule provided in Exhibit “A”.
3. This shall constitute an Authorization for a Change in Work as set out in the agreement between the parties, and an amendment to such contract. All of the terms and conditions of the original contract shall remain in full force and effect, as amended hereto, unless set out otherwise herein.

Signed and effective on this the ____th day of _____2024.

TOWN OF NORTHLAKE, TEXAS

By:

Printed Name: Drew Corn

Title: Town Manager

HALFF ASSOCIATES, INC., CONSULTANT

By:_____

Printed Name: Dennis W. Haar, P.E.

Title: Senior Project Advisor

**EXHIBIT A
SCOPE OF WORK**

**TOWN OF NORTHLAKE
2024-2029 Stormwater Management Plan (SWMP) Preparation for TPDES
TXR040000 Small MS4 General Permit
January 26, 2024**

The Texas Commission on Environmental Quality regulates storm water discharges through the Texas Pollutant Discharge Elimination System (TPDES) General or Individual permits based on census population and stormwater makeup. The Town of Northlake qualified for a waiver based on population under the 2019 TPDES General Permit for small Municipal Separate Storm Sewer Systems (MS4). Continued growth since this time has increased the population to regulation levels. The 2020 census indicates the Town will be a Level 2a small MS4 operator, which is defined as an operator of traditional small MS4 that serve a population of at least 10,000 but less than 40,000 within and “urban area with population of at least 50,000.” The development of the Stormwater Management Plan (SWMP) and Notice of Intent (NOI) will include the following tasks:

TASK 1: PROJECT MANAGEMENT AND COORDINATION

Halff project management activities include task leadership and direction; telephone and written communication; project status reports; project progress meetings; project invoicing; and personnel and data management among other general project management activities. Specific meetings beyond staff management coordination and regular communication include the following:

a. Project Meetings

- i. Attend one (1) project kickoff meeting with Town of Northlake staff. Halff will coordinate the meeting and is intended to discuss key items including:
 - i. project schedule,
 - ii. budget,
 - iii. specific directives
 - iv. existing Town stormwater ordinances
 - v. existing Town stormwater regulatory/monitoring programs
 - vi. existing Town public education and communication programs
 - vii. TPDES minimum control measure best management practices (BMP). Halff will provide a preliminary schedule of tasks.
- ii. Attend up to four (4) progress meetings over the course of the project schedule, to discuss specific task objectives and progress including stormwater activities, proposed BMPs, timeline of activities, program goals, annual reporting requirements, and any changes in the general permit. It is anticipated that the meetings will be in-person meetings with virtual access.
- iii. Halff will attend up to two (2) Town Council meetings to brief Council on project progress and address questions.
- iv. Halff will provide draft meeting minutes to Town staff within three (3) working days after each meeting and finalized within five (5) working days.

b. Administration

Monthly project status reports shall be provided to the Town with the monthly invoice. Progress may include notes regarding work completed in the preceding billing cycle, work expected to be completed in the next cycle and any outstanding questions or issues for discussion.

TASK 2: OBTAIN AND REVIEW LOCAL DATA

Data collection tasks generally include gathering, organizing and reviewing all data provided, both hard copy and digital format. The Town will provide applicable permits, studies, reports, ordinances, audits, and GIS information to determine program elements for the SWMP as required by the Phase II MS4 General Permit, TXR040000. Halff maintains much of this information and will provide a gap analysis for needed data. Specific tasks relating to data collection include the following:

a. 2024-2029 MS4 General Permit Review

- i. Assist the Town identifying amendments to 2024 TXR040000 General Permit.
- ii. Outline General Permit requirements that are applicable to the Town.

b. Existing Town Ordinances

- i. Review existing Town ordinances relating to stormwater.
- ii. Identify new ordinances or ordinance amendments needed to meet general permit requirements.

c. Existing Town Stormwater Regulatory/Monitoring Programs

- i. Review existing Town programs and determine applicability to general permit requirements.
- ii. Identify new programs or program modifications needed to meet general permit requirements.

d. Existing Town Public Education and Communication Programs

- i. Review existing programs and determine applicability to general permit requirements.
- ii. Identify new programs or program modifications needed to meet general permit requirements.

TASK 3: 2024-2029 SWMP PREPARATION AND MS4 READINESS

Halff's proposed services include preparation of the MS4 Stormwater Management Program (SWMP) for the Town of Northlake. This will achieve authorization to discharge stormwater to surface water in the state under the TPDES Phase II Municipal Separate Storm Sewer System (MS4) General Permit, TXR040000. The Small MS4 General Permit, TPDES Permit No. TXR040000, was to be issued on January 24, 2024. TCEQ has delayed the issuance of the new general permit until August 2024. The Town will have 180 days from the issuance date to have the SWMP and NOI complete and submitted electronically. Halff will utilize the TCEQ draft proposed permit to develop the Town SWMP. This draft permit has completed public comment and TCEQ has indicated no proposed changes to the permit at this time. Halff will incorporate any minor changes that may be in the final permit into the final SWMP. If TCEQ implements major changes such

as additional MCMs or BMPs beyond the draft permit, Halff will evaluate and notify the Town if a change order is required.

