

1. Agenda

Documents:

[TOWN COUNCIL AGENDA 6-11-20 \(1\).PDF](#)

2. Council Packet

Documents:

[COUNCIL PACKET 6-11-20.PDF](#)



DAVID A. RETTIG, MAYOR
RENA HARDEMAN, COUNCIL PLACE 1
JIMMY LAMBERT, COUNCIL PLACE 2

BRIAN MONTINI, MAYOR PRO TEM, COUNCIL PLACE 3
ROGER SESSIONS, COUNCIL PLACE 4
DANNY SIMPSON, COUNCIL PLACE 5

**TOWN COUNCIL
REGULAR MEETING AGENDA (AMENDED JUNE 5, 2020)
THURSDAY, JUNE 11, 2020 AT 6:30 PM
EXECUTIVE SESSION AT 6:00 PM**

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Northlake Town Council will meet in an Executive Session beginning at 6:00 pm on Thursday, June 11, 2020, followed by work session and regular meeting at 6:30 pm or immediately following the close of Executive Session 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.

1. Executive Session – 6:00 pm
Pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D, Town Council will convene in executive session pursuant to Section 551.071 and/or Section 551.072 as detailed herein beginning at 6:00 PM and again at the end of Regular Session. Town Council reserves the right to convene into executive session as authorized under Chapter 551 of the Texas Government Code at any other time during the meeting that a need arises on a posted subject matter of this Town Council meeting.
2. Regular Session – Immediately following executive session (but no earlier than 6:30 pm)
Call to Order
Invocation
Pledge of Allegiance
3. Briefing Items
 - A. Budget Outlook for Fiscal Year 2020-2021 – Tax Rates & Utility Rates
4. Regular Meeting
5. 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.
6. Consent Items
 - B. Consider for approval a Final Plat of Canyon Falls Village W8 & W9, a phase of the Canyon Falls development consisting of 70 single-family residential lots and 3 HOA/Open Space lots on approximately 16.302 acres of land in the MEP & PRR Survey, Abstract No. 913, generally located north of the terminus of Glendale Lane

approximately 650 feet north of Canyon Falls Drive, and zoned Mixed-Use Planned Development (MPD). Nash Canyon Falls, LLC is the owner. Newland Real Estate Group, LLC is the applicant/developer. J. Volk Consulting, Inc. is the engineer/surveyor. Case # FP-20-012

- C. Consider for approval a Final Plat of Harvest Phase 6C, a subdivision consisting of 31 single-family residential lots and 2 non-residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on a 7.201-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located 700 feet north of Old Justin Road at Harvest Way. Belmont 407, LLC is the owner/applicant. Jones & Carter, Inc. is the engineer/surveyor. Case # FP-20-009
- D. Consider for approval a resolution approving the Town of Northlake 2020 Investment Policy (Resolution No. 20-15)
- E. Consider for approval Town Council Meeting Minutes of 5-28-20
- 7. Regular Items
 - F. Consider for approval an ordinance for a zoning change from C – Commercial to M-PD – Mixed-Use Planned Development for an approximately 17-acre tract of land situated in the L. Medlin Survey, Abstract No. 830 generally located on north side of SH 114 between Northport Drive and Ashmore Lane. Northport Partners, LLC is the owner. JPI is the applicant. Case # PD-20-001
 - a. Public Hearing
 - b. Ordinance No. 20-0611
 - G. Consider for approval a resolution related to future development concerning Prairie Mound Court. (Resolution 20-14)
 - H. Consider for approval a resolution for the appointment of one member to the Board of Managers of the Denco Area 9-1-1 District (Resolution No. 20-16)
 - I. Consider cancelling the second and fourth Thursday meeting dates in July (9th & 23rd) and meet on the third and fifth Thursdays (July 16th & 30th)
 - J. Consider modifying, continuing and/or suspending the First Amended Declaration of Local and Public Health Emergency as modified by the Town Council on April 23, 2020
 - K. Consider for approval Interlocal Cooperation Agreement with Denton County, Texas for the distribution of Coronavirus Relief Fund to the Town of Northlake
- 8. Tax Increment Reinvestment Zone No. 1 Board of Directors Meeting (Agenda attached)
- 9. Executive Session
 - Pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D:
 - a. Section 551.071 authorizes a governmental body to consult with its attorney in an executive session to seek his or her 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. Legal advice on any matter related to any posted agenda item;
 - ii. Legal advice related to Hawthorne Estates development options;
 - iii. Legal advice related to the development and annexation of the Foster Tract, on approximately 124-acre tract of land located in the northwest corner of Victory Circle and Harmonson Road in the extraterritorial jurisdiction of the Town;
 - iv. Legal advice related to the development and annexation of the Buchanan Tract, a 230-acre tract of land generally located in the northeast corner of Victory Circle and Harmonson Road and extending east to IH35W in the extraterritorial jurisdiction of the Town;
 - v. Pending or contemplated litigation;
 - vi. Legal advice on Town's authority regarding annexation, extraterritorial jurisdiction, platting, certificates of convenience and necessity and related regulatory matters;
 - vii. Town of Northlake vs. City of Justin, District Court Cause No. 15-08170-367;
 - viii. City of Justin v. Toby Baker, Cause No. D-1-GN-20-002084;
 - viii. Potential litigation related to Eagleton and Applewood road failures;
 - ix. Potential litigation related to Dale Earnhardt Way road failures.
- b. Section 551.072 Deliberations about Real Property – deliberations regarding the purchase, exchange, lease, or value of real property to be acquired as right-of-way and drainage easement acquisition from La Estancia LP of a certain 236.108 acres of land located in the F.M. Woodard Survey (Tract 4), Abstract No. 1420A in Northlake, Denton County, Texas for the construction and maintenance of roadway and utility improvements and other public purposes permitted by law

10. Open Session

- A. The Town Council will reconvene into open session to take action as needed on any items discussed in executive session.
- B. Authorize the Town Administrator to approve credit of road impact fees otherwise due from the development of a certain 236.108 acres of land located in the F.M. Woodard Survey (Tract 4), Abstract No. 1420A in Northlake, Denton County, Texas pursuant to Section 9.03.077 of Town ordinances and Chapter 395 of the Texas Local Government Code in exchange for dedication of property to be used for the construction and maintenance of roadway and utility improvements and other public purposes permitted by law.

11. Adjournment

CERTIFICATION

I hereby certify that the above agenda was posted on the bulletin board at Town Hall
1500 Commons Circle, Suite 300, Northlake Texas on the 5th day of June 2020 by 12:00 pm


Shirley Rogers, Town Secretary

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)



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11. Adjournment

CERTIFICATION

I hereby certify that the above agenda was posted on the bulletin board at Town Hall
1500 Commons Circle, Suite 300, Northlake Texas on the 5th day of June 2020 by 12:00 pm


Shirley Rogers, Town Secretary

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TOWN OF NORTHLAKE COUNCIL ITEM

DATE: JUNE 11, 2020

ITEM: WORKSHOP SESSION



TOWN OF NORTHLAKE COUNCIL ITEM

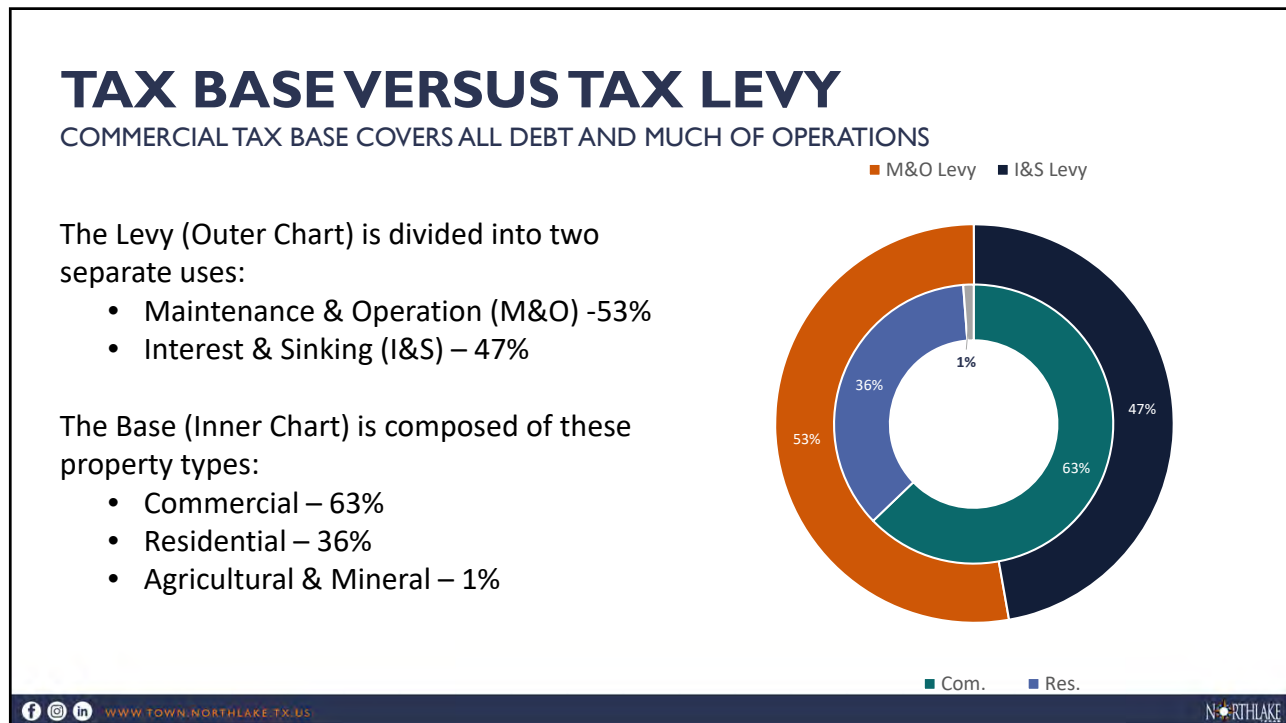
DATE: JUNE 11, 2020

ITEM: BRIEFING ITEMS





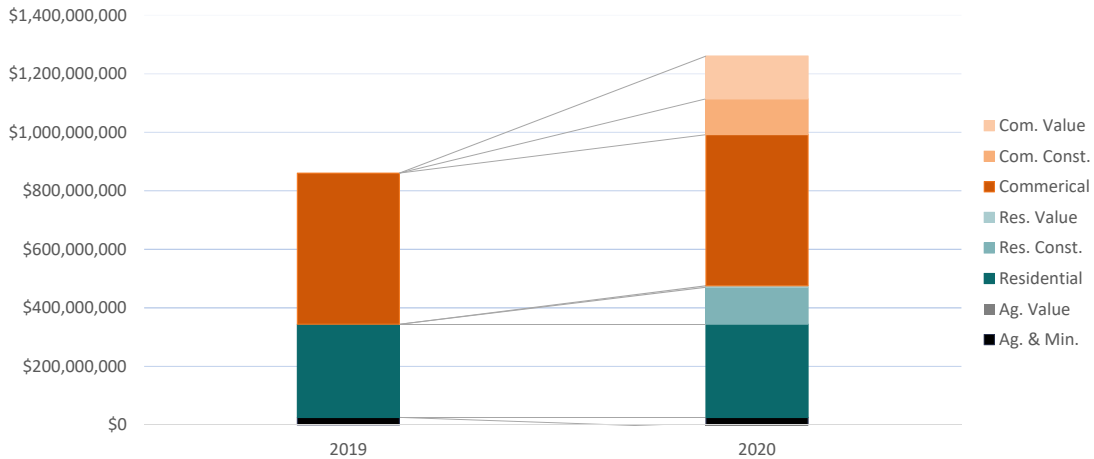
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2

TAXABLE VALUE GROWTH

LESS THAN 1% OF TAX BASE INCREASE EXISTING RESIDENTIAL



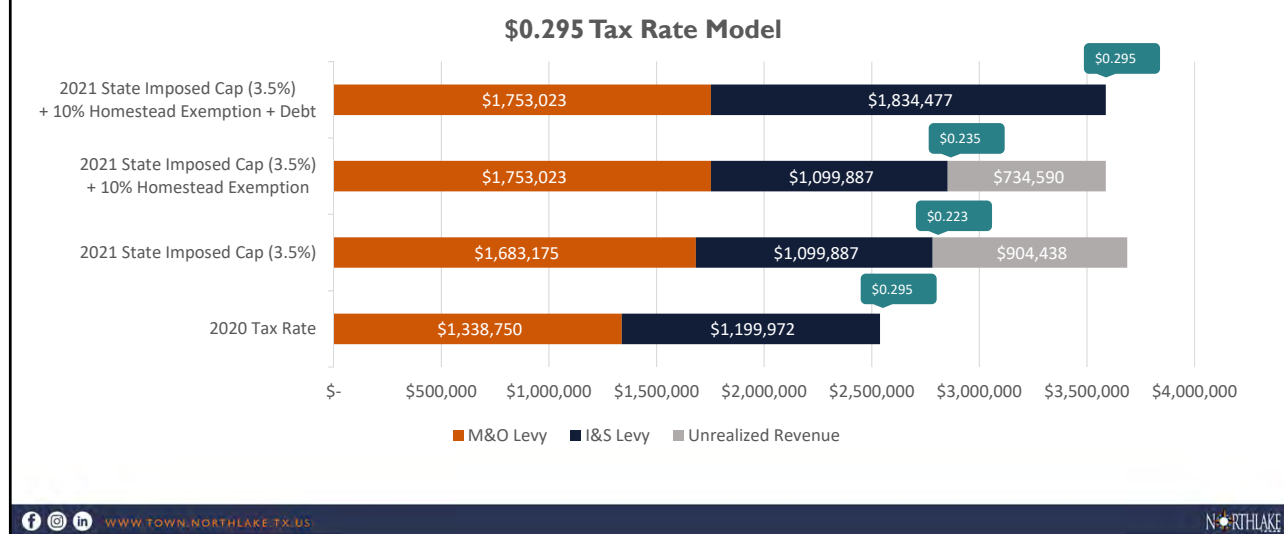
TAXABLE VALUE GROWTH

STATE CAP OF 3.5% RETURNS OVER \$600,000 IN TAXES TO COMMERCIAL

	Residential		Commercial	Ag & Mineral	Total
2019/20 Values	318,575,478		516,521,061	25,487,805	860,584,344
Existing Value (+/-)	5,008,894		146,326,992	-10,487,805	140,848,081
HS Exemption (10%)	-32,791,458				
2020/21 Beginning	290,792,914		662,848,053	15,000,000	968,640,967
New Construction	126,415,628		122,151,947	0	248,567,575
2020/21 Ending	417,208,542		785,000,000	15,000,000	1,217,208,542
\$0.295 Tax Rate	1,230,765		2,315,750	44,250	3,590,765
\$0.223 3.5% Cap Rate	909,514		1,711,300	32,700	2,653,514
Tax Loss	-321,251		-604,450	-11,550	-937,251

RATE CAPS EFFECT

STATE LIMITS TAX RATE THROUGH REVENUE CAPS ON EXISTING VALUES



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TAX RATE DECISION POINTS

CURRENT STATE TAX-SETTING STATUTES HAVE FEW OPTIONS

• TAX RATE OPTIONS

- Option 1. - Lower tax rate from 29.5¢ to 22.3¢
 - Return \$600,000 in taxes to commercial property
 - No new positions, reduction in service levels
- Option 2. – Increase I&S rate to issue \$6 M debt
 - Offer homestead exemption totaling up to 15%
 - Maintain Town service levels
- Option 3. – Hold Tax Rate Election
 - Call for an election to raise M&O tax levy 32%

6

CATHERINE BRANCH IMPROVEMENTS

TOWN DOES NOT HAVE SUFFICIENT CASH TO FUND PROJECT

Infrastructure	Foster	Buchanan	Town	Total
Roads	\$4,950,000	\$3,410,000	\$0	\$8,360,000
Sewer	\$475,000	\$835,000	\$3,580,000	\$4,890,000
Water	\$975,000	\$975,000	\$1,850,000	\$3,800,000
Total	\$6,400,000	\$5,220,000	\$5,430,000	\$17,050,000

Town Funds				Cash on Hand
Sewer Impact Fees				\$725,000
Water Impact Fees				\$1,200,000
EDC/CDC Funds				\$580,000
GF/UF Reserves				\$1,450,000
Total				\$3,955,000

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PROJECT FINANCING DECISION POINTS

ISSUING DEBT CAN PRESERVE TOWN'S LOW TAX RATE

- FUND CATHERINE BRANCH PROJECT
 - Option 1. – Cash plus abatements
 - Cash not enough to cover project
 - Offer abatements to developers to fund project
 - Option 2. – Abatement only
 - High percentage abatement with long term
 - Option 3. – Issue debt
 - Preserve tax rate and cash reserves
- OTHER DEBT OPTIONS
 - Local road improvements (Faught, Florance, Strader)
 - Equipment purchases (currently paid with cash)

8



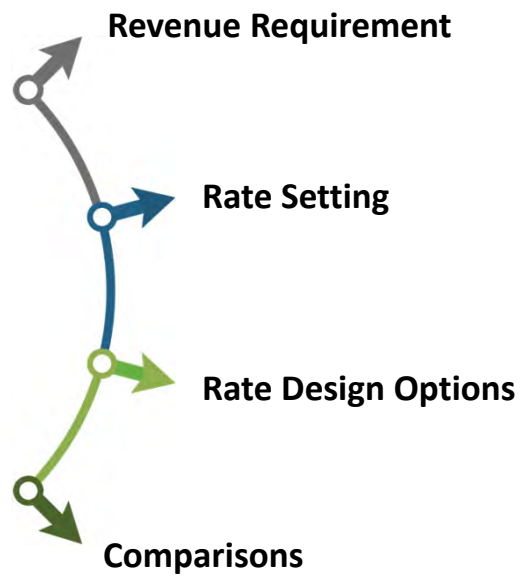
June 11, 2020

UPDATE ON WATER AND WASTEWATER RATE STUDY NORTHLAKE, TEXAS

NewGen
Strategies & Solutions

1

AGENDA



NEWGEN STRATEGIES AND SOLUTIONS, LLC

2

2

REVENUE REQUIREMENTS

3

REVENUE REQUIREMENT

- Using same revenue requirements discussed at prior meeting
- Goal to transfer utility related costs to the Utility fund

NEWGEN STRATEGIES AND SOLUTIONS, LLC

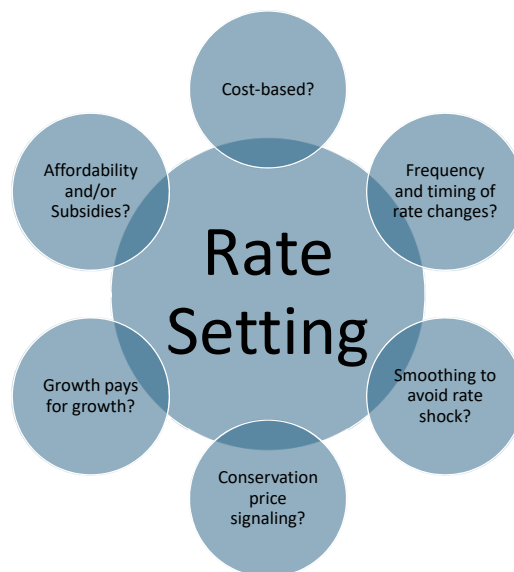
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4

RATE SETTING

5

RATE POLICIES



NEWGEN STRATEGIES AND SOLUTIONS, LLC

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RATE ATTRIBUTES AND CRITERIA

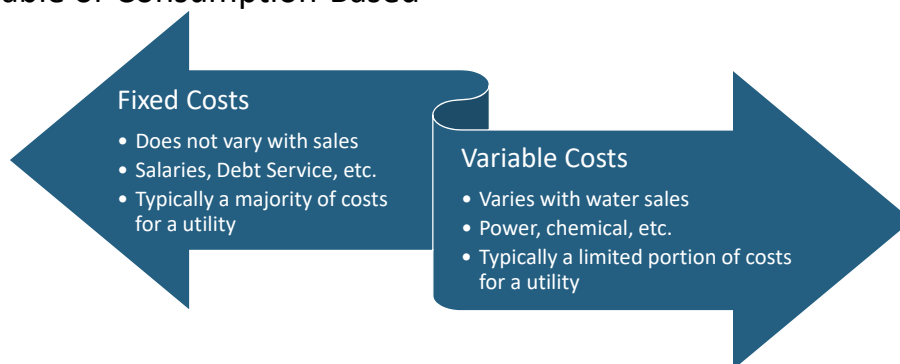
Implementation	Equity	Customer	Conservation	Financial
Administrative Burden	Interclass	Affordability	Average-Day Savings	Revenue Sufficiency
Public Understanding	Intraclass	Economic Development	Peak-Season Savings	Revenue Stability
Political Acceptance	Intergenerational	Rate Shock / Volatility	Peak-Day Savings	Rate Stability
Implementation Risk	Inside/Outside	Understandability of Rates/Bill	Sustainability	Rate Predictability
Legal Defensibility	Industry Standards	Perception of Equity	Compliance	Financial Risk

NEWGEN STRATEGIES AND SOLUTIONS, LLC

7

RATE STRUCTURE COMPONENTS

- Fixed Charge
- Variable or Consumption-Based



**** Stability of Revenue Stream Should Always be Considered ****

NEWGEN STRATEGIES AND SOLUTIONS, LLC

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RATE DESIGN OPTIONS

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CURRENT RATES

Water

	Residential***	Commercial***
Minimum Charge (3/4")*	\$ 19.50	\$ 29.25
Volumetric Charge**		
0-3,000 gallons	\$ 0.00	
3,001-15,000 gallons	2.75	
15,001-30,000 gallons	3.60	
30,001+ gallons	4.95	
0-15,000 gallons		\$ 4.25
15,001-30,000 gallons		5.15
30,001+ gallons		6.25

*Minimum charge increases with meter size

**Rate is per 1,000 gallons

***Outside Volumetric Rates are 1.5x

NEWGEN STRATEGIES AND SOLUTIONS, LLC

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CURRENT RATES

Wastewater

	Residential***	Commercial***
Minimum Charge (3/4")*	\$ 19.50	\$ 29.25
Volumetric Charge**		
0-3,000 gallons	\$ 0.00	
3,001+ gallons	5.25	
All gallons		\$ 6.75

*Minimum charge increases with meter size

**Rate is per 1,000 gallons

***Outside Volumetric Rates are 1.5x

NEWGEN STRATEGIES AND SOLUTIONS, LLC

11

MULTI-FAMILY UNIT BILLING

- City has the Option to Bill Multi-Family Customers on a per Unit Basis
 - Minimum and Volumetric Charge Calculated per Unit
 - Currently 44 Accounts with a Total of 1,197 Units
- Example:
 - Customer has 24 units with a 2" meter and 72,000 gallons usage

	Current Bill	Billed By Units (2,000 in Minimum)	Variance
Water Bill	\$ 493.50	\$ 534.00	\$ 40.50
Wastewater Bill	576.00	594.00	18.00
Total Bill	\$ 1,069.50	\$ 1,128.00	\$ 58.50

NEWGEN STRATEGIES AND SOLUTIONS, LLC

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RATE DESIGN OPTIONS

	Current	Option 1	Option 2	Option 3
# of Gallons Included in the Minimum Charge	3,000	2,000	2,000	No Minimum Charge
Number of Billed Tiers in Structure	3	3	2	1
Multi-Family Billing Method	As Commercial	Per Unit	Per Unit	As Commercial

NEWGEN STRATEGIES AND SOLUTIONS, LLC

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OPTION 1 – THREE TIER Water

	Residential***	Commercial***
Minimum Charge (3/4")*	\$ 21.84	\$ 32.76
Volumetric Charge**		
0-2,000 gallons	\$ 0.00	
2,001-15,000 gallons	3.08	
15,001-30,000 gallons	4.03	
30,001+ gallons	5.54	
0-15,000 gallons		\$ 4.76
15,001-30,000 gallons		5.77
30,001+ gallons		7.00

*Minimum charge increases with meter size

**Rate is per 1,000 gallons

***Outside Volumetric Rates are 1.5x

Note: Multi-Family are charged by unit

NEWGEN STRATEGIES AND SOLUTIONS, LLC

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OPTION 1 – THREE TIER Wastewater

	Residential***	Commercial***
Minimum Charge (3/4")*	\$ 21.84	\$ 32.76
Volumetric Charge**		
0-2,000 gallons	\$ 0.00	
2,001+ gallons	5.88	
All gallons		\$ 7.56

*Minimum charge increases with meter size

**Rate is per 1,000 gallons

***Outside Volumetric Rates are 1.5x

Note: Multi-Family are charged by unit

NEWGEN STRATEGIES AND SOLUTIONS, LLC

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OPTION 1 RATE ATTRIBUTES

KEY
For
Against

Implementation	Equity	Customer	Conservation	Financial
Administrative Burden	Interclass	Affordability	Average-Day Savings	Revenue Sufficiency
Public Understanding	Intraclass	Economic Development	Peak-Season Savings	Revenue Stability
Political Acceptance	Intergenerational	Rate Shock / Volatility	Peak-Day Savings	Rate Stability
Implementation Risk	Inside/Outside	Understandability of Rates/Bill	Sustainability	Rate Predictability
Legal Defensibility	Industry Standards	Perception of Equity	Compliance	Financial Risk

