1. Agenda

    Documents:

    TOWN COUNCIL AGENDA 9-10-20.PDF

2. Council Packet

    Documents:

    COUNCIL PACKET 9-10-20.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

NORTHLAKE TOWN COUNCIL
REGULAR MEETING AGENDA
THURSDAY, SEPTEMBER 10, 2020 AT 6:30 PM
1500 COMMONS CIRCLE SUITE 300 - NORTHLAKE, TEXAS 76226

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Northlake Town Council will meet in a work session and regular meeting on Thursday, September 10, 2020 at 6:30 pm at the Northlake Town Hall in the Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas 76226. The items listed below are placed on the agenda for discussion and/or action.

1. Regular Session
   Call to Order and Roll Call - Mayor David Rettig
   Invocation given by Gavin Papit, Lead Pastor, Tribes Church
   Pledge of Allegiance - Mayor David Rettig

2. Briefing Items
   A. Proclamation No. 20 - 4 United Way of Denton County
   B. Discuss options to annex areas contiguous with proposed Hawthorne Estates Property

3. Regular Meeting
   Call to Order by Mayor David Rettig

4. 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.

5. Consent Items
   C. Consider for approval a resolution authorizing the Denton Record Chronicle as the newspaper for publishing all official notices on behalf of the Town of Northlake
      i. Resolution No. 20 – 24

   D. Consider for approval a resolution approving a negotiated settlement between Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2020 Rate Review Mechanism Filing and declaring existing rates to be unreasonable, adopting tariffs that reflect rate adjustments consistence with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving attached Exhibit establishing a benchmark for the pensions and retirees medical benefits, approving attached Exhibit regarding amortization of regulatory liability; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this resolution was passed in accordance with the requirements of the Texas Open Meetings Act, adopting a saving clause, declaring an effective date and requiring delivery of this resolution to the Company and ACSC's Legal Counsel

   i. Resolution No. 20 - 25

E. Consider for approval a resolution amending the Employee Handbook

   i. Resolution No. 20 - 26

F. Consider for approval an agreement between Robert Matthews d/b/a All American Animal Control and Town of Northlake for animal control services

G. Consider for ministerial approval a Preliminary Plat of Harvest Phase 7 & 8B, a subdivision consisting of 171 residential lots and 3 non-residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on a 44.374-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located north of Old Justin Road and west of Cleveland-Gibbs Road. Belmont 407, LLC is the owner/applicant/developer. Jones & Carter, Inc. is the engineer/surveyor. Case # PP-20-004

H. Consider for ministerial approval a Final Plat of The Ridge at Northlake Phase 1A, a subdivision consisting of 16 residential lots and 3 common area lots on a 22.389-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located south of Heritage Trail and west of Briarwood Road, and zoned Mixed-Use Planned Development (MPD). TMRY Ridge, LP is the owner/applicant/developer. JBI Partners is the engineer/surveyor. Case # FP-20-015

I. Consider for approval the Town Council Meeting Minutes of 8-13-20

6. Regular Items

J. Consider for approval an ordinance to levy assessments for the cost of services provided in Northlake Public Improvement District No. 1 (Harvest) during the Fiscal Year 2020-21; setting the charges and liens against property in the District and against the owners thereof; providing for the collection of such assessments; reserving unto the Town Council the right to allow credits reducing the amount of the respective assessment to the extent of any credit granted

   i. Public Hearing
   ii. Ordinance No. 20-0910A

K. Consider for approval an ordinance of the Town Council of the Town of Northlake, Texas accepting and approving the update of the service and assessment plan and an updated assessment roll for The Highlands Public Improvement District in compliance with Chapter 372

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L. Consider for approval an ordinance of the Town Council of the Town of Northlake, Texas, amending the Adopted Budget for the Town of Northlake, Texas for the Fiscal Year October 1, 20219 through September 30, 2020; providing that expenditures for the said fiscal year shall be made in accordance with said amended budget

   i. Ordinance No. 20-0910C

M. Consider for approval an ordinance to adopt the Proposed Budget for Fiscal Year 2020-21 beginning on October 1, 2020 and ending on September 30, 2021 for the Town of Northlake, Northlake Economic Development Corporation, Northlake Community Development Corporation, Northlake Public Improvement District No. 1 (Harvest), Northlake Public Improvement District No. 2 (The Highlands), Tax Increment Financing Zone No. 1 (TIRZ-Canyon Falls)
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N. Consider for approval an ordinance of the Town Council of the Town of Northlake, Texas fixing and levying municipal ad valorem taxes on all taxable property within the corporate limits of the Town of Northlake, Texas for the Fiscal Year beginning October 1, 2020 and ending September 30, 2021 at the rate of $0.295000 per one hundred dollars ($100.00) and for directing the assessment thereof; providing for a date on which such taxes become due and delinquent together with penalties and interest thereon; providing for a place of payment; providing for approval of the tax rolls presented to the Town Council
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O. Consider for approval a resolution modifying certain provisions related to the General Election ordered by the Town of Northlake for the purpose of electing citizens to serve on the Town Council Place 1, Place 2, and Place 3 to be held on November 3, 2020; approving a joint election with Denton County; establishing procedures for that election
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P. Consider donation to Northlake Cares Act funds in the following manner: $15,000 to Denton County Emergency Services District No. 1; $10,000 Northwest ISD and $5,000 to Argyle ISD

Q. Consider vote on the Texas Municipal League Intergovernmental Risk Pool Board of Trustees Election Ballot

R. 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

7. 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; and
   ii. Legal advice related to development and annexation of the Chadwick Tracts, 6-acre and 3-acre tracts of land generally located at the corner of Cleveland Gibbs Road and Chadwick Parkway; and

iii. Legal advice related to development and annexation of the Henderson Tracts, seven tracts totaling 146 acres of land generally located at the southwest corner of FM 156 and Harmonson Road; and

iv. Legal advice related to the development and annexation of the Hatfield, Brasher, Green Tract on approximately 97.9 acre tract of land generally located south of Evelyn Lane, west of Faught Road and north of Faith Lane in the extraterritorial jurisdiction of the Town; and

v. Legal advice related to the development and annexation of the Nelson Tracts totaling 63.08 acres of land generally located east of IH-35W frontage road approximately 2,000 feet south of FM 1171; and

vi. Legal advice related to regulation of drainage matters; and

vii. Town of Northlake vs. City of Justin, Denton County District Court Cause No. 15-08170-367; and

viii. City of Justin v. Toby Baker, Cause No. D-1-GN-20-002084.

b. Section 551.087 Deliberations regarding Economic Development Negotiations related to businesses locating in the Town

i. Deliberation regarding offer of financial or other incentives to a business prospect described as the Catherine Branch Project which includes the Foster and Buchanan tracts generally located at the northwest corner of IH-35W and Dale Earnhardt Way

c. Section 551.-074 Personnel Matters

i. Deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee: Town Administrator annual performance evaluation

8. Open Session

Take any action as needed from Executive Session

9. 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 3rd~~ day of September 2020 by 6:30 pm.

Shirley Rogers

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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TOWN OF NORTHLAKE COUNCIL ITEM NO. 1

DATE: SEPTEMBER 10, 2020

ITEM: WORKSHOP SESSION

TOWN OF NORTHLAKE COUNCIL ITEM NO. 2

DATE: SEPTEMBER 20, 2020

ITEM: BRIEFING ITEM(S)

TOWN OF NORTHLAKE, TEXAS
OFFICIAL PROCLAMATION

NO. 20-4

UNITED WAY OF DENTON COUNTY
LIVE UNITED MONTH – SEPTEMBER 2020

WHEREAS, since 1953, United Way of Denton County has empowered donors, volunteers, businesses, governments, nonprofits, and community groups to invest in neighbors for a better Denton County community; and

WHEREAS, United Way of Denton County lives "**UNITED 4 Denton County**" to help children and families succeed, to guide and serve Veterans and their families, to advocate for overall mental health, and to make homelessness rare, brief, and nonrecurring; and

WHEREAS, United Way of Denton County works with a network of nonprofits across Denton County to improve the quality of life for the most vulnerable among us; and

WHEREAS, the United Way of Denton County seeks to increase efficiencies and eliminate redundancies to better meet people's needs through collaborative programs to solve complex socioeconomic problems; and

WHEREAS, United Way of Denton County continues to improve and transform lives across Denton County.

NOW, THEREFORE, we declare September 2020 **LIVE UNITED Month** and ask you to join United Way of Denton County board, donors, volunteers and partners in calling on all residents of Northlake to **LIVE UNITED.**

Given under my hand and Seal of the Town of Northlake, this the 10th day of September 2020

Town of Northlake **Seal:**

____
David Rettig, Mayor

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: SEPTEMBER 10, 2020

REF. DOC.: TEXAS LOCAL GOVERNMENT CODE, SECTION 43.0671 AUTHOIRTY TO ANNEX OF AREA ON REQUEST OF OWNERS

SUBJECT: OPTIONS TO ANNEX LAND CONTINGUOUS TO HAWTHORNE ESTATES

GOALS/OBJECTIVES:

- Control our Own Destiny; Strategically manage ETJ annexations (Council Goal)

BACKGROUND INFORMATION:

On August 13, 2020, Northlake Town Council approved a developer agreement with Sandstrom Development TX, LTD for the development of a residential neighborhood and for the subsequent voluntary annexation into the Town. In order to annex property, the area must be contiguous to Town limits. Currently Hawthorne Estates is not contiguous. There are two readily available options.

OPTION ONE (in blue on the attached map):

- Annex Faught Road from Old Justin Road south to Hawthorne Estates or possibly to FM 407
- Requires maintaining road (currently Denton County Road and Bridge does not maintain)
- Requires consent and request to annex from Denton County

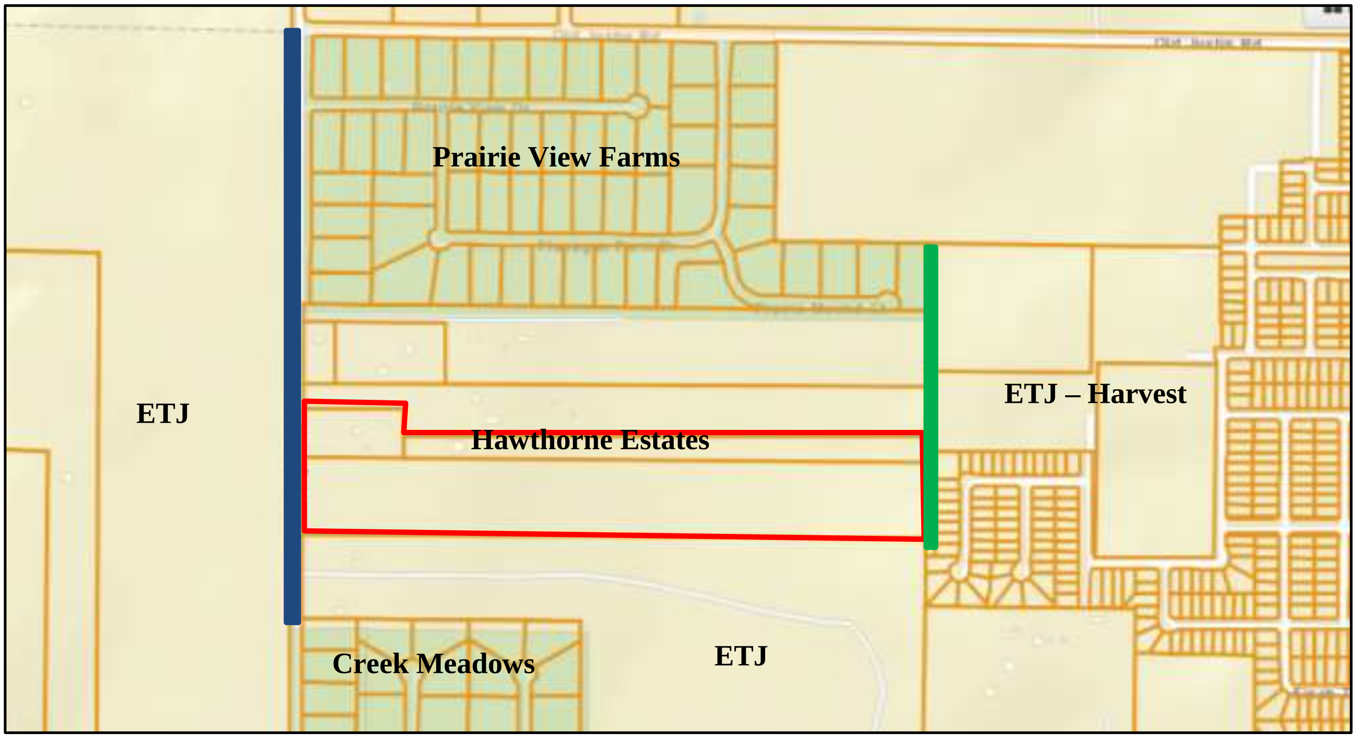
OPTION TWO (in green on the attached map):

- Annex open space, buffer area along western boundary of Harvest Meadows
- Property owner must voluntarily petition for annexation
- Property owner has requested certain conditions be met before submitting petition

COUNCIL DIRECTION:

- Council direction on which option, if any, to pursue

MAP:


Prairie View Farms
ETJ
Hawthorne Estates
ETJ – Harvest
Creek Meadows
ETJ

TOWN OF NORTHLAKE COUNCIL ITEM NO. 3

DATE: SEPTEMBER 10, 2020

ITEM: REGULAR SESSION

CALL TO ORDER

TOWN OF NORTHLAKE COUNCIL ITEM NO. 4

DATE: SEPTEMBER 10, 2020

ITEM: PUBLIC INPUT

TOWN OF NORTHLAKE COUNCIL ITEM NO. 5

DATE: SEPTEMBER 10, 2020

ITEM: CONSENT ITEMS

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: SEPTEMBER 10, 2020

REF. DOC.: LGC SECTION 52.004 OFFICIAL NEWSPAPER

SUBJECT: PUBLICATION OF NOTICES

GOALS/OBJECTIVES:

Effectively manage public resources

BACKGROUND INFORMATION:

TX LGC Section 52.004 At the beginning of each municipal year, the governing body of the municipality shall contract as determined by ordinance or resolution with a public newspaper of the municipality to be the municipality's official newspaper for all ordinances, notices or other matters required by law or ordinance to be published.

The newspaper in which the notices are published must be in print at least once a week, entered as second class postal matter in the county where distributed and devote not less than 25% of its total column lineage to general interest items. Denton Record Chronicle meets these established rules.

Northlake has used the Denton Record Chronicle newspaper for the 23 years for all publication of notices and they have the lowest rates.

COUNCIL ACTION:

Approve resolution for all legal notices as required by law to be published

TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION

NO. 20 – 24

WHEREAS, the Town Council of the Town of Northlake, Texas, desires to authorize an official newspaper for publication of official notices of the Town;

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

Section 1. The Denton Record Chronicle, a daily newspaper published in the City of Denton, Texas, is hereby designated and approved as the official newspaper and publication of the Town of Northlake, Texas, as required by law is to be published in accordance with the law.

Section 2. Any prior Resolution of the Town of Northlake, Texas, establishing any other newspaper as the official paper and publication for the Town of Northlake, Texas, shall hereby be repealed and made of no effect.

Section 3. This Resolution shall become effective on the 1st of October 2020.

AND IT IS SO RESOLVED.

PASSED AND APPROVED ON THIS THE 10th DAY OF SEPTEMBER 2020

TOWN OF NORTHLAKE, TEXAS

____
David A. Rettig, Mayor

ATTEST:

____
Shirley Rogers, Town Secretary

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: SEPTEMBER 10, 2020

REF. DOC.: ATMOS CITIES STEERING COMMITTEE 2020 RATE REVIEW MECHANISM FILING

SUBJECT: NEGOTIATED SETTLEMENT BETWEEN ATMOS CITIES STEERING COMMITTEE AND ATMOS ENERGY CORP., MID-TEX

GOALS/OBJECTIVES:

Effectively Manage Public Resources; Ensure disciplined financial management

BACKGROUND INFORMATION:

The Atmos Cities Steering Committee ("ACSC") is composed of 171 Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division that use their collective power to ensure that rate changes by Atmos are fair to customers, wielding more power as a group than an individual municipality can.

On or about March 31, 2020, the Atmos filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed its cost of service should entitle to recover $141.2 million in additional system-wide revenues, the RRM settlement at $90 million for ACSC cities reflect substantial savings to ACSC Cities. With a two month delay this is equivalent to $81 million as fair and reasonable.

Impact of the settlement on average residential rates is an increase of $5.15 on a monthly basis, or 9.9 percent. The increase for average commercial usage will be $15.48 or 6.56 percent.

New rates become effective December 1, 2020

COUNCIL ACTION:

Approve the ACSC negotiated settlement with Atmos Energy Corporation Mid-Tex Division

NO. 20 - 25

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2020 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHED EXHIBIT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; APPROVING AN ATTACHED EXHIBIT REGARDING AMORTIZATION OF REGULATORY LIABILITY; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDNACE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL.

