



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING AGENDA
MARCH 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 March 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. Presentation - Recognition of Town Hall 101 Graduates
- B. Briefing - StarCenter Status

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 February 27, 2025
- B. Consider approval of a Resolution of the Town of Northlake, Texas, approving the cancellation of the March 27, 2025, Regular Town Council Meeting
- C. Consider approval of a Resolution of the Town of Northlake, Texas, awarding Bid No. 25-01 and authorizing the Town Manager to execute an agreement/contract with Conatser Construction, L.P. for construction of Fort Worth Additional Capacity 24" Water Main Phase 1a, in an amount not to exceed \$2,377,088

5. ACTION ITEMS

The Following Items will be Considered:

- A. Consider approval of an Ordinance of the Town of Northlake, Texas, providing for the issuance of Town of Northlake, Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2025 in the estimated principal amount of \$14,910,000; levying a tax in payment thereof; prescribing the form of said certificates and awarding the sale thereof; authorizing the execution and delivery of a paying agent/registrar agreement; approving the official statement; and enacting provisions incident and relating to the subject and purposes of this ordinance
- B. Consider approval of an Ordinance of the Town of Northlake, Texas, designating a certain area as a reinvestment zone for commercial/industrial tax abatement in the Town of Northlake, to be known as Reinvestment Zone No. 05, Town of Northlake, Texas; establishing the boundaries thereof; providing a savings clause; and providing an effective date
 - i. Public Hearing
 - ii. Consider Approval
- C. Consider calling and authorizing a public hearing to be held on April 10, 2025, at 5:30 p.m., at Northlake Town Hall, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, regarding the proposed renaming of Cleveland-Gibbs Road
- D. Consider approval of an Ordinance of the Town of Northlake, Texas, waiving water and sewer impact fees for development of the Denton County Emergency Services District No. 1 and No. 2 Fire Station 512 at 3850 Dale Earnhardt Way; authorizing the Town Manager to execute any documents necessary to facilitate the waiver of water and sewer impact fees
- E. Consider approval of an Ordinance of the Town of Northlake, Texas, waiving roadway impact fees for development of the property located at 7471 Evelyn Lane; authorizing the Town Manager to execute any documents necessary to facilitate the waiver of roadway impact fees

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. Legal matters regarding Northlake Code of Ordinances, Chapter 5, Article 5.11 - Short-Term Rentals, related to enforcement, regulations, permit term, and appeal.
- vi. Potential violations of Section II. A. "Retail Water Service" of the March 14, 2024, interlocal agreement by and between the Town of Northlake and the City of Justin allocating extraterritorial jurisdiction and retail water and sewer service areas.

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 approximately 1.35 acres of real property to be acquired for the construction and maintenance of water system improvements located at or near 7225 Faith Lane, in the Town's northwest pressure plain.
- iii. Deliberation regarding eminent domain action for the acquisition of the following real properties, for the construction and maintenance of road improvements on Faught Road and other public purposes permitted by law:

- 7325 Faught Road - A1063A Patrick Rock TR 57, 19.834 AC Old DCAD TR #21
- 1412 8th Street - A1063A Patrick Rock TR 57A, 1.246 AC, SN#1 50305118A, SN#2 50305118B
- 7331 Faught Road - A1063A Patrick Rock TR 58, 15.067 AC Old DCAD TR #21C
- 7417 Faith Lane - A1529A Paine TR 3, Document # 2004-6330
- FM 407 & Faught Road - A1063A Patrick Rock TR 63, 75.65 AC Old DCAD TR #33B
- 8080 Faught Road - Northlake Country Estates PH II BLK A Lot 13

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 Town Manager to negotiate and execute a contract of sale for the purchase of approximately 1.35 acres of real property, and authorizing expenditures for the acquisition of the same, including survey and other closing costs, for the construction and maintenance of water system improvements located at or near 7225 Faith Lane, in the Town's northwest pressure plain
- B. Consider approval of a resolution of the Town of Northlake, Texas, authorizing the Town Manager to negotiate and execute an economic development agreement, including potential economic development incentives and the conveyance of land, 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

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 March 7, 2025, by 6:00 p.m., in accordance with Chapter 551 of the Texas Government Code.



Zolaina R. Parker
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.