Halff will prepare the MS4 Permit and SWMP for the Town to achieve administrative compliance with the general permit, TXR040000. Specific tasks include:

a. Develop MCM and BMP Schedule

- i. Halff will assist the Town in the preparation of the BMPs for the new permit expected August 2024.
- ii. Halff will prepare a summary and schedule of possible BMPs for discussion with the Town.
- iii. Halff will assist the Town in developing implementation strategies, a basic timeline for each stormwater related activity and reference for responsible parties involved.
- iv. Halff will recommend programs and practices to meet expectations of targeted audiences per 2024 general permit for discussion with the Town.

b. NOI and SWMP Preparation

- i. Halff will assist the Town with the preparation of the TCEQ required Notice of Intent (NOI). The NOI will be submitted electronically using the Net-MS4 system once operational.
- ii. Halff will develop the SWMP using the general permit MCM and scheduled BMPs with Town input.
- iii. Halff will develop the necessary maps and exhibits required by the general permit.
- iv. Halff will prepare a draft SWMP and NOI for Town review and comment.
- v. Halff will meet with the Town to discuss drafts and document Town feedback.

c. Prepare 2024-2029 SWMP

- i. Halff will prepare a final SWMP and NOI for the Town to submit to the TCEQ and post on the Town website.

TASK 4: QUALITY ASSURANCE/QUALITY CONTROL

Each task will be subjected to internal QA/QC by an independent senior engineers, planners and environmental scientists at Halff (typically by another office or team). Associated QC documentation will be provided upon request. Specific tasks relating to the QA/QC process include the following:

a. QA/QC Procedures

- i. The QA/QC program will include a multi-level approach to ensure that senior members review, comment and approve the completed work. Quality control checklists shall be created for the data collection, model development and final report elements of the work. Each checklist will include milestone reviews that describe the items to be reviewed and include documentation of the comments by the reviewer and responses from the design engineer. Deliverables to the Town will be accompanied by a certification that they have been reviewed for quality.

- ii. Halff shall retain all work products generated and information gathered and used during the project including, but not limited to, base data and intermediate work products.

Deliverables

- Three (3) hard copies and one electronic copy of draft SWMP
- Three (3) hard copies and one electronic copy of final SWMP
- Three (3) hard copies and one electronic copy of MCM and Schedule of BMPs
- One electronic copy of the Notice of Intent and SWMP for submittal to TCEQ

FEE SUMMARY

Halff will provide all services on a time and materials basis. The total contract amount will include a not-to-exceed limit of **\$75,500.00**. Upon request, Halff can prepare proposals to assist the Town in the implementation process of program elements.

Task 1: Project Management and Coordination	\$ 15,000
Task 2: Obtain and Review Local Data.....	\$ 5,000
Task 3: 2024-2029 SWMP Preparation and MS4 Readiness.....	\$ 50,000
Task 4: Quality Assurance / Quality Control.....	\$ 5,000
 Subtotal	 \$75,000
DIRECT EXPENSES	\$500
FEE SUMMARY TOTAL	\$ 75,500

ITEMS EXCLUDED AND/OR OPTIONAL SUPPLEMENTAL SERVICES:

The following services are excluded from this scope of work; however, following coordination with the Town, the following services may be added as supplemental services.

- Notice of Change: As an additional service, if it is required to address and document changes to the SWMP measurable goals, Halff will prepare and submit to TCEQ a Notice of Change (NOC) document on behalf of the Town.
- Implementation of the SWMP activities
- Submission, review, audit or creation of any annual report as required by TCEQ of any permit cycle.
- Creating new Town Ordinances or modifying existing ordinances.
- Digital creation of data such as GIS that provides proper traceable metrics for Public Involvement activities such as: Adopt-A-Spot, Adopt-A-Stream, Adopt-A-Street, Adopt-A-Catch Basin
- The creation of a structural control maintenance and enforcement program
- Hosting, planning and attending events that might be required as BMPs
- Environmental permitting coordination with either State or Federal agencies not mentioned in the proposal
- Detailed evaluations of specialty clean-up efforts (I.E., illegal camp sites) that could require a specialty contractor
- Forecasting changes from Level 3 to Level 4 Phase II Small MS4 Operator
- Field surveys and Right-of-entry (any field work will utilize public right-of-way and/or easements)
- Field reconnaissance other than stated in proposal.

PROJECT SCHEDULE

Halff will commence work reviewing the 2024-2029 TPDES TXR040000 General Permit and preparing the SWMP after notice-to-proceed (NTP) is received from the Town. The Town is required to have a compliant SWMP prepared prior to submitting an NOI within 180 days following the effective date of the general permit, which is expected in August 2024. Halff anticipates the following project milestone schedule:

Notice to Proceed	March 2024
Prepare Urban Area Map	April 1, 2024
Review Local Data	May 1, 2024
Develop MCM and BMP Schedule	June 3, 2024
Draft SWMP	July 1, 2024
TCEQ issues General Permit	August 2024
Final SWMP and NOI	October 1, 2024

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: November 14, 2024
REF. DOC.: Texas Senate Bill 1893
SUBJECT: Consider approval of a Resolution of the Town of Northlake, Texas, approving the Covered Applications and Prohibited Technology Policy
GOALS/ OBJECTIVES: Plan Intentionally and Responsibly; 3.2 - Embrace and adapt to state legislative actions

BACKGROUND INFORMATION:

- Senate Bill 1893 passed during the 88th Texas Legislature
 - Prohibits the use of covered applications on governmental entity devices
 - Requires governmental agencies to adopt a policy in accordance with the bill before November 20, 2024
- Covered applications consist of the following
 - TikTok or any successor application or service developed or provided by Byte Dance Limited
 - Social media applications or service specified by proclamation of the governor under Government Code Section 620.005
- Under this policy the Town will do the following:
 - Prohibit the use or installation of a covered application
 - Remove covered application from Town-owned devices
 - Restrict access to covered applications from Town-owned devices

COUNCIL ACTION/DIRECTION:

Approve or Disapprove the Covered Applications and Prohibited Technology Policy



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION**

NO.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS APPROVING THE COVERED APPLICATIONS AND PROHIBITED TECHNOLOGY POLICY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, On December 7, 2022, Governor Greg Abbott required all state agencies to ban the video-sharing application TikTok from all state-owned and state-issued devices and networks over the Chinese Communist Party's ability to use the application for surveilling Texans; and

WHEREAS, Governor Abbott also directed the Texas Department of Public Safety (DPS) and the Texas Department of Information Resources (DIR) to develop a plan providing state agencies guidance on managing personal devices used to conduct state business; and

WHEREAS, Following the issuance of the Governor's directive, the 88th Texas Legislature passed Senate Bill 1893, which prohibits the use of covered applications on governmental entity devices; and

WHEREAS, As required by the Governor's directive and Senate Bill 1893, this policy prohibits the installation or use of covered applications or prohibited technologies on applicable devices.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS THAT:

Section 1. All the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified, and incorporated into the body of this resolution as if copied in their entirety.

Section 2. The Town Council hereby adopts the Covered Applications and Prohibited Technology Policy, attached as Exhibit "A".

Section 3. This resolution shall be effective immediately upon approval by the Town Council.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on November 14, 2024.

Town of Northlake, Texas

Brian Montini, Mayor

Attest:

Zolaina Parker, Town Secretary



Covered Applications and Prohibited Technology Policy

Date: November 14, 2024

Version: 1.0

1.0 INTRODUCTION

1.1 PURPOSE

On December 7, 2022, Governor Greg Abbott required all state agencies to ban the video-sharing application TikTok from all state-owned and state-issued devices and networks over the Chinese Communist Party's ability to use the application for surveilling Texans. Governor Abbott also directed the Texas Department of Public Safety (DPS) and the Texas Department of Information Resources (DIR) to develop a plan providing state agencies guidance on managing personal devices used to conduct state business. Following the issuance of the Governor's directive, the 88th Texas Legislature passed [Senate Bill 1893](#), which prohibits the use of covered applications on governmental entity devices.

2.0 COVERED APPLICATIONS POLICY FOR GOVERNMENTAL ENTITIES

2.1 SCOPE AND DEFINITIONS

Pursuant to Senate Bill 1893, governmental entities, as defined below, must establish a covered applications policy:

- A department, commission, board, office, or other agency that is in the executive or legislative branch of state government and that was created by the constitution or a statute, including an institution of higher education as defined by Education Code Section 61.003.
- The supreme court, the court of criminal appeals, a court of appeals, a district court, or the Texas Judicial Council or another agency in the judicial branch of state government.
- A political subdivision of this state, including a municipality, county, or special purpose district.

This policy applies to all Town of Northlake full- and part-time employees, contractors, paid or unpaid interns, and other users of government networks. All Town of Northlake employees are responsible for complying with this policy.

A covered application is:

- The social media service TikTok or any successor application or service developed or provided by ByteDance Limited, or an entity owned by ByteDance Limited.
- A social media application or service specified by proclamation of the governor under Government Code Section 620.005.

2.2 COVERED APPLICATIONS ON GOVERNMENT-OWNED OR LEASED DEVICES

Except where approved exceptions apply, the use or installation of covered applications is prohibited on all government-owned or -leased devices, including cell phones, tablets, desktop and laptop computers, and other internet-capable devices.

The Town of Northlake will identify, track, and manage all government-owned or -leased devices including mobile phones, tablets, laptops, desktop computers, or any other internet-capable devices to:

- a. Prohibit the installation of a covered application.
- b. Prohibit the use of a covered application.
- c. Remove a covered application from a government-owned or -leased device that was on the device prior to the passage of S.B. 1893 (88th Leg, R.S.).
- d. Remove an application from a government-owned or -leased device if the Governor issues a proclamation identifying it as a covered application.

The Town of Northlake will manage all government-owned or leased mobile devices by implementing the security measures listed below:

- a. **Restrict access to “app stores” or unauthorized software repositories to prevent the installation of unauthorized applications.**
- b. **Maintain the ability to remotely wipe non-compliant or compromised mobile devices.**
- c. **Maintain the ability to remotely uninstall unauthorized software from mobile devices.**

2.3 ONGOING AND EMERGING TECHNOLOGY THREATS

To provide protection against ongoing and emerging technological threats to the government’s sensitive information and critical infrastructure, DPS and DIR will regularly monitor and evaluate additional social media applications or services that pose a risk to this state.

DIR will annually submit to the Governor a list of social media applications and services identified as posing a risk to Texas. The Governor may proclaim items on this list as covered applications that are subject to this policy.