WHEREAS, the Town of Northlake, Texas ("Town") is a gas utility customer of Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" or "Company"), and a regulatory authority with an interest in the rates, charges and services of Atmos Mid-Tex; and

WHEREAS, the Town is a member of the Atmos Cities Steering Committee ("ACSC"), a coalition of similarly-situated cities served by Atmos Mid-Tex ("ACSC Cities") that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism ("RRM") tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program ("GRIP") process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the Town in a rate ordinance in 2018; and

WHEREAS, on about March 31, 2020, Atmos Mid-Tex filed its 2020 RRM rate request with ACSC Cities based on a test year ending December 31, 2019; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2020 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC' Cities approve an increase in base rates for Atmos Mid-Tex of $90 million applicable to ACSC Cities with an Effective Date of December 1, 2020; and

WHEREAS, ACSC agrees that Atmos plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the two month delayed Effective Date from October 1 to December 1 will save ACSC ratepayers approximately $9 million off new rates imposed by the attached tariffs (Exhibit A), the impact on ratepayers should approximate the reasonable value of the rate filing found by the ACSC Consultants' Report, which was $81 million; and

WHEREAS, the attached tariff's (Exhibit A) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Exhibit B); and

WHEREAS, the settlement agreement establishes an amortization schedule for regulatory liability prepared by Atmos Mid-Tex (Exhibit C); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications; and

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

Section 1. That the findings set forth in this Resolution are hereby in all things approved.

Section 2. That, without prejudice to future litigation of any issue identified by ACSC, the Town Council finds that the settled amount of an increase is revenues of $90 million for ACSC Cities represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2020 RRM filing, is in the public interest, and is consistent with the Town's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

Section 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Exhibit A, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional $90 million from customers in ACSC Cities, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Exhibit B, attached hereto and incorporated herein.

Section 6. That subject to any future settlement or decision regarding the balance of Excess Deferred Income Tax to be refunded to ratepayers, the amortization of regulatory liability shall be consistent with the schedule found in Exhibit C, attached hereto and incorporated herein.

Section 7. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2020 RRM filing.

Section 8. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Resolution, it is hereby adopted.

Section 9. That the meeting at which this Resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 10. That is any one or more sections or clauses of this Resolution is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, and the remaining provisions of the Resolution shall be interpreted as if the offending section or clause never existed.

Section 11. That consistent with the Town Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by the attached tariffs to be effective for bills rendered on or after December 1, 2020.

Section 12. That a copy of this Resolution shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs, Atmos Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Geoffrey Gay, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, BY A VOTE OF ___ TO ___ , ON THIS THE 10TH DAY OF SEPTEMBER 2020.

Town of Northlake, Texas

____
David Rettig, Mayor

Attest:

____
Shirley Rogers, Town Secretary

APPROVED AS TO FORM:

____
Ashley Dierker, Town Attorney

Exhibit A
to 2020 RRM Resolution or Ordinance

Mid-Tex Tariffs
Effective December 1, 2020

RATE SCHEDULE:	R – RESIDENTIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2020	PAGE:

Application
Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 20.25 per month
Rider CEE Surcharge	$ 0.05 per month[1]
Total Customer Charge	$ 20.30 per month
Commodity Charge – All Ccf	$0.26651 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

[1]Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2020.

RATE SCHEDULE:	C – COMMERCIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2020	PAGE:

Application
Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 54.50 per month
Rider CEE Surcharge	$ 0.02 per month[1]
Total Customer Charge	$ 54.52 per month
Commodity Charge – All Ccf	$ 0.11728 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

[1] Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2020.

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2020	PAGE:

Application
Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 3,500 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 3,500 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 1,014.50 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.4157 per MMBtu
Next 3,500 MMBtu	$ 0.3044 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.0653 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee
Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2020	PAGE:

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 12/01/2020**	**PAGE:**

Application
Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 1,014.50 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.4157 per MMBtu
Next 3,500 MMBtu	$ 0.3044 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.0653 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Imbalance Fees
All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees
Customer shall pay Company the greater of (i) $0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 12/01/2020**	**PAGE:**

Curtailment Overpull Fee
Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement
A transportation agreement is required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 12/01/2020**	**PAGE:**

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \quad \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.

HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

Bl_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the jth customer in ith rate schedule is computed as:

$$WNA_i = WNAF_i \times q_{ij}$$

Where q_{ij} is the relevant sales quantity for the jth customer in ith rate schedule.

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 12/01/2020**	**PAGE:**

Base Use/Heat Use Factors

	Residential		Commercial	
Weather Station	Base use Ccf	Heat use Ccf/HDD	Base use Ccf	Heat use Ccf/HDD
Abilene	10.73	0.1545	94.79	0.7284
Austin	9.53	0.1489	211.76	0.9405
Dallas	15.77	0.1792	199.74	0.9385
Waco	9.99	0.1341	145.27	0.7110
Wichita Falls	11.61	0.1402	120.34	0.5747

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at atmosenergy.com/mtx-wna, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

Exhibit B
to 2020 RRM Resolution or Ordinance

Mid-Tex
2020 Benchmark for Pensions
and Retiree Benefits

ATMOS ENERGY CORP., MID-TEX DIVISION
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2019

Line No.	Description	Shared Services: Pension Account Plan	Shared Services: Post-Employment Benefit Plan	Mid-Tex Direct: Pension Account Plan	Mid-Tex Direct: Supplemental Executive Benefit Plan	Mid-Tex Direct: Post-Employment Benefit Plan	Adjustment Total
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Proposed Benefits Benchmark - Fiscal Year 2020 Willis Towers Watson Report as adjusted (1) (2) (3)	$ 3,460,135	$ 3,695,384	$ 6,132,704	$ 280,578	$ 4,992,449	
2	Allocation to Mid-Tex	43.29%	43.29%	76.59%	100.00%	76.59%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	$ 1,497,774	$ 1,599,605	$ 4,697,072	$ 280,578	$ 3,823,744	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4) (3)	$ 1,497,774	$ 1,599,605	$ 4,697,072	$ 280,578	$ 3,823,744	$ 11,898,774
6							
7							
8	Summary of Costs to Approve (1):						
9							
10	O&M Expense Factor (WP_F-2.3, Ln 2)	79.55%	79.55%	37.83%	11.67%	37.83%	
11							
12							
13	Total Pension Account Plan	$ 1,191,410		$ 1,777,056			$ 2,968,466
14	Total Post-Employment Benefit Plan		$ 1,272,412			$ 1,446,647	2,719,060
15	Total Supplemental Executive Benefit Plan				$ 32,754		32,754
16	Total (Ln 13 + Ln 14 + Ln 15)	$ 1,191,410	$ 1,272,412	$ 1,777,056	$ 32,754	$ 1,446,647	$ 5,720,280
17							

18 Notes:
19 1. Studies not applicable to Mid-Tex or Shared Services are omitted.
20 2. Mid-Tex is proposing that the Fiscal Year 2020 Willis Towers Watson actuarial amounts shown on WP_F-2.3 and WP_F-2.3.1, be approved by the RRM Cities as the
21 benchmark amounts to be used to calculate the regulatory asset or liability for future periods. The benchmark amount approved by the RRM Cities for future periods
22 includes only the expense amount. The amount attributable to capital is recorded to utility plant through the overhead process as described in the CAM.
23 3. SSU amounts exclude cost centers which do not allocate to Mid-Tex for rate making purposes.

Exhibit C
to 2020 RRM Resolution or Ordinance

Mid-Tex 2020 Schedule for
Amortization for Regulatory Liability

ATMOS ENERGY CORP., MID-TEX DIVISION
RATE BASE ADJUSTMENTS
TEST YEAR ENDING DECEMBER 31, 2019
AMORTIZATION OF REGULATORY LIABILITY

Line No.	Year Ended Dec. 31	Beginning of Year Rate Base Adjustment Amount	Annual Amortization (1)	End of Year Rate Base Adjustment Amount (2)	Corrected Balance for December 31, 2017 (3)
	(a)	(b)	(c)	(d)	(e)
1	2017		$ -	$ 292,268,881	$ 292,268,881
2	2018	292,268,881	12,075,562	280,193,319	
3	2019	280,193,319	12,085,165	268,108,155	
4	2020	268,108,155	11,171,173	256,936,982	
5	2021	256,936,982	11,171,173	245,765,809	
6	2022	245,765,809	11,171,173	234,594,635	
7	2023	234,594,635	11,171,173	223,423,462	
8	2024	223,423,462	11,171,173	212,252,289	
9	2025	212,252,289	11,171,173	201,081,116	
10	2026	201,081,116	11,171,173	189,909,943	
11	2027	189,909,943	11,171,173	178,738,770	
12	2028	178,738,770	11,171,173	167,567,597	
13	2029	167,567,597	11,171,173	156,396,424	
14	2030	156,396,424	11,171,173	145,225,251	
15	2031	145,225,251	11,171,173	134,054,077	
16	2032	134,054,077	11,171,173	122,882,904	
17	2033	122,882,904	11,171,173	111,711,731	
18	2034	111,711,731	11,171,173	100,540,558	
19	2035	100,540,558	11,171,173	89,369,385	
20	2036	89,369,385	11,171,173	78,198,212	
21	2037	78,198,212	11,171,173	67,027,039	
22	2038	67,027,039	11,171,173	55,855,866	
23	2039	55,855,866	11,171,173	44,684,692	
24	2040	44,684,692	11,171,173	33,513,519	
25	2041	33,513,519	11,171,173	22,342,346	
26	2042	22,342,346	11,171,173	11,171,173	
27	2043	11,171,173	11,171,173	(0)	
28					
29	Revenue Related Tax Factor		7.16%	See WP_F-5.1	
30	Revenue Related Taxes on Annual Amortization		$ 799,924	Amortization * Tax Factor	
31	Amortization Including Revenue		$ 11,971,097	Amortization + Taxes	
32					
33	Notes:				
34	1. The annual amortization of a 26 year recovery period is based on the				
35	Reverse South Georgia Method.				
36	2. The Regulatory Liability is recorded to FERC Account 253, Sub Account 27909.				
37	3. This is the final Mid-Tex liability balance filing the Fiscal Year 2018 tax return.				

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: SEPTEMBER 10, 2020

REF. DOC.: TOWN OF NORTHLAKE EMPLOYEE HANDBOOK

SUBJECT: REVISIONS TO THE TOWN OF NORTHLAKE EMPLOYEE HANDBOOK

GOALS/OBJECTIVES:

- Operate efficiently and effectively (Council Goal)
- Recruit and retain highly qualified and motivated personnel (Budget Goal)

BACKGROUND INFORMATION:

Town staff has identified internal policies and procedures to be in sync with standard practices and procedures in the region. Five key updates were identified to improve the current employee handbook. The largest change is to the definition of hours worked due to clarity in application of the current definition. This change will decrease overtime costs of the Town, while offering additional leave to officers.

Three changes are needed to remain competitive in the recruitment and retention of employees. The requested change in on-call pay is in line with comparative municipalities. Travel costs cap ensure the Town is not overpaying for travel expenses. Dress code revisions include updates to public work uniforms, a standard allowance for work boots, and revisions to the Town's Tattoo policy. Studies have shown that by prohibiting tattoos employers limit applications from potential employees, including armed services members.

UPDATES:

- Add transportation of evidence into policy
- Update weapons in vehicles to meet State guidelines
- Add digital storage of personnel file to increase efficiency
- Notification of Leave updated to chain of command structure
- Removed jury duty & holiday hours from "Hours Worked" definition

RECRUITMENT AND RETENTION PARITY:

- On Call Pay
- Travel Cost Caps
- Dress Code

COUNCIL DIRECTION:

- Approve or amend changes to the Northlake Employee Handbook

NO. 20-26

A RESOLUTION OF THE TOWN OF NORTHLAKE, TEXAS, APPROVING AND ADOPTING CERTAIN MODIFICATIONS TO THE TOWN EMPLOYEE HANDBOOK AS OUTLINED HEREIN; DIRECTING TOWN STAFF TO COMPLETE SAID MODIFICATIONS AND INCORPORATE THE MODIFICATIONS INTO THE TOWN'S EMPLOYEE HANDBOOK DOCUMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Northlake, Texas ("Northlake"), is a Type-A General Law municipality, is a duly incorporated municipality in the State of Texas; and

WHEREAS, on August 25, 2011, Northlake adopted an Employee Handbook; and

WHEREAS, the Town Council has determined that the Employee Handbook adopted should be amended as shown in the attached **Exhibit A**; and

WHEREAS, the purpose of the handbook is to provide employees, supervisors and Department Heads with a permanent, written source of information about the policies, procedures and administrative directives of the Town of Northlake; and

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

1. The preambles previously written are true and correct and are incorporated herein as if set out in their entirety.

2. The Town of Northlake Employee Handbook is hereby amended as shown on **Exhibit A**, attached hereto and incorporated herein.

3. Town staff is hereby directed to conform the amendments to the Town of Northlake Employee Handbook as adopted herein and once amended, the same shall hereby constitute the Employee Handbook of the Town of Northlake.

PASSED AND APPROVED on this the 10th day of September 2020.

Town of Northlake, Texas	Attest:
________________________	____________________________
David Rettig, Mayor	Shirley Rogers, Town Secretary

Exhibit 'A'

Summary of Employee Handbook Changes

Handbook Section	Current Language	Proposed Revision	Update	Parity	Argyle	Roanoke	Justin	Little Elm	Trophy Club
2.03 Drug Free Workplace Act of 1988	No language on the transportation of evidence	Add language for the transportation of evidence in Town vehicles	X		No language on the transportation of evidence	No language on the transportation of evidence	No language on the transportation of evidence	X	No language on the transportation of evidence
2.15 Weapons Ban in the Workplace	- No current language addressing License To Carry Law - Current language non-conforming with Texas Penal Code	- Employee may have firearm in personal vehicle, but not while on duty - Prohibited weapons are those weapons defined in Texas Penal Code 46.05	X		X	No firearm or CHL policy	No firearm or CHL policy	X	X
3.02 Official Personnel File	No current language about e-document storage	Scan personnel records to increase efficiency	X						
7.02.00 Civic Duty (Jury Duty/Voting) **7.07.01 Working on Holidays** **7.07.06 Absences on Holidays** **8.03.04 Hours Worked**	- Holiday Hours & Jury Duty are hours worked - Allows for maximum of 104 hours - Holiday hours payout not addressed	- Holiday hours & Jury Duty are not considered hours worked - With the exception of court clerks during docket week - Accrued Holiday hours will not Roll Over - Holiday pay will not be paid out upon termination	X		X	Holiday Hours are considered hours worked	X	Jury Duty & Holiday are considered hours worked	Holiday pay will be paid out upon terminatoin
7.12.02 Notification **10.01.00 Attendance and Punctuality**	Notify Police Chief if requesting leave	Replace Police Chief with Direct Supervisor	X		X	X	X	X	X
7.10.00 On-Call Pay	On-call $100 per week & only applies to Public Works	- Add Police personnel who may be on call, such as Detectives - Increase on-call pay to $150 per week - Two hour minimum at time & a half		X	X	X	X	X	X
7.13.02 Event/Travel Procedures	Not included in current language	Cap meal costs at standard GSA rates for area of travel		X	X	X	X	X	X
10.03.00 Dress Code	**Tattoos:** prohibited from displaying any tattoo or body art	- Must conceal inappropriate tattoos - Committee will make the determination on inappropriate		X	X	No visible facial, head or body tattoo	X	X	X
	Uniforms: Business casual year round, jeans on Friday	Public Works may wear jeans year round		X	X	X	X	X	X
	Uniforms: No standard allowance for steel-toe boots	Allowance of $150 per year for steel-toed boots		X	X	X	X	X	X

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: SEMPTEMBER 10, 2020

REF DOC.: INTERLOCAL AGREEMENT WITH FLOWER MOUND FOR ANIMAL CONTROL SERVICES

SUBJECT: ANIMAL CONTROL SERVICES AGREEMENT – ALL AMERICAN DOGS

GOALS/OBJECTIVES:

- Sustain high quality of life, provide responsive government

BACKGROUND INFORMATION:

- Limited Animal Control Services provided by on call provider that went out of business
- Partnered with Flower Mound Animal Control Services for limited time for housing confined animals
- Looking for fulltime animal services provider for residents

RECOMMENDATION:

- All American Dogs interested in contract services for the Town of Northlake for past few years.
- Other interested parties:
  - North Texas Animal Control Authority, associate of Brian the Animal Guy
  - Brian the Animal Guy no longer providing services (currently employee of Trophy Club)
- Benefits of All American Dogs
  - Provide limited patrol for loose animals in the town
  - Multiple vehicles and personnel
  - Will return pets if owner located
  - Trapping services
  - Offers other services to residents at a cost
  - Established company (12 years performing animal services)
- Police Department responded to 146 animal calls in 2019
- Estimated annual contract costs - $35,000

COUNCIL ACTION:

- Approve contract with All American Dogs

12860 Tischler Rd. Pilot Point TX 76258 (972) 382-DOGS

THIS AGREEMENT (hereinafter referred to as the "Agreement") is made and entered into by Robert Matthews, a private contractor, d/b/a/ All American Animal Control, a division of All American Dogs (hereinafter referred to as "AAAC") and the Town of Northlake, Texas, a municipal corporation (hereinafter referred to as "Northlake" or the "Town".