NEWGEN STRATEGIES AND SOLUTIONS, LLC

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OPTION 2 – TWO TIER

Water

	Residential***	Commercial***
Minimum Charge (3/4")*	\$ 23.00	\$ 35.00
Volumetric Charge**		
0-2,000 gallons	\$ 0.00	
2,001-30,000 gallons	3.00	
30,001+ gallons	5.00	
0-30,000 gallons		\$ 4.00
30,001+ gallons		6.00

*Minimum charge increases with meter size

**Rate is per 1,000 gallons

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Note: Multi-Family are charged by unit

NEWGEN STRATEGIES AND SOLUTIONS, LLC

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OPTION 2 – TWO TIER

Wastewater

	Residential***	Commercial***
Minimum Charge (3/4")*	\$ 23.00	\$ 35.00
Volumetric Charge**		
0-2,000 gallons	\$ 0.00	
2,001+ gallons	6.00	
All gallons		\$ 7.00

*Minimum charge increases with meter size

**Rate is per 1,000 gallons

***Outside Volumetric Rates are 1.5x

Note: Multi-Family are charged by unit

NEWGEN STRATEGIES AND SOLUTIONS, LLC

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OPTION 2 RATE ATTRIBUTES

	Implementation	Equity	Customer	Conservation	Financial
	Administrative Burden	Interclass	Affordability	Average-Day Savings	Revenue Sufficiency
KEY	Public Understanding	Intraclass	Economic Development	Peak-Season Savings	Revenue Stability
For	Political Acceptance	Intergenerational	Rate Shock / Volatility	Peak-Day Savings	Rate Stability
Against	Implementation Risk	Inside/Outside	Understandability of Rates/Bill	Sustainability	Rate Predictability
	Legal Defensibility	Industry Standards	Perception of Equity	Compliance	Financial Risk

NEWGEN STRATEGIES AND SOLUTIONS, LLC

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OPTION 3 – FLAT RATE

Water

	Residential**	Commercial**
Minimum Charge	\$ 0.00	\$ 0.00
Volumetric Charge*		
All Gallons	\$ 5.06	\$ 7.82

*Rate is per 1,000 gallons

**Outside Volumetric Rates are 1.5x

NEWGEN STRATEGIES AND SOLUTIONS, LLC

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OPTION 3 – FLAT RATE Wastewater

	Residential**	Commercial**
Minimum Charge	\$ 0.00	\$ 0.00
Volumetric Charge*		
All Gallons	\$ 9.66	\$ 12.42

*Rate is per 1,000 gallons

**Outside Volumetric Rates are 1.5x

NEWGEN STRATEGIES AND SOLUTIONS, LLC

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OPTION 3 RATE ATTRIBUTES

KEY
For
Against

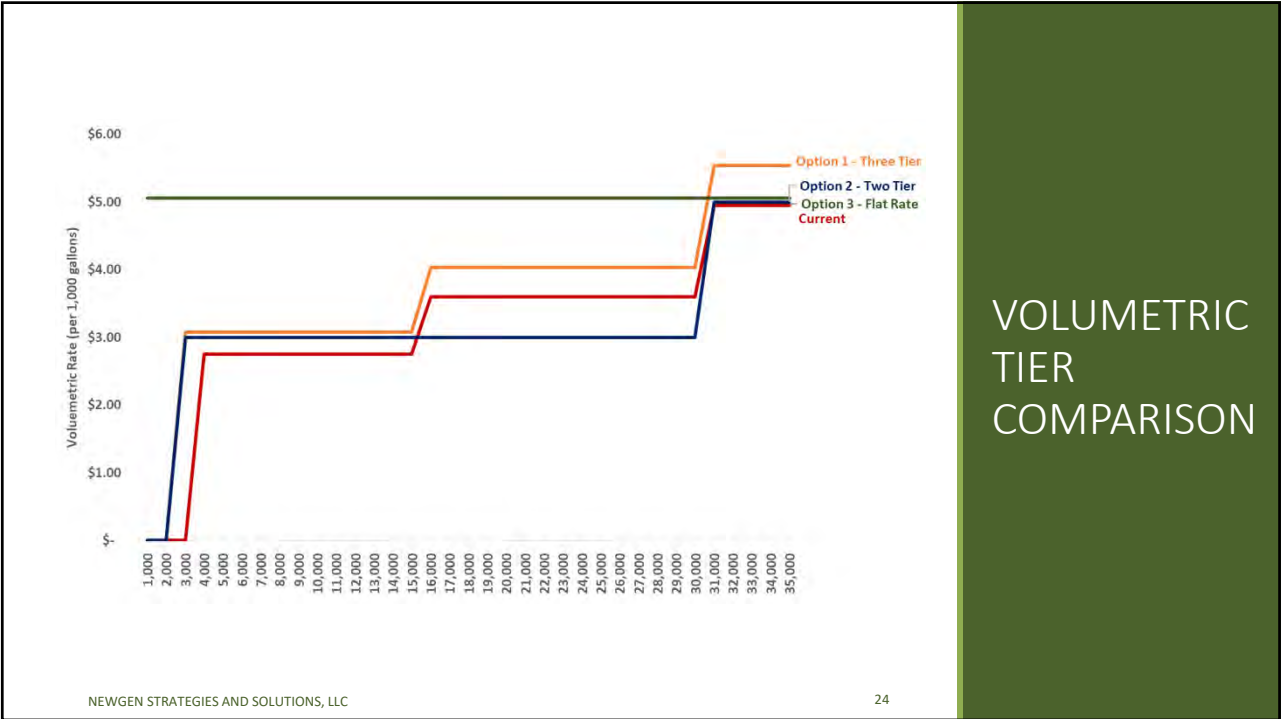
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Legal Defensibility	Industry Standards	Perception of Equity	Compliance	Financial Risk

NEWGEN STRATEGIES AND SOLUTIONS, LLC

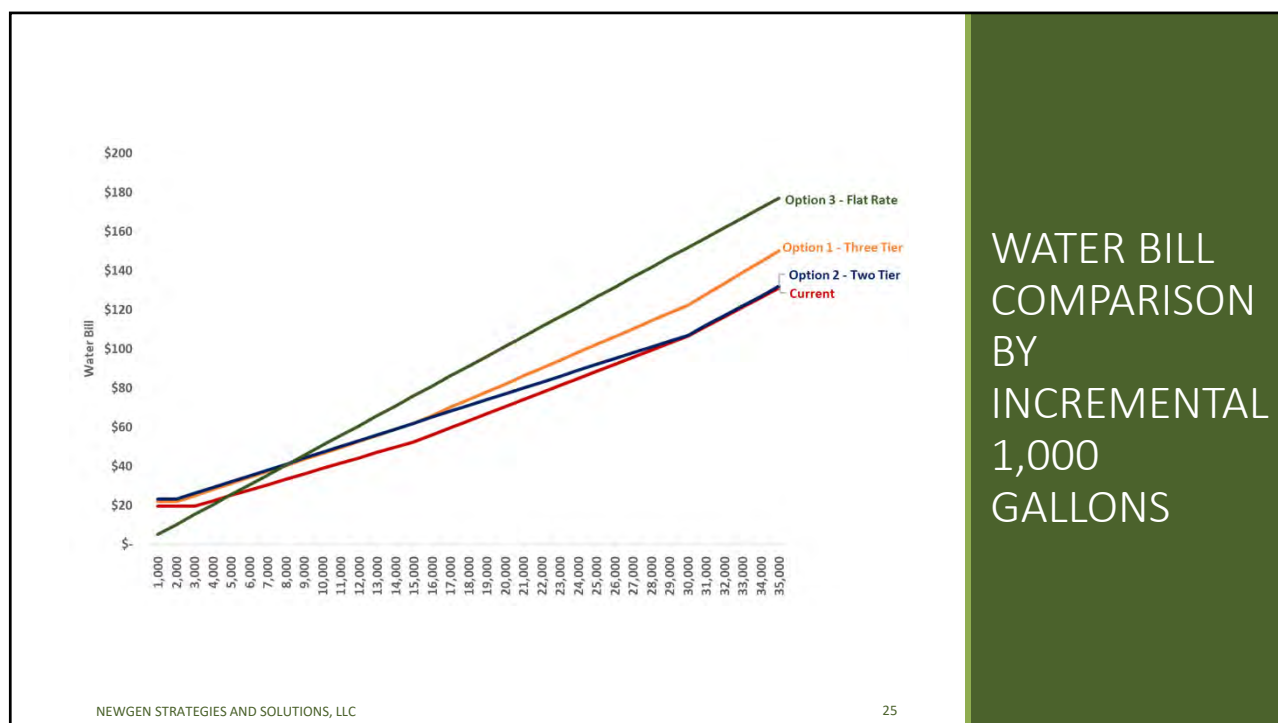
22

COMPARISONS

23



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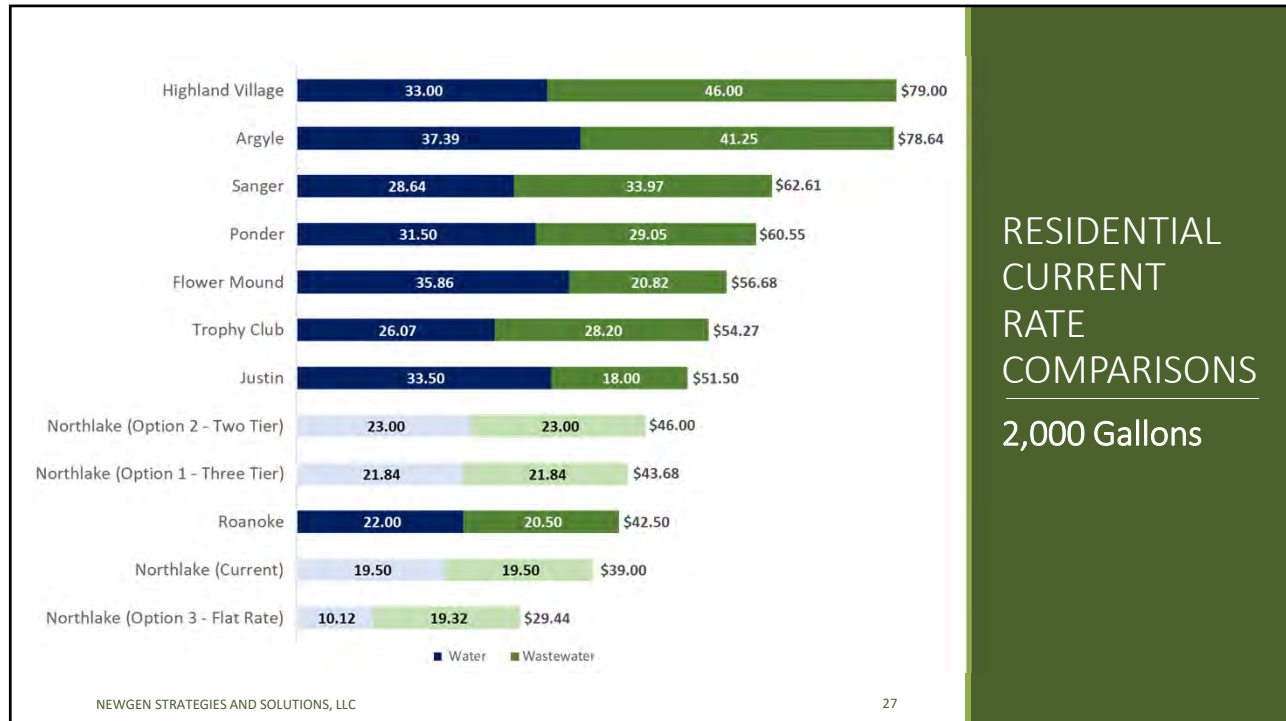
COMMUNITY RATE COMPARISONS



- Comparisons between communities are very common, but may not tell the whole store
- Each system is unique in geography, age of infrastructure, capital maintenance effort, and typical usage patterns

NEWGEN STRATEGIES AND SOLUTIONS, LLC

26



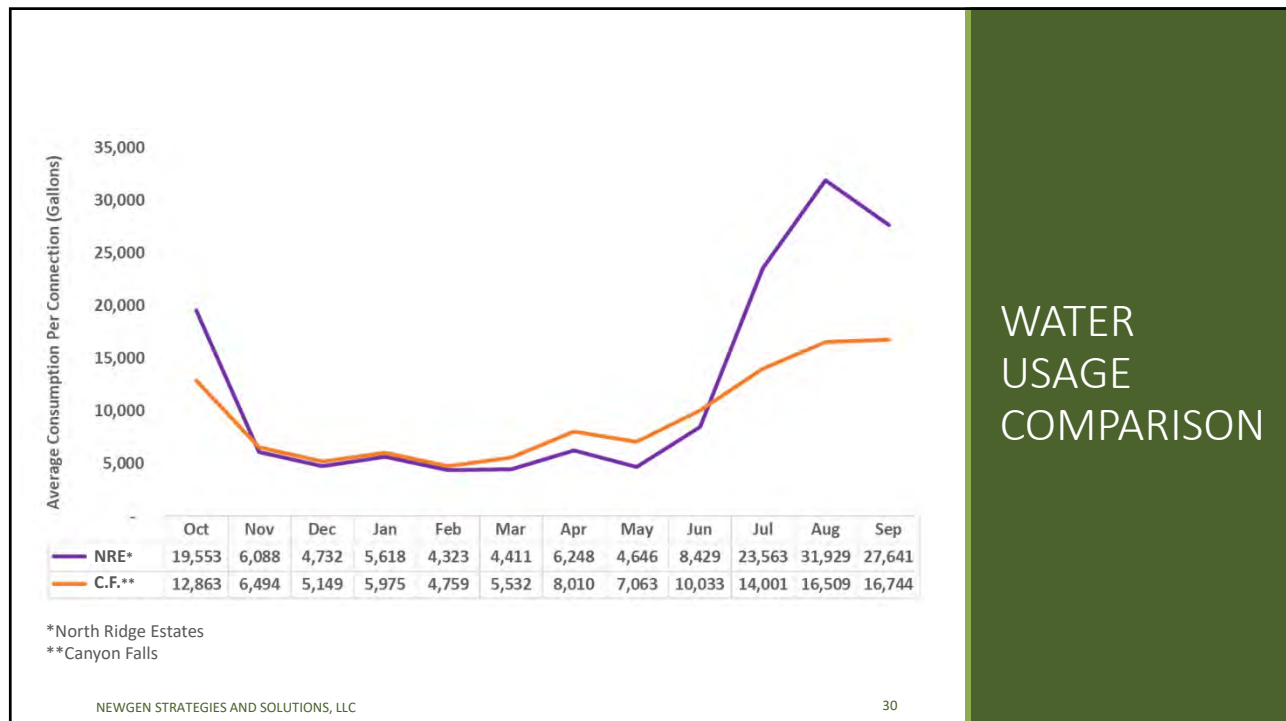
27



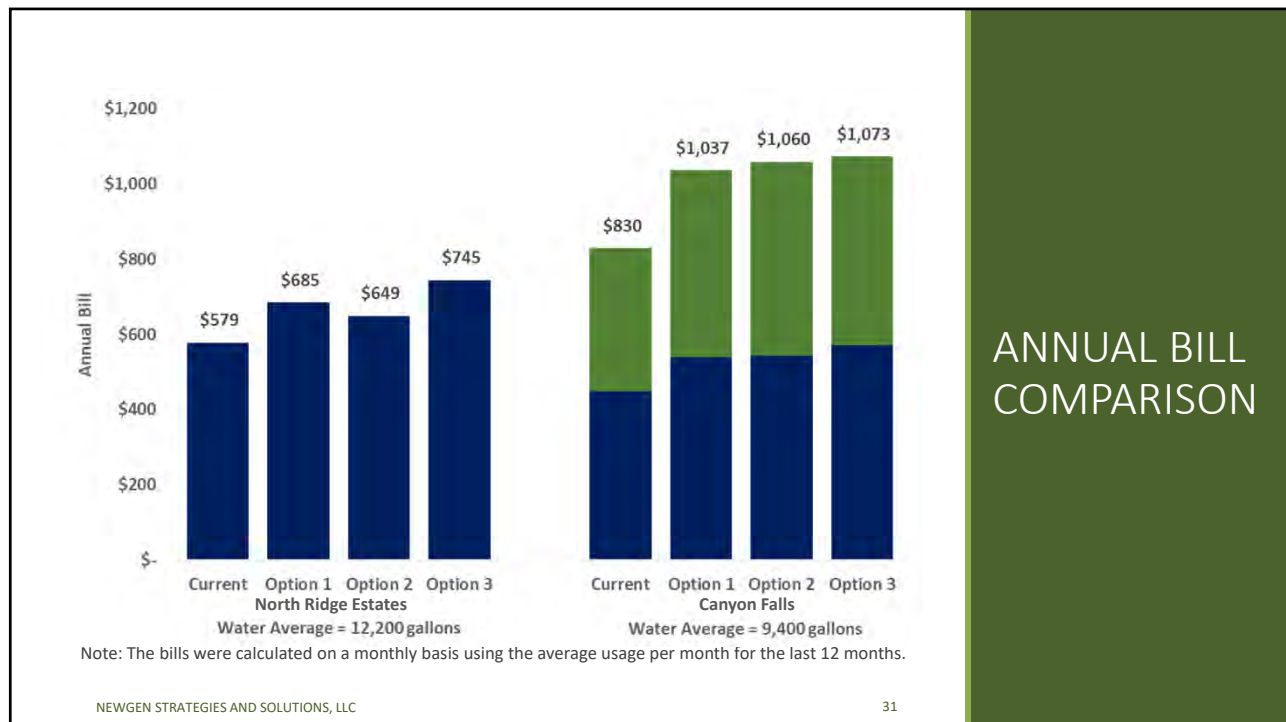
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31

THANK YOU FOR YOUR TIME

NEWGEN STRATEGIES AND SOLUTIONS
 275 W. CAMPBELL ROAD, SUITE 440
 RICHARDSON, TEXAS 75080

MATTHEW GARRETT, DIRECTOR
 972-675-7699
 MGARRETT@NEWGENSTRATEGIES.NET

MEGAN KIRKLAND, STAFF CONSULTANT
 972-432-6218
 MKIRKLAND@NEWGENSTRATEGIES.NET

32

NORTHLAKE WATER BILL

TOWN OF NORTHLAKE
1800 Commons Circle, Ste. 300
Northlake, TX 76226-1598

ACCOUNT STATEMENT

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE
001-0000000-000	03/16/2020	\$60.75

AMOUNT DUE IF PAID AFTER 03/16/2020 \$70.75

ACCOUNT NUMBER: 001-0000000-000
PIN#: 00000000
SERVICE ADDRESS: 1234 MAIN ST
NORTHLAKE, TX 76247
SERVICE PERIOD: 01/22/2020 TO 02/20/2020
BILLING DATE: 02/26/2020

THIS IS THE ONLY PRINTED NOTICE YOU WILL RECEIVE

CURRENT METER USAGE

	Previous	Current	Consumption
WT	26260	30148	1886

NEW CHARGES

WATER	\$19.50
SEWER	\$19.50
TOTAL CURRENT CHARGES	\$40.00

ACCOUNT SUMMARY

CURRENT MONTHLY CHARGES	\$60.75
TOTAL AMOUNT DUE NOW	\$60.75

Pay This Amount after 03/16/2020 \$70.75

USAGE HISTORY

SPECIAL MESSAGE

TOWN COUNCIL MEETING TO BE HELD ON:
THURSDAY, MARCH 26TH @ 6:30 PM
AFTER 6:00 PM EMERGENCY PHONE CALLS:
(972) 363-4881

PAYMENTS ARE DUE BY MONDAY, MARCH 23RD BY 5:00 PM. PAYMENTS RECEIVED AFTER 5:00 PM WILL BE POSTED THE NEXT DAY.

PAYMENT COUPON Please return this portion along with your payment. Please make your check payable to the Town of Northlake.

TOWN OF NORTHLAKE
1800 Commons Circle, Ste. 300
Northlake, TX 76226-1598

ACCOUNT INFORMATION

ACCOUNT NAME: JOHN Q SAMPLE
SERVICE ADDRESS: 1234 MAIN ST
SERVICE PERIOD: 01/22/2020 TO 02/20/2020
BILLING DATE: 02/26/2020

JOHN Q SAMPLE
1234 MAIN ST
NORTHLAKE, TX 76247

TOWN OF NORTHLAKE
1800 Commons Circle, Ste. 300
Northlake, TX 76226-1598

AMOUNT ENCLOSED: \$

DUE DATE

STATEMENT DATES

SERVICE PERIOD: The first date of the service period is the date on which the meter read labeled "previous" was taken. The last date of the service period is the date on which the meter read labeled "current" was taken.

BILLING DATE: is the date the bill was issued.

CURRENT METER USAGE

PREVIOUS: is the number recorded on the home's meter when the billing cycle begins.

CURRENT: is the number recorded on the home's meter when the billing cycle ends.

CONSUMPTION: is calculated by subtracting the previous from the current.

NEW CHARGES

TOTAL CURRENT CHARGES: are calculated by applying the home's consumption level to the Town's fee schedule.

ACCOUNT SUMMARY: is the total current charges plus any outstanding balances or credits the account may have.

USAGE HISTORY

The Town's water bill makes it easy for water service customers to track their water consumption over time with the usage history chart.

TOWN OF NORTHLAKE COUNCIL ITEM

DATE: JUNE 11, 2020

ITEM: REGULAR SESSION

CALL TO ORDER



TOWN OF NORTHLAKE COUNCIL ITEM

DATE: JUNE 11, 2020

ITEM: PUBLIC INPUT



TOWN OF NORTHLAKE COUNCIL ITEM

DATE: JUNE 11, 2020

ITEM: CONSENT ITEMS



NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: JUNE 11, 2020

REF DOC.: NORTHLAKE UNIFIED DEVELOPMENT CODE (UDC); ENGINEERING DESIGN MANUAL (EDM); CANYON FALLS MPD ORDINANCE

SUBJECT: CANYON FALLS VILLAGE W8 & W9 FINAL PLAT (FP-20-012)



GOALS/OBJECTIVES:

- Responsibly Manage Growth; Adhere to the Comprehensive Plan (Council Goal)

FINAL PLAT INFORMATION:

Owner: Nash Canyon Falls, LLC

**Applicant/
Developer:** Newland Real Estate

Engineer/Surveyor: J. Volk Consulting, Inc.

Zoning: Mixed-Use Planned Development (MPD)

Site: Approximately 16.30 acres of land in the MEP & PRR Survey, Abstract No. 913, generally located north of the terminus of Glendale Drive approximately 650 feet north of Canyon Falls Drive.

Background: A final plat for Canyon Falls Village W8 & W9 was approved by Town Council on December 12, 2019. Although approved, the plat has not been recorded as it is pending completion of infrastructure which is currently under construction.

Summary: This application is to revise the final plat of Canyon Falls Village W8 & W9 to consist of 70 residential lots and 3 open space lots. The purpose of the revised plat is to remove a stub-out of Glendale Drive at the northern extent of the plat. The only change from the previously approved plat is the removal of right-of-way for the stub-out and replacing it with an open space lot, Lot 88X, Block A.

Staff Analysis: The applicant has provided a final plat application in accordance with requirements of the Unified Development Code (UDC). The application was considered filed on May 22, 2020, and will be approved on June 21, 2020, if no action is taken.

The final plat substantially conforms to the original final plat except for the removal of right-of-way for the stub-out and addition of an open space lot in its place. The plat meets all applicable requirements of the UDC and Canyon

Falls MPD, but it does not match the MPD's "Exhibit J - Roadway Classification Plan" which shows the planned thoroughfare alignments in the MPD. The plan shows the continuation of Glendale Drive north into Flower Mound. The attached "Thoroughfare Revision" exhibit shows the proposed change to Glendale, as well as previously approved Master Thoroughfare Plan changes to the alignments of roads to the north of this plat, in comparison to the alignments shown in the MPD.

