



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING AGENDA
FEBRUARY 13, 2025, 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 February 13, 2025, 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. Employee Anniversary - Alex Arnold, Police Department - 15 Years
- B. Employee Anniversary - Lora Hutchings, Development Services - 10 Years
- C. Briefing - Denton County Bond Program and Texas Department of Transportation Road Projects
- D. Briefing - Northlake Police Department Recap 2024
- E. Briefing - Fiscal Year 2025 First Quarter Investment & Financial Report (Oct - Dec 2024)

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 January 9, 2025
- B. Consider acceptance of the Northlake Police Department Racial Profiling Report for 2024
- C. Consider an Ordinance of the Town of Northlake, Texas, authorizing and ordering a General

Uniform (Municipal) Election to be held in the Town of Northlake on May 3, 2025, and if required, a Runoff Election on June 7, 2025, for the purpose of electing Council Members to Places 4, 5, and 6; prescribing the time and designating the locations, and manner of conducting the election to be in accordance with the Joint Election Agreement and Contract for Election Services with Denton County and the Denton County Elections Administrator; authorizing the Mayor to execute the agreement and contract; and providing an effective date

- D. Consider approval of a Resolution of the Town of Northlake, Texas, authorizing continued participation with the steering committee of cities served by ONCOR; and authorizing the payment of eleven cents per capita to the steering committee to fund regulatory and legal proceedings and activities related to ONCOR Electric Delivery Company, LLC

5. **ACTION ITEMS**

The Following Items will be Considered:

- A. Consider approval of a Resolution of the Town of Northlake, Texas, approving the terms and conditions of an incentives policy to promote economic development and stimulate business and commercial activity in the town; establishing guidelines and criteria for approval of tax abatements and other incentives; electing to become eligible to participate in tax abatement; and providing an effective date
 - 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.

- v. Potential amendment to development agreement between Sandstrom Development Tx, LTD and the Town of Northlake for development of Hawthorne Estates.
- vi. Potential amendment to development agreement between Gaddy Commercial Venture, LLC and the Town of Northlake for development of Florance Road Business Park.

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. Proposed purchase of 0.0180 acre (786 sq. ft) tract of land on property situated in the George Shamblin Survey, Abstract No. 1191, Town of Northlake, Denton County, Texas, and being part of Lot 2R1, Block 1, Creekside at Northlake II, for the use by the Town of Northlake for the construction and maintenance of Elizabethtown Road Bridge and for other public purposes permitted by law.
- ii. Proposed purchase of 0.0797 acre (3,473 sq. ft) tract of land on property situated in the George Shamblin Survey, Abstract No. 1191, Town of Northlake, Denton County, Texas, and being part of a tract of land described to Puskoor M. Kumar, Trustee of the Puskoor M. Kumar Irrevocable Trust, for the use by the Town of Northlake for the construction and maintenance of Elizabethtown Road Bridge and for other public purposes permitted by law.
- iii. Proposed purchase of 0.1898 acre (8,266 sq. ft) tract of land on property situated in the George Shamblin Survey, Abstract No. 1191, Town of Northlake, Denton County, Texas, for the use by the Town of Northlake for the construction and maintenance of Elizabethtown Road Bridge and for other public purposes permitted by law.
- iv. 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.
- v. 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.

- A. Consider approval of a resolution of the Town of Northlake, Texas, authorizing the purchase of 0.0180 acre (786 sq. ft) tract of land on property situated in the George Shamblin Survey, Abstract No. 1191, Town of Northlake, Denton County, Texas, and being part of Lot 2R1, Block 1, Creekside at Northlake II, for the use by the Town of Northlake for the construction and maintenance of Elizabethtown Road Bridge and for other public purposes permitted by law
- B. Consider approval of a resolution of the Town of Northlake, Texas, authorizing the purchase of 0.0797 acre (3,473 sq. ft) tract of land on property situated in the George Shamblin Survey, Abstract No. 1191, Town of Northlake, Denton County, Texas, and being part of a tract of land described to Puskoor M. Kumar, Trustee of the Puskoor M. Kumar Irrevocable Trust, for the use by the Town of Northlake for the construction and maintenance of Elizabethtown Road Bridge and for other public purposes permitted by law
- C. Consider approval of a resolution of the Town of Northlake, Texas, authorizing the purchase of 0.1898 acre (8,266 sq. ft) tract of land on property situated in the George Shamblin Survey, Abstract No. 1191, Town of Northlake, Denton County, Texas, for the use by the Town of Northlake for the construction and maintenance of Elizabethtown Road Bridge and for other public purposes permitted by law

8. ADJOURN

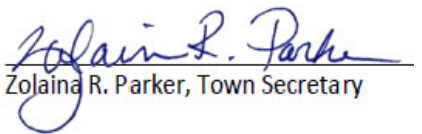
With no further items to consider, the meeting will be adjourned.

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 February 7, 2025, by 6:00 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.