



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING AGENDA
DECEMBER 12, 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 December 12, 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 - Christmas at the Commons - Recognition of Event Committee, Volunteers, and Sponsors
- B. Employee Anniversary - Nicholas Bozzarello, Public Works Senior Plant Operator - 5 Years
- C. Employee Anniversary - Stephen Sims, Public Works Crew Leader - 5 Years
- D. Briefing - Recognition of Certificate of Achievement for Excellence in Financial Reporting
- E. Briefing - Fiscal Year 2024 Fourth Quarter Investment Report (July - September 2024)
- F. Briefing - Fiscal Year 2024 Fourth Quarter Financial Report (July - September 2024)
- G. Briefing - Capital Improvement Plan Update
- H. Briefing - Mulkey and Cleveland-Gibbs Traffic Pattern Changes
- I. Briefing - Texas Municipal Retirement System Plan Improvements

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 November 14, 2024
- B. Consider approval of a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute a contract authorizing participation in an interlocal cooperative purchasing program in accordance with the Town's procurement policy with 791 Purchasing Cooperative
- C. Consider approval of a Resolution of the Town of Northlake, Texas declaring certain property as surplus and authorizing its sale
- D. 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
- E. Consider approval of a Resolution of the Town of Northlake, Texas, ratifying a payment of \$1,000,000 towards retirement expenses in Fiscal Year 2024 to reduce the Town of Northlake's unfunded retirement liability
- F. Consider adoption of an Ordinance of the Town of Northlake, Texas, adopting (1) non-retroactive repeating Cost Of Living Adjustments (COLAs) for retirees and their beneficiaries under TMRS Act §853.404(F) and (F-1), and (2) authorizing annually accruing updated service credits and transfer updated service credits
- G. Consider approval of a Resolution of the Town of Northlake, Texas, awarding Bid No. 24-05 and authorizing the Town Manager to execute an agreement/contract with Acadia Services, LLC for construction of Fort Worth Additional Capacity 24" Water Main Phase 1a, in an amount not to exceed \$2,207,204
- H. Consider approval of a Resolution of the Town of Northlake, Texas, approving the cancellation of the January 23, 2025, Regular Town Council Meeting

5. **ACTION ITEMS**

The Following Items will be Considered:

- A. Consider adoption of an Ordinance of the Town of Northlake, Texas, amending the Code of Ordinances and Appendix "A" "Fee Schedule", providing water and sanitary sewer service fee updates to be effective the first billing cycle in January 2025
- B. Consider adoption of an Ordinance of the Town of Northlake, Texas, amending the Code of Ordinances and Appendix "A" "Fee Schedule", removing provisions related to water use surcharges to be effective December 12, 2024
- C. Consider approval of a Site Plan for StarCenter Multisport Northlake, an approximately 204,000 square-foot indoor sports facility to be situated on 17.385 acres in the Lewis Medlin Survey,

Abstract No. 830, generally located south of SH 114 and west of Chadwick Parkway - Case # 24-SP00005

- D. Consider adoption of an Ordinance of the Town of Northlake, Texas, providing for a zoning change from AG – Agricultural to I-PD – Industrial Planned Development for an approximately 57.325-acre tract 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 - Case # 24-PDA00003
 - i. Public Hearing
 - ii. Consider Approval
- E. Consider adoption of an Ordinance of the Town of Northlake, Texas, providing for a zoning change from AG – Agricultural to RE-PD- Rural Estate Planned Development for an approximately 34.084-acre tract of land situated in the Patrick Rock Survey, Abstract No. 1063, generally located on the east side of Faught Road approximately 1,500 feet north of Carpenter Road - Case # 24-PDA00002
 - i. Public Hearing
 - ii. Consider Approval
- F. Consider adoption of an Ordinance of the Town of Northlake, Texas, providing for a zoning change from AG – Agricultural to C-PD – Commercial Planned Development for an approximately 11.44-acre tract 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 - Case # 24-PDA00004
 - 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.

- iv. Potential annexation and development agreement for Lots 3 & 4, Block A, The Hills of Northlake West, approximately 4.253 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.
- iii. Deliberation regarding the purchase, exchange, lease, or value of real property to be acquired for the construction and maintenance of water system improvements in the Town's northwest pressure plain.

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.

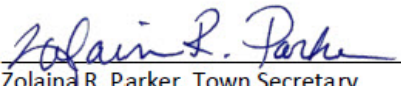
NOTE: The Town Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by Texas Government Code Section 551.071(Consultation with Attorney); Section 551.072 (Deliberations about Real Property); 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 December 6, 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.