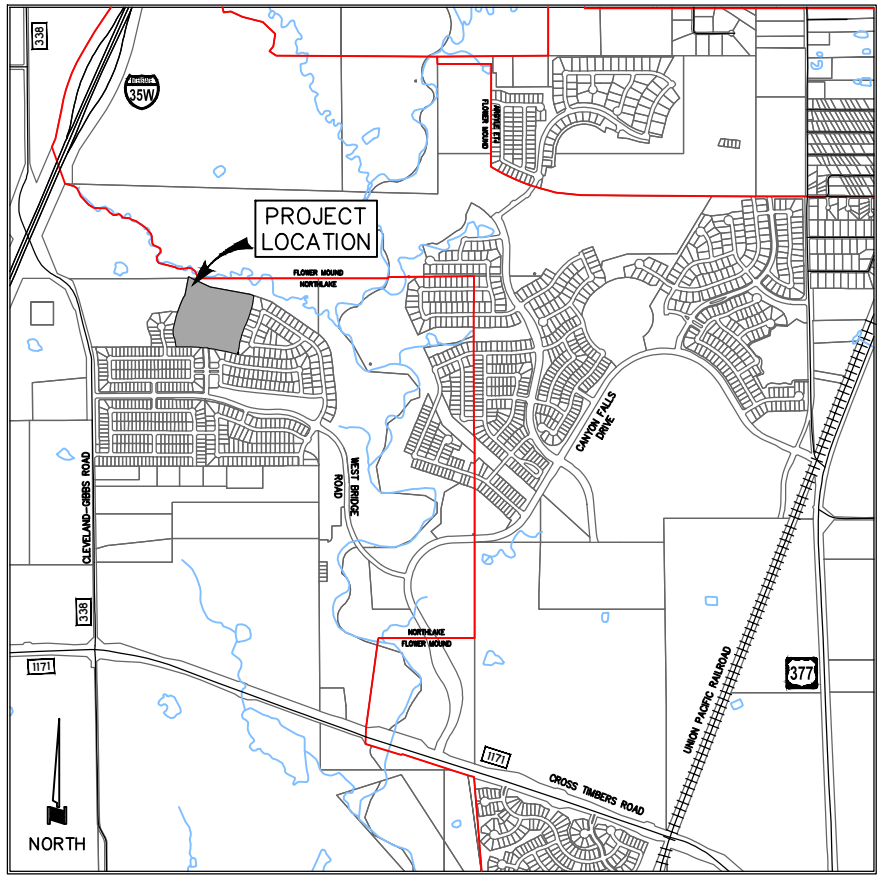
The Roadway Classification Plan is intended to be a conceptual guide for roadway alignments within the MPD, and Council may approve deviations from it with the final plat. Staff has no objection to Council consideration of the revised plat since it will still meet all access requirements with two points of access remaining.

COUNCIL ACTIONS:

- Approve, disapprove based on not matching Roadway Classification Plan in MPD, or take no action (results in approval on June 21st).

CURVE TABLE				
CURVE	DELTA	RADIUS	TANGENT	CHORD
C1	6°56'40"	1970.00'	119.53'	238.77'
C2	19°05'52"	1159.95'	195.13'	386.64'
C3	18°24'41"	1090.00'	176.65'	350.26'
C4	2°40'36"	1880.00'	43.92'	87.82'
C5	6°31'02"	2660.00'	151.44'	302.56'
C6	0°45'58"	670.00'	4.48'	8.96'
C7	5°45'37"	2660.00'	133.83'	267.43'
C8	16°13'00"	445.00'	63.40'	125.95'
C9	20°02'27"	155.00'	27.39'	54.22'
C10	6°37'53"	1970.00'	114.13'	228.01'
C11	155°53'51"	50.00'	234.20'	136.05'
C12	92°13'11"	35.00'	36.38'	56.33'
C13	9°46'08"	300.00'	25.64'	51.15'
C14	13°28'20"	1825.00'	215.55'	429.12'
C15	164°30'40"	50.00'	367.66'	143.56'
C16	88°23'58"	35.00'	34.04'	54.00'
C17	14°20'56"	325.00'	40.91'	81.39'
C18	0°33'57"	2000.00'	9.88'	19.75'
C19	9°57'26"	720.00'	62.72'	125.13'
C20	10°03'18"	690.00'	60.70'	121.09'
C21	9°14'20"	750.00'	60.60'	120.94'
C22	13°02'01"	1530.00'	174.78'	348.04'
C23	10°25'53"	2805.00'	256.05'	510.68'
C24	13°52'51"	700.00'	85.21'	169.59'
C25	88°37'17"	35.00'	34.17'	54.14'
C26	176°06'23"	50.00'	1470.99'	153.68'
C27	12°06'08"	1235.00'	130.92'	260.86'
C28	9°14'06"	1015.00'	81.98'	163.60'
C29	95°43'53"	35.00'	38.69'	58.48'
C30	158°30'37"	50.00'	263.49'	138.33'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S71°28'17"E	54.62'
L2	S23°10'04"W	50.01'
L3	N83°35'24"W	10.14'
L4	S88°09'19"W	60.00'
L5	N84°57'52"W	10.07'
L6	S89°46'41"W	76.79'
L7	N01°13'19"W	49.42'
L8	N42°43'57"W	14.41'
L9	S3°22'38"W	20.18'
L10	N70°49'05"E	13.94'
L11	S30°36'10"E	19.96'
L12	N58°43'17"E	22.69'
L13	N53°48'11"E	22.52'
L14	S35°17'31"E	20.31'
L15	S38°46'25"E	6.94'
L16	S38°46'25"E	14.00'
L17	S52°02'47"W	14.09'
L18	S52°02'47"W	7.13'
L19	S57°16'42"W	13.97'
L20	N67°57'49"E	20.79'
L21	N201°17'43"W	21.01'
L22	S32°01'52"E	14.83'



LEGEND	
●	1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
●	1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
<CM>	CONTROL MONUMENT
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
UE	UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
DE	DRAINAGE EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
BL	BUILDING LINE

FINAL PLAT
OF
**CANYON FALLS
VILLAGE W8 & W9**
BLOCK A, LOTS 63X, 64-87, 88X;
BLOCK B, LOTS 1-17;
BLOCK C, LOTS 1-12;
BLOCK D, LOTS 1-9;
BLOCK H, LOTS 48-55, 56X;

BEING 16.302 ACRES LOCATED IN THE
MEP & PRR SURVEY -
ABSTRACT NO. 913
AN ADDITION IN THE
TOWN OF NORTHLAKE,
DENTON COUNTY, TEXAS
CONTAINING 70 SINGLE-FAMILY
RESIDENTIAL LOTS &
3 OPEN SPACE/HOA LOTS
ZONED MIXED-USE
PLANNED DEVELOPMENT (MPD)
HIGH DENSITY RESIDENTIAL (SF-50) &
MEDIUM DENSITY
RESIDENTIAL (SF-60)

Date: May 19, 2020

SHEET 1 OF 2

- NOTES:
- ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE TOWN'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT.
 - ALL "X" LOTS & COMMON AREAS SHALL BE PEDESTRIAN AND BICYCLE ACCESS EASEMENTS.
 - ALL "X" LOTS & COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
 - NO STRUCTURES SHALL BE PERMITTED TO BE CONSTRUCTED WITHIN ANY PUBLIC EASEMENTS SHOWN ON THIS PLAT; THE TOWN SHALL HAVE THE RIGHT TO REMOVE ANY STRUCTURE PLACED WITHIN A PUBLIC EASEMENT
 - ALL LOT CORNERS TO BE MONUMENTED WITH 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
 - ALL LOTS ON THE WEST SIDE OF GLENDALE DRIVE ARE HIGH DENSITY AND ALL LOTS ON THE EAST SIDE OF GLENDALE DRIVE ARE MEDIUM DENSITY PER THE APPROVED PRELIMINARY PLAT.

BEARINGS ARE BASED FROM GPS OBSERVATIONS, BY USING THE TOPCON NETWORK SURROUNDING THE DALLAS-FORT WORTH METROPLEX, ALONG WITH A HIGH PRECISION GEOID MODEL, NAD83, NAVD88 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202. VERIFIED BY THE TOWN OF FLOWER MOUND CONTROL NETWORK, MONUMENT NO. 39. A COMBINED SCALE FACTOR OF 1.0001596 SHALL BE USED TO TRANSLATE TO GRID COORDINATES.

ENGINEER/SURVEYOR:
J. VOLK CONSULTING, INC.
830 CENTRAL PARKWAY EAST, SUITE 300
PLANO, TX 75074
972-201-3100
RYAN.REYNOLDS@JVOLKCONSULTING.COM
TBPLS FIRM NO. 10194033

OWNER:
NASH CANYON FALLS, LLC
10940 WEST SAM HOUSTON PARKWAY
SUITE 300
HOUSTON, TX 77064
972-992-3159
BCRAMER@NEULANDCO.COM

RECORDING INFORMATION

STATE OF TEXAS §
COUNTY OF DENTON §

BEING a tract of land situated in the M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 913, Town of Northlake, Denton County, Texas and being part of that tract of land described as Tract One in Deed to NASH Canyon Falls, LLC, as recorded in Document No. 2015–34494, Deed Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for the northeast corner of Lot 43, Block A of CANYON FALLS–VILLAGE W4 PHASE TWO, an Addition to the Town of Northlake, Denton County, Texas according to the Plat thereof recorded in Document No. 2015–475, Plat Records, Denton County, Texas at the beginning of a curve to the right having a central angle of 06 degrees 56 minutes 40 seconds, a radius of 1,970.00 feet and a chord bearing and distance of North 21 degrees 27 minutes 08 seconds East, 238.63 feet;

THENCE Northerly, with said curve to the right, an arc distance of 238.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 10 degrees 40 minutes 08 seconds East, a distance of 165.45 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 69 degrees 13 minutes 21 seconds East, a distance of 101.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 64 degrees 58 minutes 56 seconds East, a distance of 222.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 79 degrees 46 minutes 36 seconds East, a distance of 530.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 71 degrees 28 minutes 17 seconds East, a distance of 54.62 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for the northwest corner of Lot 13, Block D of CANYON FALLS–VILLAGE W7, an Addition to the Town of Northlake, Denton County, Texas according to the Plat thereof recorded in Document No. 2015–157, Plat Records, Denton County, Texas at the beginning of a non–tangent curve to the right having a central angle of 19 degrees 05 minutes 52 seconds, a radius of 1,159.95 feet and a chord bearing and distance of South 15 degrees 59 minutes 17 seconds West, 384.85 feet;

THENCE Southerly, with the west line of said CANYON FALLS–VILLAGE W7 Addition, the following three (3) courses and distances:

Southerly, with said curve to the right, an arc distance of 386.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for corner;

South 23 degrees 10 minutes 04 seconds West, a distance of 50.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for corner at the beginning of a curve to the left having a central angle of 18 degrees 24 minutes 41 seconds, a radius of 1,090.00 feet and a chord bearing and distance of South 12 degrees 44 minutes 19 seconds West, 348.76 feet;

Southerly, with said curve to the left, an arc distance of 350.26 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found in the north line of CANYON FALLS–VILLAGE W3 PHASE ONE, an Addition to the Town of Northlake, Denton County, Texas according to the Plat thereof recorded in Document No. 2015–155, Plat Records, Denton County, Texas and also the southwest corner of Lot 45, Block H of said CANYON FALLS–VILLAGE W7 Addition, said point being at the beginning of a non–tangent curve to the right having a central angle of 02 degrees 40 minutes 36 seconds, a radius of 1,880.00 feet and a chord bearing and distance of North 77 degrees 32 minutes 23 seconds West, 87.82 feet;

THENCE Westerly, with said north line, the following three (3) courses and distances:

Westerly, leaving said west line and with said curve to the right, an arc distance of 87.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for corner at the beginning of a reverse curve to the left having a central angle of 06 degrees 31 minutes 02 seconds, a radius of 2,660.00 feet and a chord bearing and distance of North 79 degrees 27 minutes 36 seconds West, 302.40 feet;

Westerly, with said curve to the left, an arc distance of 302.56 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for corner;

North 83 degrees 35 minutes 24 seconds West, a distance of 10.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for corner in the north line of CANYON FALLS–VILLAGE W4 PHASE ONE, an Addition to the Town of Northlake, Denton County, Texas according to the Plat thereof recorded in Document No. 2015–156, Plat Records, Denton County, Texas, said point being at the beginning of a non–tangent curve to the right having a central angle of 00 degrees 45 minutes 58 seconds, a radius of 670.00 feet and a chord bearing and distance of North 02 degrees 13 minutes 40 seconds West, 8.96 feet;

THENCE Westerly, with the north line of said CANYON FALLS VILLAGE W4 PHASE ONE Addition, the following three (3) courses and distances:

Northerly, with said curve to the right, an arc distance of 8.96 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for corner;

South 88 degrees 09 minutes 19 seconds West, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for corner;

North 84 degrees 57 minutes 52 seconds West, a distance of 10.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for the northeast corner of the above mentioned CANYON FALLS–VILLAGE W4 PHASE TWO Addition, said point being at the beginning of a non–tangent curve to the left having a central angle of 05 degrees 45 minutes 37 seconds, a radius of 2,660.00 feet and a chord bearing and distance of North 87 degrees 20 minutes 31 seconds West, 267.31 feet;

THENCE Westerly and northerly, with the north line of said CANYON FALLS–VILLAGE W4 PHASE TWO Addition, the following six (6) courses and distances:

Westerly, with said curve to the left, an arc distance of 267.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for corner;

South 89 degrees 46 minutes 41 seconds West, a distance of 76.79 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for corner at the beginning of a non–tangent curve to the left having a central angle of 16 degrees 13 minutes 00 seconds, a radius of 445.00 feet and a chord bearing and distance of North 12 degrees 09 minutes 23 seconds West, 125.53 feet;

Northerly, with said curve to the left, an arc distance of 125.95 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for corner at the beginning of a reverse curve to the right having a central angle of 20 degrees 02 minutes 27 seconds, a radius of 155.00 feet and a chord bearing and distance of North 10 degrees 14 minutes 36 seconds West, 53.94 feet;

Northerly, with said curve to the right, an arc distance of 54.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for corner;

North 00 degrees 13 minutes 19 seconds West, a distance of 49.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found for corner at the beginning of a non–tangent curve to the right having a central angle of 06 degrees 37 minutes 53 seconds, a radius of 1,970.00 feet and a chord bearing and distance of North 14 degrees 40 minutes 06 seconds East, 227.88 feet;

Northerly, with said curve to the right, an arc distance of 228.01 feet to the POINT OF BEGINNING and containing 16.302 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, NASH CANYON FALLS, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as CANYON FALLS – VILLAGE W8 & W9, an addition to the Town of Northlake, Denton County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys and rights–of–way are hereby dedicated in fee simple to the Town of Northlake for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Northlake.

BY: NASH CANYON FALLS, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: NEWLAND REAL ESTATE GROUP, LLC
A DELAWARE LIMITED LIABILITY COMPANY
ITS DEVELOPMENT MANAGER

BY: _____
BRIAN CRAMER, VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared BRIAN CRAMER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: That I, Ryan S. Reynolds, do hereby certify that I have prepared this plat from an actual survey of the land, and that the corner monuments shown thereon were found or placed under my personal supervision in accordance with the platting rules and regulations of Town of Northlake, Denton County, Texas.

RYAN S. REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor No. 6385

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires: _____

APPROVED BY THE TOWN COUNCIL ON:

Date

Mayor, Town of Northlake

Town Secretary, Town of Northake

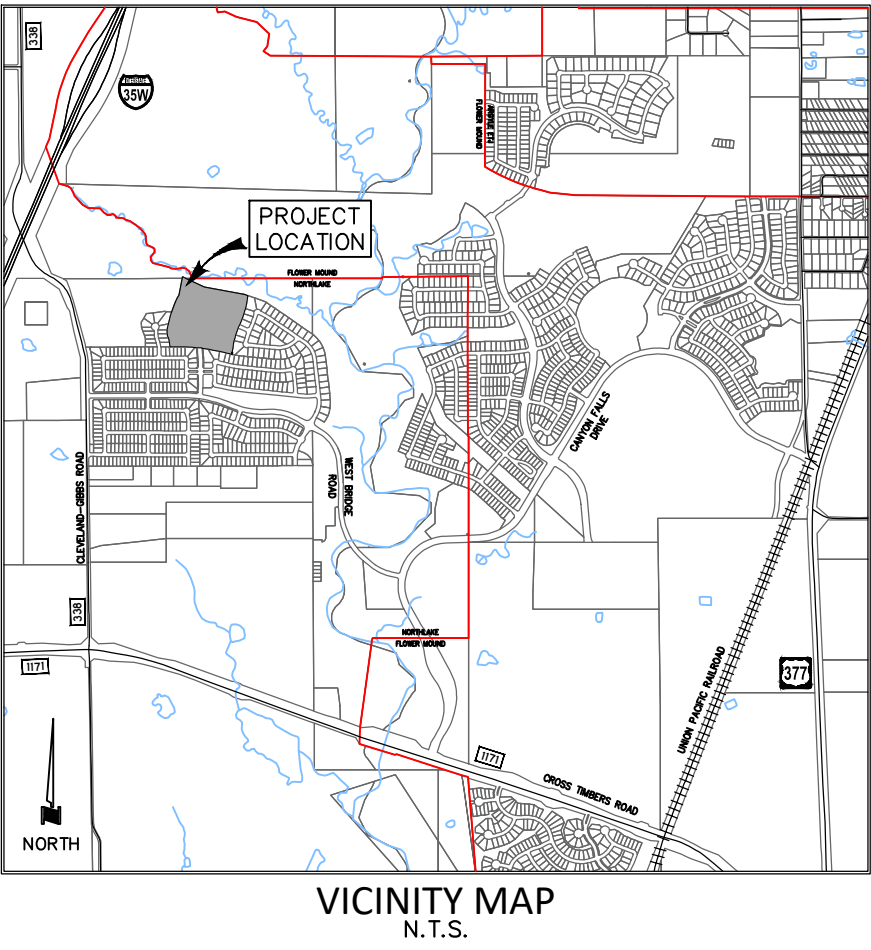
LOT ACREAGE		
LOT #	BLOCK	S.F.
63X	BLOCK A–VILLAGE W8–W9	1102
64	BLOCK A–VILLAGE W8–W9	6155
65	BLOCK A–VILLAGE W8–W9	6089
66	BLOCK A–VILLAGE W8–W9	6090
67	BLOCK A–VILLAGE W8–W9	6071
68	BLOCK A–VILLAGE W8–W9	8255
69	BLOCK A–VILLAGE W8–W9	10421
70	BLOCK A–VILLAGE W8–W9	7128
71	BLOCK A–VILLAGE W8–W9	6880
72	BLOCK A–VILLAGE W8–W9	6219
73	BLOCK A–VILLAGE W8–W9	6050
74	BLOCK A–VILLAGE W8–W9	6112
75	BLOCK A–VILLAGE W8–W9	6128
76	BLOCK A–VILLAGE W8–W9	6128
77	BLOCK A–VILLAGE W8–W9	6129
78	BLOCK A–VILLAGE W8–W9	6129
79	BLOCK A–VILLAGE W8–W9	6129
80	BLOCK A–VILLAGE W8–W9	6288
81	BLOCK A–VILLAGE W8–W9	9062
82	BLOCK A–VILLAGE W8–W9	14856
83	BLOCK A–VILLAGE W8–W9	7188
84	BLOCK A–VILLAGE W8–W9	6812
85	BLOCK A–VILLAGE W8–W9	6092
86	BLOCK A–VILLAGE W8–W9	6008
87	BLOCK A–VILLAGE W8–W9	7473
88X	BLOCK A–VILLAGE W8–W9	7261

LOT ACREAGE		
LOT #	BLOCK	S.F.
1	BLOCK B	8139
2	BLOCK B	6141
3	BLOCK B	6141
4	BLOCK B	6141
5	BLOCK B	6141
6	BLOCK B	6141
7	BLOCK B	6141
8	BLOCK B	6141
9	BLOCK B	7165
10	BLOCK B	8862
11	BLOCK B	6127
12	BLOCK B	6152
13	BLOCK B	6152
14	BLOCK B	6152
15	BLOCK B	6152
16	BLOCK B	6152
17	BLOCK B	9005

LOT ACREAGE		
LOT #	BLOCK	S.F.
1	BLOCK C	9855
2	BLOCK C	8331
3	BLOCK C	8331
4	BLOCK C	8331
5	BLOCK C	8200
6	BLOCK C	10382
7	BLOCK C	10330
8	BLOCK C	8878
9	BLOCK C	8044
10	BLOCK C	8044
11	BLOCK C	8044
12	BLOCK C	10026

LOT ACREAGE		
LOT #	BLOCK	S.F.
1	BLOCK D–VILLAGE W8–W9	8561
2	BLOCK D–VILLAGE W8–W9	7232
3	BLOCK D–VILLAGE W8–W9	7224
4	BLOCK D–VILLAGE W8–W9	7106
5	BLOCK D–VILLAGE W8–W9	14711
6	BLOCK D–VILLAGE W8–W9	11481
7	BLOCK D–VILLAGE W8–W9	7583
8	BLOCK D–VILLAGE W8–W9	7472
9	BLOCK D–VILLAGE W8–W9	8476

LOT ACREAGE		
LOT #	BLOCK	S.F.
48	BLOCK H–VILLAGE W8–W9	9048
49	BLOCK H–VILLAGE W8–W9	7459
50	BLOCK H–VILLAGE W8–W9	7169
51	BLOCK H–VILLAGE W8–W9	17938
52	BLOCK H–VILLAGE W8–W9	10946
53	BLOCK H–VILLAGE W8–W9	7308
54	BLOCK H–VILLAGE W8–W9	7308
55	BLOCK H–VILLAGE W8–W9	7909
56X	BLOCK H–VILLAGE W8–W9	1106



BEARINGS ARE BASED FROM GPS OBSERVATIONS, BY USING THE TOPCON NETWORK SURROUNDING THE DALLAS–FORT WORTH METROPLEX, ALONG WITH A HIGH PRECISION GEOD MODEL NAD83, NAVD83 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202. VERIFIED BY THE TOWN OF FLOWER MOUND CONTROL NETWORK, MONUMENT NO. 39. A COMBINED SCALE FACTOR OF 1.0001596 SHALL BE USED TO TRANSLATE TO GRID COORDINATES.

FINAL PLAT
OF
**CANYON FALLS
VILLAGE W8 & W9**
BLOCK A, LOTS 63X, 64-87, 88X;
BLOCK B, LOTS 1-17;
BLOCK C, LOTS 1-12;
BLOCK D, LOTS 1-9;
BLOCK H, LOTS 48-55, 56X;

BEING 16.302 ACRES LOCATED IN THE
MEP & PRR SURVEY -
ABSTRACT NO. 913
AN ADDITION IN THE
TOWN OF NORTHLAKE,
DENTON COUNTY, TEXAS
CONTAINING 70 SINGLE-FAMILY
RESIDENTIAL LOTS &
3 OPEN SPACE/HOA LOTS
ZONED MIXED-USE
PLANNED DEVELOPMENT (MPD)
HIGH DENSITY RESIDENTIAL (SF-50) &
MEDIUM DENSITY
RESIDENTIAL (SF-60)

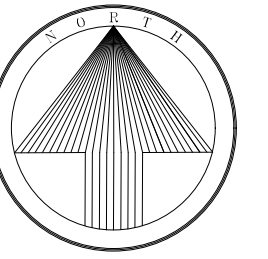
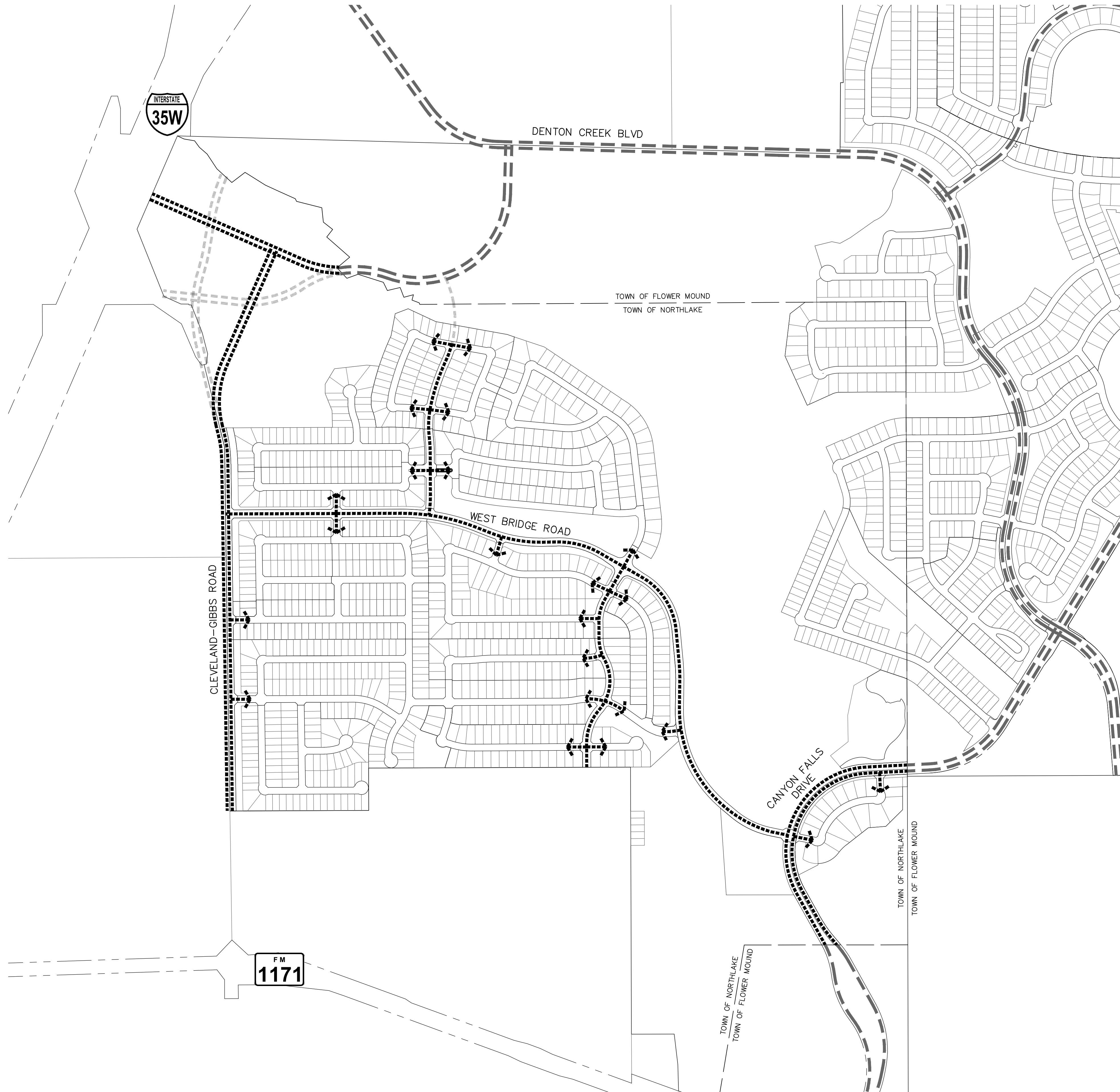
Date: May 19, 2020