RECITALS

WHEREAS, Northlake is desirous of providing for residents and businesses full-time animal control services including a state certified, quarantine level, sheltering facility and

WHEREAS, AAAC is desirous of furnishing full-time animal control services to Northlake, and

WHEREAS, the parties hereto desire to enter into this Agreement to provide animal control and sheltering services at the highest level possible to Northlake in accordance with the terms and conditions set forth herein, and

WHEREAS, all payments to be made hereunder shall be made from current revenues available to the paying party, and

WHEREAS, the parties have concluded that this Agreement fairly compensates the performing party for the services being provided hereunder, and is in the best interest of each party.

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES AND CONSIDERATION PROVIDED FOR HEREIN, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY CONFIRMED, THE PARTIES HERETO AGREE TO THE FOLLOWING:

Section 1: All matters stated above in the preamble are found to be true and correct and are incorporated herein by references as if copies in their entirety.

Section 2: Term: This Agreement shall commence on October 1, 2020. This contract will automatically renew each year. Any changes in the terms and conditions, shall require the approval of the governing body of Northlake and AAAC.

Section 3: Scope of Services: AAAC hereby agrees to provide Northlake the following services, personnel, and facilities:

a. Patrol Services: AAAC will provide a minimum of two (1), one (1) hour patrols per week for the enforcement of ordinances set forth in the Town Ordinance pertaining to Animal Control and any amendments.

b. Service Calls: AAAC will provide 90 field service calls per year in this Animal Control Contract. All additional field calls will be billed at $175.00 per call.

Routine service calls will be answered between the hours of 8:00AM and 5:00PM Monday through Friday. Only emergency calls for service will be answered after theses hours. Routine service calls must be viable calls which the animal control officer (hereinafter referred to as "ACO") will be able to provide an immediate proper disposition. Some examples of viable service calls include, but are not limited to:

A contained stray animal which the ACO is guaranteed to impound;
A deceased domestic animal in the roadway;
A complaint which requires immediate ACO intervention.

Non-emergency service calls (Weekdays after 5pm until 8am next day and weekends) will be billed separately at $225 per call. Examples would be cat in a tree or deceased animal not impeding traffic.

Emergency service calls will be answered 24 hours a day, 7 days a week and include the following:

An injured domestic animal when the owner is not known or present;
A domestic animal bite to a human when the owner is not known or present;
A traffic stop involving an animal;
A domestic animal which has or is showing aggressive or dangerous tendencies. An officer from the Northlake Police Department or their designate must respond prior to any emergency call to confirm the need for an ACO.

c. Impoundment and Boarding: An ACO is authorized to capture and impound any animal upon having probable cause to believe the animal to be in violation of any provision of the Town Ordinances relating to Animal Control or state law, which authorizes or requires the animal's capture and impoundment. The ACO will notify the Town Secretary or designee of the Town as soon as possible regarding any animal impounded. AAAC shall collect and retain any impoundment fees from the enforcement of this ordinance.

If, by identification tag, the owner of an impounded animal can be identified, the ACO will make every attempt to return the animal to its home and notify the owner of any violations witnessed by the ACO. Written warnings and/or citations may be issued to owners of said animal.

All impounded animals shall be kept for not less than five (5) days by AAAC. After this period of time, the animal shall be released to a humane organization, placed for adoption, or humanely destroyed at the discretion of AAAC. No record shall be kept by the Town as to the disposition of an animal after release is made to the facility.

Impounded animals in which the owner has contacted AAAC, fees have been paid or arrangements made for payment, and the deficiency that allowed the animal to escape have been resolved, AAAC will be available to facilitate the return of the animal during normal business hours. The owner can also make arrangements for pick up at AAAC Sheltering Facilities during non-normal business hours at the discretion of AAAC.

Any animal, whether licensed or unlicensed, which in the professional judgment of AAAC and its employees, is in great pain and suffering due to injury from which the animal probably will not recover, and/or which is at large and is posing an imminent danger to human beings or to other animals, may be destroyed by the ACO on scene in a humane manner.

The ACO may impound any animal which, in the professional opinion of the ACO, appears to be rabid, or is showing the clinical signs of rabies. In the event the Owner of the animal is not known, AAAC as part of this all inclusive contract will quarantine the animal for 10-days or humanely euthanize so that the animal may be submitted to the Texas Department of State Health Services for proper rabies testing. If the Owner is found or known, all fees will be payable by the Owner.

d. Monthly Reports: AAAC will supply a monthly report to the Town Secretary of Northlake. The report shall summarize all animal impounds received during the previous month and in the event of Service Calls shall summarize those events.

e. Animal Bites: An ACO will make an incident report and have the animal's owner verify that rabies vaccinations are current. An ACO will respond and oversee proper quarantine procedures set forth by state law.

f. Dead Animal Removal: AAAC agrees to provide removal of dead animals, excluding livestock, on any public property and on private property when an animal owner is unidentified within the limits of Northlake. In the event of dead livestock, AAAC may contract an outside resource to provide removal services at the further expense of the Town. In the event the owner of a deceased animal is identified, AAAC will charge said owner a fee for any removal and disposing services.

g. Loose Livestock: AAAC will respond to calls on loose horses, cattle, pigs, or ruminants by containing the animal(s) and then notifying the owner (if possible) to claim the animal(s) and/or the Denton County Sheriff's Department to provide impoundment applicable to state laws.

h. Animal Cruelty and Neglect Calls: AAAC will respond to animal cruelty or neglect calls and take appropriate actions according to state law. A Town police officer may be called to assist the ACO on any such call.

i. Education: AAAC will provide information to residents on pet responsibility, local and state animal control laws, rabies and coping with wildlife issues. Professional advice will be given to solve most animal related problems.

j. Community (Feral) Cats: The Town will be offered two options from which to choose. Option one, AAAC is prepared to educate the residents and execute a TNR (Trap-Neuter-Release) program in the Town Limits of Northlake. To include: providing education, setting traps, transport to & from veterinarian (spay/neuter, rabies vaccination) and release back into home environment. A cost of $75 per animal trapped would be billed separately from the monthly contract. Option two, all non-"tipped" trapped feral cats will be humanely euthanized at our discretion at no additional cost to the Town.

k. Other Services: The Town of Northlake agrees to allow AAAC to provide its complete line of Animal Related Services to the residents of Northlake as individual clients at no other cost to the Town. Such services include, but are not limited to:

Nuisance Animal Trapping
Emergency Animal Ambulance Services
Pet Transportation & Taxi Services
Lost Pet Recovery Services
Deceased Pet Removal
Nuisance Wildlife Rescue & Control

The resident would be considered a client of AAAC and would be solely responsible for any fees incurred.

l. 24 Hour Information Line: AAAC currently operates on a 24 hour basis and maintains that our phone lines are answered Monday thru Friday 8 am to 5 pm to provide callers with helpful information as to their pet related needs. Any resident from the Town of Northlake may take advantage of this service so that AAAC may better assist their individual needs.

m. Trapping services: AAAC will provide trapping at no charge to the citizens. Trapping will be available Monday – Friday and when the weather permits (no trapping when the temperature is below 40 or above 98 degrees).

n. Schedule of Fees: These fees shall be charged to the residents of Northlake. The Town is not responsible for these fees:

Animal Impoundment Fee:	$75.00 each impoundment
Boarding Fee:	$15.00 per day or portion thereof
Flea/tic medicine if needed	$20.00 per dose

These fees may be changed upon approval of the governing body of Northlake upon adoption or a change of Town Ordinance.

Section 4: Town of Northlake's Obligations: Northlake agrees to perform the following:

Pay an all-inclusive fee of $33,750 for all animal control, sheltering services, and trapping for the duration of the contract (12 months).

Year One: ten percent (10%) of this contract will be paid with receipt of a signed contract in the amount of $3,375.00.

This results in the remaining payment of $2531.25 per month for this contract.

All inclusive fees do not include the following situations:

Specimen shipment fees on applicable animals;
Medical & Veterinary fees as needed and prior approved.

Any fees not covered under the all inclusive contract must be approved by the Chief of Police.

Section 5: Revenues Retained: Town shall retain all fines, forfeitures, etc. that may be generated by performing ordinance enforcement duties within the Town's boundary.

Section 6: Termination:

a. This Agreement may be terminated at any time, by either party, giving thirty (30) days written notice to the other party to the addresses proved herein. In the event of such termination by either party, AAAC will be compensated for all services performed to termination date, which will be the date one (1) month after the date of the notice of termination, together with any payments then due and as authorized by this Agreement.

b. If the Town fails to make payment to AAAC within fifteen (10) days after the date of billing for any invoiced amounts, AAAC will suspend services to Northlake and identify a date on which the services will be suspended and will notify Town Hall by telephone and in writing of the date services will be suspended.

c. Failure of AAAC to furnish any services under this Agreement, the Town shall have the right to make appropriate reduction in any fee paid (as determined by mutual agreement of the parties) or terminate this Agreement by giving proper notice.

Section 7: Notice and Payments: All written notices, payments, or refunds shall be sent to the following addresses:

All American Dogs	Town of Northlake
12860 Tischler Rd.	1500 Commons Circle #300
Pilot Point, TX 76258	Northlake, TX 76249

Section 8: Dispute Resolution: In order to ensure an effective relationship between the parties and to provide the best possible services, it is mutually agreed that all questions arising under this Agreement shall be handled and resolved between the Mayor and the Owner of AAAC.

Section 9: Jurisdiction: By this Agreement, Northlake grants full and complete authorization and jurisdiction to AAAC for all services provided by AAAC as contained in this Agreement. Said jurisdiction shall apply to the Town limits of Northlake.

Section 10: Venue: Venue for any legal dispute arising pursuant to this Agreement shall be in Denton County, Texas.

Section 11: Supervision/Certification: At all times during the term of this Agreement, all Animal Control Officers shall be under the supervision and control of a representative AAAC. Also, all officers shall be certified in their respective areas of expertise to carry out their duties. All Animal Control vehicles shall be properly marked and identified. ACO vehicles shall be considered as Authorized Emergency Vehicles in accordance with the Uniform Traffic Code.

Section 12: Performance: Both parties mutually agree that AAAC is an independent contractor, and shall have exclusive control of performance hereunder, and that employees of AAAC in no way are to be considered employees of the Town.

Section 13: Indemnification: AAAC agrees to hold harmless, save and indemnify the Town and its Officers for any an all claims for damages, personal injury and/or death that may be asserted against Northlake arising from AAAC negligence or its performance hereunder, save and except intentional acts of gross negligence by Northlake. The foregoing notwithstanding, the parties hereto reserve the right to all available legal defenses and all protections and limitations of liability provided by the Texas Tort Claims Act and the Texas Constitution relative to these parties. The provisions of this indemnification are solely for the benefit of the parties hereto and not intended to create or grant any rights, contractual or otherwise, to any other person or entity.

Section 14: Insurance: AAAC agrees to procure and maintain, at a minimum, $1,000,000 liability insurance policy providing coverage against any and all claims for personal injury or property damage arising out of acts, errors, or omissions of AAAC, its officers, employees, or agents under or pursuant to this Agreement. The Town shall be named as a certificate holder and shall be notified if this policy is cancelled for any reason.

Section 15: Employment Verification: All AAAC Owners, employees, and volunteers have undergone a comprehensive criminal background check provided by a legitimate company (Lexis-Nexis) and records will be made available to the governing body at their request. In addition, a driving background will be performed for employees whose responsibilities reasonably require them to use company vehicles in the performance of Animal Control Services.

IN WITNESS WHEREOF, we have hereunto set out hands this the ____ day of ________, 2020 in the duplicate originals.

All American Animal Control	Town of Northlake
______________________	______________________
By: Robert M. Matthews, Jr.	By: Mayor
Attest:	Attest:
______________________	______________________
By: Witness	By: Town Secretary

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: SEPTEMBER 10, 2020

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

SUBJECT: HARVEST PHASE 7 & 8B PRELIMINARY PLAT (PP-20-004)

GOALS/OBJECTIVES:

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

PRELIMINARY PLAT INFORMATION:

Applicant/Owner: Belmont 407, LLC

Engineer/Surveyor: Jones & Carter, Inc.

Current Zoning: ETJ - No zoning. Land use governed by Development Agreement. The area of this final plat is within Zone 1b & 1c and Zone 2 as identified in the Harvest Development Code.

Site: Approximately 44.374 acres out of the Patrick Rock Survey, Abstract No. 1063, generally located north of Old Justin Road and west of Cleveland-Gibbs Road.

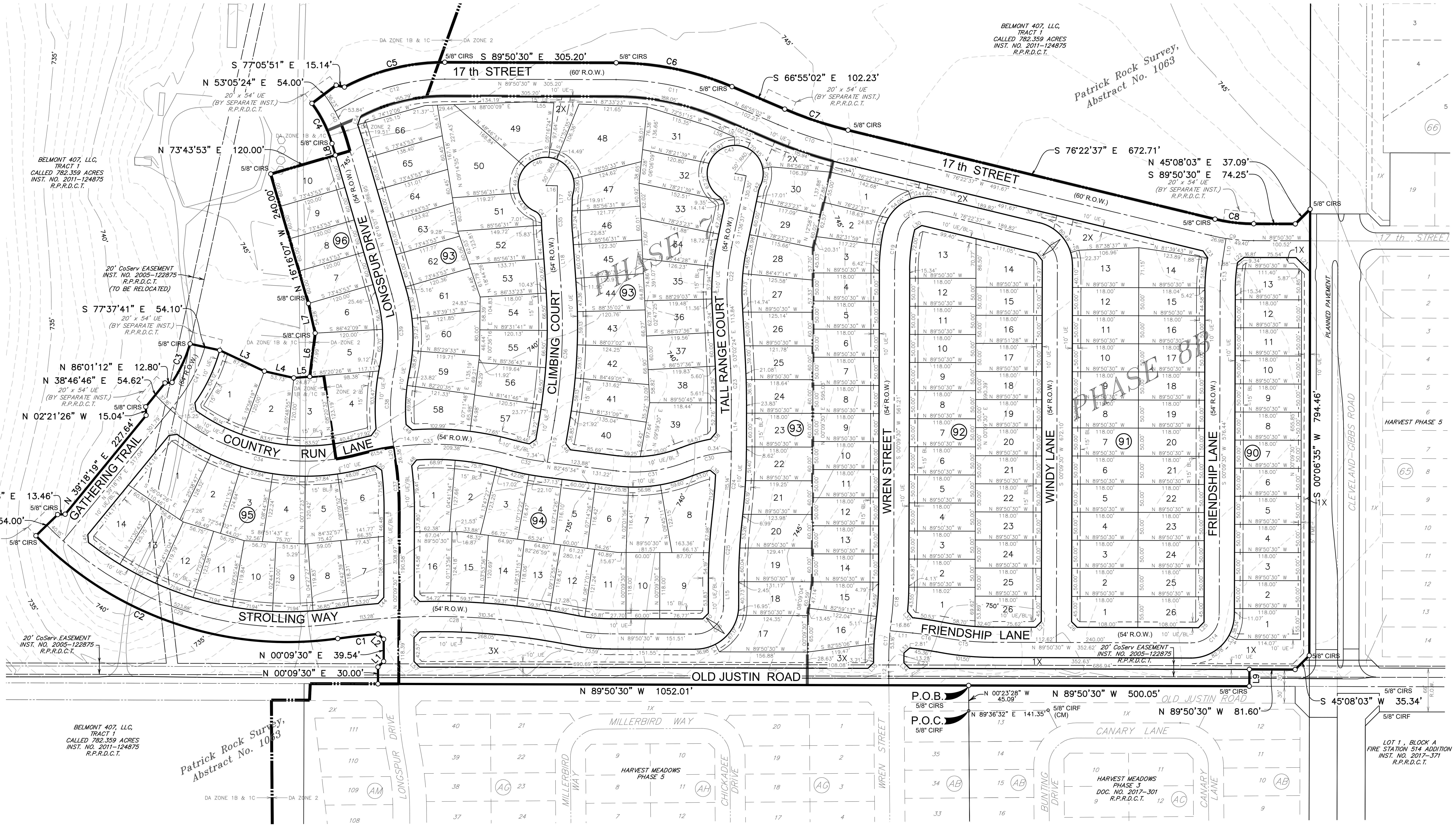
Summary: This application is for a preliminary plat of phases of the Harvest development. It consists of 171 residential lots and 3 open space lots to be developed in two separate phases, 7 and 8B.