If the Governor identifies an item on the DIR-posted list described by this section, then **the Town of Northlake** will remove and prohibit the covered application.

The Town of Northlake may also prohibit social media applications or services in addition to those specified by proclamation of the Governor.

2.4 BRING YOUR OWN DEVICE POLICY

If **the Town of Northlake** adopts a “Bring Your Own Device” (BYOD) program, then the

Town of Northlake may consider prohibiting the installation or operation of covered applications on employee-owned devices that are used to conduct government business.

2.5 COVERED APPLICATION EXCEPTIONS

The Town of Northlake may permit exceptions authorizing the installation and use of a covered application on government-owned or -leased devices consistent with the authority provided by Government Code Chapter 620.

Government Code Section 620.004 only allows **the Town of Northlake** to install and use a covered application on an applicable device to the extent necessary for:

- (1) Providing law enforcement; or
- (2) Developing or implementing information security measures.

If **the Town of Northlake** authorizes an exception allowing for the installation and use of a covered application, **the Town of Northlake** must use measures to mitigate the risks posed to the state during the application's use.

The Town of Northlake must document whichever measures it took to mitigate the risks posed to the state during the use of the covered application.

3.0 POLICY COMPLIANCE

The Town of Northlake will verify compliance with this policy through various methods, including but not limited to, IT/security system reports and feedback to leadership.

An employee found to have violated this policy may be subject to disciplinary action, including termination of employment.

4.0 POLICY REVIEW

This policy will be reviewed **bi-annually** and updated as necessary to reflect changes in state law, additions to applications identified under Government Code Section 620.006, updates to the prohibited technology list posted to DIR's website, or to suit the needs of **the Town of Northlake**

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: November 14, 2024

Section: 5. ACTION ITEMS

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: November 14, 2024
REF. DOC.: Texas Tax Code, Section 6.03 Appraisal District Board of Directors
SUBJECT: Consider approval of a Resolution of the Town of Northlake, Texas, casting Northlake's votes for a member or members of the Board of Directors of the Denton Central Appraisal District
GOALS/ OBJECTIVES: Advance Northlake's Interest; 5.3 - Influence local- regional - and state issues

BACKGROUND INFORMATION:

- Taxing jurisdictions nominate then vote on five DCAD board members
- DCAD Board Members Guidelines:
 - Term: two years beginning January 1, 2025
 - Must have resided in Denton County throughout previous two years
 - Elected officials of taxing unit may serve, Town employees may not
- Northlake nominated Rob Altman on October 10, 2024
- DCAD staff provided nominations on October 23, 2024
- Northlake's number of votes 14 out of 5,000 distributed to any combination of candidates
- Northlake to cast its vote by written resolution before December 13, 2024
- Candidates (listed with nominating jurisdiction(s)):
 - Rob Altman - City of Frisco, City of The Colony, Denton County, City of Roanoke, Town of Northlake
 - Henry Benjamin III - Frisco ISD
 - Alex Buck - City of Highland Village, Denton County, City of Lewisville, City of Southlake
 - Vicki Byrd - City of Denton
 - Bryan Dodson - Frisco ISD
 - Jared Eutsler - City of Corinth
 - Sean Frank - Frisco ISD
 - Mike Hennefer - City of Carrollton, City of The Colony, Denton County, C-FB ISD
 - Ray Martin - Town of Providence Village, City of The Colony, City of Corinth, City of Lewisville, City of Coppell, City of Southlake
 - Ann Pomykal - Denton County, City of Lewisville, City of Southlake
 - Sandeep Sharma - Town of Flower Mound
 - Charles Stafford - Denton ISD, City of Denton, City of Southlake, Pilot Point ISD
 - Osiris Wade - Frisco ISD
 - Bruce Yeager - Ponder ISD
 - David Terre - Nominated by City of Denton Does not desire to be re-elected

COUNCIL ACTION/DIRECTION:

Vote for nominated candidate(s) to DCAD Board of Directors



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION**

NO. NOT APPROVED - NO ACTION TAKEN

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS TO CAST NORTHLAKE'S VOTES FOR CANDIDATES TO THE DENTON CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS FOR THE TERM OF JANUARY 1, 2025 THROUGH DECEMBER 31, 2026; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Town of Northlake, Texas, has joined in the formation of a Denton Central Appraisal District; and

WHEREAS, the Denton County Chief Appraiser has notified each taxing entity that voting is in order for five seats on this board; and

WHEREAS, the Denton County Chief Appraiser has notified the Town of its voting entitlement of eleven (14) votes.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS THAT:

Section 1. All the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified, and incorporated into the body of this resolution as if copied in their entirety.

Section 2. That the Town of Northlake hereby casts its eleven (14) votes for the following candidate(s) to serve on the Board of the Denton Central Appraisal District Board of Directors:

Section 3. This resolution shall be effective immediately upon approval by the Town Council.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on November 14, 2024.

Town of Northlake, Texas

Brian Montini, Mayor

Attest:

Zolaina Parker, Town Secretary



Denton Central Appraisal District
3911 Morse Street
Denton, TX 76208

(940) 349-3800
 www.dentoncad.com

TO: Denton County Taxing Units
FROM: Don Spencer, Chief Appraiser
DATE: October 23, 2024
SUBJECT: Candidates to the Denton CAD Board of Directors

Candidates to the Denton Central Appraisal District Board of Directors are listed below. The list is in alphabetical order by last name.