SHEET 2 OF 2

RECORDING INFORMATION

ENGINEER/SURVEYOR:
J. VOLK CONSULTING, INC.
830 CENTRAL PARKWAY EAST, SUITE 300
PLANO, TX 75074
972-201-3100
RYAN.REYNOLDS@JVOLKCONSULTING.COM
TBPLS FIRM NO. 10194033

OWNER:
NASH CANYON FALLS, LLC
10940 WEST SAM HOUSTON PARKWAY
SUITE 300
HOUSTON, TX 77064
972-992-3159
BCRAMER@NEWLANDCO.COM



400 200 0 400 800

SCALE 1" = 400'

SHEET SIZE 22"x34"

LEGEND

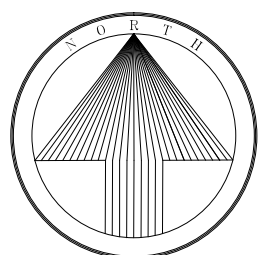
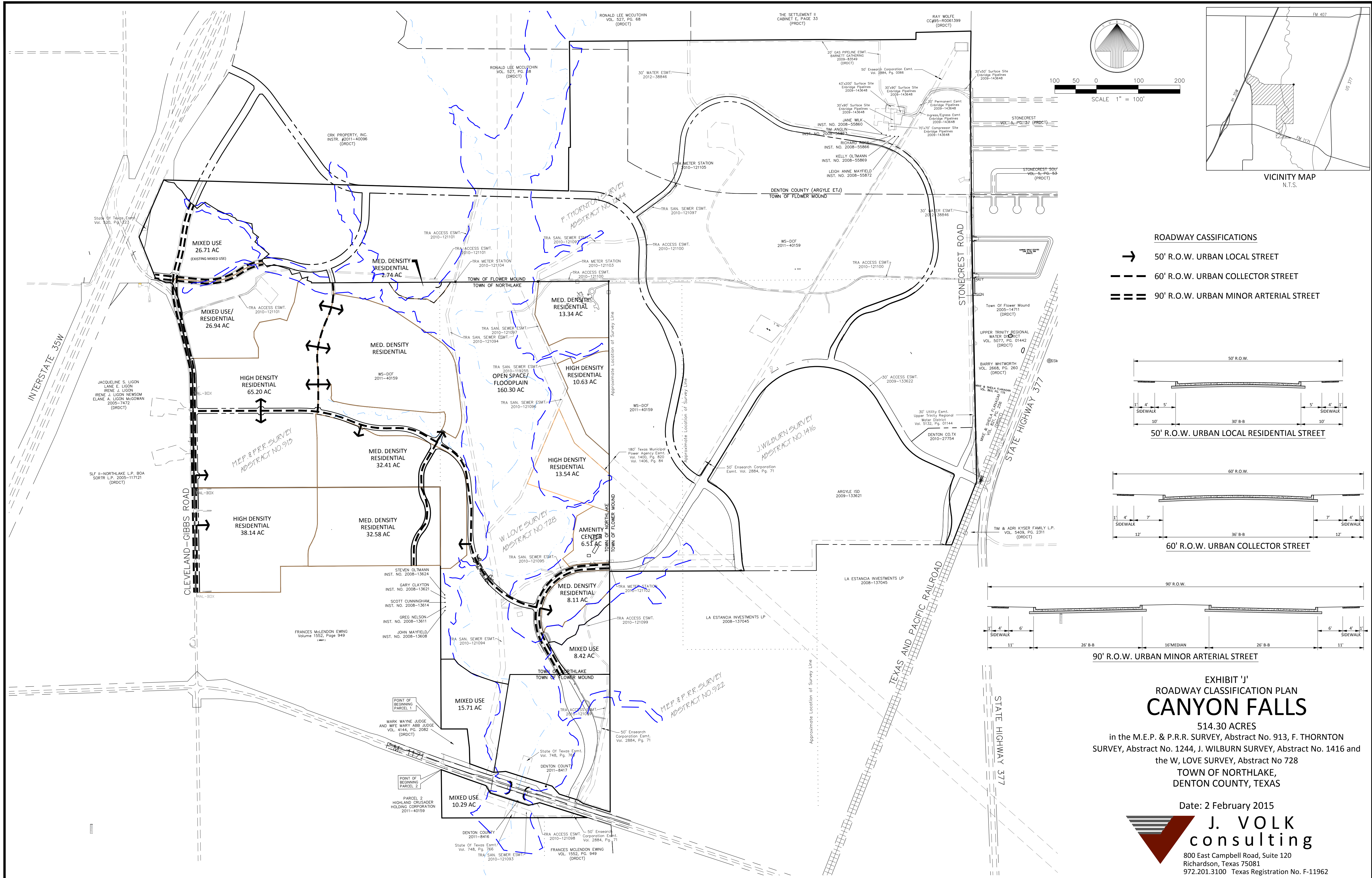
- REVISD TOWN OF NORTHLAKE THOROUGHFARE ALIGNMENT
- PREVIOUS TOWN OF NORTHLAKE THOROUGHFARE ALIGNMENT AS SHOWN IN PD
- TOWN OF FLOWER MOUND THOROUGHFARE ALIGNMENT

NOTE:

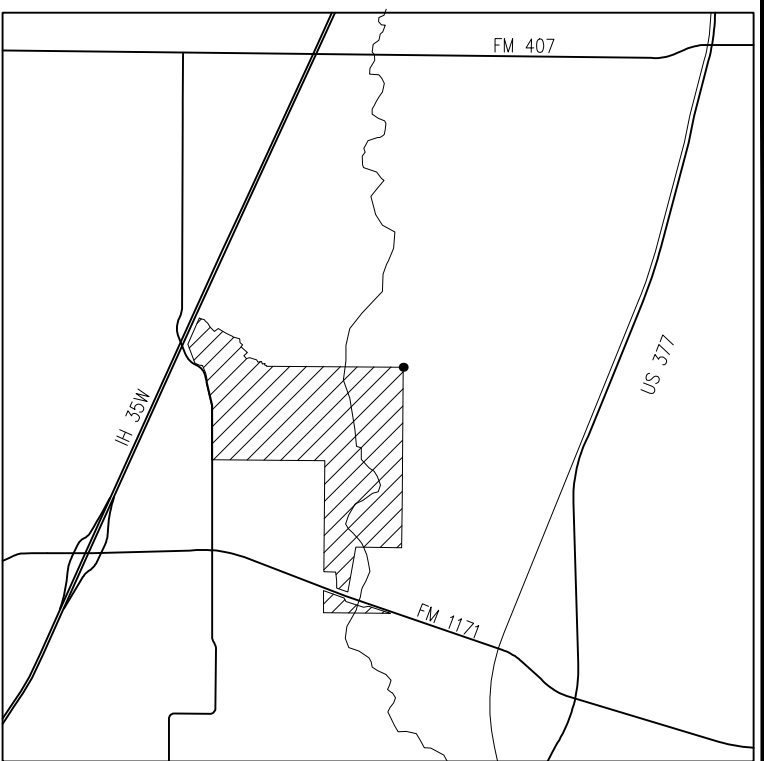
CHANGES TO THOROUGHFARE ALIGNMENTS ARE PLANNED REVISIONS TO CORRESPOND WITH MULKEY ALIGNMENT AND REVISED TOWN OF NORTHLAKE MASTER THOROUGHFARE PLAN DATED MAY 11, 2017

CANYON FALLS TOWN OF NORTHLAKE THOROUGHFARE REVISION

May 26, 2020



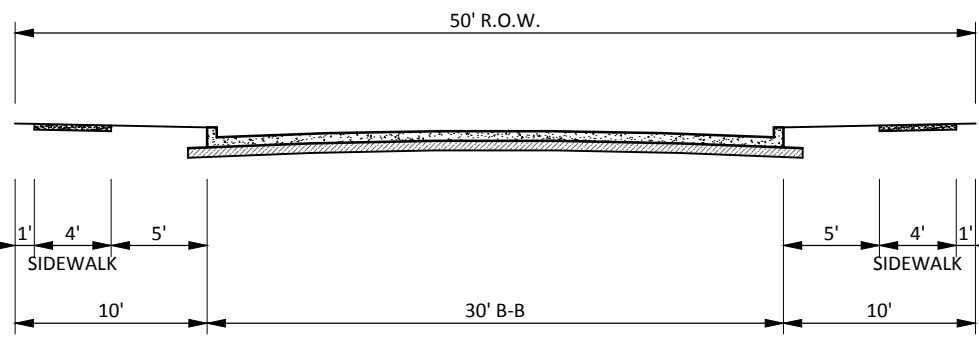
100 50 0 100 200
SCALE 1" = 100'



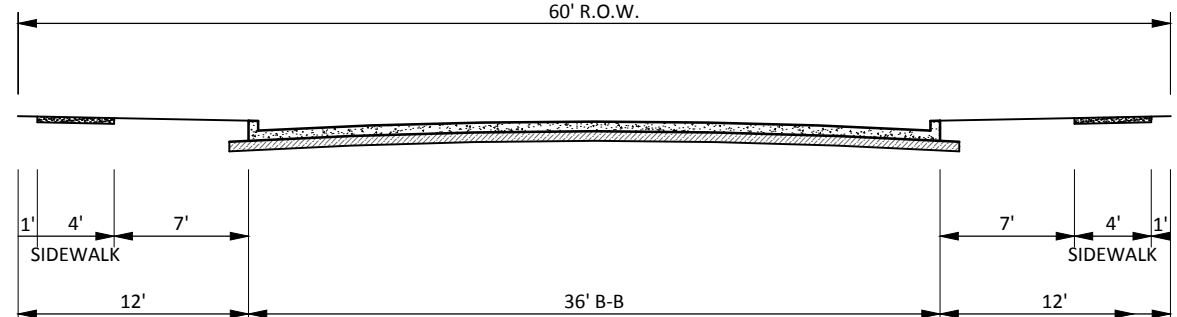
VICINITY MAP
N.T.S.

ROADWAY CASSIFICATIONS

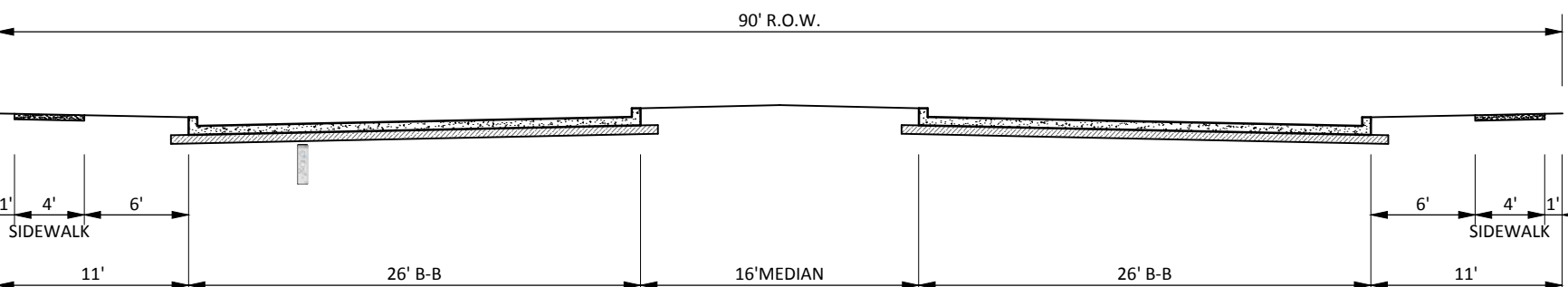
- 50' R.O.W. URBAN LOCAL STREET
- 60' R.O.W. URBAN COLLECTOR STREET
- === 90' R.O.W. URBAN MINOR ARTERIAL STREET



50' R.O.W. URBAN LOCAL RESIDENTIAL STREET



60' R.O.W. URBAN COLLECTOR STREET



90' R.O.W. URBAN MINOR ARTERIAL STREET

EXHIBIT 'J'
ROADWAY CLASSIFICATION PLAN
CANYON FALLS

514.30 ACRES
in the M.E.P. & P.R.R. SURVEY, Abstract No. 913, F. THORNTON
SURVEY, Abstract No. 1244, J. WILBURN SURVEY, Abstract No. 1416 and
the W, LOVE SURVEY, Abstract No 728
TOWN OF NORTHLAKE,
DENTON COUNTY, TEXAS

Date: 2 February 2015

**J. VOLK**
consulting
800 East Campbell Road, Suite 120
Richardson, Texas 75081
972.201.3100 Texas Registration No. F-11962

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: JUNE 11, 2020

REF DOC.: NORTHLAKE UNIFIED DEVELOPMENT CODE (UDC); ENGINEERING DESIGN MANUAL (EDM); HARVEST DEVELOPMENT AGREEMENT

SUBJECT: HARVEST PHASE 6C FINAL PLAT (FP-20-009)



GOALS/OBJECTIVES:

- Responsibly Manage Growth; Adhere to the Comprehensive Plan (Council Goal)

FINAL PLAT INFORMATION:

Owner/Applicant: Belmont 407, LLC

Developer: Hillwood Communities

Engineer/Surveyor: Jones & Carter, Inc.

Zoning: ETJ - No zoning. Land use governed by Development Agreement. The entire area of this final plat is within Zone 3 as identified in the Harvest Development Code.

Site: Approximately 7.201 acres out of the Patrick Rock Survey, Abstract No. 1063, generally located 700 feet north of Old Justin Road at Harvest Way with access to be provided through Harvest Phases 6A and 6B which are scheduled to be constructed concurrently with this phase. The site is included in the Harvest Phases 4B, 4C, 5 & 6 preliminary plat approved on June 20, 2019.

Summary: This application is for a final plat of a phase of Harvest consisting of 31 residential lots and 2 open space lots.

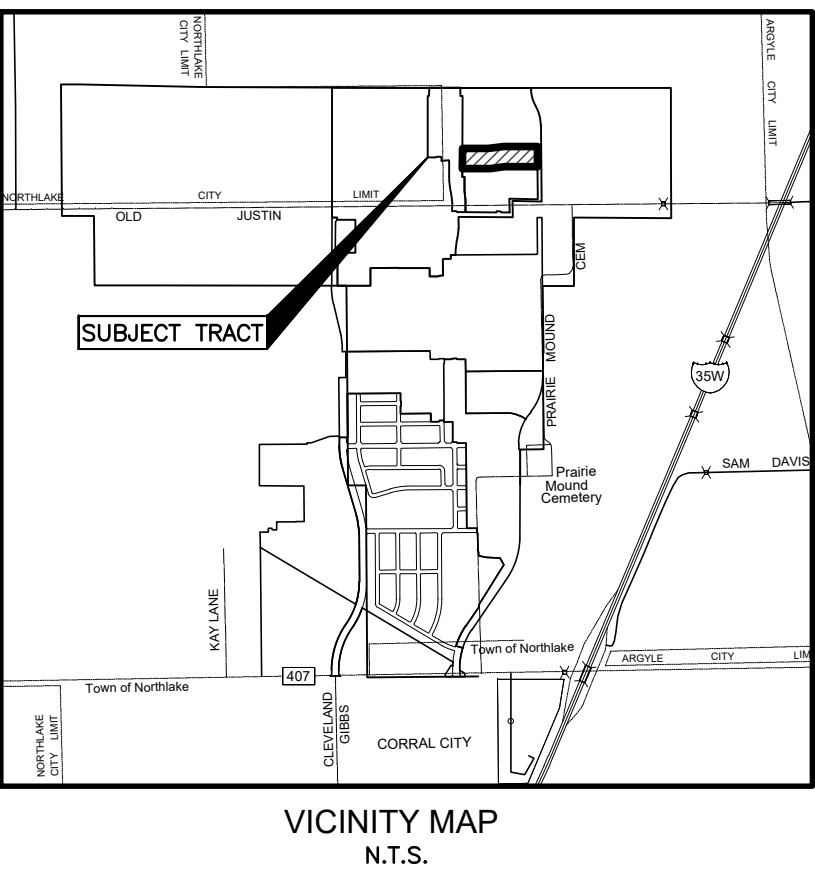
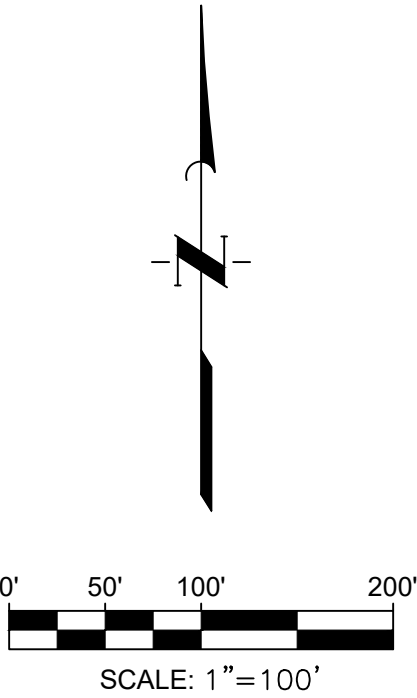
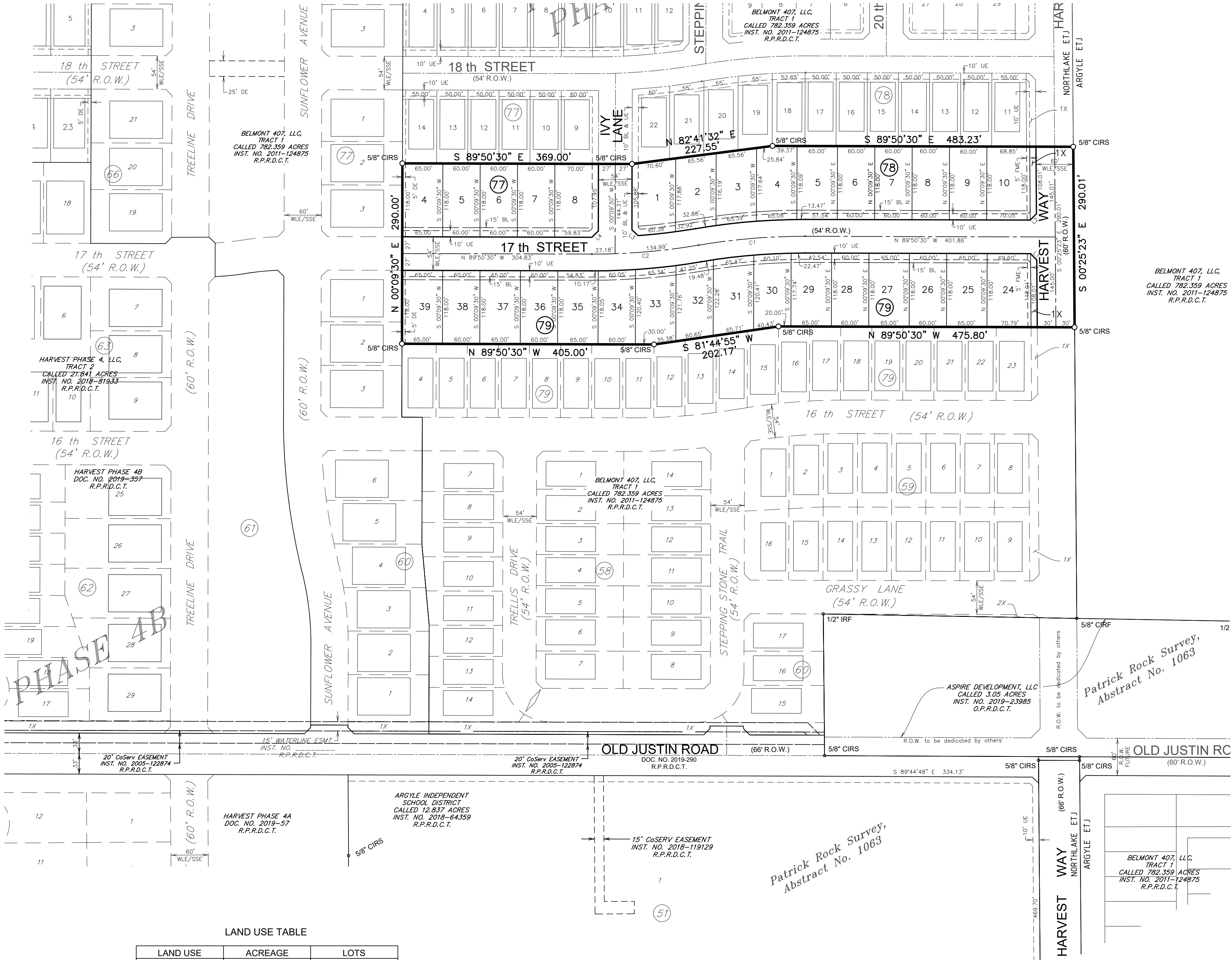
Staff Analysis: The applicant has provided a final plat application in accordance with requirements of the Harvest Development Agreement (DA) and the Unified Development Code (UDC). The application was considered filed on May 21, 2020, and will be approved on June 20, 2020, if no action is taken.

The final plat substantially conforms to the approved preliminary plat and meets all applicable requirements of the UDC and DA, including the density and lot dimension standards outlined in the Harvest Development Code. Construction plans for storm drainage, water, sanitary sewer, and paving were also submitted with the final plat for review and meet all engineering design requirements.

COUNCIL ACTIONS:

- Approve or take no action (results in approval on June 20th)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 45°07'56" E	14.21'
L2	S 44°52'04" W	14.07'
L3	N 46°52'46" W	13.63'
L4	N 45°29'40" E	14.30'



- GENERAL NOTES:
- Bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone 4202, per monuments found for the Final Plat of Harvest Phase I, as recorded in Instrument No. 2013-166, R.P.R.D.C.T.
 - All side lot lines are perpendicular or radial to street frontage unless otherwise noted Not Radial (NR).
 - All lots shown are Single-Family residential unless otherwise designated with an "X" with the lot number. all "X" lots are open space lots.
 - 5' side and rear yard setbacks required on all residential lots unless otherwise noted.
 - All common areas to be owned by the Home Owners Association, and/or by the Fresh Water Supply District. All open spaces to be maintained by the Home Owners Association, Fresh Water Supply District, and/or the Public Improvement District.
 - All Dedicated Public Roads Will Be Maintained By The Fresh Water Supply District.
 - No Direct Residential Driveway Access to Old Justin Road or Harvest Way is Allowed.
 - All Lots shown on this Plat are within Zone 3 as identified in the Harvest Development Agreement dated 9-27-2012. All setbacks shall conform with the Zone 3 Requirements of Section 5.1 Residential Development Standards Table of Harvest Development Code unless a more Restrictive Setback is identified on the Plat with a Building Line.
 - This property is in Zone X, Areas determined to be outside the 0.2% annual chance floodplain per FIRM Panel No. 48121C0505G, Revised April 18, 2011 for Denton County, Texas.