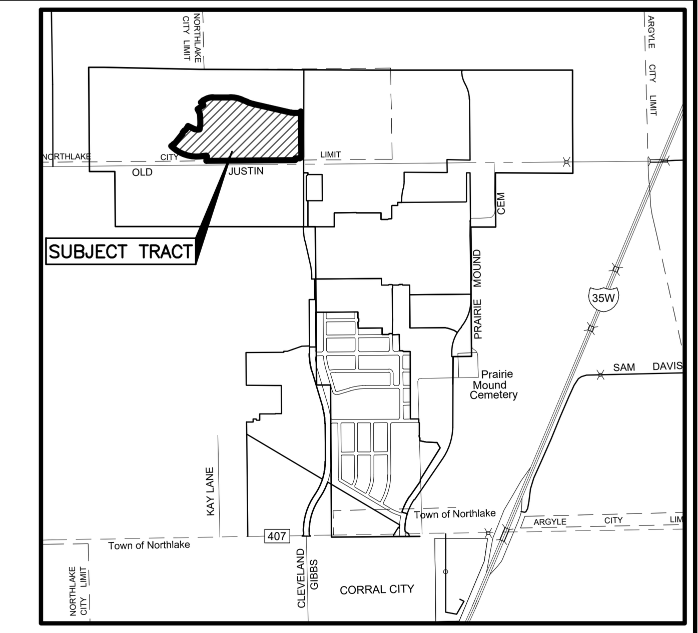
Staff Analysis: The applicant has provided a preliminary plat application in accordance with requirements of the Harvest Development Agreement (DA) and the Unified Development Code (UDC). The application was considered filed on August 12, 2020, and will be approved on September 11, 2020, if no action is taken.

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

COUNCIL ACTIONS:

- Approve or take no action (results in approval on September 11th)





VICINITY MAP
N.T.S.

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" IRON ROD WITH CAP STAMPED "JONES CARTER" SET
BL	BUILDING LINE
UE	UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
WLE	WATERLINE EASEMENT
NR	NON-RADIAL LOT LINE
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
	DENOTES CHANGE IN STREET NAME
1	BLOCK NUMBER
FME	5' FENCE MAINTENANCE EASEMENT

GENERAL NOTES:

1. 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.
2. All side lot lines are perpendicular or radial to street frontage unless otherwise noted Not Radial (NR).
3. All lots shown are Single–Family residential unless otherwise designated with an "X" with the lot number. all "X" lots are open space lots.
4. 5' side and 20' rear yard setbacks required on all residential lots unless otherwise noted.
5. 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.
6. All Dedicated Public Roads Will Be Maintained By The Fresh Water Supply District.
7. No Direct Residential Driveway Access to Old Justin Road or Cleveland–Gibbs Road is Allowed.
8. All Lots Shown on this Plat are within Zone 2 with the exception of Lots 1 though 14, Block 95, and Lots 1 through 3, Block 96 as Identified in the Harvest Development Agreement as amended. All Setbacks shall conform with the Zone 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.
9. No Construction shall be allowed within FEMA Designated Flood Plain without a Hydraulic Study.
10. All floodplain information on this plat is for graphical depiction only, as scaled off of FIRM Panel No. 48121C0505G, Revised April 18, 2011 for Denton County, Texas. Portions of the property are within Zone A, areas subject to flooding by the 1% annual chance flood with no flood elevations determined, and Unshaded Zone X, areas determined to be outside of the 0.2% annual chance floodplain.

PRELIMINARY PLAT OF HARVEST PHASE 7 & 8B

LOTS 1X & 1-13, BLOCK 90; LOTS 2X 1-26, BLOCK 91; LOTS 1-26, BLOCK 92; LOTS 2X, 3X & 1-66, BLOCK 93; LOTS 1-16, BLOCK 94; LOTS 1-14, BLOCK 95; LOTS 1-10, BLOCK 96
BEING 44.374 ACRES
SITUATED IN THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063
IN THE
ETJ OF TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
174 LOTS BY USE
(171 RESIDENTIAL, AND 3 NON-RESIDENTIAL /OPEN SPACE LOTS)
SEPTEMBER 2020

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1223.00'	72.27'	72.26'	S 83°33'02" W	3°23'09"	36.15'
C2	627.00'	589.41'	567.94'	N 71°12'44" W	53°51'38"	318.51'
C3	247.60'	76.19'	75.89'	N 24°53'37" E	17°37'52"	38.40'
C4	223.00'	80.34'	79.90'	N 26°35'21" W	20°38'30"	40.61'
C5	380.00'	185.91'	184.06'	N 76°08'35" E	28°01'51"	94.85'
C6	530.00'	212.06'	210.64'	S 78°22'46" E	22°55'27"	107.47'
C7	720.00'	118.87'	118.74'	S 71°38'49" E	9°27'34"	59.57'
C8	295.00'	69.33'	69.17'	S 83°06'33" E	13°27'53"	34.82'
C9	325.00'	76.38'	76.20'	N 83°06'33" W	13°27'53"	38.36'
C10	750.00'	123.83'	123.68'	S 71°38'49" E	9°27'34"	62.05'
C11	500.00'	200.05'	198.72'	N 78°22'46" W	22°55'27"	101.38'
C12	350.00'	175.72'	173.88'	S 75°46'32" W	28°45'57"	89.75'
C13	350.00'	53.20'	53.15'	S 04°30'46" W	8°42'32"	26.65'
C14	50.00'	78.68'	70.81'	S 45°04'46" W	90°09'28"	50.14'
C15	500.00'	96.30'	96.15'	N 84°19'26" W	11°02'08"	48.30'
C16	500.00'	47.94'	47.93'	N 81°33'11" W	5°29'38"	23.99'
C17	500.00'	70.02'	69.96'	S 03°37'14" W	8°01'24"	35.07'
C18	500.00'	65.22'	65.17'	S 03°53'43" W	7°28'25"	32.66'
C19	315.00'	63.71'	63.60'	S 05°57'09" W	11°35'17"	31.96'
C20	50.00'	80.18'	71.86'	S 57°41'05" W	91°52'36"	51.67'
C21	50.00'	66.79'	61.93'	N 38°06'33" W	76°32'07"	39.44'
C22	400.00'	102.28'	102.00'	S 04°17'07" W	14°39'01"	51.42'
C23	1000.00'	55.75'	55.75'	S 01°26'34" E	3°11'40"	27.88'
C24	1000.00'	115.49'	115.42'	S 03°25'41" W	6°37'01"	57.81'

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C25	1000.00'	118.96'	118.89'	S 03°19'43" W	6°48'57"	59.55'
C26	50.00'	78.61'	70.76'	S 44°57'37" W	90°04'45"	50.07'
C27	350.00'	68.34'	68.23'	N 84°14'53" W	11°11'14"	34.28'
C28	1250.00'	423.61'	421.59'	N 88°26'02" W	19°25'01"	213.86'
C29	600.00'	564.03'	543.49'	N 71°12'44" W	53°51'38"	304.80'
C30	250.00'	81.44'	81.08'	N 77°32'02" E	18°39'50"	41.08'
C31	250.00'	128.01'	126.61'	N 82°34'19" E	29°20'14"	65.44'
C32	400.00'	60.12'	60.07'	S 78°27'12" E	8°36'43"	30.12'
C33	500.00'	270.92'	267.62'	S 89°40'13" E	31°02'44"	138.88'
C34	365.00'	398.45'	378.96'	S 73°55'10" E	62°32'50"	221.69'
C35	400.00'	39.04'	39.03'	S 01°15'43" E	5°35'33"	19.54'
C36	1000.00'	240.19'	239.61'	S 02°49'22" W	13°45'42"	120.67'
C37	600.00'	86.91'	86.83'	N 03°59'28" W	8°17'56"	43.53'
C38	350.00'	125.32'	124.66'	N 01°37'25" E	20°30'57"	63.34'
C39	275.00'	135.11'	133.76'	N 02°11'37" W	28°09'00"	68.95'
C40	250.00'	90.07'	89.58'	N 26°35'21" W	20°38'30"	45.53'
C41	275.00'	113.14'	112.34'	S 27°31'08" W	23°34'21"	57.38'
C42	50.00'	12.28'	12.25'	S 18°38'43" W	14°04'12"	6.17'
C43	50.00'	228.10'	75.82'	N 74°59'22" E	261°22'54"	58.15'
C44	20.00'	23.50'	22.17'	N 22°02'44" W	67°18'43"	13.32'
C45	50.00'	12.28'	12.25'	S 08°34'09" W	14°04'12"	6.17'
C46	50.00'	228.43'	75.60'	N 64°43'14" E	261°46'02"	57.76'
C47	20.00'	22.75'	21.54'	N 33°34'42" W	65°10'10"	12.78'

LINE TABLE

LINE	BEARING	LENGTH
L1	N 45°12'14" E	14.13'
L2	N 47°11'28" W	13.60'
L3	S 64°53'58" E	87.80'
L4	S 77°06'23" E	53.73'
L5	N 85°20'26" E	28.57'
L6	N 7°09'12" E	77.99'
L7	N 12°49'09" W	54.28'
L8	N 16°16'07" W	21.49'
L9	S 0°09'30" W	30.00'
L10	S 8°52'02" W	40.88'
L11	N 84°18'00" W	40.59'
L12	S 0°23'28" E	43.97'
L13	N 78°23'23" W	20.00'
L14	S 0°09'16" W	92.45'
L15	S 0°04'45" E	40.73'
L16	N 88°27'56" W	20.00'
L17	S 1°32'04" W	45.05'
L18	S 4°03'29" E	94.78'
L19	S 9°42'13" W	75.04'
L20	N 8°08'26" W	40.56'
L21	S 44°51'58" E	35.37'
L22	N 51°30'53" E	14.88'
L23	S 33°47'36" E	14.76'
L24	S 61°26'19" E	15.00'
L25	N 45°09'30" E	14.14'
L26	S 44°50'30" E	14.14'
L27	S 45°09'30" W	14.14'
L28	S 73°30'47" W	15.00'
L29	S 38°06'33" E	16.15'

LINE TABLE

LINE	BEARING	LENGTH
L30	N 59°34'18" E	14.38'
L31	N 19°33'46" W	15.00'
L32	N 39°12'32" W	14.12'
L33	N 48°44'28" E	13.68'
L34	N 45°07'21" W	14.21'
L35	S 44°52'36" W	14.07'
L36	S 79°34'50" W	15.00'
L37	N 1°09'08" W	15.00'
L38	S 40°25'02" W	15.47'
L39	S 49°59'28" E	12.64'
L40	S 45°02'23" W	14.11'
L41	N 27°29'07" W	15.00'
L42	N 44°18'59" E	14.35'
L43	S 45°38'28" E	13.95'
L44	N 42°55'34" E	14.73'
L45	S 5°56'45" E	14.08'
L46	N 36°31'40" W	13.85'
L47	S 55°16'59" W	14.00'
L48	N 39°07'17" E	13.75'
L49	N 50°09'29" W	14.27'
L50	S 54°45'50" E	13.61'
L51	S 36°11'18" W	14.87'
L52	S 83°00'40" W	14.47'
L53	N 9°27'55" W	14.33'
L54	N 20°03'32" E	15.09'
L55	S 87°33'23" E	44.10'
L56	S 66°41'09" E	49.27'
L57	N 44°53'31" W	14.13'

RESIDENTIAL LOTS	
50' LOTS =	81
60' LOTS =	90
TOTAL =	171

LAND USE	ACREAGE	LOTS
RESIDENTIAL	28.51	171
HOA/OPEN SPACE	2.36	3
STREET - ROW	13.50	-
TOTAL	44.37	174

harvest
Gathering. Growing. Living.

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
2805 Dallas Parkway, Suite 600 • Plano, Texas 75093
972.488.3880
Texas Board of Professional Land Surveying Registration No. 100461-03
Contact: Eddie Martinez, E-mail: emartinez@jonescarter.com

JOB No. D160-0054 KLG/BAS/EM

OWNER'S CERTIFICATION

STATE OF TEXAS :
COUNTY OF DENTON :

WHEREAS, Belmont 407, LLC, is the owner(s) of part of a called 782.359 acre tract as described in deed to Belmont 407, LLC, as 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 stamped "Jones Carter" found for the northeast corner of Lot 13, Block AB of Harvest Meadows Phase 3, an addition to the Town of Northlake, as recorded in Instrument No. 2017-301, R.P.R.D.C.T., from which a 5/8" iron rod with cap stamped "Jones Carter" found bears North 89 Degrees 36 Minutes 32 Seconds East, 141.35 feet to a 5/8" iron rod with cap stamped "Jones Carter" found;

THENCE North 00 Degrees 23 Minutes 28 Seconds West, along the west line of said Harvest Phase 3, to the center of Old Justin Road, a distance of 45.09 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the **POINT OF BEGINNING** of the herein tract as described;

THENCE North 89 Degrees 50 Minutes 30 Seconds West, along the center of Old Justin Road across said 782.359 acre tract, a distance of 1052.01 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

THENCE departing the center of Old Justin Road, over and cross said 782.359 acre tract, the following courses:

North 00 Degrees 09 Minutes 30 Seconds East, a distance of 30.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 45 Degrees 12 Minutes 14 Seconds East, a distance of 14.13 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 39.54 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 47 Degrees 11 Minutes 28 Seconds West, a distance of 13.60 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner at the beginning of a non-tangent curve to the left;

Southwesterly, along said non-tangent curve to the left having a central angle of 03 Degrees 23 Minutes 09 Seconds, a radius of 1223.00 feet, an arc distance of 72.27 feet and a chord bearing and distance of South 83 Degrees 33 Minutes 02 Seconds West, 72.26 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the beginning of a reverse curve to the right;

Northwesterly, along said reverse curve to the right having a central angle of 53 Degrees 51 Minutes 38 Seconds, a radius of 627.00 feet, an arc distance of 589.41 feet and a chord bearing and distance of North 71 Degrees 12 Minutes 44 Seconds West, 567.94 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 45 Degrees 43 Minutes 05 Seconds East, a distance of 54.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 87 Degrees 17 Minutes 08 Seconds East, a distance of 13.46 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 39 Degrees 18 Minutes 19 Seconds East, a distance of 227.64 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 02 Degrees 21 Minutes 26 Seconds West, a distance of 15.04 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 38 Degrees 46 Minutes 46 Seconds East, a distance of 54.62 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 86 Degrees 01 Minutes 12 Seconds East, a distance of 12.80 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the beginning of a non-tangent curve to the left;

Northeasterly, along said tangent curve to the left having a central angle of 17 Degrees 37 Minutes 52 Seconds, a radius of 247.60 feet, an arc distance of 76.19 feet and a chord bearing and distance of North 24 Degrees 53 Minutes 37 Seconds East, 75.89 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 77 Degrees 37 Minutes 41 Seconds East, a distance of 54.10 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 64 Degrees 53 Minutes 58 Seconds East, a distance of 87.80 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 77 Degrees 06 Minutes 23 Seconds East, a distance of 53.73 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 85 Degrees 20 Minutes 26 Seconds East, a distance of 28.57 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 07 Degrees 09 Minutes 12 Seconds East, a distance of 77.99 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 12 Degrees 49 Minutes 09 Seconds West, a distance of 54.28 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 16 Degrees 16 Minutes 07 Seconds West, a distance of 240.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 73 Degrees 43 Minutes 53 Seconds East, a distance of 120.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 16 Degrees 16 Minutes 07 Seconds West, a distance of 21.49 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the beginning of a tangent curve to the left ;

Northwesterly, along said tangent curve to the left having a central angle of 20 Degrees 38 Minutes 30 Seconds, a radius of 223.00 feet, an arc distance of 80.34 feet and a chord bearing and distance of North 26 Degrees 35 Minutes 21 Seconds West, 79.90 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 53 Degrees 05 Minutes 24 Seconds East, a distance of 54.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 77 Degrees 05 Minutes 51 Seconds East, a distance of 15.14 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the beginning of a non-tangent curve to the right;

Northeasterly, along said non-tangent curve to the right having a central angle of 28 Degrees 01 Minutes 51 Seconds, a radius of 380.00 feet, an arc distance of 185.91 feet and a chord bearing and distance of North 76 Degrees 08 Minutes 35 Seconds East, 184.06 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 305.20 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the beginning of a tangent curve to the right;

Southeasterly, along said tangent curve to the right having a central angle of 22 Degrees 55 Minutes 27 Seconds, a radius of 530.00 feet, an arc distance of 212.06 feet and a chord bearing and distance of South 78 Degrees 22 Minutes 46 Seconds East, 210.64 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 66 Degrees 55 Minutes 02 Seconds East, a distance of 102.23 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the beginning of a tangent curve to the left;

Southeasterly, along said tangent curve to the left having a central angle of 09 Degrees 27 Minutes 34 Seconds, a radius of 720.00 feet, an arc distance of 118.87 feet and a chord bearing and distance of South 71 Degrees 38 Minutes 49 Seconds East, 118.74 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 76 Degrees 22 Minutes 37 Seconds East, a distance of 672.71 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the beginning of a tangent curve to the left;

Southeasterly, along said tangent curve to the left having a central angle of 13 Degrees 27 Minutes 53 Seconds, a radius of 295.00 feet, an arc distance of 69.33 feet and a chord bearing and distance of South 83 Degrees 06 Minutes 33 Seconds East, 69.17 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 74.25 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 45 Degrees 08 Minutes 03 Seconds East, a distance of 37.09 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 00 Degrees 06 Minutes 35 Seconds West, along the west line of Cleveland Gibbs Road, a distance of 794.46 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 45 Degrees 08 Minutes 03 Seconds West, a distance of 35.34 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 81.60 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 00 Degrees 09 Minutes 30 Seconds West, a distance of 30.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set in the north line of said Harvest Meadows Phase 3 and the center of Old Justin Road;

THENCE North 89 Degrees 50 Minutes 30 Seconds West, along the north line of said Harvest Meadows Phase 3 and the center of Old Justin Road, a distance of 500.05 feet to the **POINT OF BEGINNING** and containing 1,932,929 square feet or 44.374 acres of land more or less.