Each voting unit must cast its vote by **written resolution** and submit it to the Chief Appraiser before December 15th. Since December 15th falls on a Sunday this year, this means resolutions must be received by close of business on Friday, December 13th. The Distribution of Votes for each voting unit is included with this letter. The unit may cast all its votes for one candidate or may distribute the votes among any number of candidates. When a voting unit casts its votes, it must cast the votes for a person that was nominated and is named on the ballot. There is no provision for write-in candidates. The Tax Code does not permit the Chief Appraiser to count votes cast for someone not listed on the official ballot. The five nominees receiving the most votes will become members of the Denton CAD Board of Directors in January of 2025.

The candidates nominated by the taxing units are:

<u>Candidate</u>	<u>Nominating Unit</u>
1. Rob Altman	<i>City of Frisco, City of The Colony, Denton County, City of Roanoke Town of Northlake</i>
2. Henry Benjamin III	<i>Frisco ISD</i>
3. Alex Buck	<i>City of Highland Village, Denton County, City of Lewisville, City of Southlake</i>
4. Vicki Byrd	<i>City of Denton</i>
5. Bryan Dodson	<i>Frisco ISD</i>
6. Jared Eutsler	<i>City of Corinth</i>
7. Sean Frank	<i>Frisco ISD</i>
8. Mike Hennefer	<i>City of Carrollton, City of The Colony, Denton County, C-FB ISD</i>
9. Ray Martin	<i>Town of Providence Village, City of The Colony, City of Corinth, City of Lewisville, City of Coppell, City of Southlake</i>
10. Ann Pomykal	<i>Denton County, City of Lewisville, City of Southlake</i>
11. Sandeep Sharma	<i>Town of Flower Mound</i>
12. Charles Stafford	<i>Denton ISD, City of Denton, City of Southlake, Pilot Point ISD</i>
13. Osiris Wade	<i>Frisco ISD</i>
14. Bruce Yeager	<i>Ponder ISD</i>
15. **David Terre	<i>Nominated by City of Denton</i> <u>Does not desire to be re-elected</u>

Bio sheets on each candidate have been requested and are being gathered. If you would like further information on one(or more) of the candidates, please contact Misty Baptiste she will forward those information sheets to you as soon as they are available.

Since some of you may not be familiar with the process of selecting the Board, please do not hesitate to contact Misty Baptiste at (940) 349-3977 or misty.baptiste@dentoncad.com for clarification and/or information.

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: November 14, 2024

REF. DOC.: Texas Local Government Code, Chapter 43 - Municipal Annexations; Development Agreement with Fast Track Development, LLC

SUBJECT: Consider adoption of an Ordinance of the Town of Northlake, Texas, providing for the annexation of approximately 57.325 acres of land situated in the S. Park Survey Abstract No. 1005, the W. Harmonson Survey, Abstract No. 642, and the H. Anderson Survey, Abstract No. 25, generally 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. Case # ANX-24-004

i. Public Hearing

ii. Consider Approval

GOALS/ OBJECTIVES: Advance Northlake's Interest; 5.1 - Manage the town's municipal boundaries, Advance Northlake's Interest; 5.2 - Capture and incorporate the extraterritorial jurisdiction

BACKGROUND INFORMATION:

- Fast Tract Development, LLC owns 57.325 acres in Northlake ETJ
 - Located on southeast corner of Harmonson Road and McPherson Drive
 - Proposed 4-lot industrial development to be known as Ironhead Development
- April 11, 2024: Town Council approved development agreement with owner
 - Constitutes petition for voluntary annexation with service plan
 - Effective upon Developer, Alliance Industrial Partners, LLC, acquisition of property
 - Ironhead Owner, LP, the assign of Alliance Industrial acquired property on September 26, 2024
 - DA assigned and assumed by Ironhead Owner, LP
- October 10, 2024: Council called and authorized public hearing to be held at this meeting
 - All required notice provided

COUNCIL ACTION/DIRECTION:

- Hold public hearing
- Approve annexation ordinance



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE**

NO. 24-1010B

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, PROVIDING FOR THE ANNEXATION OF A TERRITORY MORE SPECIFICALLY DESCRIBED HEREIN, BUT GENERALLY COMPRISING APPROXIMATELY 57.325 ACRES OF LAND SITUATED IN THE S. PARK SURVEY, ABSTRACT NO. 1005, THE W. HARMONSON SURVEY, ABSTRACT NO. 642, AND THE H. ANDERSON SURVEY, ABSTRACT NO. 25, IN THE EXTRA-TERRITORIAL JURISDICTION OF THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS; EXTENDING THE BOUNDARY OF THE LIMITS OF SAID TOWN OF NORTHLAKE, TEXAS, FOR ALL MUNICIPAL PURPOSES; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Town of Northlake, Texas is a home rule municipality acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, Section 43.0671 of the Texas Local Government Code permits a municipality to annex an area upon the request of the landowner(s); and

WHEREAS, on April 30, 2024, a development agreement executed between Fast Track Development, LLC, the owner of certain property located within the extraterritorial jurisdiction of the Town, and the Town of Northlake was recorded in the Real Property Records of Denton County; and