FINAL PLAT
OF
HARVEST PHASE 6C

LOTS 4-8, BLOCK 77; LOTS 1X & 1-10, BLOCK 78;
AND LOTS 1X & 24-39, BLOCK 79

BEING 7.201 ACRES
SITUATED IN THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063
IN THE
ETJ OF TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
33 LOTS BY USE
(31 RESIDENTIAL AND 2 NON-RESIDENTIAL
/OPEN SPACE LOTS)

MAY 2020

- LEGEND
- POB POINT OF BEGINNING
CM CONTROL MONUMENT
R.O.W. RIGHT OF WAY
VOL. VOLUME
PG. PAGE
ESMT EASEMENT
IRF IRON ROD FOUND
CIRF CAPPED IRON ROD FOUND
CIRS 5/8" CAPPED IRON ROD WITH YELLOW CAP
STAMPED "JONES CARTER" SET FOR CORNER
BL BUILDING LINE
UE UTILITY EASEMENT
SSE SANITARY SEWER EASEMENT
DE DRAINAGE EASEMENT
WLE WATERLINE EASEMENT
NR NON-RADIAL LOT
D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T. REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T. OFFICIAL RECORDS, DENTON COUNTY, TEXAS
C.C.F. COUNTY CLERK FILE NUMBER
FME FENCE MAINTENANCE EASEMENT
VAM VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
- ① DENOTES CHANGE IN STREET NAME
- FME BLOCK NUMBER
- 5' FENCE MAINTENANCE EASEMENT

LAND USE TABLE		
LAND USE	ACREAGE	LOTS
RESIDENTIAL	5.33	31
HOA/OPEN SPACE	0.05	2
STREET - ROW	1.82	-
TOTAL	7.20	33

HARVEST PHASE 6C

70's = 0 LOTS
60's = 31 LOTS
50's = 0 LOTS
TOTAL = 31 LOTS

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1000.00'	172.17'	171.95'	S 85°13'34" W	09°51'52"	86.30'
C2	1000.00'	172.17'	171.95'	N 85°13'34" E	09°51'52"	86.30'

DEVELOPER / OWNER:
BELMONT 407, LLC
3000 TURTLE CREEK BLVD.
DALLAS, TEXAS 75219
PHONE: (972) 201-2800

ENGINEER / SURVEYOR:
JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
6509 Windcrest Drive, Suite 600 • Plano, Texas 75024
972.488.3880
Texas Board of Professional Land Surveying Registration No. 100461-03
Contact: Eddie Martinez, E-mail: emartinez@jonescarter.com

OWNER'S CERTIFICATION

STATE OF TEXAS :
COUNTY OF DENTON :

WHEREAS, Belmont 407, LLC., is the owner of a 7.201 acre tract of land situated in the Patrick Rock Survey, Abstract No. 1063, Denton County Texas, and being a part of Tract 1, a called 782.359 acre tract of land described in deed to Harvest Phase 6, LLC, recorded in Instrument No. 2011-124875 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with cap found in the north line of a called 3.05 acre tract of land described in deed to Aspire Development. LLC, recorded in Instrument No. 2019-23985 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), from which a 1/2" iron rod found for the northwest corner of said 3.05 acre tract bears North 88 Degrees 59 Minutes 18 Seconds West, along the north line of said 3.05 acre tract, a distance of 407.35 feet, and the northeast corner of said 3.05 acre tract bears South 88 Degrees 59 Minutes 18 Seconds East, a distance of 278.82 feet;

THENCE North 00 Degrees 25 Minutes 23 Seconds West, departing the north line of said 3.05 acre tract, across said 782.359 acre tract, a distance of 468.09 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the POINT OF BEGINNING of the herein tract described;

THENCE over and across said 782.359 acre tract, the following courses:

North 89 Degrees 50 Minutes 30 Seconds West, a distance of 475.80 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 81 Degrees 44 Minutes 55 Seconds West, a distance of 202.17 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 89 Degrees 50 Minutes 30 Seconds West, a distance of 405.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 00 Degrees 09 Minutes 30 Seconds East, a distance of 290.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 89 Degrees 50 Minutes 30 Seconds East, a distance of 369.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 82 Degrees 41 Minutes 32 Seconds East, a distance of 227.55 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 89 Degrees 50 Minutes 30 Seconds East, a distance of 483.23 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 00 Degrees 25 Minutes 23 Seconds East, a distance of 290.01 feet to the POINT OF BEGINNING and containing 313,690 square feet or 7.201 acres of land more or less.

STATE OF TEXAS :
COUNTY OF DENTON :

Now Therefore, know all men by these presents:

That Belmont 407, LLC, acting herein by and through his (its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as **Harvest Phase 4C**, an addition within the extra-territorial jurisdiction of the Town of Northlake, Texas ("Town"), and does hereby dedicate, in fee simple, to Belmont Fresh Water Supply District No. 1 of Denton County ("District") forever, the easements, streets, rights-of-way and public improvements contained therein without warranty, either express or implied. District does hereby dedicate for the public use forever, the easements, the streets, rights-of-way and public improvements contained therein. The streets and alleys, if any, are dedicated for street purposes. The easements, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. Notwithstanding the foregoing, the District does hereby dedicate to the Town of Northlake, Texas, all water and sanitary sewer improvements contained in the right-of-way and easements as shown on this plat in consideration for the Town's agreement to utilize such improvements to serve property within the District. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the District. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easements limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town's use thereof.

Belmont 407, LLC,
a Delaware limited liability company

By: _____

Name: _____

Title: _____

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____, 20____. By _____ of Belmont 407, LLC, a Texas limited liability company, on behalf of said limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that he executed the same for the purpose of and consideration therein expressed, and in the capacity therein stated.

Given my hand and seal of office, this the _____ day of _____, 20____.

Notary Public, State of Texas

My Commission expires : _____

KNOW ALL MEN BY THESE PRESENTS:

That I, Eduardo Martinez, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

PRELIMINARY
Signature: FOR REVIEW ONLY.
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE.
Date: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Eduardo Martinez, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____th day of _____, 20____.

Notary Public in and for the State of Texas

Block	Lot	Sq. Ft.	Acres
77	4	7670	0.176
77	5	7080	0.163
77	6	7080	0.163
77	7	7080	0.163
77	8	8209	0.188
78	1	8161	0.187
78	2	7608	0.175
78	3	7577	0.174
78	4	7705	0.177
78	5	7670	0.176
78	6	7080	0.163
78	7	7080	0.163
78	8	7080	0.163
78	9	7080	0.163
78	10	8195	0.188
78	1X	1130	0.026
79	1X	1130	0.026
79	24	8283	0.190
79	25	7670	0.176
79	26	7080	0.163
79	27	7670	0.176
79	28	7080	0.163
79	29	7668	0.176
79	30	7104	0.163
79	31	7912	0.182
79	32	7312	0.168
79	33	7925	0.182
79	34	7136	0.164
79	35	7670	0.176
79	36	7080	0.163
79	37	7670	0.176
79	38	7080	0.163
79	39	7670	0.176

FINAL PLAT
OF
HARVEST PHASE 6C

LOTS 4-8, BLOCK 77; LOTS 1X & 1-10, BLOCK 78;
AND LOTS 1X & 24-39, BLOCK 79

BEING 7.201 ACRES
SITUATED IN THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063
IN THE
ETJ OF TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
33 LOTS BY USE
(31 RESIDENTIAL AND 2 NON-RESIDENTIAL
/OPEN SPACE LOTS)

MAY 2020

APPROVED BY THE NORTHLAKE TOWN COUNCIL ON:

Mayor, Town of Northlake

Town Secretary, Town of Northlake

REVIEWED AND APPROVED BY
BELMONT FRESH WATER SUPPLY DISTRICT NO. 1:

DISTRICT ENGINEER

BELMONT FRESH WATER SUPPLY DISTRICT NO. 1

DEVELOPER / OWNER:
BELMONT 407, LLC
3000 TURTLE CREEK BLVD.
DALLAS, TEXAS 75219
PHONE: (972) 201-2800

ENGINEER / SURVEYOR:
JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
6509 Windcrest Drive, Suite 600 • Plano, Texas 75024
972.488.3880
Texas Board of Professional Land Surveying Registration No. 100461-03
Contact: Eddie Martinez, E-mail: emartinez@jonescarter.com

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: JUNE 11, 2020

REF. DOC.: TEXAS REVISED CIVIL STATUTES ANNOTATED, ARTICLE 4413 (34C)
AND TEXAS LOCAL GOVERNMENT CODE 2256

SUBJECT: NORTHLAKE INVESTMENT POLICY



GOALS/OBJECTIVES:

- Effectively Manage Public Resources (Council Goal)

BACKGROUND INFORMATION:

In compliance with state law, the Town of Northlake is required to adopt an investment policy each year. The policy is updated to meet all state and federal regulations. The policy is also updated to include any changes that are made to the Town's financial structure.

As the legislature was not in session this last year, no state regulations changed. The Town's fund structure was updated to be inclusive of all funds that currently have a balance in the pooled cash fund.

COUNCIL DIRECTION:

- Approve Investment Policy remain in compliance with State statute



TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION

NO. 20-15

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, APPROVING
THE TOWN OF NORTHLAKE INVESTMENT POLICY**

WHEREAS, the Town of Northlake, Texas, acknowledges the high priority of providing the necessary guardianship of public funds in the municipal sector; and

WHEREAS, the Town Council expressly intends to set high fiscal standards, delegate treasury and investment duties to appropriate officials, and to review the actual performance at regular intervals; and

WHEREAS, the Town Council hereby intends to implement investment requirements set forth in Texas Revised Civil Statutes Annotated, Article 4413 (34c) and Texas Local Government Code Chapter 2256.

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

SECTION 1. The Town Council has reviewed and hereby adopts the Town of Northlake Investment Policy June 11, 2020, including all revisions and changes required under State law or recommended by Town staff. This investment policy replaces the investment policy dated June 2019.

PASSED AND APPROVED ON THIS THE 11TH DAY OF JUNE 2020

TOWN OF NORTHLAKE, TEXAS

David A. Rettig

ATTEST:

Shirley Rogers, Town Secretary

INVESTMENT POLICY

TOWN OF NORTHLAKE, TEXAS

I. POLICY STATEMENT

It is the policy of the Town that the administration of its funds and the investment of those funds shall be handled as its highest public trust. Investments shall be made in a manner which will provide the maximum security of principal invested through limitations and diversification while meeting the daily cash flow needs of the Town and conforming to all applicable state statutes governing the investment of public funds.

The receipt of a market rate of return will be secondary to the requirements for safety and liquidity. It is the intent of the Town to be in complete compliance with local law and the Texas Public Funds Investment Act (the "Act"). The earnings from investment will be used in a manner that best serves the interests of the Town.

II. SCOPE

This investment policy applies to all the financial assets and funds of the Town. The Town commingles its funds into pooled investment accounts for investment purposes for efficiency and maximum investment opportunity. These funds are defined in the Town's Comprehensive Annual Financial Report (CAFR) and include:

- General Fund
- Debt Service Fund
- Utility Funds
- Hotel Occupancy Tax Fund
- Economic Development Corporation Fund
- Community Development Corporation Fund
- Special Court Revenue Funds
- Donations Fund
- Seizure Fund
- Internal Service Funds
- Water, Sewer, and Roadway Impact Fee Funds
- Capital Improvement Projects Funds
- Public Improvement District Fund

Any new funds created by the Town unless specifically exempted by the Town Council and this policy.

III. OBJECTIVES AND STRATEGY

It is the policy of the Town that all funds shall be managed and invested with six primary objectives, listed in order of their priority: safety, suitability, liquidity, diversification, yield and marketability. Investments are to be chosen in a manner which promotes diversity by market sector, credit and maturity. The choice of high-grade government investments and high-grade money market instruments are designed to assure the marketability of those investments should liquidity needs arise. To match anticipated cash flow requirements the maximum weighted average maturity of the overall portfolio may not exceed six months. However, under certain market conditions the Investment Officer or authorized delegates may need to shorten or lengthen the average life or duration of the portfolio to protect the Town's investment portfolio.

Safety of Principal

Safety of principal is the foremost objective of the Town. Investments of the Town shall be undertaken in a manner that seeks to insure the preservation of capital in the overall portfolio.

Suitability

All investments authorized in the Town's Investment Policy are suitable for the Fund types listed in Section II of the policy.

Liquidity

The Town's investment portfolio will be based on a cash flow analysis of needs and will remain sufficiently liquid to enable it to meet all operating requirements which might be reasonably anticipated.

Diversification

Diversification of the portfolio will include diversification by maturity and market sector and will include the use of a number of broker/dealers for diversification and market coverage. Competitive bidding will be used on each sale and purchase.

Yield

The Town's investment portfolio shall be designed with the objective of attaining a market rate of return, taking into account the Town's risk constraints and the cash flow needs of the portfolio. "Market rate of return" may be defined as the average yield of the current six-month U.S. Treasury Bill.

Marketability

Securities with active and efficient secondary markets are needed in the event of an unanticipated cash requirement.

Effective cash management is recognized as essential to good fiscal management. Cash management is defined as the process of managing monies in order to ensure maximum cash availability. The Town shall maintain a comprehensive cash management program which includes collection of accounts receivable, prudent investment of its available cash, disbursement of payments in accordance with invoice terms and the management of banking services.

IV. LEGAL LIMITATIONS, RESPONSIBILITIES AND AUTHORITY

Direct specific investment parameters for the investment of public funds in Texas are found in the Public Funds Investment Act, Chapter 2256, Texas Government Code, (the "Act"). The Public Funds Collateral Act, Chapter 2257, Texas Government Code, specifies collateral requirements for all public fund deposits. All investments will be made in accordance with these statutes.

V. DELEGATION OF INVESTMENT AUTHORITY

The Town Administrator or his/her designee, acting on behalf of the Town, is designated as the Investment Officer of the Town and is responsible for ensuring that the investment management decisions and activities are conducted in accordance with the Town's Investment Policy. The Administrator is also responsible for considering the quality and capability of staff, investment advisors, and consultants involved in investment management and procedures. All participants in the investment process shall seek to act responsibly as custodians of the public trust.

The Investment Officer shall ensure that periodic training in investments for all involved in the investment process is provided through courses and seminars offered by professional organizations and associations in order to ensure the quality and capability of the Town's investment personnel making investment decisions in compliance with the Act.

The Investment Officer shall ensure that all involved in the investment process, to include investment committee members, comply with the ethics guidelines in the Act and disclose any conflicts of interest or personal business relationships that may exist.

The Investment Officer shall develop and maintain written administrative procedures for the operation of the investment program which are consistent with this Investment Policy. Procedures will include reference to safekeeping, require and include the "Bond Market Master Repurchase Agreements" (as applicable), wire transfer agreements, banking services contracts, and other investment related activities.

The Investment Officer shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinate officials and staff. The Investment Officer shall designate a staff person as a liaison/deputy in the event circumstances require timely action and the Investment Officer is not available.

No officer or designee may engage in an investment transaction except as provided under the terms of this Policy and the procedures established.

Authorization Resolution

A Trading Resolution is established with this investment policy and attached hereto, authorizing the Investment Officer to engage in investment transactions on behalf of the Town. The persons authorized by the Trading Resolution to transact business for the Town are also authorized to approve wire transfers used in the process of investing.

VI. PRUDENCE

The standard of prudence to be used in the investment function shall be the "prudent person" standard and shall be applied in the context of managing the overall portfolio. This standard states:

"Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion, and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the expected income to be derived."

Monitoring of Investment Portfolio

The Investment Officer shall monitor the investment portfolio and shall keep the Council informed of significant declines in the market value of the Town's investment portfolio. Information sources may include financial/investment publications, depository banks, commercial or investment banks, financial advisors, and representatives/advisors of investment pools or money market funds. Monitoring shall be done monthly, or as often as economic conditions warrant by using appropriate reports, indices or benchmarks for the type of investment. Upon awareness by investment staff of a downgrade in an investment in the Town's portfolio, prudent measures shall be taken to liquidate a investment that is downgraded to less than the required minimum rating.

Limitation of Personal Liability

The Investment Officer and those delegated investment authority under this Policy, when acting in accordance with the written procedures and this Policy and in accord with the Prudent Person Rule, shall be relieved of personal liability in the management of the portfolio provided that deviations from expectations for a specific security's credit risk or market price change or portfolio shifts are reported in a timely manner and that appropriate action is taken to control adverse market effects.

VII. INTERNAL CONTROLS

The Investment Officer shall establish a system of written internal controls which will be reviewed annually with the independent auditor of the Town. The controls shall be designed to prevent loss of public funds due to fraud, employee error, misrepresentation by third parties, unanticipated market changes, or imprudent actions by employees of the Town.

Cash Flow Forecasting

Cash flow forecasting is designed to protect and sustain cash flow requirements of the Town. Supplemental to the financial and budgetary systems, the Investment Officer will maintain a cash flow forecasting process designed to monitor and forecast cash positions for investment purposes.

VIII. AUTHORIZED INVESTMENTS

Acceptable investments under this policy shall be limited to the instruments listed below and as further described by the Public Funds Investment Act.

- A. Obligations of the United States Government, its agencies and instrumentalities, and government sponsoring enterprises, not to exceed two years to stated maturity, excluding collateralized mortgage obligations (CMOs);
- B. Fully insured or collateralized certificates of deposit from a bank doing business in the State of Texas and under the terms of a written depository agreement with that bank, not to exceed one year to stated maturity;
- C. Repurchase agreement and reverse repurchase agreements as defined by the Act, not to exceed 90 days to stated maturity, provided an executed Bond Market Master Repurchase Agreement is on file with the Town and the counterparty bank or primary dealer. Flex repurchase agreements used specifically for capital projects may extend beyond two years but only to match the expenditure plan of the projects;
- D. No-load, SEC registered money market funds, not to exceed a weighted average maturity of 90 day, each approved specifically before use by the Town;
- E. Constant dollar Texas Local Government Investment Pools as defined by the Public Funds Investment Act. A pool must be continuously rated no lower than AAA or AAAM or at an equivalent rating by at least one nationally recognized rating agency
- F. Fully insured or collateralized deposits that are invested through a bank doing business in the State of Texas and under the terms stated in Section 2256.009(7-8) of the Texas Local Government Code.

If additional types of securities are approved for investment by public funds by state statute, they will not be eligible for investment by the Town until this policy has been amended and the amended version approved by the Town Council.

Competitive Bidding Requirement

All securities, including certificates of deposit, will be purchased or sold after three (3) offers/bids are taken to verify that the Town is receiving fair market value/price for the investment.

Delivery versus Payment

All security transactions, including collateral for repurchase agreements, entered into by the Town, shall be conducted on a delivery versus payment (DVP) basis.

Ratings Downgrade

An Investment that requires a minimum rating does not qualify as an authorized investment during the period the investment does not have the minimum rating. The City shall take all prudent measures that are consistent with its Investment Policy to liquidate an investment that does not have the minimum rating.

IX. AUTHORIZED FINANCIAL DEALERS AND INSTITUTIONS

All investments made by the Town will be made through either the Town's banking services bank or a primary dealer. The Investment Committee will review the list of authorized broker/dealers annually. A list of at least three broker/dealers will be maintained in order to assure competitive bidding.

Securities broker/dealers must meet certain criteria as determined by the Investment Officer. The following criteria must be met by those firms on the list:

- Provision of an audited financial statement each year,
- Proof of certification by the National Association of Securities Dealers (NASD) and provision of CRD number,
- Proof of current registration with the State Securities Commission, and
- Completion of a Town questionnaire.

Every broker/dealer and bank with which the Town transacts business will be provided a copy of this Investment Policy to assure that they are familiar with the goals and objectives of the investment program. A representative of the firm will be required to return a signed certification stating that the Policy has been received and reviewed and that controls are in place to assure that only authorized securities are sold to the Town.

X. DIVERSIFICATION AND MATURITY LIMITATIONS

It is the policy of the Town to diversify its investment portfolio. Invested funds shall be diversified to minimize risk or loss resulting from over-concentration of assets in a specific maturity, specific issuer, or specific class of securities. Diversification strategies shall be established and periodically reviewed. At a minimum, diversification standards by security type and issuer shall be:

<u>Security Type</u>	<u>Max % of Portfolio</u>
U.S. Treasury obligations	100%
U.S. Government agencies and instrumentalities	not to exceed 50%
Fully insured or collateralized CDs	not to exceed 30%
Repurchase agreements	100%
Money Market funds	100%
For Bond funds	80%
Local Government Investment Pools	
Liquidity Pools	100%
Maximum percent ownership of pool	not to exceed 10%
For Bond Funds	100%

The Investment Officer shall be required to diversify maturities. The Investment Officer, to the extent possible, will attempt to match investment with anticipated cash flow requirements. Matching maturities with cash flow dates will reduce the need to sell securities prior to maturity, thus reducing market risk. Unless matched to specific requirements, the Investment Officer may not invest more than 20% of the portfolio for a period greater than one (1) year. Unless matched to specific requirements, the Investment Officer may not invest any portion of the portfolio for a period greater than two (2) years. The portfolio's weighted-average maturity shall be limited to 365 days.

XI. SAFEKEEPING AND COLLATERALIZATION

The laws of the State and prudent treasury management require that all purchased securities be bought on a delivery versus payment basis and be held in safekeeping by either the Town, an independent third-party financial institution, or the Town's designated banking services depository.

All safekeeping arrangements shall be designated by the Investment Officer and an agreement of the terms executed in writing. The third-party custodian shall be required to issue safekeeping receipts to the Town listing each specific security, rate, description, maturity, cusip number, and other pertinent information. Each safekeeping receipt will be clearly marked that the security is held for the Town or pledged to the Town.

All securities pledged to the Town for certificates of deposit or demand deposits shall be held by an independent third-party bank doing business in Texas. The safekeeping bank may not be within the same holding company as the bank with which the securities are pledged.

Collateralization will be required for all time and demand deposits over the applicable FDIC insurance coverage limits and for all repurchase agreements in accordance with the collateralization requirements set forth in the Investment Policy.

In order to anticipate market changes and provide a level of additional security for all funds, the collateralization level required will be 102% of the market value of the principal and accrued interest. Collateral will be held by an independent third-party safekeeping agent.

XII. PERFORMANCE EVALUATION AND REPORTING

The Investment Officer shall submit monthly reports to the Town Administrator and quarterly reports to the Town Council containing sufficient information to permit an informed outside reader to evaluate the performance of the investment program and consistent with statutory requirements. All reports shall be in compliance with the Act. Market prices for market evaluations will be obtained from an independent source.

XIII. DEPOSITORIES

The Town will designate one banking institution through a competitive process as its central banking services provider at least every three years. This institution will be used for normal banking services including disbursements, collections, and safekeeping of securities. Other banking institutions from which the Town may purchase certificates of deposit will also be designated as a depository after they provide their latest audited financial statements to the Town.

XIV. INVESTMENT POLICY ADOPTION BY COUNCIL

The Town's Investment Policy shall be adopted annually by the Council. The policy and strategies shall be reviewed on an annual basis by the Council or a designated Committee of the Council. A written resolution approving the review and any changes to the policy from the review will be passed by the Council and recorded by the Town Secretary.

XV. COMPLIANCE AUDIT

A compliance audit of management controls on investments and adherence to this investment policy shall be completed in conjunction with the annual financial audit.



DAVID A. RETTIG, MAYOR
RENA HARDEMAN, COUNCIL PLACE 1
JIMMY LAMBERT, COUNCIL PLACE 2

BRIAN MONTINI, MAYOR PRO TEM, COUNCIL PLACE 3
ROGER SESSIONS, COUNCIL PLACE 4
DANNY SIMPSON, COUNCIL PLACE 5

**TOWN COUNCIL
REGULAR MEETING MINUTES
THURSDAY, MAY 28, 2020**

1. Mayor David Rettig called the regular session to order at 6:32 pm, quorum present

Council present:

David Rettig, Rena Hardeman, Jimmy Lambert, Brian Montini, Roger Sessions, Danny Simpson

Staff present:

Drew Corn, Town Administrator; Police Dept-Robert Crawford, Chief of Police & Captain Michael Coleman; John Zagurski, Finance Director; Tara Barton, Communications & Marketing Coordinator; Eric Tamayo, Public Works Director, and Shirley Rogers, Town Secretary

Consultants present:

Ashley Dierker, Legal Counsel; Brian Haynes, P.E.; Terry Morgan & Stephen Dickman, Legal Counsel (by phone)

Invocation given by Drew Corn, Town Administrator

Mayor Rettig led the Pledge of Allegiance to the US Flag

Mayor Rettig moved Item 4 – Public Input before Item 2 Briefing Items

4. Public Input

- Bill Moore, resident of Prairie View Farms subdivision and HOA Director addressed the council on behalf of himself and 44 residents of this subdivision opposing Item 2A- Hawthorne Estates Development on the proposal to stub out the north and south street segments and not require a traffic analysis that may affect their subdivision and other properties in the future. Believes it will place more access volume directed at Prairie View Farms and create a racetrack with a risk to homeowners and children. The homeowners of Prairie View Farms paid premium prices for their homes and have suffered development failures, drainage failures, left with an unfunded HOA, incomplete projects, and the nearby development encroachment of water, silt, and homeowner property damage denying some of the full use of their properties. They do not want diminishment of their property values, want to keep it as a small low traffic community they purchased into.