STATE OF TEXAS :
COUNTY OF DENTON :

Now Therefore, know all men by these presents:
That Belmont 407, 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 7 & 8B**, 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. 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 Delaware 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 :_________________

APPROVED BY THE NORTHLAKE TOWN COUNCIL ON:

____
Date

____
Mayor, Town of Northlake

____
Town Secretary, Town of Northlake

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

____
Date

____
DISTRICT ENGINEER
BELMONT FRESH WATER SUPPLY DISTRICT NO. 1

STATE OF TEXAS
COUNTY OF DALLAS

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

PRELIMINARY PLAT
OF
HARVEST PHASE 7 & 8B

LOTS 1X & 1-13, BLOCK 90; LOTS 2X 1-26, BLOCK 91; LOTS 1-26, BLOCK 92; LOTS 2X, 3X & 1-66, BLOCK 93; LOTS 1-16, BLOCK 94; LOTS 1-14, BLOCK 95; LOTS 1-10, BLOCK 96
BEING 44.374 ACRES
SITUATED IN THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063
IN THE
ETJ OF TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
174 LOTS BY USE
(171 RESIDENTIAL, AND 3 NON-RESIDENTIAL
/OPEN SPACE LOTS)
SEPTEMBER 2020

harvest
Gathering. Growing. Living.

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
2805 Dallas Parkway, Suite 600 • Plano, Texas 75093
972.488.3880
Texas Board of Professional Land Surveying Registration No. 100461-03
Contact: Eddie Martinez, E-mail: emartinez@jonescarter.com

JOB No. D160-0054 KLG/BAS/EM

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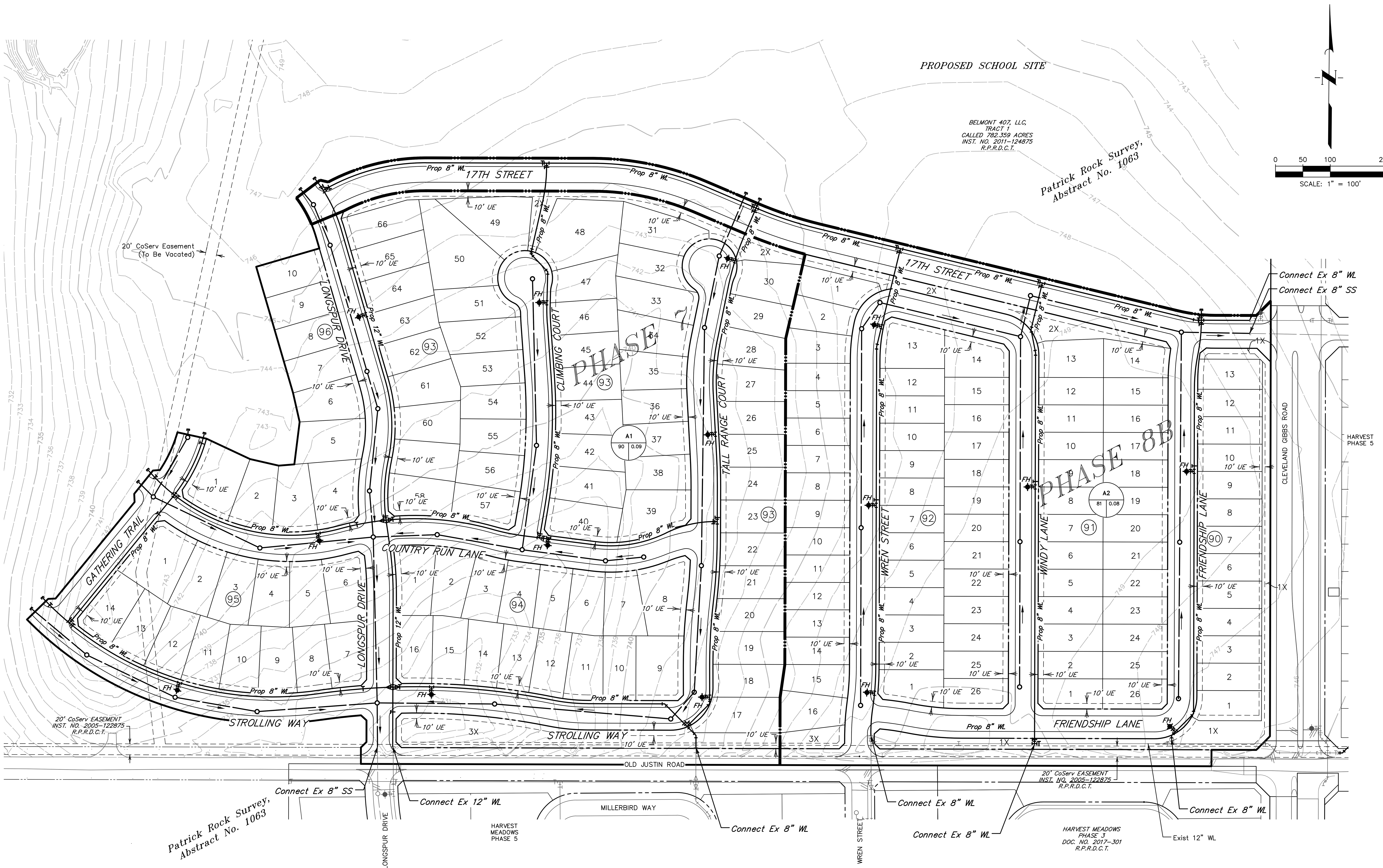


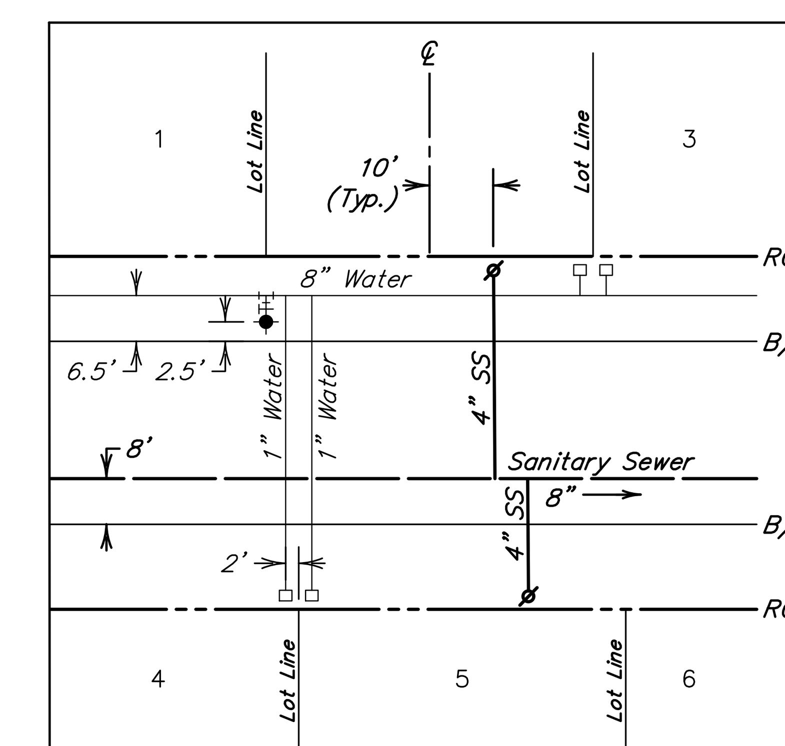
BENCH MARK

BM #70
"X" CUT AT THE NORTHEAST CORNER OF INLET BOX LOCATED IN THE EASTERLY R.O.W. OF HARVEST WAY AND 150'± NORTHEASTERLY FROM THE CENTERLINE OF 8th STREET.
ELEVATION 719.58

BM #71
"X" CUT AT THE SOUTHEAST CORNER OF INLET BOX LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF CLEVELAND-GIBBS ROAD AND 13th STREET.
ELEVATION 738.54

LEGEND

- PLAT BOUNDARY
- FUTURE LOT LINE
- FUTURE RIGHT OF WAY
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- 745 EXISTING MAJOR CONTOUR
- 744 EXISTING MINOR CONTOUR
- GAS EXISTING GAS LINE
- OHP EXISTING OVERHEAD POWER LINE
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- PROPOSED WATER w/ F.H.
- PROPOSED WATER w/ REDUCER
- PHASE LINE
- PROPOSED SANITARY SEWER
- SANITARY SEWER FLOW DIRECTION
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- SSE SAN SEW EASEMENT
- WLE WATER LINE EASEMENT
- FME FENCE MAINTENANCE EASEMENT
- A1 SERVICE AREA NUMBER
- 335 | 0.34 DESIGN LOAD IN MGD
- SERVICE AREA LOT COUNT



TYPICAL SERVICE CONNECTIONS FOR WATER AND SANITARY SEWER
Scale: N.T.S.

Sanitary Sewer Calculations										
Area	Lots	Density	Population	Load (GPD)	Load (GPM)	Average Load (GPM)	Average Load (MGD)	Peak Factor	Design Load (GPM)	Design Load (MGD)
A1	90	2.45	221	103	0.072	15.912	0.02	4	63.65	0.09
A2	81	2.45	199	103	0.072	14.328	0.02	4	57.31	0.08

NOTES:

1. All Proposed Sanitary Sewer and Water Lines to be 8-inch (8") Unless other wise noted.

HARVEST PHASE 7-8B PRELIMINARY SANITARY SEWER & WATER PLAN

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: RODNEY VELASQUEZ, P.E.
P.E. Serial No.: 129439
Date: AUGUST 2020

harvest

JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
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JC JOB No. D160-0054-00

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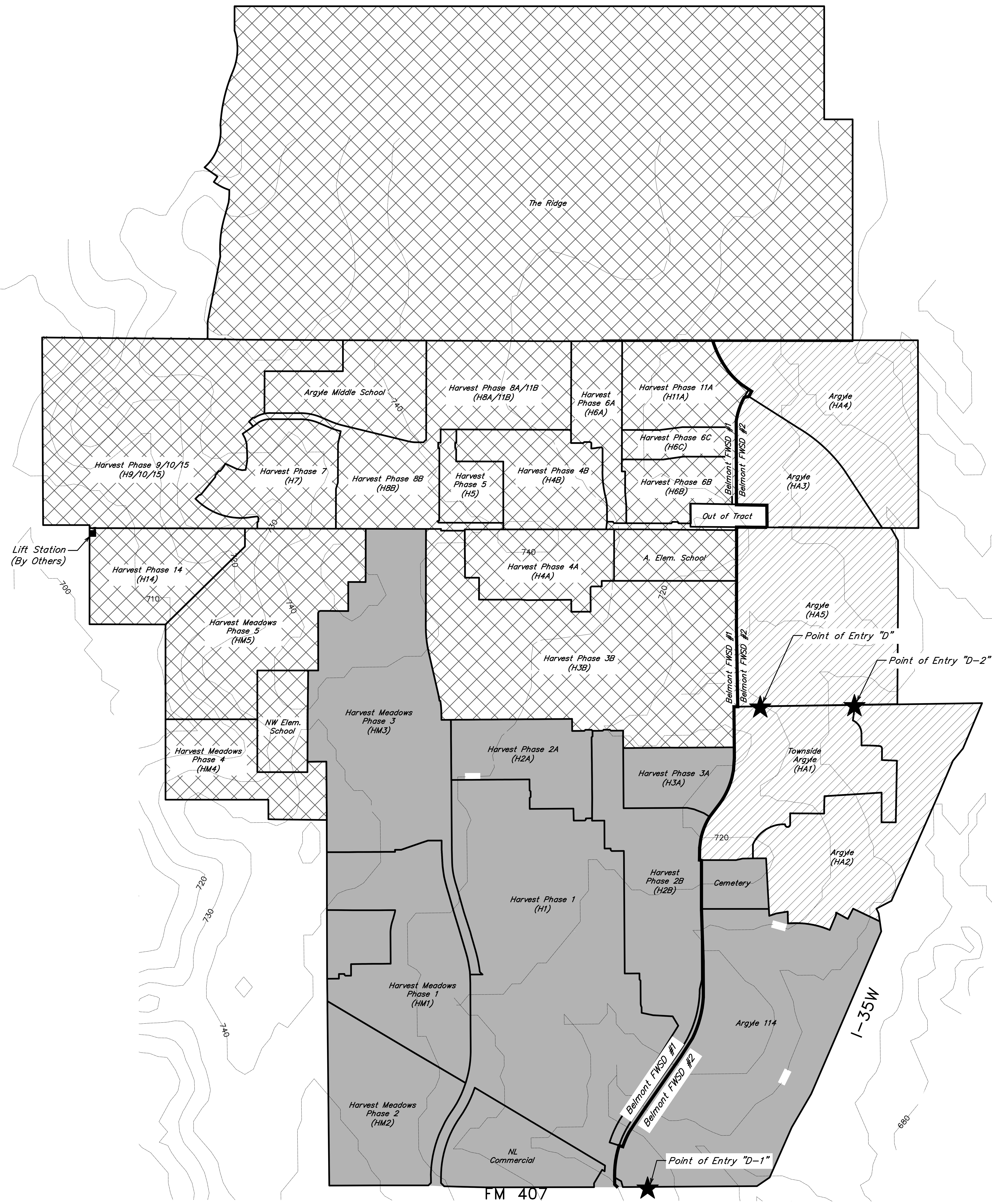
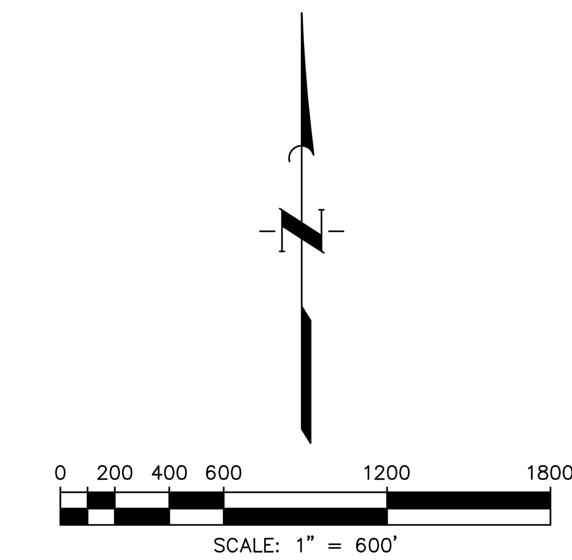


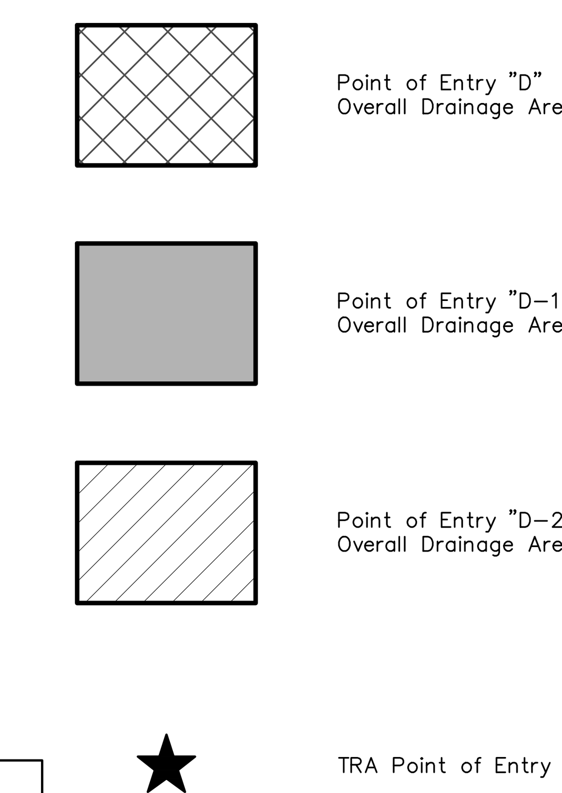


BENCH MARK

BM #70
"X" CUT AT THE NORTHEAST CORNER OF INLET BOX LOCATED IN THE EASTERLY R.O.W. OF HARVEST WAY AND 150'± NORTHEASTERLY FROM THE CENTERLINE OF 8th STREET.
ELEVATION 719.58