WHEREAS, the development agreement constitutes a petition for voluntary annexation into the Town pursuant to Chapter 43, Subchapter C-3, of the Texas Local Government Code; and

WHEREAS, the development agreement constitutes a service plan pursuant to Section 43.0672 of the Texas Local Government Code; and

WHEREAS, development agreement is effective upon acquisition of property by Developer, Alliance Industrial Partners, LLC; and

WHEREAS, Ironhead Owner, LP, the assign of Alliance Industrial Partners, LLC, acquired the property on September 26, 2024, and the development agreement was assigned and assumed by Ironhead Owner, LP, pursuant to the agreement; and

WHEREAS, pursuant to the requirements of subchapter C-3 of chapter 43 of the Local Government Code, a public hearing to hear arguments for and against the requested annexation was held before

the Northlake Town Council on November 14, 2024; and

WHEREAS, all of the territory described herein is adjacent to and within one mile of the present, corporate limits of the Town, and within the extraterritorial jurisdiction of the Town; and

WHEREAS, all requirements of the law have been met for this annexation, including compliance with Section 43.0673 of the Texas Local Government Code.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS THAT:

Section 1. All of the territory described herein is, for all purposes, annexed into the Town, and the Town limits are extended to include such territory, to wit: An approximate 57.325 acres of land situated in the S. Park Survey Abstract No. 1005, the W. Harmonson Survey, Abstract No. 642, and the H. Anderson Survey, Abstract No. 25, more particularly described in Exhibit "A" attached hereto and incorporated herein, for all purposes.

Section 2. The owners and inhabitants of the annexed territory are entitled to all of the rights and privileges of all other citizens and property owners of the Town and are bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be subsequently adopted.

Section 3. The official map and boundaries of the Town, previously adopted, is amended to include the newly annexed territory as a part of the Town of Northlake, Texas. The Town Secretary is directed and authorized to perform or cause to be performed all acts necessary to revise the official map of the Town to add the territory annexed as required by law.

Section 4. The Town Secretary is directed to file or cause to file the certified copy of this Ordinance in the office of the County Clerk of Denton County, Texas, and provide a copy of this Ordinance to the Denton County, mapping department and the Denton County Central Appraisal District.

Section 5. This Ordinance shall be cumulative of all provisions of ordinances of the Town, except where the provisions are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 6. If any section, sentence, phrase, paragraph or word of this ordinance be found to be illegal, invalid or unconstitutional, or if any portion of said property is incapable of being annexed by the town, for any reason whatsoever, the adjudication shall not affect any other section, sentence, phrase, word, paragraph, or provision of any other ordinance of the town. The town council declares that it would have adopted the valid portion and applications of this ordinance and would have annexed and does hereby annex the valid property without the invalid part, and to this end the provisions of the

ordinance are declared to be severable.

Section 7. This ordinance shall be in full force and effect from and after its passage and it is so ordained.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on November 14, 2024.

Town of Northlake, Texas

Brian Montini, Mayor

Attest:

Zolaina Parker, Town Secretary

EXHIBIT A

DESCRIPTION OF 57.325 ACRES OR 2,497,074 SQ. FT.

BEING A 57.325 ACRE TRACT OF LAND SITUATED IN THE SIMON E. PARK SURVEY, ABSTRACT NUMBER NO. 1005 AND IN THE HOLLAND ANDERSON SURVEY, ABSTRACT NO. 25, IN DENTON COUNTY, TEXAS, BEING A PORTION OF THAT SAME TRACT OF LAND DESCRIBED TO FAST TRACK DEVELOPMENT, LLC IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2017-11634, OF THE DEED RECORDS OF DENTON COUNTY, TEXAS (D.R.D.C.T.), AND BEING A PORTION OF THAT SAME TRACT OF LAND DESCRIBED TO PML FAMILY PARTNERS, LLC IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2020-23283 (D.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00015063):

BEGINNING AT A FENCE CORNER POST FOUND FOR THE NORTHWEST CORNER OF LOT 3, BLOCK 1, NORTHLAKE 35 LOGISTICS PARK, AN ADDITION TO THE CITY OF JUSTIN ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2022-122 OF THE PLAT RECORDS OF DENTON COUNTY TEXAS (P.R.D.C.T.) AND AN INTERIOR "ELL" CORNER OF SAID FAST TRACK DEVELOPMENT TRACT;

THENCE, SOUTH 00 DEGREES 23 MINUTES 37 SECONDS WEST, WITH AN EAST LINE OF SAID FAST TRACK DEVELOPMENT TRACT AND A WEST LINE OF SAID LOT 3, A DISTANCE OF 1,051.95 FEET TO A FENCE CORNER POST FOUND FOR THE SOUTHERNMOST SOUTHEAST CORNER OF SAID FAST TRACK DEVELOPMENT TRACT AND A SOUTHWEST CORNER OF SAID LOT 3, SAID POINT LYING ON THE NORTH LINE OF THAT SAME TRACT OF LAND DESCRIBED TO NORTHLAKE 35 LOGISTICS PARK, LLC IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021-154908 (D.R.D.C.T.);