Public Input Form signers turned in to Town Secretary are as follows: Bill & Pat Moore, Julie Chambers, Kathy & Craig Zimmerman, Melissa & John Wicker, Bobby & Rebecca Andreasen, Jeff & Mandy Anderson, Andrew & Hayley Zahorecz, Mike & Allyson Schauer, Joseph Roberts, Jeff & Dee Rinehart, Christopher & Carne Gebbart, Jeff & Amy Duncan, Brandon Stewart & Jennifer Stewart,

Chris & Elena Robillard, Kent & Kristen Vest, MJ Durrett, Baker Nae, Tanner & Kori Werth, Michael & Kleehammer, Michael & Stacy Roguemore, Andre & Paige Bennici, Scott & Debi Marzano, Steve & Kimberly Leach, Keith & Melissa Killibrew, Michael & Stefanie Lockhart

2. Briefing Items

- A. Hawthorne Estates Development Agreement for residential development at 7400 Block of Fought Road in Northlake Extraterritorial Jurisdiction represented by Scott Schambacker with Sandstrom Development TX, LTD.
- 34.032 acre site, proposed use 31 lot single-family residential planned development based on RE Zoning with a minimum lot size 0.90 acres
 - Average lot size 0.93 acres
 - Provisions for street stub-outs to north & south
 - Voluntary annexation by developer
 - Reimbursement of \$100,000 of water impact fees to developer
- B. Mayor Rettig addressed the Northlake Economic Development and Community Development Corporations Board Members and Terms
- Will place on the June 25th council meeting for appointments
 - Will be provided an attendance record of both boards
 - Promote the call for volunteers on website and social media
- C. Public Input Form presented by Shirley Rogers, Town Secretary
- Will start using the new form immediately, address comments received from council to include on form
 - The form will be required to be completed by anyone wishing to address the council during Public Input, Public Hearings, Presentations or for an agenda item during a meeting
 - Will need to be turned in to the Town Secretary prior to the time the meeting is scheduled to begin
- D. Request for Proposals (RFP) for Purchase Card Services presented by John Zagurski, Finance Director
- Will consolidate all current credit cards into one program
 - Allows for oversight of all cardholders w/ ability to set single, daily and monthly transaction limits
 - Will only be distributed to management and executive level Town staff

3. Mayor Rettig called the regular meeting to order at 8:10 pm, quorum present

5. Regular Items

- F. Council Member Simpson made the motion to approve the Interlocal Cooperative Purchasing Agreement between the Town of Northlake and Denton County, Texas. 2nd by Council Member Hardeman
Vote: motion passed unanimous
- G. Council Member Simpson made the motion to approve Resolution No. 20-12 declaring certain personal property owned by the Town to be surplus property and authorizing the Town Administrator to dispose of such property. 2nd by Council Member Lambert
Vote: motion passed unanimous

- H. Council Member Simpson made the motion to approve Resolution No. 20-13, acceptance of a Permanent Water Line and Temporary Construction Easement Acquisition from Intercapital Creekside, LLC (Creekside Apartments) in the amount of \$10,000 for Water Infrastructure Improvements, Series 2018 Certificate of Obligation. 2nd by Mayor Pro Tem Montini
Vote: motion passed unanimous
- I. Council Member Simpson made the motion to approve the Town Council Meeting Minutes of 5-14-20. 2nd by Council Member Lambert
Vote: motion passed unanimous
- J. No action taken on modifying, continuing and/or suspending the First Amended Declaration of Local and Public Health Emergency as modified by the Town Council on April 23, 2020

Mayor Rettig returned to Briefing Item 2

- E. Budget Outlook for Fiscal Year 2020-2021 - Water Rate Study presented by NewGen Strategies- Matthew Garrett, Project Manager and John Zagurski, Finance Director
 - Revenue requirement; allocation of costs, rate design part of the strategic financial planning process
 - Rate design options & financial impact for residential and commercial properties for water and wastewater
 - Receive direction from council on rate structure changes and bring back for discussion at future council meeting
- 6. Mayor Rettig convened the council into Executive Session at 9:25 pm to discuss pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D the items listed below:
 - a. Section 551.071 authorizes a governmental body to consult with its attorney in an executive session to seek his or her 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) Legal advice on any matter related to any posted agenda item;
 - (ii) Legal advice related to Hawthorne Estates development options;
 - (iii) Legal advice related to the development and annexation of the Foster Tract, on approximately 124-acre tract of land located in the northwest corner of Victory Circle and Harmonson Road in the extraterritorial jurisdiction of the Town;
 - (iv) Legal advice related to the development and annexation of the Buchanan Tract, a 230-acre tract of land generally located in the northeast corner of Victory Circle and Harmonson Road and extending east to IH35W in the extraterritorial jurisdiction of the Town;
 - (v) Pending or contemplated litigation;
 - (vi) Town of Northlake vs. City of Justin, District Court Cause No. 15-08170-367;
 - (vii) City of Justin v. Toby Baker, Cause No. D-1-GN-20-002084;
 - (viii) Case # FP 18-020 considered by the Town at the January 24, 2019 Town Council meeting;
 - (ix) Potential litigation related to Eagleton and Applewood road failures;

(x) Potential litigation related to Dale Earnhardt Way road failures.

7. Mayor Rettig reconvened the council into Open Session at 10:30 pm, stating no action taken as a result of the closed session
8. Mayor Rettig adjourned the meeting at 10:30 pm

Passed and approved on this the 11th day of June 2020

Town of Northlake, Texas

David Rettig, Mayor

Attest:

Shirley Rogers, Town Secretary

TOWN OF NORTHLAKE COUNCIL ITEM

DATE: JUNE 11, 2020

ITEM: REGULAR ITEMS



NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: JUNE 11, 2020

REF DOC.: NORTHLAKE UNIFIED DEVELOPMENT CODE (UDC); THE PATHWAY
TO 2040 NORTHLAKE COMPREHENSIVE PLAN UPDATE

SUBJECT: PLANNED DEVELOPMENT ZONING CHANGE REQUEST
COMMERCIAL (C) TO MIXED-USE PLANNED DEVELOPMENT (MPD)



GOALS/OBJECTIVES:

- Responsibly Manage Growth; Adhere to the Comprehensive Plan (Council Goal)
- Diversify the Tax Base (Council Goal)

ZONING CHANGE REQUEST INFORMATION:

Site:	Approximately 17 acres on north side of SH 114 between Northport Drive and Ashmore Lane
Applicant:	JPI
Owner:	Northport Partners, LLC
Current Zoning:	Commercial (C)
Proposed Zoning:	Mixed-Use Planned Development (MPD) – Mix of commercial and multi-family uses
Future Land Use:	Highway Corridors Special Area – Generally, these corridors can accommodate heavier commercial and light industrial uses. Depending on the context of nearby uses, high density residential such as apartments, condos, or mixed-use developments would be appropriate as well. Context of transitioning from the corridor to the adjacent character area (Workforce Residential to the south and Business Park to the north) should be considered in the development process.
Background:	The applicant briefed Council on the proposed MPD at the May 14, 2020 meeting. The applicant has revised the proposed MPD concept plan to address feedback received from Council at the briefing. The original plan had 29% open space which exceeded the Comprehensive Plan requirements for mixed-use areas. Based on Council input, the concept plan has increased open space to 35% by including a gaming yard and dog park.
Summary:	The MPD calls for a mix of commercial and multi-family uses with an approximately 3-acre tract for commercial uses and an approximately 14-acre tract for multi-family residential. A concept plan for the development is provided along with detailed development standards.

Staff Analysis:

As of June 4, 2020, staff has not received any comments for or against the request. This request conforms with the future land use designation of the Northlake Comprehensive Plan. The zoning change application is acceptable for consideration. A draft ordinance to adopt the planned development zoning change is attached.

COUNCIL ACTIONS:

- Hold public hearing
- Approve, approve with conditions, or deny zoning change request

ATTACHMENTS:

- Draft Ordinance with exhibits
 - o Exhibit A – Legal Description
 - o Exhibit B – Concept Plan
 - o Exhibit C – Development Standards
- Open Space Exhibit



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

NO. 20-0611

AN ORDINANCE AMENDING ORDINANCE NO. 13-0124A BEING THE NORTHLAKE UNIFIED DEVELOPMENT CODE AS AMENDED, BY CHANGING THE ZONING CLASSIFICATION OF A 17.00 ACRE TRACT OF LAND SITUATED IN THE L. MEDLIN SURVEY, ABSTRACT NO. 830, IN THE TOWN OF NORTHLAKE FROM "C" COMMERCIAL TO "M-PD" MIXED-USE PLANNED DEVELOPMENT AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING FOR THE ADOPTION OF DEVELOPMENT STANDARDS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Northlake, as an incorporated municipality in the State of Texas, has been given the authority by Chapter 211 of the Local Government Code to establish zoning and amend zoning in accordance with Chapter 211; and

WHEREAS, the Town Council of the Town of Northlake heretofore adopted Ordinance No. 13-1024A establishing the Unified Development Code which contains the zoning regulations of the Town of Northlake; and

WHEREAS, the Unified Development Code and Official Zoning Map established the zoning of "C" Commercial for a 17.00-acre tract of land located in the L. Medlin Survey, Abstract No. 830, in the Town of Northlake, Denton County, Texas (the "Property"); and

WHEREAS, the Unified Development Code provides for adoption of Planned Development Districts; and

WHEREAS, the Town of Northlake has received a request from the owners of the Property to rezone the Property by establishing a "M-PD" Mixed-Use Planned Development District; and

WHEREAS, the Town of Northlake heretofore adopted Ordinance No. 16-1208E on December 12, 2016, The Pathway to 2040 Northlake Comprehensive Plan Update, and the requested rezoning complies with recommendations of the plans; and

WHEREAS, all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for zoning of property have been complied with; and

WHEREAS, a public hearing was held by the Town Council of the Town of Northlake on June 11, 2020 with respect to the zoning change described herein; and



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

WHEREAS, the Town Council of the Town of Northlake does hereby deem it advisable and in the public interest to approve the zoning change request and establish a “M-PD” Mixed-Use Planned Development District on the Property.

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

SECTION 1

The 17.00-acre Property more fully described in Exhibit “A” shall be zoned “M-PD” Mixed-Use Planned Development with the concept plan as provided in Exhibit “B” and development standards as provided in Exhibit “C” attached hereto.

SECTION 2

The use of the Property described in Exhibit “A” shall be subject to all applicable regulations contained in the Development Standards provided in Exhibit “C”, the Unified Development Code, and all other applicable and pertinent ordinances of the Town of Northlake.

SECTION 3

This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the Town of Northlake, and this ordinance shall not operate to repeal or affect the Code of Ordinances of the Town of Northlake or any other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such Code of Ordinances or any other ordinances are hereby repealed.

SECTION 4

It is hereby declared to be the intention of the Northlake Town Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court or competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since same would have been enacted by the Town Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

SECTION 5

Any person, firm, association of persons, corporation or other organization violating the provisions of this ordinance shall be deemed to be guilty of a misdemeanor and, upon conviction, shall be fined an amount not to exceed \$2,000.00. Each day that a violation continues shall be deemed a separate offense.

SECTION 6

This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the laws of the State of Texas.

PASSED AND APPROVED on this the 11th day of June 2020.

David Rettig, Mayor

ATTEST:

Shirley Rogers, Town Secretary

Exhibit A

Tract 1

BEING a tract of land situated in the L. Medlin Survey, Abstract No. 830, Town of Northlake, Denton County, Texas; and being part of a called 17 acre tract of land described as "Tract 2" in Special Warranty Deed with Vendor's Lien to Northport Partners, LLC recorded in Document No. 2015-83003 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at the northeast end of a right-of-way corner clip at the intersection of the north right-of-way line of TX HWY 114 (a variable width right-of-way) and the west right-of-way line of Northport Drive (a 60-foot wide right-of-way);

THENCE with said right-of-way clip, South 65°23'32" West, a distance of 21.21 feet to a point for corner at the southwest end corner clip;

THENCE with said north right-of-way line of TX HWY 114, the following courses and distances:

North 69°37'04" West, a distance of 300.83 feet to a point for corner;
North 69°39'51" West, a distance of 873.92 feet to a point for corner;
North 68°40'42" West, a distance of 83.06 feet to a point for corner;

THENCE departing said north right-of-way line of TX HWY 114, the following courses and distances:

North 21°19'18" East, a distance of 283.90 feet to a point for corner;
North 0°00'02" East, a distance of 52.00 feet to a point in the south line of Lot 8, Block 4, Northport Addition, an addition to the Town of Northlake, Texas according to the plat recorded in Cabinet V, Page 885, Public Records of Denton County, Texas;

THENCE with the south line of said Lot 8, Block 4, South 89°59'58" East, a distance of 1051.93 feet to a point for corner in the west line of Lot 10, Block 4, Northport Addition, an addition to the Town of Northlake, Texas according to the plat recorded in Cabinet Y, Page 515, of said Public Records and being the southeast corner of Lot 8;

THENCE with said west line of Lot 10, South 0°00'02" West, a distance of 539.25 feet to a point for a southwest corner of Lot 11, Block 4 of said Northport Addition;

THENCE with the west and southwest lines of said Lot 11, Block 4, the following courses and distances:

South 69°44'01" East, a distance of 116.28 feet to a point for corner;
South 75°43'13" East, a distance of 59.45 feet to a point for corner in said west right-of-way line of Northport Drive and being at the beginning of a non-tangent curve to the left having a central angle of 10°52'23", a radius of 332.00 feet, a chord bearing and distance of South 54°06'25" West, 62.91 feet;

THENCE with said west right-of-way line of Northport Drive, the following courses and distances:

In a southwesterly direction, with said curve to the left, an arc distance of 63.00 feet the beginning of a non-tangent curve to the left having a central angle of 22°28'51", a radius of 338.00 feet, a chord bearing and distance of South 32°41'28" West, 131.77 feet;
In a southwesterly direction, with said curve to the left, an arc distance of 132.62 feet to a point for corner;
South 20°23'32" West, a distance of 4.63 feet to the **POINT OF BEGINNING** and containing 14.09 acres.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

Tract 2

BEING a tract of land situated in the L. Medlin Survey, Abstract No. 830, Town of Northlake, Denton County, Texas; and being part of a called 17 acre tract of land described as "Tract 2" in Special Warranty Deed with Vendor's Lien to Northport Partners, LLC recorded in Document No. 2015-83003 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a point found in the north right-of-way line of TX HWY 114 (a variable width right-of-way);

THENCE with said right-of-way of TX HWY 114, the following courses and distances:

North 71°09'50" West, a distance of 100.07 feet to a point for corner;
North 72°17'39" West, a distance of 100.38 feet to a point for corner;
North 74°12'47" West, a distance of 100.03 feet to a point for corner;
North 75°27'47" West, a distance of 100.04 feet to a point for corner;
North 76°00'03" West, a distance of 28.51 feet to the southeast corner of a 0.185 acre tract of land described in Deed to Northlake Commercial Association, Inc. recorded in Document No. 2005-102672 of said Official Records;

THENCE departing said north right-of-way line of TX HWY 114 and with east and north lines of said 0.185 acre tract, the following courses and distances:

North 14°04'15" East, a distance of 66.51 feet to a point for corner;
North 22°42'10" West, a distance of 37.99 feet to a point for corner;
North 65°44'37" West, a distance of 59.94 feet to a point for corner in the east right-of-way line of Ashmore Lane (a 60-foot wide right-of-way) at the beginning of a non-tangent curve to the right having a central angle of 24°43'30", a radius of 270.00 feet, a chord bearing and distance of North 35°47'05" East, 115.61 feet;

THENCE with said east right-of-way line of Ashmore Lane, the following courses and distances:

In a northeasterly direction, with said curve to the right, an arc distance of 116.51 feet to the beginning of a reverse curve to the left having a central angle of 5°29'31", a radius of 330.00 feet, a chord bearing and distance of North 45°24'04" East, 31.62 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 31.63 feet to the northwest corner of said Tract 2 and being a southwesterly corner of Lot 8, Block 4, Northport Addition, an addition to the Town of Northlake, Texas according to the plat recorded in Cabinet V, Page 885, Public Records of Denton County, Texas;

THENCE departing said east right-of-way line of Ashmore Lane and with the south line of said Lot 8, Block 4, the following courses and distances:

South 47°20'41" East, a distance of 67.53 feet to a point for corner;

South 89°59'58" East, a distance of 427.68 feet to a point for corner;

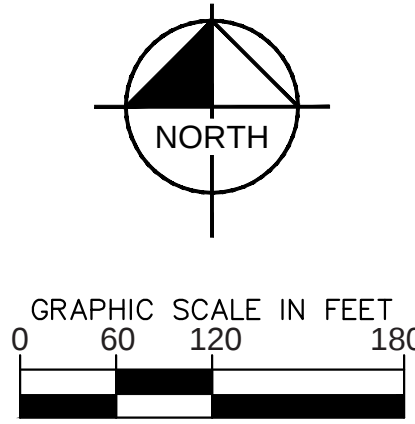
THENCE departing said south line of Lot 8, Block 4, the following courses and distances:

South 0°00'02" West, a distance of 52.00 feet to a point for corner;

South 21°19'18" West, a distance of 283.90 feet to the **POINT OF BEGINNING** and containing 2.91 acres.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

IMAGES
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THIS DOCUMENT TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



PROJECT No. 064446495		DATE: JUNE 2020		DESIGNED BY: PEW		DRAWN BY: JMM		CHECKED BY: JGG	
		SCALE: AS SHOWN		SCALE: AS SHOWN		SCALE: AS SHOWN		SCALE: AS SHOWN	
JEFFERSON NORTHLAKE TRACT II - NORTHPORT PARTNERS, LLC NORTHLAKE, TEXAS		Kimley»Horn		13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75244 PHONE: 972-770-1300 FAX: 972-293-3820 TEXAS REGISTERED ENGINEERING FIRM E-928					
EXHIBIT B - CONCEPT PLAN		SHEET NUMBER 1 OF 1		REVISIONS No. DATE BY					

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Exhibit C

Mixed-Use Planned Development District Standards

I. Tract 1 – Multi-Family Residential (Approximately 14 acres)

- A. General Description:** The multi-family tract is depicted as Tract 1 on the Concept Plan (Exhibit "B") and further described by metes and bounds in Exhibit "A". The multi-family tract is intended to provide for a high-quality residential development. These multi-family units are attached units. Access shall be provided from private access drives or parking areas connecting to adjacent public streets. These multi-family units will range from 20 units per building to 60 units per building. The multi-family tract will include amenities and recreational areas open to residents of the development as shown on the Concept Plan.
- B. Permitted Uses:** Multi-family
- C. Density:** The maximum overall allowed density for Tract 1 shall be 30 dwelling units/gross acre.
- D. Minimum lot area:** 43,560 square feet
- E. Minimum lot width:** 100 feet
- F. Minimum front yard:** 35 feet.
- G. Minimum side and rear yards:** 10 feet.
- H. Minimum building separation:** 20 feet.
- I. Minimum floor area per dwelling unit:**
 - i.** 1-bedroom - 650 square feet.
 - ii.** 2-bedroom - 950 square feet.
 - iii.** 3-bedroom – 1,350 square feet.
- J. Maximum lot coverage:** 40%
- K. Maximum Height:** 4 stories and 60 feet measured to the mean point of the roof.
- L. Building materials:** The exterior building materials shall be a minimum of eighty percent (80%) masonry product (including stucco and cementitious fiber cement lap siding), exclusive of windows and doors. A minimum of two exterior materials shall be included on every facade. Hardi-plank may be used above the first story and may be credited as an alternative construction material for up to 30% of the total 80% masonry requirement. Hardi-plank may also be used within all breezeways and patios, including the first story. Alternative materials may be

approved at the time of Site Plan approval. No metal roofs shall be permitted with the exception of standing-seam metal roofs, which shall be approved in conjunction with the Site Plan.

M. Required Open Space: The minimum amount of required open space for any multi-family lot shall be 20% of the area of the lot, net of floodplain and adjacent right-of-way.

N. Parking Requirements:

- i. Multi-Family Residential: The minimum parking requirement shall be 1 nine (9) foot by eighteen (18) foot parking spaces per bedroom and an additional 0.20 spaces per dwelling unit. All parking shall meet the requirements of the Americans with Disabilities Act (ADA). Parking areas shall be paved with concrete and graded to drain appropriately. No head in parking shall be permitted to overhang any landscaped areas. Ten percent (10%) of the total required parking spaces, as defined above, shall be covered. Said 10% may be a mix of car ports and enclosed garages. In the event an apron is provided in front of the enclosed garages, it shall be counted as a parking space.
- ii. Except for the immediate loading and unloading, the parking of recreational vehicles, trailers, and boats shall be prohibited.
- iii. Tandem parking is allowed.

O. Miscellaneous Multi-Family Residence Provisions:

1. The north and eastern boundaries of the site shall have a wrought-iron fence in combination with landscaping for screening. The western boundary shall have a landscape buffer provided in accordance with the requirements of the UDC of the Town of Northlake and a wrought-iron fence. The southern boundary of the site (fronting State Highway 114) shall have a wrought-iron fence and landscaping buffer provided in accordance with the requirements of the UDC of the Town of Northlake. In all instances, the wrought-iron fence shall be a minimum of 4 feet and maximum of 8 feet in height. Fencing may be located in required setback areas and may be located within the property to create private yards for the residences. Fences and walls must be constructed in accordance with the Unified Development Code of the Town of Northlake in effect at the time of final Site Plan approval. Chain link fences shall be prohibited.
2. All trash collection, storage facilities and loading docks should be located internal to the property whenever possible and all such facilities shall be enclosed or screened on a minimum of three sides

by the use of masonry walls or plant materials approved by the Town of Northlake at the time of final Site Plan approval.

3. Landscaping shall be provided in accordance with the requirements of the Unified Development Code of the Town of Northlake, including the provision of irrigation. The owner is responsible for maintenance of all required landscaping.
4. Restricted Entry. Entry to the multi-family development may be restricted by the use of gates, the exact location of which shall be approved by the Town of Northlake at the time of final Site Plan approval.
5. Accessory Buildings. An accessory building is a subordinate or incidental building, attached to or detached from the main building, that does not have separate kitchen facilities, is not used as a dwelling or living quarters, and is not used for commercial purposes or financial gain. Accessory buildings may have water and sanitary sewer service and may be climate controlled. Accessory buildings shall include but are not limited to the following: detached garages, carports, general apartment maintenance buildings, storage sheds and trash collection and storage facilities. Except for carports and the maintenance building, all accessory buildings shall be constructed of the same building materials as the primary buildings. Accessory buildings may not be permitted without a primary structure. In addition, accessory buildings shall comply with the following criteria:
 - a. Minimum front yard setbacks: 50 feet
 - b. Minimum rear and side yard setbacks: 10 feet
 - c. Minimum building separation: 10 feet

The aforementioned setbacks shall be measured to the building walls. Roof overhangs shall be permitted to fall within the defined setbacks.

II. Tract 2 - Commercial (Approximately 3 Acres)

- A. General Description:** The commercial tract is depicted as Tract 2 on the Concept Plan and further described by metes and bounds in Exhibit "A". The commercial tract will provide the ability to encourage and to accommodate the development of office, retail, and personal services along SH 114.
- B. Permitted uses:** All uses permitted in the Commercial ("C") Zoning District shall be allowed in Tract 2, subject to compliance with all applicable conditions contained within the Unified Development Code of the Town of Northlake.

- C. **Dimensional Requirements:** Development of the commercial tract shall be consistent with those requirements outlined for the Commercial (C) Zoning District in Section 5.6 (Dimensional and Developmental Standards Summary) of Article 5 of the Unified Development Code of the Town of Northlake.
- D. **Building Materials:** The exterior building materials shall be a minimum of eighty percent (80%) masonry (stucco, stone, brick, fiber cement), exclusive of windows and doors. Alternative materials may be approved at the time of Site Plan approval. The development in its entirety shall be consistent with the design theme of its various parts. No metal roofs shall be permitted with the exception of standing seam metal roofs, which shall be approved in conjunction with the Site Plan.
- E. **Building Articulation:** Building facades shall meet the following minimum standards for articulation:
1. **Horizontal Articulation:** No building front elevation shall extend for a distance equal to three (3) times the wall height without having an offset of 10% of the wall height, and that new plane shall extend for a distance equal to at least 25% of the maximum length of the first plane.
 2. **Vertical Articulation:** No front elevation shall extend horizontally for a distance greater than three (3) times the height of the wall without changing vertically by a minimum of 10% of the walls height.
- F. **Required Parking:** The minimum parking requirements shall be consistent with those requirements outlined in Article 10, Parking and Loading Standards of the Unified Development Code of the Town of Northlake except as otherwise provided herein. All parking spaces shall be a minimum of nine (9) feet by eighteen (18) feet in size. All parking areas shall be constructed of concrete paving and be curbed and graded to drain appropriately. No head in parking shall be permitted to overhang any landscaped areas. The parking lot shall be subject to the landscape regulations of the Unified Development Code of the Town of Northlake including, but not limited to, the provision of a landscaped strip along public-right-of-way and landscape islands.
- G. **Screening Requirements:**
1. **Mechanical Equipment:** All mechanical equipment such as gas meters, electrical panels, HVAC equipment and similar devices shall be screened from parking and off-site view.
 2. **Trash Collection, Storage Facilities, and Loading Docks** shall be screened from view of parking areas located in front of buildings. Unless approved by the Town of Northlake Town Council or its designee, all trash collection, storage facilities and loading docks should be located in the rear of the property whenever possible. All

such facilities shall be enclosed or screened on a minimum of three sides by the use of masonry walls or plant materials approved by the Town of Northlake at the time of final Site Plan approval.

3. **Screening Fences and/or Walls:** If it is determined during final Site Plan approval that screening fences and/or walls are necessary for the phase of development under consideration, such fences and/or walls shall be constructed by the commercial developer prior to the issuance of a Certificate of Occupancy for the phase of development under construction. For security purposes, such fences shall be wrought iron, and shall not exceed eight feet (8') in height. All screening fences and walls shall be architecturally compatible with the colors and materials of the accompanying building. All screening fences and/or walls shall be constructed in accordance with the requirements of the Unified Development Code of the Town of Northlake.

- H. **Landscaping.** Landscaping shall be provided in accordance with the requirements of the Unified Development Code of the Town of Northlake, including the provision of irrigation. The owner is responsible for maintenance of all required landscaping.