BM #71
"X" CUT AT THE SOUTHEAST CORNER OF INLET BOX LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF CLEVELAND–GIBBS ROAD AND 13th STREET.
ELEVATION 738.54

LEGEND



Point of Entry D-1:

	Lots	Acres	Load (GPD)	ADF (GPD)	Peak Factor	Design Load
HM1	210		252.35	52,994	4.0	211,974
HM2	154		252.35	38,862	4.0	155,448
HM3	342		252.35	86,304	4.0	345,215
H1	321		252.35	81,004	4.0	324,017
H2A	90		252.35	22,712	4.0	90,846
H2B	148		252.35	37,348	4.0	149,391
H3A	67		252.35	16,907	4.0	67,630
Argyle 114		88.8	605.64	53,781	4.0	215,123
NL Commercial		20.1	605.64	12,173	4.0	48,693
		Total:		**402,084**		**1,608,338**

Point of Entry D:

	Lots	Acres	Load (GPD)	ADF (GPD)	Peak Factor	Design Load
HM4	98		252.35	24,730	4.0	98,921
HM5	185		252.35	46,685	4.0	186,739
H3B	331		252.35	83,528	4.0	334,111
H4A	68		252.35	17,160	4.0	68,639
H4B	80		252.35	20,188	4.0	80,752
H5	47		252.35	11,860	4.0	47,442
H6A	36		252.35	9,085	4.0	36,338
H6B	61		252.35	15,393	4.0	61,573
H6C	31		252.35	7,823	4.0	31,291
H7	90		252.35	22,712	4.0	90,846
H8A/11B	158		252.35	39,871	4.0	159,485
H8B	81		252.35	20,440	4.0	81,761
H9/10/15	126		252.35	31,796	4.0	127,184
H14	59		252.35	14,889	4.0	59,555
H11A	84		252.35	21,197	4.0	84,790
NW Elem. School*	600		20	12,000	4.0	48,000
A. Middle School*	650		20	13,000	4.0	52,000
A. Elem. School*	600		20	12,000	4.0	48,000
Yu Tract	955		252.35	240,994	4.0	963,977
		Total:		**665,352**		**2,661,406**

Point of Entry D-2:

	Lots	Acres	Load (GPD)	ADF (GPD)	Peak Factor	Design Load
Townside Argyle HA1	208		252.35	52,489	4.0	209,955
Argyle HA2	110		252.35	27,759	4.0	111,034
Argyle HA3	97		252.35	24,478	4.0	97,912
Argyle HA4	72		252.35	18,169	4.0	72,677
Argyle HA5	344		252.35	86,808	4.0	347,234
		Total:		**209,703**		**838,811**

2140

Northlake:

	Lots	Acres	Load (GPD)	ADF (GPD)	Peak Factor	Design Load
H1	321		252.35	81,004	4.0	324,017
H2A	90		252.35	22,712	4.0	90,846
H2B	148		252.35	37,348	4.0	149,391
H3A	67		252.35	16,907	4.0	67,630
H3B	331		252.35	83,528	4.0	334,111
H4A	68		252.35	17,160	4.0	68,639
H4B	80		252.35	20,188	4.0	80,752
H5	47		252.35	11,860	4.0	47,442
H6A	36		252.35	9,085	4.0	36,338
H6B	61		252.35	15,393	4.0	61,573
H6C	31		252.35	7,823	4.0	31,291
H7	90		252.35	22,712	4.0	90,846
H8	59		252.35	14,889	4.0	59,555
H9	158		252.35	39,871	4.0	159,485
HM1	210		252.35	52,994	4.0	211,974
HM2	154		252.35	38,862	4.0	155,448
HM3	342		252.35	86,304	4.0	345,215
HM4	98		252.35	24,730	4.0	98,921
HM5	185		252.35	46,685	4.0	186,739
NW Elem. School*	600		20	12,000	4.0	48,000
A. Middle School*	650		20	13,000	4.0	52,000
A. Elem. School*	600		20	12,000	4.0	48,000
NL		20.1	605.64	12,173	4.0	48,693
Yu Tract	955		252.35	240,994	4.0	963,977
		Total:		**940,221**		**3,760,885**

Argyle:

	Lots	Acres	Load (GPD)	ADF (GPD)	Peak Factor	Design Load
Argyle 114		88.8	605.64	53,781	4.0	215,123
Townside Argyle HA1	208		252.35	52,489	4.0	209,955
Argyle HA2	110		252.35	27,759	4.0	111,034
Argyle HA3	97		252.35	24,478	4.0	97,912
Argyle HA4	72		252.35	18,169	4.0	72,677
Argyle HA5	344		252.35	86,808	4.0	347,234
		Total:		**263,484**		**1,053,935**

Allowable Per TRA Alignment Study:

Argyle/Belmont	1,314,000
Northlake/Belmont	1,864,000
Northlake	115,000
	3,293,000

HARVEST OVERALL SANITARY SEWER DISCHARGE PLAN

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: RODNEY VELASQUEZ, P.E.
P.E. Serial No.: 129439
Date: AUGUST 2020

harvest

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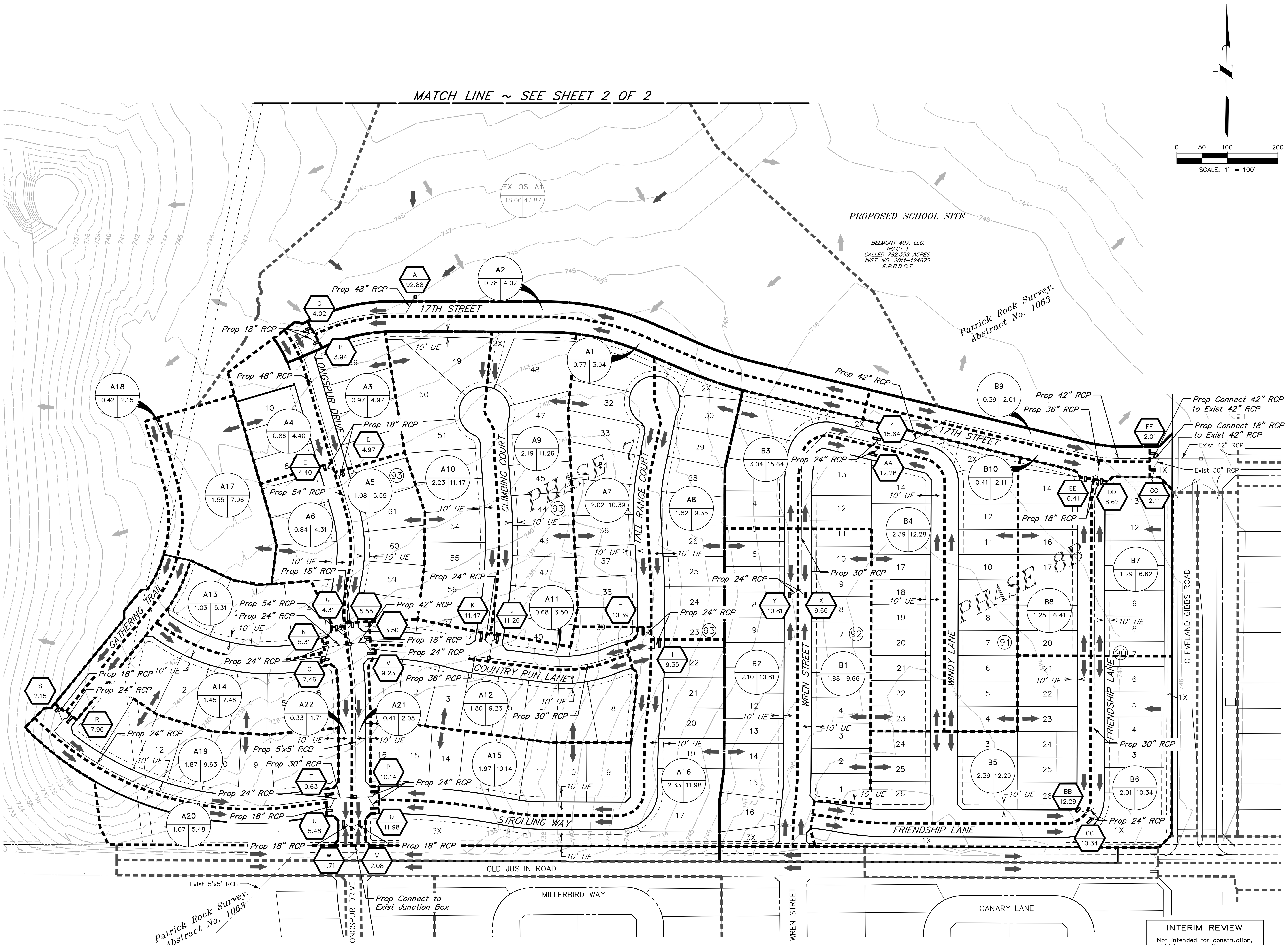

LEGEND

- PLAT BOUNDARY
- FUTURE LOT LINE
- FUTURE RIGHT OF WAY
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- EXISTING GAS LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED DRAINAGE AREA
- EXISTING DRAINAGE AREA
- PROPOSED BACK OF CURB
- PHASE LINE
- PROPOSED STORM CENTER LINE
- EXIST DRAINAGE FLOW
- PROPOSED DRAINAGE FLOW
- PROP CURB INLET
- DRAINAGE AREA NUMBER
- 100 YR RUNOFF IN C.F.S.
- DRAINAGE AREA IN ACRES
- DESIGN POINT
- 100YR FLOW

UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
SSE	SAN SEW EASEMENT
WLE	WATER LINE EASEMENT
FME	FENCE MAINTENANCE EASEMENT

HARVEST PHASE 7-8B PRELIMINARY DRAINAGE PLAN (1 OF 2)

INTERIM REVIEW

Not intended for construction, bidding or permit purposes.

Engineer: RODNEY VELASQUEZ, P.E.

P.E. Serial No.: 129439

Date: AUGUST 2020

harvest

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JC JOB No. D160-0054-00

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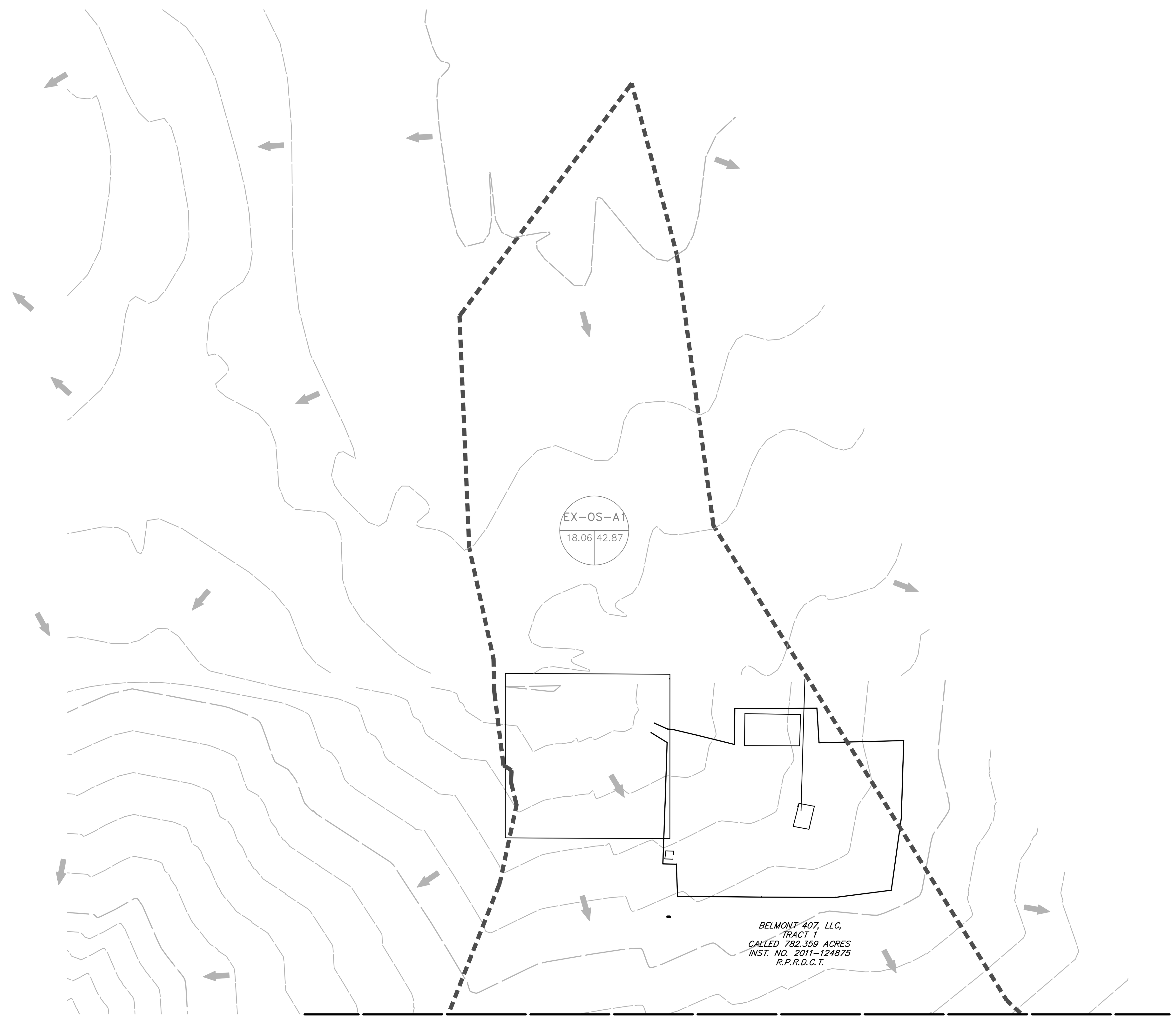

N

0 50 100 200

SCALE: 1" = 100'

LEGEND

- PLAT BOUNDARY
- FUTURE LOT LINE
- FUTURE RIGHT OF WAY
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- GAS — EXISTING GAS LINE
- OHP — EXISTING OVERHEAD POWER LINE
- 745 — EXISTING MAJOR CONTOUR
- 744 — EXISTING MINOR CONTOUR
- PROPOSED DRAINAGE AREA
- EXISTING DRAINAGE AREA
- PROPOSED BACK OF CURB
- PHASE LINE
- PROPOSED STORM CENTER LINE
- EXIST DRAINAGE FLOW
- PROPOSED DRAINAGE FLOW
- PROP CURB INLET
- A1 — DRAINAGE AREA NUMBER
- 2.05 — 100 YR RUNOFF IN C.F.S.
- 0.34 — DRAINAGE AREA IN ACRES
- H — DESIGN POINT
- 4.60 — 100YR FLOW
- UE — UTILITY EASEMENT
- DE — DRAINAGE EASEMENT
- SSE — SAN SEW EASEMENT
- WLE — WATER LINE EASEMENT
- FME — FENCE MAINTENANCE EASEMENT

HARVEST PHASE 7-8B PRELIMINARY DRAINAGE PLAN (2 OF 2)

INTERIM REVIEW

Not intended for construction, bidding or permit purposes.

Engineer: RODNEY VELASQUEZ, P.E.