THENCE, SOUTH 89 DEGREES 14 MINUTES 32 SECONDS WEST, WITH A SOUTH LINE OF SAID FAST TRACK DEVELOPMENT TRACT AND THE SOUTH LINE OF SAID PML FAMILY PARTNERS TRACT, AND WITH THE NORTH LINE OF SAID NORTHLAKE 35 LOGISTICS PARK TRACT, AND WITH THE NORTH LINE OF LOT 8X, BLOCK 1, NORTHLAKE 35 LOGISTICS PARK, AN ADDITION TO THE CITY OF JUSTIN ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2022-56 (P.R.D.C.T.), PASSING AT A DISTANCE OF 1,071.24 FEET A 1/2-INCH REBAR CAPPED "RPLS" FOUND FOR THE SOUTHERNMOST SOUTHWEST CORNER OF SAID FAST TRACK DEVELOPMENT TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID PML FAMILY PARTNERS TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 1,279.99 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF SAID PML FAMILY PARTNERS TRACT, SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF HARMONSON ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, NORTH 00 DEGREES 50 MINUTES 06 SECONDS WEST, WITH THE EAST RIGHT-OF-WAY LINE OF SAID HARMONSON ROAD, A DISTANCE OF 21.08 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED AS "LEASED PREMISES" IN SAID GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2020-23283, (D.R.D.C.T.);

THENCE, NORTH 85 DEGREES 20 MINUTES 42 SECONDS EAST, WITH THE SOUTH LINE OF SAID "LEASED PREMISES" TRACT, A DISTANCE OF 52.53 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR THE SOUTHEAST CORNER THEREOF;

THENCE, NORTH 02 DEGREES 02 MINUTES 28 SECONDS WEST, WITH THE EAST LINE OF SAID "LEASED PREMISES" TRACT, A DISTANCE OF 49.76 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR THE NORTHEAST CORNER THEREOF;

THENCE, SOUTH 85 DEGREES 20 MINUTES 42 SECONDS WEST, WITH THE NORTH LINE OF SAID "LEASED PREMISES" TRACT, A DISTANCE OF 51.48 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR THE NORTHWEST CORNER THEREOF, SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF SAID HARMONSON ROAD;

THENCE, NORTH 00 DEGREES 50 MINUTES 06 SECONDS WEST, WITH THE WEST LINE OF SAID PML FAMILY PARTNERS TRACT, AND WITH THE EAST RIGHT-OF-WAY LINE OF SAID HARMONSON ROAD, A DISTANCE OF 137.78 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "RPLS" FOUND FOR THE NORTHWEST CORNER OF SAID PML FAMILY PARTNERS TRACT, SAID POINT BEING THE SOUTHERNMOST SOUTHWEST CORNER OF A RIGHT-OF-WAY DEDICATION AS DEPICTED ON IAAI NORTHLAKE ADDITION, ADDITION TO THE TOWN OF NORTHLAKE, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2020-186, PLAT RECORDS, DENTON COUNTY, TEXAS (P.R.D.C.T.), SAID POINT LYING AT AN ANGLE POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID HARMONSON ROAD;

THENCE, NORTH 89 DEGREES 08 MINUTES 32 SECONDS EAST, WITH THE SOUTH LINE OF SAID RIGHT-OF-WAY DEDICATION, A DISTANCE OF 25.08 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "RPLS" FOUND FOR THE SOUTHEAST CORNER OF SAID RIGHT-OF-WAY DEDICATION, AND BEING A SOUTHWEST CORNER OF SAID FAST TRACK DEVELOPMENT TRACT, SAID POINT LYING AT AN ANGLE POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID HARMONSON ROAD;

THENCE WITH THE EAST RIGHT-OF-WAY LINE OF SAID HARMONSON ROAD, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES 49 MINUTES 41 SECONDS WEST, A DISTANCE OF 853.20 FEET TO A 1/2-INCH REBAR CAPPED "RPLS" FOUND FOR CORNER AND BEING THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5,050.00 FEET, A CENTRAL ANGLE OF 05 DEGREES 31 MINUTES 42 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 03 DEGREES 35 MINUTES 13 SECONDS WEST, 487.08 FEET;

IN A NORTHERLY DIRECTION, ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 487.27 FEET, TO A 1/2-INCH REBAR CAPPED "RPLS" FOUND FOR CORNER;

NORTH 06 DEGREES 21 MINUTES 12 SECONDS WEST, A DISTANCE OF 127.19 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR CORNER;

NORTH 41 DEGREES 24 MINUTES 33 SECONDS EAST, A DISTANCE OF 26.89 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR CORNER, SAID POINT LYING AT THE INTERSECTION OF THE CUT-BACK OF SAID HARMONSON ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF McPHERSON DRIVE (70' RIGHT-OF-WAY);

THENCE, WITH THE SOUTH AND WEST RIGHT-OF-WAY LINES OF SAID McPHERSON DRIVE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 10 MINUTES 19 SECONDS EAST, A DISTANCE OF 1,344.39 FEET TO A 1/2-REBAR CAPPED "RPLS 4561" FOUND FOR CORNER AND BEING THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 52 MINUTES 37 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 45 DEGREES 25 MINUTES 35 SECONDS EAST, 812.25 FEET;

IN A SOUTHERLY DIRECTION, ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 904.08 FEET, TO A 1/2-INCH REBAR CAPPED "RPLS 4561" FOUND FOR CORNER;