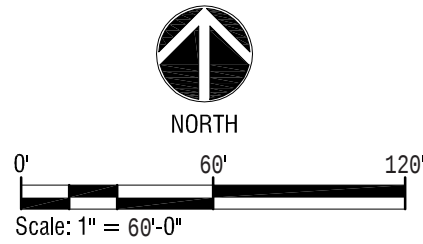
III. PLANNED DEVELOPMENT - GENERAL CONDITIONS

- A. **Sign Restrictions:** Sign Restrictions shall be consistent with those requirements outlined in Article 11 (Signs) of the Unified Development Code of the Town of Northlake.
- B. **Emergency Vehicle Accessibility:** A twenty-four (24) foot fire lane shall be provided in the commercial and multi-family portions of the property in accordance with the adopted Fire Code of the Town of Northlake. Adequate turnaround areas shall be provided if there are any dead ends in the Site Plan.
- C. **Open Space:** The minimum amount of open space required for Tract 1 & Tract 2 combined is 10% net of floodplain and adjacent right-of-way.
- D. **Connectivity:** A multi-purpose trail and/or sidewalk connection shall be made within the multi-family tract and shall provide pedestrian access and connectivity from the multi-family tract to the adjacent commercial tract of the development as shown on the concept plan

IMAGES
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OPEN SPACE
4.9 AC
35% OF SITE



THE INFORMATION SHOWN ON THIS PLAN IS BASED ON THE LIMITED RESEARCH COMPLETED ON THE SITE. NO DESIGN AT THIS POINT HAS BEEN COMPLETE AND FURTHER INVESTIGATION REGARDING THE RELOCATION OF ANY UTILITY IS REQUIRED.

OPEN SPACE EXHIBIT
06/03/2020

JEFFERSON NORTHLAKE
TRACT II - NORTHPORT PARTNERS, LLC
NORTHLAKE, TEXAS

PROJECT No.	06446485
DATE:	JUNE 2020
SCALE:	AS SHOWN
DESIGNED BY:	PEM
DRAWN BY:	JMM
CHECKED BY:	JGG

Kimley»Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

SHEET NUMBER

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: JUNE 11, 2020

REF. DOC.: NORTHLAKE MASTER THOROUGHFARE PLAN

SUBJECT: PROHIBIT STREET CONNECTION TO PRAIRIE MOUND COURT



GOALS/OBJECTIVES:

- None applicable

BACKGROUND INFORMATION:

At the May 28th Council meeting during discussions regarding the proposed Hawthorne Estates development, residents from Prairie View Farms commented that they opposed a future street connection to Prairie Mound Court. Hawthorne Estates is not contiguous to Prairie View Farms and would not connect without intervening properties to develop as well. In addition, Prairie View Farms has two access points into the development: one from Faught Road and another from Old Justin Road. Hawthorne Estates due to street separation regulations can only access Faught Road at one location currently.

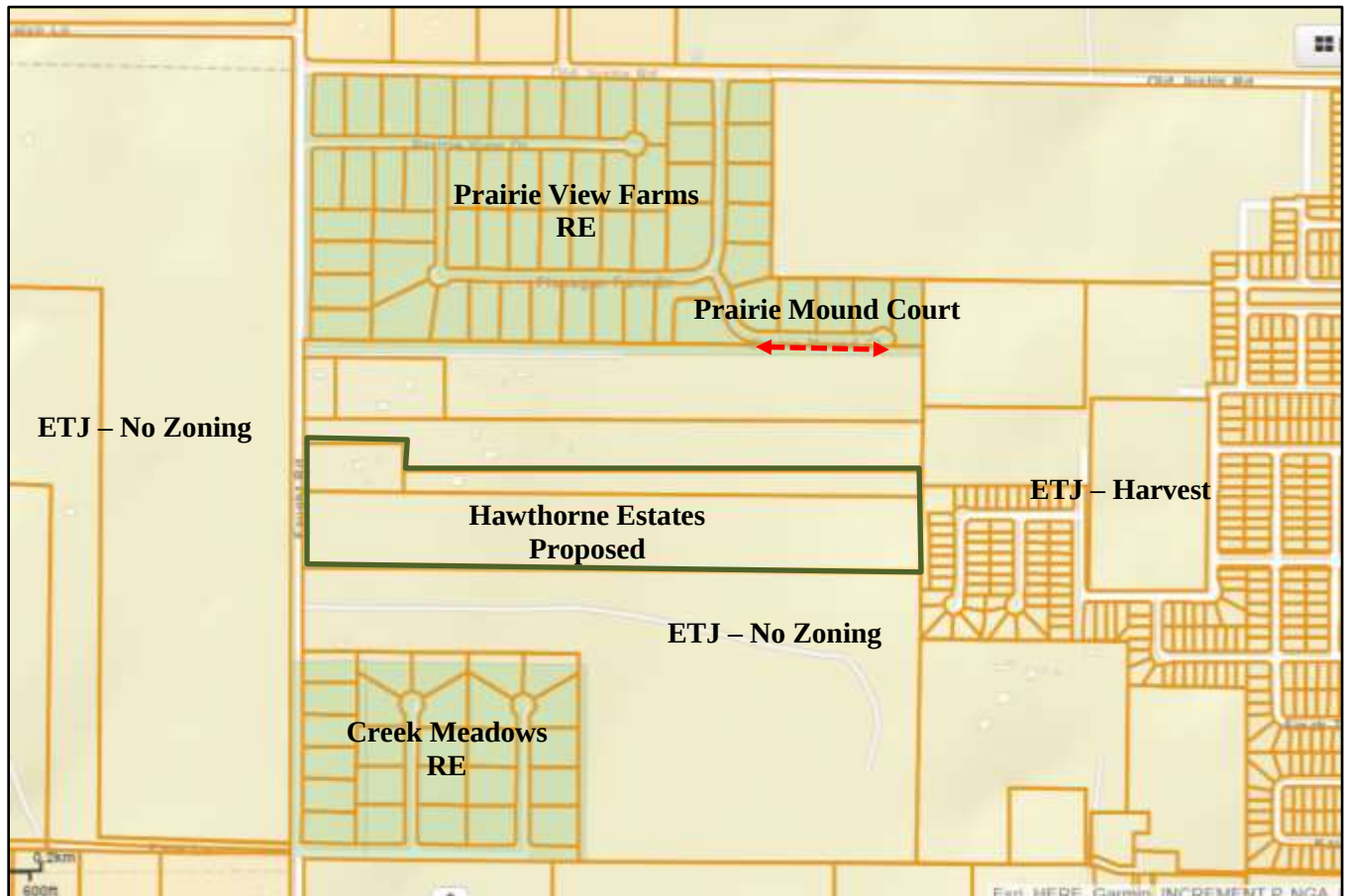
RECOMMENDATION:

Reflecting the concerns of the Prairie View Farms residents, a resolution is presented for Council consideration to prohibit any future street connection to Prairie Mound Road at the southeast corner of Prairie View Farms. If approved, the prohibition will be effective regardless of Council's actions related to the proposed Hawthorne Estates development.

COUNCIL DIRECTION:

- Approve resolution to prohibit future street connection to Prairie Mound Court

MAP:





TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION

NO. 20-14

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, PROHIBITING FUTURE STREET CONNECTION TO PRAIRIE MOUND COURT LOCATED AT THE SOUTHEAST CORNER OF THE PRAIRIE VIEW FARMS NEIGHBORHOOD WITHIN THE TOWN LIMITS OF THE TOWN OF NORTHLAKE, TEXAS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Northlake, Texas, is considering certain development applications and requests related to properties located within the Town's extraterritorial jurisdiction and within the Town limits; and

WHEREAS, Prairie View Farms is a neighborhood located within the Town limits of the Town of Northlake and contains sufficient access points within and throughout the development to foster efficient ingress and egress to and throughout the neighborhood; and

WHEREAS, the Town Council acknowledges that Prairie Mound Court is a street located at the southeast corner of Prairie View Farms that does not need to be extended or otherwise connected to in order to achieve efficient movement throughout the neighborhood of vehicles and emergency personnel; and

WHEREAS, the Town Council finds that future connection of street(s) to Prairie Mound Court should be prohibited; and

WHEREAS, the Town Council finds and determines that such prohibition is in the best interest of the citizens of the Town; and

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

SECTION 1. That all of 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 finds and determines that future connection to Prairie Mound Court located at the southeast corner of the Prairie View Farms neighborhood should be prohibited.

SECTION 3. That this resolution shall be effective immediately after passage.



TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION

PASSED AND APPROVED ON THIS THE 11TH DAY OF JUNE 2020.

Town of Northlake, Texas

David Rettig, Mayor

Attest:

Shirley Rogers, Town Secretary

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: JUNE 11, 2020

REF. DOC.: CHAPTER 772 HEALTH & SAFETY CODE
(772.106 BOARD OF MANAGERS)

SUBJECT: DENCO AREA 9-1-1 DISTRICT BOARD OF MANAGERS
APPOINTMENT



GOALS/OBJECTIVES:

- Operate Efficiently and Effectually, provide needed technology and equipment (Council Goals)

BACKGROUND INFORMATION:

- Two members appointed jointly by all participating municipalities located in whole or part of the district.
- The term of one of two members appointed by participating municipalities expires on September 30th.
- Northlake Town Council nominated Jim Carter to serve another two-year term at the May 14, 2020 meeting as well as the following cities/towns: Aubrey, Highland Village, Krugerville, Lake Dallas, Lewisville, Oak Point, Pilot Point, Bartonville, Corral City, Cross Roads, Double Oak, DISH, Hickory Creek, Shady Shores and Trophy Club).
- Two other appointments were nominated by Flower Mound and The Colony: Brandon Barth and David Terre.
- All three candidate's resumes are attached for review.

COUNCIL ACTION:

Appoint one member to Board of Managers



TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION

No. 20-16

A RESOLUTION FOR THE APPOINTMENT OF ONE MEMBER TO THE BOARD OF MANAGERS OF THE DENCO AREA 9-1-1 DISTRICT.

WHEREAS, Section 772, Health & Safety Code, provides that two voting members of the Board of Managers of an Emergency Communications District shall be appointed jointly by all cities and towns lying wholly or partly within the District;

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

Section 1

The Town of Northlake hereby **VOTES TO APPOINT** _____ as a member of the Board of Managers of the Denco Area 9-1-1 District for the two-year term beginning October 1, 2020.

Section 2.

That this resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED ON THIS THE 11TH DAY OF JUNE 2020.

Town of Northlake, Texas

David Rettig, Mayor

Attest:

Shirley Rogers, Town Secretary

Brandon Barth, CEM®

15612 Pioneer Bluff Trail – Roanoke, TX 76262 – 770-883-6245 – barth.brandon@gmail.com

PROFILE SUMMARY

Results-oriented, dependable professional with 15 years of emergency response and fire rescue experience. Certified and skilled in emergency management, media, and public relations. Possesses superior communication and multi-tasking skills with an acute attention to detail in a fast-paced, high-stress environment.

PROFESSIONAL EXPERIENCE

Flower Mound Fire Department, Flower Mound, TX

Emergency Management Officer

March 2014-Present

- Leads, manages, directs, and supervises the functions and programs of the Emergency Management Division.
- Assists in the development, planning, and implementation of Departmental goals and objectives.
- Participates in the development and administration of the Emergency Management Division budget, including the financial planning for staffing, equipment, and supplies for the Emergency Management Division.
- Responds to incidents and provides Emergency Management Support
- Assists the Suppression Division during times of emergency as an officer of the Flower Mound Fire Department i.e. FIT, Safety Officer, Division assignment, SME.
- Manages the Town's Mobile Incident Command Vehicle and supervises the trained driver/operators of the vehicle.
- Serves as the Public Information Officer for the Fire Department, providing news releases/statements, coordinates projects with the Town's Communications Department, and oversees the FMFD website and social media accounts.
- Oversees administrative compliance and scheduling of the AMBUS with the North Central Texas Trauma Regional Advisory Council and the State of Texas Emergency Medical Task Force. Coordinates that the AMBUS and its ancillary equipment are operationally ready.
- Maintains information on hazardous materials that are stored in the Town of Flower Mound and project manages hazardous materials spills within the Town.
- Performs various special research projects and may be responsible for administering special programs.
- Secures technical and financial assistance through grants and Public/Private partnerships.
- Prepares and presents public awareness programs to civic groups, medical facilities, schools, and other organizations.
- Reviews Special Event Permits and works with other Town departments to plan for special events and to prepare Special Event Emergency Operations Plans.
- Examines potential disaster events and evaluates the effect on the Town.
- Produces the Town's Debris Management Plan and master Emergency Operations Plan and 22 supporting Annexes. Plans the Town's response to disasters and ensures that all entities can respond as outlined in the Emergency Operations Plan.
- Serves in the Town's Emergency Operation Center (EOC), if activated.
- Responsible for designing, training, and evaluation of periodic exercises to test elements of emergency plan.
- Provides expert knowledge and advice to operating departments on special conditions and operating requirements that would be imposed by disasters.
- Responsible for ensuring operability of outdoor warning sirens and securing interlocal agreements and easements for the installation of sirens (installed 16 new sirens since 2014).
- Manage the Town's Everbridge emergency notification system.
- Serves as liaison with community, state and federal authorities concerned with disaster planning, response, and recovery.

Brandon Barth, CEM®

15612 Pioneer Bluff Trail – Roanoke, TX 76262 – 770-883-6245 – barth.brandon@gmail.com

- Responsible for seeking FEMA reimbursement post-disaster or reimbursement from the State of Texas post-deployment of Town resources to other disaster or emergency events.
- Serve as the co-chair for the North Central Texas EOC Support Team

Allied International Emergency, LLC – Fort Worth, TX

May 2011- March 2014

Operations Manager

September 2013-March 2014

- Managed the daily operations and supervised a staff of 8 employees for the Allied International Emergency's corporate branch.
- Oversaw 500+ annual hazardous materials and environmental remediation projects daily in a rapid paced environment with multiple deadlines.
- Prepared bids and proposals to current and future customers.
- Ensured that all supplies and equipment at the facility are in a constant state of operational readiness.
- Provided response and laboratory reports to customers as well as state regulatory agencies regarding hazardous material/environmental incidents.
- Executed service agreements with new customers during numerous emergency responses.
- Maintained an up-to-date survey that tracks employees' training, certifications, fit tests, and physical exams to ensure conformance with OSHA regulations.
- Conducted training classes for employees and customers on subjects such as hazardous materials, confined space entry, and fall protection.

Project Manager

May 2011-September 2013

- Managed personnel at various types of hazardous materials and environmental incidents ranging from tractor-trailer accidents to chemical plant fires per OSHA 1910.120 and requiring travel to various cities and states on a moment's notice.
- Supervised projects through the emergency response, mitigation, remediation, and closure phases.
- Oversaw the decontamination of Naturally Occurring Radioactive Materials (NORM) as a Radiation Safety Officer.
- Performed confined space entry and confined space rescue standby as outlined by OSHA 1910.146.
- Interacted with customers as well as state regulatory agencies such as the Texas Railroad Commission and the Texas Commission on Environmental Quality during hazardous materials incidents as well as environmental emergencies.
- Responsible for the profiling and disposal of hazardous, non-hazardous, and RCRA E&P exempt waste streams.
- Conducted sampling of water, air, and soil to determine potential contamination.
- Wrote policies for new hires to the company.

Baldwin County Fire Rescue – Milledgeville, GA

January 2005- March 2011

Full-time Firefighter/Public Information Officer

January 2007-March 2011

- Presented a marketing/communications plan to the department's executive staff, thus creating the position of a PIO as well as creating the department's social media accounts.
- Conducted interviews with local media outlets: newspaper, radio, and TV.
- Wrote news releases and operated the department's social media site.
- Redesigned the department's report writing system and making a quick reference guide to assist those.

Brandon Barth, CEM®

15612 Pioneer Bluff Trail – Roanoke, TX 76262 – 770-883-6245 – barth.brandon@gmail.com

- Worked in conjunction with the Executive Staff of the fire department in projecting their message to the public.
- Assisted with grant and compliance research on behalf of the executive staff.
- Worked 24-hour shifts; responding to various types of emergency incidents including emergency medical calls, vehicle accidents, and fires.
- Served as the acting-officer in charge; certified through the National Professional Qualifications Pro Board as a Fire Officer 1; overseeing the day-to-day tasks and emergency operations of the on-duty personnel when the shift officer was absent.
- Served as part of the regional Hazardous Materials Team; certified through the National Professional Qualifications Pro Board as a Hazardous Materials Technician
- Assisted in the training of firefighters; certified through the National Professional Qualifications Pro Board as a Fire Instructor 1.
- Provided fire safety demonstrations and classes to children in the local school system.
- Conducted pre-incident/safety inspections of commercial properties to assess dangers and to determine proper mitigation procedures based on building layout, hazards, and building construction.
- Drove and operated fire apparatus to include engines, tankers, aerials, and rescue trucks.
- Awarded Firefighter of the Year – Baldwin County Fire Rescue 2008-2009.

Part-time/Volunteer Firefighter

January 2005-January 2007

While pursuing bachelor's degree, worked part-time covering shifts for full-time personnel who were on leave. Was entrusted to work alone at stations in rural parts of the county that only had one person on-duty during a shift. Maintained attendance in more than 80% of emergency calls and training drills and responded to emergencies via notification by pager.

EDUCATION

Bachelor of Business Administration, International Business
Georgia College & State University - Milledgeville, GA May 2007

PROFESSIONAL CERTIFICATIONS

Certified Emergency Manager, International Association of Emergency Managers
Advanced Professional Series, Federal Emergency Management Agency
Professional Development Series, Federal Emergency Management Agency
Amateur Radio License, Federal Communications Commission
Intermediate Firefighter, Texas Commission on Fire Protection
Intermediate Fire Investigator, Texas Commission on Fire Protection
Emergency Medical Technician-Basic, National Registry and Texas Department of State Health Services
Wildland Firefighter, Texas Commission on Fire Protection and Texas A&M Forest Service
Fire Officer IV, Texas Commission on Fire Protection
Fire Instructor II, Texas Commission on Fire Protection
Incident Safety Officer, Texas Commission on Fire Protection
ICS 100, 200, 300, 400, 700, and 800, Federal Emergency Management Agency

JIM CARTER

6101 Long Prairie Road
Ste 744-110
Flower Mound, Texas 75028

(817) 239-7791
jim.carter1@icloud.com

EDUCATION

College Degree:	University of Georgia, B.B.A. Finance
Post Graduate:	Georgia Tech, University of Tennessee, University of Michigan, Texas Women's University, American Management Association

PROFESSIONAL EXPERIENCE

Department Head, Finance	General Motors Corporation
Zone Vice-President	Frito-Lay, Inc., International and Domestic Development
President, C.E.O.	Mercantile Corporation Responsible for 3 Banks, developed 2,000 prime commercial acres in Fort Worth adjacent to I-35W,
Current: Principal	James P. Carter & Associates – Consultant & Mediator To business and governmental entities
Professional Licenses	Texas Real Estate License, Certified Mediator

PUBLIC SERVICE EXPERIENCE

Mayor	Trophy Club, Texas – 14 years
Municipal Court Judge	Trophy Club, Texas – 12 years
Emergency Manager	Trophy Club, Texas – 14 years
County Commissioner	Denton County, Texas – 8 years
Vice President	Texas Association of Counties
President-Current	Denton County Emergency Services District #1 Fire and Emergency Medical over 65 square miles Serving 5 municipalities: (Argyle, Bartonville, Copper Canyon, Draper, and Northlake); Lantana Freshwater Supply Districts #6 and #7 and unincorporated areas of Denton County
Texas State Board Member- Current	State Association Fire and Emergency Service Districts – Trains Emergency Services District Commissioners

Board Member Denco 911-Current	Emergency telecommunications system that assists its member jurisdictions in managing police, fire and medical emergency calls.
Mission Leader – Guatemala	Constructed purified water system in remote villages, shared the “Good News” of Jesus’s love.
Team Leader	Provide housing and food to victims of Hurricane Katrina.
Team Leader	Made several trips to Sabine Pass to aid victims of Hurricane Rita.

COMMUNITY AND CHARITY SERVICES

Baylor Healthcare System	Trustee – 10 Years
University of North Texas	President’s Council
Texas Student Housing Corp	Chairman – 20 Years, providing Residential Scholarships at UNT, A&M, UT Austin
Boy Scouts of America	Longhorn Council, District Chairman
First Baptist Church, Trophy Club	Chairman, Stewardship Committee and Senior Bible Teacher

US MILITARY

US Navy	11 years – active and reserve service
---------	---------------------------------------

Honors: Who’s Who in the South and Southwest, Who’s Who in U.S. Executives, Honorary Fire Chief Argyle Fire District

David Terre

3941 Teal Cove
The Colony, Texas 75056
972-740-4526
terre.david@yahoo.com



OBJECTIVE

If elected to a fourth term, I will continue to work hard, be organized, use common sense, and always apply the golden rule. This approach has enabled me to make significant contributions during my previous three terms.

EDUCATION

Drake University/ Moberly Community College
BS-Business Administration and a Minor in economics

EMPLOYMENT HISTORY

Vice President of Sales | Wilson Sporting Goods
Retired

46 Year Career

Successfully retired after a wonderful 46 year career where I rose through the ranks to become Vice President of Sales responsible for all domestic sales.

- Directed European Sales Operations while living in Germany
- Experience in Marketing
- Achieved successful coordination of new product introductions
- Managed West Coast Distribution Operations

LEADERSHIP

The Colony City Council

2011-Present

- 2011 - Received the honor of being elected Mayor Pro Tem during my first term on City Council
- 2012 - Appointed to the Local Development Corporation Board of Directors to oversee new Grandscape (Nebraska Furniture Mart) Development
- 2013 - First Council Member from The Colony, Texas to be elected and serve on the Denton County Tax Appraisal District Board of Directors
- 2017 - Reelected to an uncontested 3rd term on City Council

The Colony Planning & Zoning Commission

2008-2011

- Served as Vice Chair

HONORS

- 1982 – Drake University Basketball Hall of Fame
- 1994 – Moberly Community College Basketball Hall of Fame
- 1995-2003 – Three-time Senior Olympics Gold Medal Winner for USA Basketball Team
- 1999 – Wilson Wall of Fame Honor
- 2007- Moberly Community College Outstanding Alumni of the year
- 2013 –Washington High School Hall of Fame
- 2018 –Roaring Lambs Hall of Fame

DCAD ACCOMPLISHMENTS

I have worked with my fellow Board Members to achieve the following meaningful results:

- Ensure a Quorum is established by being present at each meeting while achieving perfect attendance record.
- Make informed decisions doing the necessary preparation prior to each meeting
- Assisted in developing an Annual Operating Budget to ensure spending stays within budgeted funds while always looking for opportunities to reduce expenses
- Participate in the development and evaluation of the Chief Appraisal Officer each year
- To better serve Denton County Property owners, opened a convenient offsite location in the Lewisville Career Center to handle property tax protests
- Launched an online service permitting property owners to file property tax protests electronically
- Implemented a successful, structured flex work schedule as a benefit and morale Booster for ALL employees

Consider cancelling the second and fourth Thursday meeting dates in July (9th & 23rd) and meet on the third and fifth Thursdays (July 16th & 30th)

Consider modifying, continuing and/or suspending the First Amended Declaration of Local and Public Health Emergency as modified by the Town Council on April 23, 2020

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: JUNE 11, 2020

REF. DOC. : ORDINANCE NO. 20-0423A, DECLARATION OF LOCAL DISASTER
CORONAVIRUS AID, RELIEF, AND ECONOMIC SECURITY ACT

SUBJECT: INTERLOCAL COOPERATION AGREEMENT WITH DENTON COUNTY
FOR DISTRIBUTION OF CORONAVIRUS RELIEF FUND



STRATEGIC GOALS/OBJECTIVES:

- Diversify the Tax Base; Attract high-quality compatible commercial growth (Council Goal)
- Effectively Manage Public Resources; Ensure disciplined financial management (Council Goal)

BACKGROUND INFORMATION:

- On March 18, 2020, Northlake Mayor David A. Rettig issued a Declaration of Local Disaster.
- On March 26, 2020, Northlake Town Council extended declaration indefinitely.
- On April 23, 2020, Northlake Town Council modified declaration to remove prohibitions, follow Governor Abbott's declaration, keep specified benefits and waivers, and maintain eligibility for future federal and state grants.
- Counties with a population over 500,000 received federal grants through the Coronavirus Aid, Relief, and Economic Security (CARES) Act directly. Denton County has over 875,000 population.
- The CARES Act formula grants \$55 per capita using North Central Texas Council of Government's 2019 population estimates. Northlake's population estimate was 4,140. Grant equals \$227,700.
- To date, Northlake has expended approximately \$10,000 on COVID-19 related costs.
- Northlake businesses applied directly with County for grants but may not be eligible due to requirements of being established for one year, under 50 employees, and defined non-essential.

COUNCIL POLICY DIRECTION:

- Enter into agreement with Denton County to access County's Coronavirus Relief Fund which secures CARES Act funding.
- Provide input on distribution of Town's allocation of funds.
- Direct Town staff to participate in County's CRF Compliance Forum.

Hugh Coleman
Precinct 1



Bobbie J. Mitchell
Precinct 3

Ron Marchant
Precinct 2

Dianne Edmondson
Precinct 4

Denton County Commissioners Court
County Judge Andy Eads

May 29, 2020

Re: Coronavirus Relief Fund (CRF): Distributions

Dear Mayor,

The purpose of this letter is to confirm your request for upfront funding from Denton County, allocated at \$55 per capita.