P.E. Serial No.: 129439

Date: AUGUST 2020

harvest

JONES | CARTER

Texas Board of Professional Engineers Registration No. F-439
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972.488.3880

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DRAINAGE DESIGN CALCULATIONS - STREET, ROW, & ON-GRADE INLETS

Inlet Design Pt.	Inlet No.	Drainage Area No.	Area	Runoff Coeffecient	Time of Concentration	Street Long. Slope "S" (ft/ft)	Street Cross Section (Type)	Street Cross Slope (ft/ft) "S_x"	Gutter Cross Slope (ft/ft) "S'_w"	Manning Coeffecient "n"	25 Year Intensity "I" (in/hr)	25 Year Runoff "Q" (cfs)	25 Year Carryover (cfs)	25 Year Gutter Flow "Q" (cfs)	Street Capacity (cfs)	25 Year Depth of Flow "Y_0" (ft)	100 Year Intensity "I" (in/hr)	100 Year Runoff "Q" (cfs)	100 Year Carryover (cfs)	100 Year Gutter Flow "Q" (cfs)	100 Year Depth of Flow "Y_0" (ft)	100 Year Spread of Flow "Sp" (ft)	Length Required "L_0" (ft)	Length Provided "L" (ft)	Effeciency "E"	Inlet Capacity Qi (cfs)	25 Year Inlet Flow (cfs)	25 Year Bypass (cfs)	100 Year Inlet Flow (cfs)	100 Year Bypass (cfs)	Comments: CO= Carry Over, BP= Bypass
A	1	OS-A1	18.06	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	75.24	0.00	75.24	11.63	0.84	7.91	92.88	0.00	-	-	-	-	-	-	-	-	-	-	-	"Y" Inlet
B	2	A1	0.77	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	3.19	0.00	3.19	11.63	0.26	7.91	3.94	0.00	3.94	0.28	9.99	9.49	10	1.00	3.94	3.19	0.00	3.94	0.00	BP to Inlet 4
C	3	A2	0.78	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	3.25	0.00	3.25	11.63	0.26	7.91	4.02	0.00	4.02	0.28	10.07	9.59	10	1.00	4.02	3.25	0.00	4.02	0.00	BP to Inlet 4
D	4	A3	0.97	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	4.03	0.00	4.03	11.63	0.28	7.91	4.97	0.00	4.97	0.30	10.91	10.80	10	0.99	4.93	4.03	0.00	4.93	0.05	CO from Inlets 2 & 3
E	5	A4	0.86	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	3.56	0.00	3.56	11.63	0.27	7.91	4.40	0.00	4.40	0.29	10.41	10.08	10	1.00	4.40	3.56	0.00	4.40	0.00	BP to Inlet 6
F	6	A5	1.08	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	4.50	0.00	4.50	11.63	0.29	7.91	5.55	0.05	5.59	0.32	11.36	11.48	10	0.97	5.45	4.50	0.00	5.45	0.14	BP to Inlet 22, CO from Inlet 4
G	7	A6	0.84	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	3.50	0.00	3.50	11.63	0.26	7.91	4.31	0.00	4.32	0.29	10.34	9.98	10	1.00	4.32	3.50	0.00	4.32	0.00	BP to Inlet 23, CO from Inlet 5
H	8	A7	2.02	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	8.42	0.00	8.42	11.63	0.37	7.91	10.39	0.00	10.39	0.40	14.38	16.30	15	0.99	10.28	8.42	0.00	10.28	0.11	BP to Inlet 12
I	9	A8	1.82	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	7.58	0.00	7.58	11.63	0.35	7.91	9.35	0.00	9.35	0.38	13.82	15.37	15	1.00	9.34	7.58	0.00	9.34	0.01	BP to Inlet 12
J	10	A9	2.19	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	9.12	0.00	9.12	11.63	0.38	7.91	11.26	0.00	11.26	0.41	14.82	17.05	15	0.98	11.01	9.12	0.00	11.01	0.25	BP to Inlet 12
K	11	A10	2.23	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	9.29	0.00	9.29	11.63	0.38	7.91	11.47	0.00	11.47	0.41	14.92	17.24	15	0.97	11.18	9.29	0.00	11.18	0.29	BP to Inlet 12
L	12	A11	0.68	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	2.83	0.00	2.83	11.63	0.24	7.91	3.50	0.66	4.16	0.28	9.56	9.15	10	1.00	4.16	2.83	0.00	4.16	0.00	BP to Inlet 22, CO from Inlets 8-11
M	13	A12	1.80	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	7.48	0.00	7.48	11.63	0.35	7.91	9.23	0.00	9.23	0.38	13.75	15.25	15	1.00	9.23	7.48	0.00	9.23	0.01	BP to Inlet 22
N	14	A13	1.03	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	4.30	0.00	4.30	11.63	0.29	7.91	5.31	0.00	5.31	0.31	11.18	11.20	10	0.98	5.22	4.30	0.00	5.22	0.10	BP to Inlet 23
O	15	A14	1.45	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	6.04	0.00	6.04	11.63	0.33	7.91	7.46	0.00	7.46	0.35	12.70	13.53	15	1.00	7.46	6.04	0.00	7.46	0.00	BP to Inlet 23
P	16	A15	1.97	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	8.22	0.00	8.22	11.63	0.36	7.91	10.14	0.00	10.14	0.39	14.25	16.08	15	0.99	10.06	8.22	0.00	10.06	0.08	BP to Inlet 22
Q	17	A16	2.33	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	9.71	0.00	9.71	11.63	0.39	7.91	11.98	0.00	11.98	0.42	15.17	17.66	15	0.97	11.59	9.71	0.00	11.59	0.40	BP to Inlet 22
R	18	A17	1.55	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	6.44	0.00	6.44	11.63	0.33	7.91	7.96	0.00	7.96	0.36	13.01	14.03	15	1.00	7.96	6.44	0.00	7.96	0.00	BP to Inlet 20
S	19	A18	0.42	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	1.74	0.00	1.74	11.63	0.20	7.91	2.15	0.00	2.15	0.22	7.96	6.81	10	1.00	2.15	1.74	0.00	2.15	0.00	BP to Inlet 20
T	20	A19	1.87	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	7.80	0.00	7.80	11.63	0.36	7.91	9.63	0.00	9.63	0.39	13.97	15.62	15	1.00	9.60	7.80	0.00	9.60	0.03	BP to Inlet 23, CO from Inlets 17&18
U	21	A20	1.07	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	4.44	0.00	4.44	11.63	0.29	7.91	5.48	0.00	5.48	0.31	11.31	11.40	10	0.98	5.36	4.44	0.00	5.36	0.13	BP to Inlet 23
V	22	A21	0.41	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	1.69	0.00	1.69	11.63	0.20	7.91	2.08	0.62	2.70	0.24	7.87	-	-	-	-	-	-	-	-	
W	23	A22	0.33	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	1.38	0.00	1.38	11.63	0.19	7.91	1.71	0.25	1.96	0.21	7.30	-	-	-	-	-	-	-	-	
X	24	B1	1.88	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	7.83	0.00	7.83	11.63	0.36	7.91	9.66	0.00	9.66	0.39	13.99	-	-	-	-	-	-	-	-	
Y	25	B2	2.10	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	8.75	0.00	8.75	11.63	0.37	7.91	10.81	0.00	10.81	0.40	14.59	-	-	-	-	-	-	-	-	
Z	26	B3	3.04	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	12.67	0.00	12.67	11.63	0.43	7.91	15.64	0.00	15.64	0.46	16.76	-	-	-	-	-	-	-	-	
AA	27	B4	2.39	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	9.94	0.00	9.94	11.63	0.39	7.91	12.28	0.00	12.28	0.42	15.31	-	-	-	-	-	-	-	-	
BB	28	B5	2.39	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	9.95	0.00	9.95	11.63	0.39	7.91	12.29	0.00	12.29	0.42	15.31	-	-	-	-	-	-	-	-	
CC	29	B6	2.01	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	8.38	0.00	8.38	11.63	0.37	7.91	10.34	0.00	10.34	0.40	14.35	-	-	-	-	-	-	-	-	
DD	30	B7	1.29	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	5.36	0.00	5.36	11.63	0.31	7.91	6.62	0.00	6.62	0.34	12.14	12.66	10	0.94	6.22	5.36	0.00	6.22	0.40	BP to Inlet 33
EE	31	B8	1.25	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	5.19	0.00	5.19	11.63	0.31	7.91	6.41	0.00	6.41	0.33	11.99	12.43	10	0.95	6.07	5.19	0.00	6.07	0.34	BP to Inlet 33
FF	32	B9	0.39	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	1.62	0.00	1.62	11.63	0.20	7.91	2.01	0.00	2.01	0.22	7.76	6.56	10	1.00	2.01	1.62	0.00	2.01	0.00	
GG	33	B10	0.41	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.013	6.41	1.71	0.00	1.71	11.63	0.20	7.91	2.11	0.74	2.85	0.25	7.91	7.29	10	1.00	2.85	1.71	0.00	2.85	0.00	CO from Inlets 30 & 31

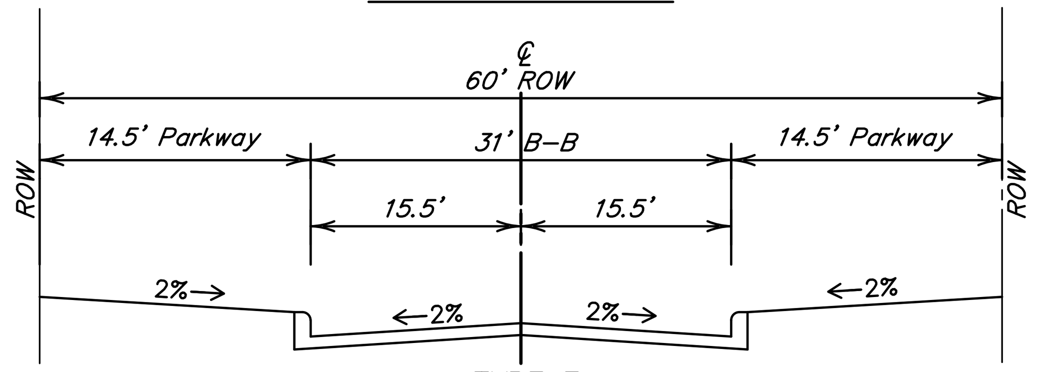
DRAINAGE DESIGN CALCULATIONS - CURB INLETS IN SUMP LOCATIONS

Inlet Design Pt.	Inlet No.	Drainage Area No.	Area	Runoff Coeffecient "C"	Time of Concentration	Street Long. Slope "S"	Street Cross Slope (ft/ft)	Manning Coeffecient "n"	100 Year Intensity "I" (in/hr)	Street Cross Section (Type)	100 Year Runoff (cfs)	100 Year Carryover (cfs)	Total 100 Year Runoff (cfs)	100 Year Depth of Flow "Y_0" (ft)	Depth of Depression "a" (ft)	100 Year Depth of Flow "y" (ft)	Inlet Capacity Per Foot of Length "Q/L"	Length of Inlet Provided "L" (ft)	Inlet Capacity "Q" (cfs)	100 Year Bypass (cfs)	Percent 100 Year Flow Captured (%)	Comments: CO=Carryover, BP=Bypass
V	22	A21	0.41	0.65	15.00	0.0060	0.0278	0.013	7.91	Type E	2.08	0.62	2.70	0.24	0.63	0.24	0.35	10	5.45	0.00	100%	CO from Inlets 6 ,12-13 & 16-17
W	23	A22	0.33	0.65	15.00	0.0060	0.0278	0.013	7.91	Type E	1.71	0.25	1.96	0.21	0.63	0.21	0.30	10	4.54	0.00	100%	CO from Inlets 7, 14-15 & 20-21
X	24	B1	1.88	0.65	15.00	0.0060	0.0278	0.013	7.91	Type E	9.66	0.00	9.66	0.39	0.63	0.39	0.72	10	11.16	0.00	100%	
Y	25	B2	2.10	0.65	15.00	0.0060	0.0278	0.013	7.91	Type E	10.81	0.00	10.81	0.40	0.63	0.40	0.77	10	11.88	0.00	100%	
Z	26	B3	3.04	0.65	15.00	0.0060	0.0278	0.013	7.91	Type E	15.64	0.00	15.64	0.46	0.63	0.46	0.95	15	19.38	0.00	100%	
AA	27	B4	2.39	0.65	15.00	0.0060	0.0278	0.013	7.91	Type E	12.28	0.00	12.28	0.42	0.63	0.42	0.83	15	16.91	0.00	100%	
BB	28	B5	2.39	0.65	15.00	0.0060	0.0278	0.013	7.91	Type E	12.29	0.00	12.29	0.42	0.63	0.42	0.83	10	12.77	0.00	100%	
CC	29	B6	2.01	0.65	15.00	0.0060	0.0278	0.013	7.91	Type E	10.34	0.00	10.34	0.40	0.63	0.40	0.75	10	11.59	0.00	100%	

DRAINAGE DESIGN CALCULATIONS - "Y" INLETS

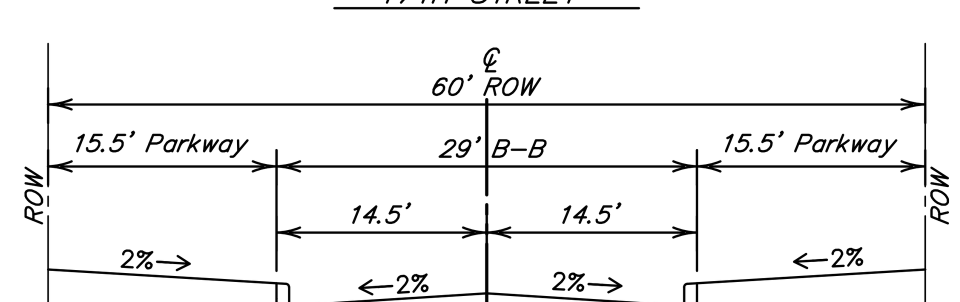
Inlet Design Point	Inlet No.	Drainage Area No.	Area (ac.)	Runoff Coeffecient "C"	Time of Concentration (min.)	100 Year Intensity (in./hr.)	100 Year Runoff "Q" (cfs)	100 Year Carryover (cfs)	Total 100 Year Runoff "Qo" (cfs)	100 Year Depth of Flow "Yo" (ft.)	Depth of Depression "a" (ft.)	Depth of Opening "Y" (ft.)	Inlet Capacity Per Foot of Length "Q/L" (ft.)	Length of Inlet Provided "L"	Inlet Capacity "Q" (cfs)	25 Year Bypass (cfs)	100 Year Bypass (cfs)	Percent 100 Year Flow Captured (%)	Comments
A	1	OS-A1	18.06	0.30	15.00	7.91	42.87	0.00	42.87	0.50	0.50	1.00	3.00	16	48.00	0.00	0.00	100%	4'x4' "Y" Inlet

OLD JUSTIN ROAD



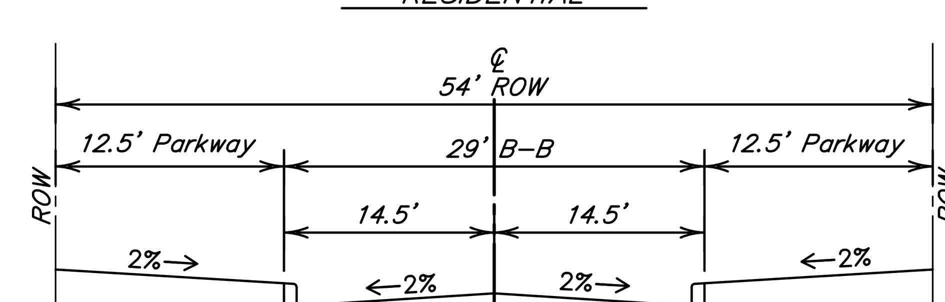
TYPE E
SCALE: N.T.S.

17TH STREET



TYPE E
SCALE: NTS

RESIDENTIAL



TYPE E
SCALE: NTS

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: RODNEY VELASQUEZ, P.E.
P.E. Serial No.: 129439
Date: AUGUST 2020

HARVEST PHASE 8 PRELIMINARY DRAINAGE PLAN CALCULATIONS

harvest

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NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: SEPTEMBER 10, 2020

REF DOC.: UNIFIED DEVELOPMENT CODE (UDC); ENGINEERING DESIGN MANUAL (EDM); THE RIDGE AT NORTHLAKE MPD ORDINANCES

SUBJECT: THE RIDGE AT NORTHLAKE PHASE 1A FINAL PLAT (FP-20-015)

GOALS/OBJECTIVES:

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

PRELIMINARY PLAT INFORMATION:

Owner/ Applicant: TMRY Ridge, LP

Engineer/Surveyor: JBI Partners

Current Zoning: Mixed-Use Planned Development (MPD)

Site: Approximately 22.389 acres out of the Patrick Rock Survey, Abstract No. 1063, generally located south of Heritage Trail and west of Briarwood Road. The site was preliminary platted as part of The Ridge at Northlake preliminary plat approved on August 9, 2018.