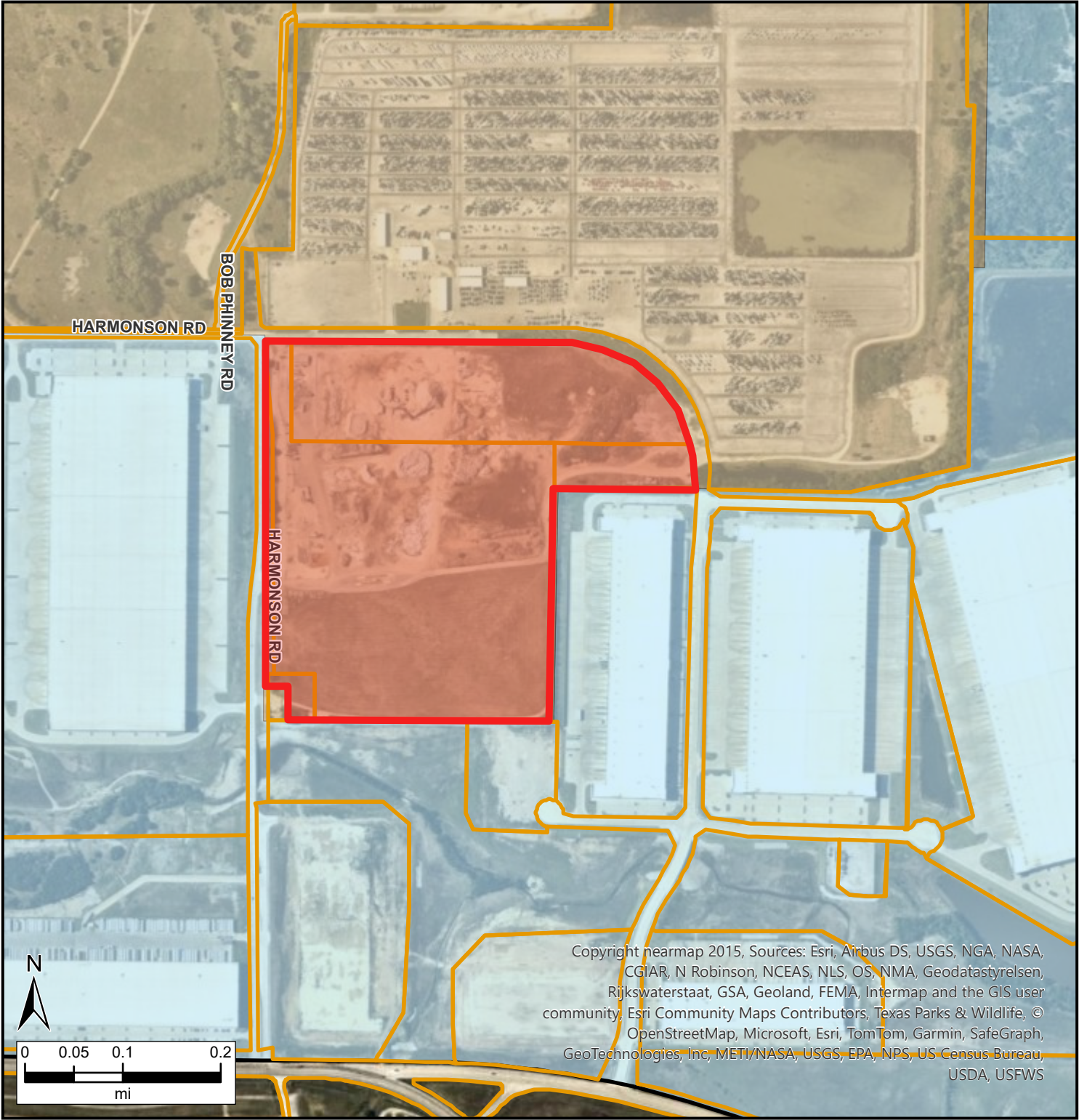
SOUTH 00 DEGREES 00 MINUTES 46 SECONDS WEST, A DISTANCE OF 74.66 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR THE NORTHEAST CORNER OF SAID LOT 3;

THENCE WITH THE NORTH LINE OF SAID LOT 3, THE FOLLOWING TWO BEARINGS AND DISTANCES:

NORTH 89 DEGREES 24 MINUTES 24 SECONDS WEST, A DISTANCE OF 88.44 FEET TO A FENCE CORNER POST FOUND FOR CORNER;

SOUTH 89 DEGREES 49 MINUTES 29 SECONDS WEST, A DISTANCE OF 530.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 57.325 ACRES OR 2,497,074 SQUARE FEET OF LAND, MORE OR LESS.

ANX-24-004



Legend

Existing Roads

Estimated OCI

0.0 - 49.9

50.0 - 74.9

75.0 - 99.4

out of range

Parcels

Northlake Boundary

Town of Northlake Incorporated Area and ETJ

Incorporated Area

Extraterritorial Jurisdiction

Limited Purposes Annexation

Nearmap Reference Layer

RGB

Red: Band_1

Green: Band_2

Blue: Band_3



Date: 10/2/2024

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: November 14, 2024
Section: 6. EXECUTIVE SESSION

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: November 14, 2024

Section: 7. RECONVENE INTO OPEN SESSION

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: November 14, 2024

Section: 8. ADJOURN