Under the federal regulations, Denton County (the “County”) has the primary liability to the US Treasury for the total amount of the \$147.7 million it received as part of the Coronavirus Relief Fund (“CRF”), regardless of how it is allocated and ultimately spent, including the County’s distributions to your municipality. As a result, we firmly believe it is in the best interest of both the County and the municipalities to work together to promote efficiency and ensure compliance under the CRF guidelines. In this regard, a condition of receiving your Municipal Funds disbursement - the upfront payment to your municipality – is that you commit to work together and participate in the CRF Compliance Forum (the “Forum”). The principles of how the Forum works are included in the attached materials.

Included in this package of materials for your consideration are:

1. Next Steps Memorandum (explanation of next steps and timetable);
2. Acknowledgment (your willingness to participate in the Forum);
3. Interlocal Cooperation Agreement (terms and conditions for the CRF distribution);
4. Compliance Forum Memorandum (more details on how the Forum will work); and
5. Certification (an end of year certification attesting to the eligible use of all Municipal Funds received).

If you have any questions, please do not hesitate to call the County Judge’s office at (940) 349-2820 or email Shannon Joski at crfcitygrants@dentoncounty.com.

We look forward to working together toward mutually beneficial outcomes in this challenging time.

Sincerely,
Denton County Commissioners Court

C: Monica Latin, Bruce Hendrick and Ted Harrington of Carrington Coleman, Sloman & Blumenthal, LLP

6/04/2020



CORONAVIRUS RELIEF FUND
INTERLOCAL COOPERATION AGREEMENT

Denton County and the Town of Northlake

This Interlocal Cooperation Agreement (“Agreement”) is entered into by and between Denton County, Texas (the “County”) and the **Town of Northlake Texas** (the “Municipality”), pursuant to Chapter 791 of the Texas Local Government Code, to address the impact of the public health emergency with respect to the Coronavirus pandemic (“COVID-19”).

GENERAL

1. **Coronavirus Relief Fund.** The County has received federal funding under the Coronavirus Aid, Relief, and Economic Security Act (the “CARES Act”) to address and respond to the impact and effects of the COVID-19 emergency.

2. **County Authority.** The Resolution of the Denton County, Texas Commissioners Court, under Chapter 381 of the Local Government Code, lawfully establishing a COVID-19 municipality funding program (the “Municipality Program”), allowing the County to grant money to your Municipality, is attached hereto as Attachment A and incorporated by reference herein. Funds were received by the County from the US Department of the Treasury (the “Treasury”) under the Coronavirus Relief Fund (“CRF”), as provided for in the CARES Act. The use of these CRF funds to assist a municipality of the County with their expenditures incurred due to the effects of COVID-19 and to potentially fund a local grant program are legitimate and lawful uses of the CRF funds.

3. **Municipality Authority.** The Orders of the Municipality, establishing a COVID-19 emergency program or programs, allowing it to make grants of its award, is attached hereto and incorporated by reference herein. The Municipality represents and warrants that its programs (if the Municipality decides to distribute the Municipal Funds through its own programs) will be in full compliance with Chapter 380 of the Local Government Code.

4. **Inspector General Oversight & Recoupment.** Section 601(f) provides that the Inspector General of the Treasury shall conduct monitoring and oversight of the receipt, disbursement, and use of CRF funds. If the Inspector General determines that a unit of local government has failed to comply with the use of funds rules (as described herein in Paragraphs 10-16, “Use of Funds”), the amount of CRF funds in noncompliance shall be “booked as a debt of such entity owed to the federal government.” The conditions and restrictions on the use of the CRF funds follows to all

recipients, from the County, to the Municipality, to businesses and individuals that receive such funds.

GRANT

5. Amount. Subject to the terms and conditions of this Agreement, the County agrees to grant and transfer to the Municipality the sum of \$227,700 of its CRF funds (“Municipal Funds”).

6. Separate Bank Account. The Municipality agrees to deposit these Municipal Funds into a separate, segregated account created solely for holding and disbursing these Municipal Funds. The account must be an interest bearing account and similarly insured and protected in the same manner as the Municipality’s other funds.

7. Calculation of Municipal Funds. The initial calculation of the grant amount of funds is based on the higher of the Municipality’s 2019 NCTCOG estimated population (4,140) or 2018 ACS estimated population (3,124), multiplied by \$55.00 per capita (“the Maximum Allocation”). That amount is reduced by:

- a. the excess of the Maximum Allocation minus the budgeted amount of eligible funds (as defined in Paragraph 8(a)), and further reduced by;
- b. the amount of funds redirected and contributed to the County’s programs (e.g., small business, housing and food programs), at the election of the Municipality, which is included in the Municipality’s proposed budget in Paragraph 8(a).

8. Conditions. Before receiving Municipal Funds, the Municipality must:

- a. provide the County with a proposed budget, which includes your contribution to the County’s programs (e.g., small business, housing, and food programs), and description of eligible uses of Municipal Funds (“Budget of Expenditures and Description of Intended Uses”). The form to complete your Budget of Expenditures and Description of Intended Uses is attached as Attachment B;
- b. agree to participate in the County’s CRF Compliance Forum (the “Forum”); and
- c. provide a copy of the appropriate Chapter 380 documentation.

RESPONSIBILITIES OF THE MUNICIPALITY

9. The responsibilities of the Municipality are:

- a. to comply with all terms and conditions of the CARES Act;
- b. to use Municipal Funds in compliance with the CARES Act;

- c. to promptly return to the County any Municipal Funds not used;
- d. to participate in the Forum;
- e. to maintain proper and adequate records of its own expenses, including monthly uploads to Dropbox, and supporting documentation of the expenditures, and provide copies of, or access to such, at any time as required by the County;
- f. to maintain proper and adequate records of the expenses of any grantees of Municipal Funds, including monthly uploads to Dropbox, and supporting documentation of the expenditures, and provide copies of, or access to such, at any time as required by the County;
- g. to return the Statement of Compliance Certificate by February 1, 2021;
- h. to cooperate and coordinate with other members in the Forum concerning a federal compliance audit; and
- i. to comply with Chapter 381 and Chapter 380, if applicable.

USE OF FUNDS

10. Amounts paid from the Treasury's Coronavirus Relief Fund are subject to the restrictions outlined in the *Guidance for State, Territorial, Local, and Tribal Governments* (dated April 22, 2020) and set forth in section 601(d) of the Social Security Act, as added by section 5001 of the CARES Act. See Attachment C, which is incorporated by reference into this agreement.

11. Section 601(d) allows CRF funds/Municipal Funds to cover only those costs that:

- a. are necessary expenditures incurred due to the public health emergency with respect to the effects COVID-19;
- b. were not accounted for in the most recently approved budget [of the Municipality], including any amendments; and
- c. are incurred between March 1, 2020 and December 30, 2020. See *Coronavirus Relief Fund Frequently Asked Questions (Updated as of May 4, 2020)*. See Attachment C.

12. "Necessary Expenditure" Condition. The use of the money is limited to "necessary expenditures." The Treasury intends for broad interpretation of the word "necessary," meaning "reasonably necessary for its intended use in the reasonable judgment of the government officials responsible for spending the Fund payments." The Treasury's standard, reasonable judgment, adopts a subjective, not objective standard. Examples of eligible expenditures include, but are not limited to, payment for certain types of:

- a. medical expenses;
- b. public health expenses;
- c. payroll expenses;
- d. expenses relating to facilitating compliance;
- e. expenses associated with providing economic support in connection with the COVID-19 public health emergency; and
- f. any other COVID-19-related expense reasonably necessary to the function of government.

13. Funds may not be used to fill shortfalls in governmental revenue to cover expenditures that would not otherwise qualify under section 601(d). REVENUE REPLACEMENT IS STRICTLY PROHIBITED AND IS NOT A PERMISSIBLE USE OF FUNDS.

14. “Due To” Condition. The requirement that expenditures be incurred “due to” the public health emergency created by COVID-19 means that expenditures must be used for actions taken to respond to the public health emergency. These may include expenditures incurred by the Municipality to respond directly to the emergency, as well as expenditures incurred to respond to second-order effects of the emergency (e.g., economic support to those suffering from employment or business interruptions due to COVID-19-related business closures).

15. The Municipality expressly agrees without qualification or exception to adhere and comply with section 601(d) and the accompanying guidelines regarding its spending and uses of the Funds.

16. Return of Unused Funds by Municipality. Any Municipal Funds not spent on eligible expenses before December 30, 2020 must be returned to the County within 30 days after December 30, 2020.

CRF COMPLIANCE FORUM

17. Description. The Forum is a county-wide initiative between the County and all of the Municipalities that have requested upfront funding of the Municipal Funds. It is a single, integrated initiative to mutually benefit all municipalities and the County.

18. Purpose. The Forum shall work for the mutual benefit of the County and the Municipalities, which will promote administrative efficiency, streamline initial compliance measures, and continuing through a potential audit, and foster collaboration between our counties.

19. Benefits. The primary goals of the Forum are to:

- a. provide answers to specific questions (e.g., eligible uses of funds);
- b. provide assistance with documentation guidelines;
- c. reduce noncompliance risk;
- d. reduce administrative burdens;
- e. manage and control the potential federal compliance audit; and
- f. collaborate and integrate grant programs.

REMEDIES

20. Indemnity. To the extent allowable by law, the Municipality shall defend, indemnify, and hold harmless the County and its officers, commissioners, employees, volunteers, and agents, from any and all costs and expenses, damages, liabilities, demands, causes of action, suits, charges, or legal or administrative proceedings, claims and losses, including, without limitation, attorneys' fees and costs, caused by or arising out of any act or omission of the Municipality relating to the terms of this Agreement, including but not limited to any ineligible expenditures.

21. Recoupment. If the County, or its designee, reasonably determines that all or a portion of a Municipality's expenditure of Municipal Funds is an ineligible expenditure, then the Municipality shall immediately reimburse the County in an amount equal to the amount of the ineligible expenditure from funds of the Municipality other than Municipal Funds granted pursuant to this Agreement, and provide to the County evidence of such reimbursement. The Municipality shall have 30 days of receipt of the County's determination of an ineligible expenditure to reimburse the County for such expense. If the Municipality chooses to subsequently grant its Municipal Funds, it shall be responsible for properly tracing and accounting for when, how, why and by whom the expenses were ultimately incurred. This includes the documentation responsibilities listed in Paragraph 9(f-g) above. In the event the County has to enforce this Agreement, it shall be entitled to recover its reasonable attorney's fees and costs incurred in doing so.

22. Offset. To the extent allowable by law, the County reserves the right in its sole discretion to apply any money, damages or costs incurred as a result of a material breach of this agreement by the Municipality against the future distribution of future tax revenues or receipts from the County to the Municipality.

OTHER

23. Attorney's Fees and Costs. The County shall be entitled to recover its reasonable and necessary attorney's fees, costs and expenses, from the Municipality in the event the County must

enforce the terms of this Agreement in any way, including, but not limited to, litigation or mediation to the extent allowed by law.

24. Law and Venue. The laws of the State of Texas shall govern this Agreement, except where clearly superseded by federal law. Venue of any dispute shall be in a court of competent jurisdiction in Denton County, Texas.

25. No Assignment. The Municipality may not assign this Agreement.

26. Entire Agreement. This Agreement supersedes and constitutes a merger of all prior oral and/or written agreements and understandings of the parties on the subject matter of this Agreement and is binding on the parties and their legal representatives, receivers, executors, successors, agents and assigns.

27. Amendment. Any Amendment of this Agreement must be by written instrument dated and signed by both parties.

28. Severability. No partial invalidity of this Agreement shall affect the remainder unless the public purpose to be served hereby is so greatly diminished thereby as to frustrate the object of this Agreement.

29. Survival. All provisions of this Agreement that impose continuing obligations on the parties, including but not limited to payment, agreement purpose, and confidentiality shall survive the expiration or termination of this Agreement.

30. Waiver. No waiver by either party of any provision of this Agreement shall be effective unless in writing, and such waiver shall not be construed as or implied to be a subsequent waiver of that provision or any other provision.

31. Signature Authority. The signatories hereto represent to each other that they have the full right, power, and authority and have been given any approvals necessary to enter into this Agreement to bind the respective parties for which they sign, and to perform their obligations hereunder, and that the consent of no other parties is needed to fully effectuate this Agreement.

ATTACHMENTS

32. This is a list of attachments and is included with this agreement and incorporated herein, as appropriate:

1. Attachment A: Chapter 381 Resolutions of the County;
2. Attachment B: Form Budget of Expenditures and Description of Intended Uses;
3. Attachment C: CRF Guidelines, Regulations (including statute, FAQs, and Guidance).

DENTON COUNTY, TEXAS

By: _____
Andy Eads, County Judge

Date

Attest:

County Clerk

TOWN OF NORTHLAKE, TEXAS

By: _____
Mayor or City Manager

Printed Name

Printed Title

Date

Attest:

City Secretary

**Budget of Expenditures & Description of Intended Uses
(Budgeted Sources & Uses)**

Town of Northlake

ELIGIBLE USE RESTRICTIONS: The CRF funds/Municipal Funds may be used to cover only those costs that:

- a. are necessary expenditures incurred due to the public health emergency with respect to the effects COVID-19;
- b. were not accounted for in the most recently approved budget [of the Municipality], including any amendments; and
- c. are incurred between March 1, 2020 and December 30, 2020.

Grant Amount ("Maximum Allocation," i.e., \$55 per capita amount)

\$227,700

				Expenditures		
Category	Sub-Category	Tacking Indices	Description	Paid to Date	Proposed	Total
Category 1:						
Medical						
	Hospitals/Clinics	1.A		\$0	\$0	\$0
	Temporary Facilities	1.B		0	0	0
	Testing	1.C		0	0	0
	Emergency Reponse	1.D		0	0	0
	Telemedicine	1.E		0		0
	Sub-Total			0	0	0
Category 2:						
Public Health						
	Communication	2.A		0	0	0
	Medical, Protective Services	2.B		0	0	0
	Disinfection	2.C		0	0	0
	Technical Assistance	2.D		0	0	0
	Public Safety Measures	2.E		0	0	0
	Quarantine	2.F		0	0	0
	Sub-Total			0	0	0
Category 3:						
Payroll						
	Certain Payroll	3		0	0	0
Category 4:						
To Facilitate Compliance						
	Food Delivery	4.A		0	0	0
	Social Distancing/School Closings	4.B		0	0	0
	Telework	4.C		0	0	0
	Sick/Medical Leave	4.D		0	0	0
	Prisons/Jails	4.E		0	0	0
	Homelessness Care	4.F		0	0	0
				0	0	0
Category 5:						
Economic Support						
	Business Grants	5.A		0	0	0
	Government Payroll	5.B		0	0	0
	Unemployment	5.C		0	0	0
				0	0	0
Category 6:						
Other						
	Other	6		0	0	0
TOTAL ELIGIBLE EXPENDITURES				0	0	0
Municipality Programs: (Chapter 380)						
Amount of Contributions						
	Business Grant Program			0	0	0
	Housing or Food Program			0	0	0
	Total Contribution to Municipality Programs			0	0	0
County Programs (Chapter 381)						
Amount of Contributions						
	Business Grant Program			0	0	0
	Housing or Food Program			0	0	0
	Total Contribution to County Programs			0	0	0
TOTAL OF EXPENDITURES AND INTENDED USES				\$0	\$0	\$0

EXCESS CASH (OR DEFICIT)

\$227,700

Hugh Coleman
Precinct 1



Bobbie J. Mitchell
Precinct 3

Ron Marchant
Precinct 2

Dianne Edmondson
Precinct 4

Denton County Commissioners Court
County Judge Andy Eads

MEMORANDUM

To: All Denton County Mayors

From: Denton County Commissioners Court

Date: May 29, 2020

Re: COVID-19 Relief Funds – CRF Compliance Forum

The purpose of this memorandum is to provide you with an explanation of the Denton County *CRF Compliance Forum* (the Forum) relating to the disbursement of funds to your municipality (“Municipal Funds”) from the Coronavirus Relief Fund (“CRF”).

Description

The Alliance will consist of representatives from both the County and each municipality electing an upfront allotment of Municipal Funds.

The Alliance will act as a single, integrated program in which everyone works together, rather than separately. The intension of the Alliance is to benefit everyone mutually.

The work of the Alliance will commence immediately and will end upon the completion of the Treasury compliance audit.

Purpose

The purpose of the Alliance is to promote administrative efficiency, streamline initial compliance measures, continue coordination through a potential audit, and foster collaboration between our cities and County.

A highly collaborative, organized effort will ease the administrative burdens and costs of complying with the CRF regulations. The Forum will establish a framework for tracking and accounting for the disbursements and spending.

Identify funds not likely to be expended so they can be reallocated to other Denton County programs.

Benefits

The Forum will help provide answers to ongoing issues and specific questions (e.g., eligible uses of funds).

The Forum will also assist with documentation and retention of eligible expenses, both of which should reduce overall noncompliance risk. Our efforts on the front-end is a much better way to prepare for and manage a U.S. Treasury compliance audit.

A collaborative effort will also help strategically allocate funds to the areas and industries in most need, avoiding duplicative efforts.

Forum Overview

Why is this necessary? Two important reasons. First, the CRF guidelines are new, and there is a reasonable amount of uncertainty about some of the specifics. We would prefer a unified understanding of the guidelines. Second, the U.S. Treasury has the ability, under the CRF regulations, to recoup (clawback) any funds not used, or used for ineligible purposes.

What are we asking for from our cities? Your commitment to work together. An appointed person from each municipality joins the Forum and participates in monthly meetings to address and communicate ongoing concerns.

C: Monica Latin, Bruce Hendrick, Ted Harrington
of Carrington, Coleman Sloman & Blumenthal, L.L.P.



Denton County Coronavirus Relief Fund
Municipality Disbursements

Certification
(Statement of Compliance)

Pursuant to the Interlocal Cooperation Agreement, CARES Act, and applicable Treasury Guidance regarding the Coronavirus Relief Fund, I hereby submit this Certification that all funds received by the municipality from the County ("Municipal Funds"), were used in compliance with the required guidelines.

I further submit, along with this Certification, all appropriate and necessary supporting documentation, including any explanations of expenses, accounting for all Municipal Funds received.

I submit this Certification, along with the accompanying documentation, which together constitute the Statement of Compliance, as conclusive evidence that the municipality used its Municipal Funds in eligible uses as set forth by the Coronavirus Relief Fund requirements.

Signature of Responsible Person

Date

Please complete the Certification and return it to Shannon Joski, Denton County Director of Administration at crfcitygrants@dentoncounty.com by February 1, 2021.



DENTON COUNTY CORONAVIRUS RELIEF FUND
Disbursement of Municipal Funds to Municipality

Acknowledgement

I hereby acknowledge the intention in good faith, on behalf of my municipality, to participate in the CRF Compliance Forum. This acknowledgement does not constitute a legally binding commitment.

Name of City Participant

Signature of Municipal Official

Date

Please complete the acknowledgement and return it to Shannon Joski, Denton County Director of Administration at crfcitygrants@dentoncounty.com as soon as possible.

MEMORANDUM

To: All Denton County Mayors

From: Denton County Commissioners Court

Date: May 29, 2020

Re: COVID-19 Relief Funds – Next Steps

The purpose of this memorandum is to provide you with our proposed guidance and timetable on our next steps, in order to receive your allocated disbursement from the Coronavirus Relief Fund (“Municipal Funds”).

NEXT STEPS

- (1) Paperwork. Please review all of the materials included in this package. If you have questions, please call the County Judge’s office at (940-349-2820) or email Shannon Joski at crfcitygrants@dentoncounty.com.
- (2) Acknowledgment. Please sign, date and return the Acknowledgement (included) to confirm your willingness to participate in the CRF Compliance Forum.
- (3) Request for Information. Please respond to our request for information. In advance of funding, we are requesting each municipality to provide us with the following: (a) a budget for the use of the Municipal Funds (the “Budget of Expenditures and Description of Eligible Uses”) and (b) a copy of your resolutions, if any, approving Economic Development Programs contemplating the use of Municipal Funds under Texas Local Government Code Chapter 380. Upon receipt of these materials, we shall immediately review them for compliance.
- (4) Interlocal Agreement (ILA). Please sign the attached ILA between the County and City and return it to the County.
- (5) Funding. Once we receive the signed documents and requested information and it is determined to be acceptable, we shall, as quickly as possible, transfer the agreed-upon funds to you.
- (6) CRF Compliance Forum. See attached copy of the Memorandum presented in our May 22nd meeting.

TIMETABLE

Following is our proposed timetable for the above steps.

Commissioners Court Approval:	May 29, 2020
Return Acknowledgement:	As soon as possible
Return Requested Information:	As soon as possible
Begin Funding:	Timely, upon receipt of Requested Information
Begin Forum Meetings	June 17, 2020

Thank you in advance for your cooperation. We look forward to working together to make the rollout of these funds a huge success to our communities. If you have any questions, please do not hesitate to contact your County Commissioner or the County Judge's Office.

C: Monica Latin, Bruce Hendrick and Ted Harrington
of Carrington Coleman, Sloman & Blumenthal, LLP

TOWN OF NORTHLAKE COUNCIL ITEM

DATE: JUNE 11, 2020

ITEM: TAX INCREMENT FINANCING ZONE NO. 1 AGENDA (TIRZ)



NORTHLAKE TIRZ#1 BOARD COMMUNICATION

DATE: JUNE 11, 2020

REF. DOC.: BYLAWS OF TAX INCREMENT REINVESTMENT ZONE #1, ARTICLE II, SECTION 10

SUBJECT: FISCAL YEAR 2021 TAX INCREMENT REINVESTMENT ZONE #1 BUDGET



GOALS/OBJECTIVES:

- Effectively Manage Public Resources (Council Goal)

BACKGROUND INFORMATION:

December 10, 2015 Council created tax increment reinvestment zone (TIRZ) within Canyon Falls. Northlake TIRZ #1 uses a portion of the Town's ad valorem tax rate (\$0.0909 of the Town's \$0.295) from taxes paid within the Canyon Falls development to construct and maintain an enhanced trail system. The total project costs are estimated at \$4,790,000: \$4,040,000 for the trail; and \$750,000 for maintenance and administration.

The TIRZ will reimburse the developer for the construction of the trail system over a term of 25 years. The finance plan reimburses the maintenance and administrative costs.

For fiscal year 2020-2021, revenues from the TIR will only cover some maintenance and administrative costs. Administrative costs include budgeting, planning, and auditing of the zones finances as well as all legal postings and meeting requirements compliance. Town administrative expenses will be reimbursed first. The remaining maintenance expenses will be funded by the developer until the zone generates more revenues.

TIRZ#1 BOARD DIRECTION:

- Recommend approval of Fiscal Year 2021 Proposed TIRZ#1 Budget to Town Council



David Rettig, Chairman
Brian G. Montini, Vice Chairman
Jimmy Lambert, Secretary

Rena Hardeman, Director
Roger Sessions, Director
Danny Simpson, Director

**NOTICE OF MEETING
BOARD OF DIRECTORS
OF THE
TAX INCREMENT REINVESTMENT ZONE NUMBER ONE
TOWN OF NORTHLAKE, TEXAS
THURSDAY, JUNE 11, 2020
6:30 PM**

NOTICE IS HEREBY GIVEN that the Board of Directors of Tax Increment Reinvestment Zone Number One, Town of Northlake, Texas (the "Zone"), will hold a public meeting to commence at **6:30 pm on June 11, 2020 at Northlake Town Hall, 1500 Commons Circle, Suite 300, Northlake Texas 76226.**

The matters to be considered and acted upon at the meeting will include the following:

1. Call meeting to order
2. Approval of FY 2021 proposed budget
3. Adjourn the meeting

CERTIFICATE

I HEREBY CERTIFY that the above and foregoing is a true, full and correct copy of a notice that was posted on a bulletin board located at a place at Northlake Town Hall, 1500 Commons Circle, Suite 300, Northlake Texas 76226, convenient to the public at all times by 6:30 pm on June 4, 2020.


Shirley Rogers
Town Secretary

TOWN OF NORTHLAKE

TAX INCREMENT REINVESTMENT ZONE #I

Fund:	451	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 5/31	FY 2020 Projected 09/30/2020	FY 2021 Proposed Budget
BEGINNING FUND BALANCE:		5,197	46,896	46,896	169,182	169,182	30,812
REVENUES:							
Ad Valorem Taxes		73,451	127,027	178,149	173,105	175,000	227,250
TOTAL REVENUE:		73,451	127,027	178,149	173,105	175,000	227,250
EXPENSES:							
Maintenance		-	-	143,839	131,344	131,344	197,215
Services		31,751	4,741	30,000	360	30,000	30,000
Capital Outlay		-	-	-	152,026	152,026	-
TOTAL EXPENSES:		31,751	4,741	173,839	283,729	313,370	227,215
REV OVER/(UNDER) EXP		41,700	122,286	4,310	(110,625)	(138,370)	35
ENDING FUND BALANCE		46,896	169,182	51,206	58,557	30,812	30,847

TOWN OF NORTHLAKE COUNCIL ITEM

DATE: JUNE 11, 2020

ITEM: EXECUTIVE SESSION



TOWN OF NORTHLAKE COUNCIL ITEM

DATE: JUNE 11, 2020

ITEM: OPEN SESSION



TOWN OF NORTHLAKE COUNCIL ITEM

DATE: JUNE 11, 2020

ITEM: ADJOURNMENT