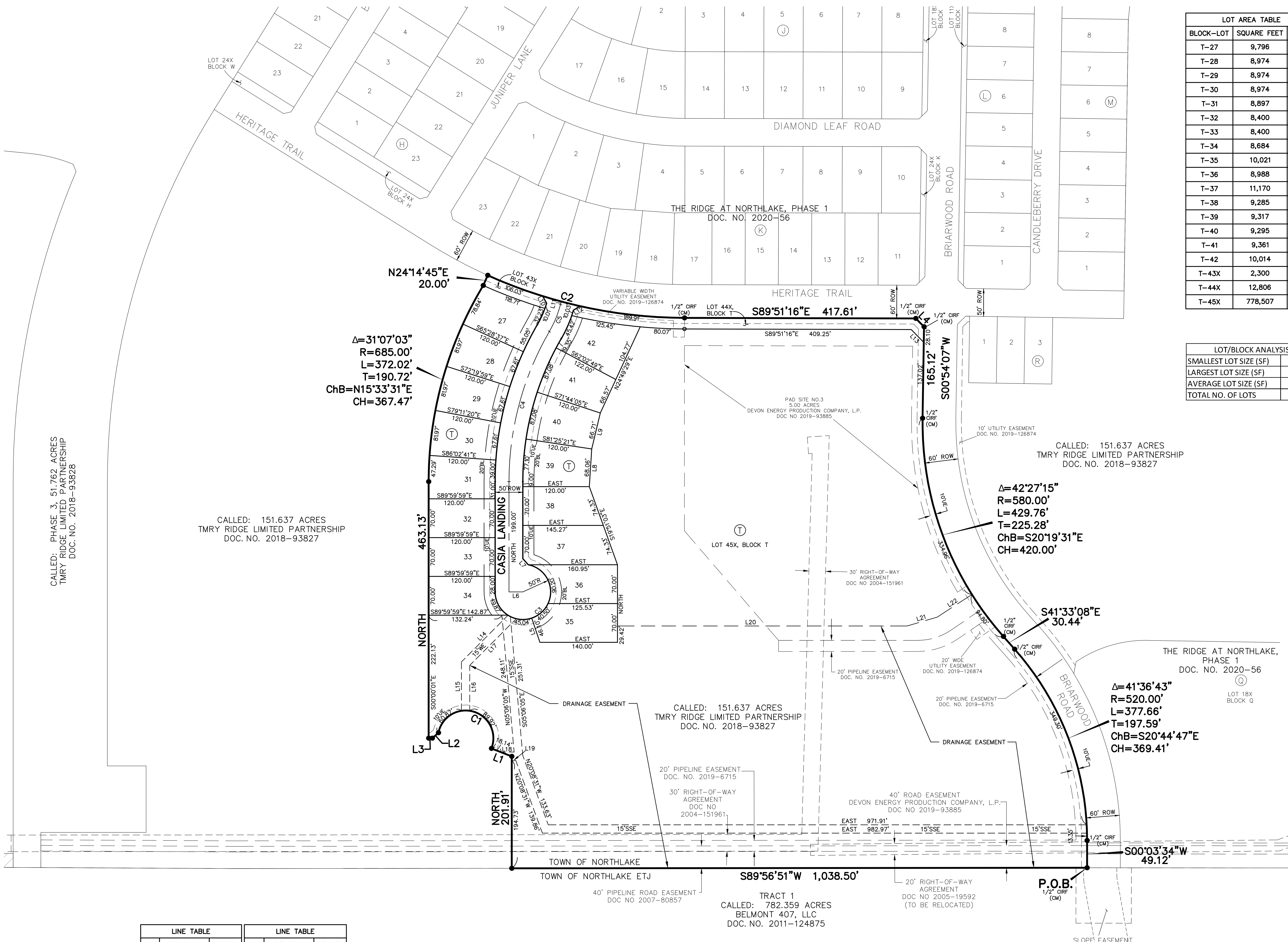
Summary: This final plat is for a phase of The Ridge at Northlake containing 16 residential lots and 3 common area lots. The lots are located in the SF-2 zoning tract of the MPD which calls for a mix of SF-50, SF-60, and SF-70 lot types. All residential lots in this plat meet the SF-70 (70' width) lot type standards.

Staff Analysis: The applicant has provided a final plat application in accordance with requirements the Unified Development Code (UDC). The application was considered filed on August 12, 2020, and will be approved on September 11, 2020, if no action is taken.

The final plat substantially conforms to the approved preliminary plat except for the phasing plan which called for these lots to be developed as part of Phase 2. The developer has accelerated the development of these lots to meet demand for larger lots in Phase 1. The plat meets all zoning standards outlined in the MPD. 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.

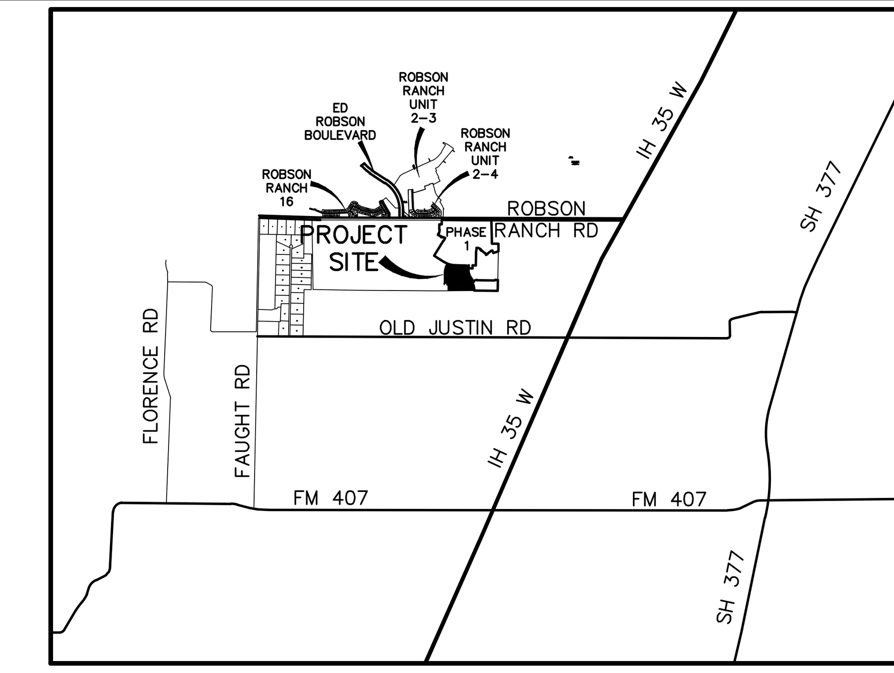
COUNCIL ACTIONS:

- Approve or take no action (results in approval on September 11th)



LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
T–27	9,796	0.225
T–28	8,974	0.206
T–29	8,974	0.206
T–30	8,974	0.206
T–31	8,897	0.204
T–32	8,400	0.193
T–33	8,400	0.193
T–34	8,684	0.199
T–35	10,021	0.230
T–36	8,988	0.206
T–37	11,170	0.256
T–38	9,285	0.213
T–39	9,317	0.214
T–40	9,295	0.213
T–41	9,361	0.215
T–42	10,014	0.230
T–43X	2,300	0.053
T–44X	12,806	0.294
T–45X	778,507	17.872

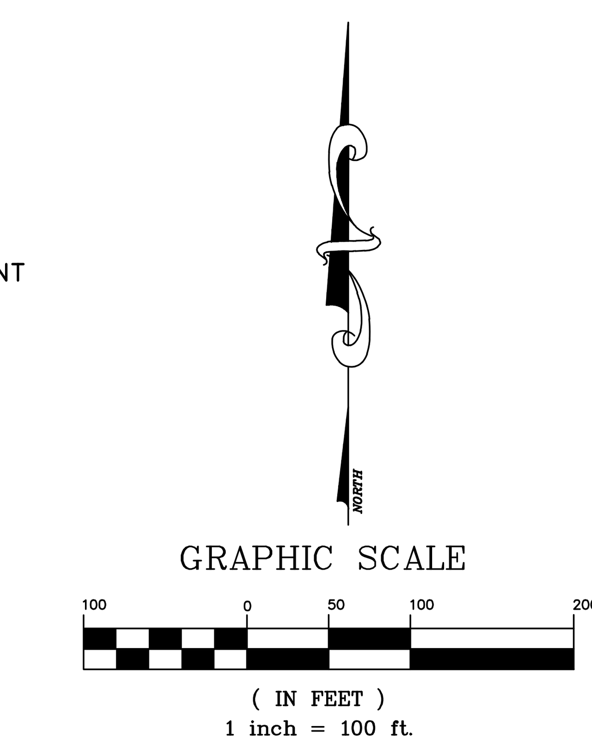
LOT/BLOCK ANALYSIS	
SMALLEST LOT SIZE (SF)	8,400
LARGEST LOT SIZE (SF)	11,170
AVERAGE LOT SIZE (SF)	9,284
TOTAL NO. OF LOTS	16



VICINITY MAP (N.T.S.)

LEGEND

POB	POINT OF BEGINNING
CM	CONTROL MONUMENT
CIRF	CAPPED IRON ROD FOUND
BL	BUILDING LINE
ROW	RIGHT-OF-WAY
DOC. NO.	DOCUMENT NUMBER
R	RADIUS
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT



NOTES:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

2. ALL CORNERS ARE ONE-HALF INCH IRON ROD WITH YELLOW CAP STAMPED "JBI" SET UNLESS OTHERWISE NOTED.

3. THE OWNER SHALL INDEMIFY, DEFEND AND HOLD HARMLESS THE TOWN OF NORTHLAKE, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY, OR EXPENSE AND ATTORNEY'S FEES FOR ANY NEGLIGENCE WHATSOEVER, ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION, OR USE OF THE "DETENTION FACILITY", INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING, IN FORM AND SUBSTANCE AS REQUIRED BY THE "UNIFORM DEVELOPMENT CODE".

LINE TABLE		
NO.	BEARING	LENGTH
L1	N68°28'30"W	39.45'
L2	S47°52'11"W	14.83'
L3	WEST	6.79'
L4	S44°28'34"E	21.07'
L5	S18°45'29"E	46.10'
L6	N90°00'00"W	25.00'
L7	N42°07'49"W	14.83'
L8	N03°43'20"E	68.06'
L9	N13°25'17"E	66.71'
L10	N28°55'16"W	14.35'
L11	N14°57'27"E	5.61'

LINE TABLE		
NO.	BEARING	LENGTH
L12	N59°04'24"E	14.41'
L13	S44°28'34"E	32.45'
L14	S45°00'00"W	118.92'
L15	S00°00'00"E	88.38'
L16	S00°00'00"E	82.13'
L17	S45°00'00"W	118.76'
L18	N90°00'00"E	24.13'
L19	N90°00'00"W	7.26'
L20	N90°00'00"E	522.63'
L21	N73°30'41"E	56.77'
L22	N57°01'21"E	74.75'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	165.85'	190°02'48"	50.00'	568.84'	N73°29'54"W	99.62'
C2	365.95'	024°06'01"	870.00'	185.72'	S77°48'15"E	363.25'
C3	225.60'	258°31'22"	50.00'	61.17'	N50°44'23"E	77.43'
C4	283.74'	030°06'20"	540.00'	145.23'	S15°03'10"W	280.49'
C5	52.88'	015°08'53"	200.00'	26.59'	N22°31'54"E	52.72'

FINAL PLAT

THE RIDGE AT NORTHLAKE, PHASE 1A

16 RESIDENTIAL LOTS AND 3 COMMON AREA LOTS
PART OF NORTHLAKE MANAGEMENT DISTRICT NO. 2

BEING 22.389 ACRES OUT OF THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063,

THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

TMRY RIDGE LIMITED PARTNERSHIP — **OWNER/DEVELOPER**
2500 Legacy Drive, Suite 100
Frisco, Texas 75034
Contact: Phillip Thompson
(469) 252-2200

JBI PARTNERS, INC. — **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300
Carrollton, Texas 75006
Contact: Daniel Dewey, P.E.
TBPE No. F-438 TBPLS No. 10076000
(972)248-7676

July 29, 2020

Drawing: H:\Projects\DAR008-The Ridge at Nrthlake\dwg\Survey\xDAR008-pt-(PH1A).dwg Saved By: astout Save Time: 7/28/2020 12:41 PM Plotted by: astout Plot Date: 7/28/2020 5:59 PM

LEGAL DESCRIPTION

BEING a parcel of land situated in the Town of Northlake, Denton County, Texas, a part of the Patrick Rock Survey, Abstract No. 1063, and being a part of that called 151.637 acre tract of land described in a special warranty deed to TMRY Ridge Limited Partnership as recorded in Document Number 2018–93827, Official Public Records of Denton County, Texas, and being further described as follows:

BEGINNING at a one–half inch iron rod with yellow cap stamped "JBI" found in the west right–of–way line of Briarwood Road, a 60 foot right–of–way dedicated by The Ridge at Northlake, Phase 1 Plat, an addition to the Town of Northlake as recorded in Document Number 2020–56, Official Public Records of Denton County, Texas, said point also being in the south line of said 151.637 acre tract and the north line of that called 782.359 acre tract of land described in deed to Belmont 407, LLC as recorded in Document Number 2011–124875, Official Public Records of Denton County, Texas;

THENCE South 89 degrees 56 minutes 51 seconds West, 1,038.50 feet along the south line of said 151.637 acre tract and along the north line of said 782.359 acre tract to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North, 201.91 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 68 degrees 28 minutes 30 seconds West, 39.45 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northwesterly, 165.85 feet along a curve to the left having a central angle of 190 degrees 02 minutes 48 seconds, a radius of 50.00 feet, a tangent of 568.84 feet, and whose chord bears North 73 degrees 29 minutes 54 seconds West, 99.62 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 47 degrees 52 minutes 11 seconds West, 14.83 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE West, 6.79 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North, 463.13 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northeasterly, 372.02 feet along a curve to the right having a central angle of 31 degrees 07 minutes 03 seconds, a radius of 685.00 feet, a tangent of 190.72 feet, and whose chord bears North 15 degrees 33 minutes 31 seconds East, 367.47 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 24 degrees 14 minutes 45 seconds East, 20.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner in the south right–of–way line of Heritage Trail, a 60–foot right–of–way;

THENCE along the south right–of–way line of Heritage Trail as follows:

Southeasterly, 365.95 feet along a curve to the left having a central angle of 24 degrees 06 minutes 01 seconds, a radius of 870.00 feet, a tangent of 185.72 feet, and whose chord bears South 77 degrees 48 minutes 15 seconds East, 363.25 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;

South 89 degrees 51 minutes 16 seconds East, 417.61 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;

South 44 degrees 28 minutes 34 seconds East, 21.07 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner in the west right–of–way of Briarwood Road;

THENCE along the west right–of–way line of Briarwood Road as follows:

South 00 degrees 54 minutes 07 seconds West, 165.12 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;

Southeasterly, 429.76 feet along a curve to the left having a central angle of 42 degrees 27 minutes 15 seconds, a radius of 580.00 feet, a tangent of 225.28 feet, and whose chord bears South 20 degrees 19 minutes 31 seconds East, 420.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;

South 41 degrees 33 minutes 08 seconds East, 30.44 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;

Southeasterly, 377.66 feet along a curve to the right having a central angle of 41 degrees 36 minutes 43 seconds, a radius of 520.00 feet, a tangent of 197.59 feet, and whose chord bears South 20 degrees 44 minutes 47 seconds East, 369.41 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;

South 00 degrees 03 minutes 34 seconds West, 49.12 feet to the POINT OF BEGINNING and containing 975,270 square feet or 22.389 acres of land.

BASIS OF BEARING: The basis of bearing is derived from the TEXAS WDS RTK Cooperative Network – Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

STATE OF TEXAS §

COUNTY OF ______ §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TMRY RIDGE LIMITED PARTNERSHIP, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as **THE RIDGE AT NORTHLAKE, PHASE 1A**, 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.

TMRY Ridge Limited Partnership,

a Texas limited partnership

BY: TM Ridge GP, LLC

a Texas limited liability company,
its general partner

BY: Taylor Morrison of Texas, Inc.,

a Texas corporation,
its managing member

BY: ____________________

Ryan Huey
VP–Land Acquisition

STATE OF TEXAS §

COUNTY OF ______ §

BEFORE ME, the undersigned authority, on this day personally appeared ______________________________, 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 purposes 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: ___________________________

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That I, Mark W. Harp, 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 the Town of Northlake, Denton County, Texas.

Dated this the _____ day of __________, 2020.

____

Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS
REGISTERED
MARK W. HARP
6425
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Mark W. Harp, 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 Commision Expires: ___________________________

NOTARY PUBLIC STATE OF TEXAS
ROSA M. GARCIA
Notary ID 124892205
Expires April 13, 2024

APPROVED BY THE TOWN COUNCIL ON:

____
DATE

____
MAYOR, TOWN of NORTHLAKE

____
SECRETARY, TOWN of NORTHLAKE

FINAL PLAT

THE RIDGE AT NORTHLAKE, PHASE 1A

16 RESIDENTIAL LOTS AND 3 COMMON AREA LOTS
PART OF NORTHLAKE MANAGEMENT DISTRICT NO. 2

BEING 22.389 ACRES OUT OF THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063,

THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

TMRY RIDGE LIMITED PARTNERSHIP — **OWNER/DEVELOPER**
2500 Legacy Drive, Suite 100
Frisco, Texas 75034
Contact: Phillip Thompson
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2121 Midway Road, Suite 300
Carrollton, Texas 75006
Contact: Daniel Dewey, P.E.
TBPE No. F–438 TBPLS No. 10076000
(972)248–7676

July 29, 2020

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
MEETING MINUTES
THURSDAY, AUGUST 13, 2020

1. Mayor David Rettig call the workshop session to order at 6:33 pm, quorum present

Council Members present:	David Rettig, Mayor; Brian Montini, Mayor Pro Tem; Councilors Rena Hardeman, Jimmy Lambert, Roger Sessions, and Danny Simpson
Staff present:	Drew Corn, Town Administrator; Police Captain Michael Coleman; Police Officer Kurtis Campbell; John Zagurski, Finance Director; Eric Tamayo, Public Works Director; Tara Barton, Marketing and Communications Coordinator; Jakob Bressler, Admin Intern; and Shirley Rogers, Town Secretary
Consultants present:	Ashley Dierker, Town Attorney

Invocation given by Police Chaplain Matthew Harding, Pastor of Well Church Argyle
Pledge of Allegiance led by Mayor David Rettig

*Mayor Rettig stated at this time he would change the agenda up to allow residents to speak on a couple of items without staying thru the whole meeting

2. Mayor David Rettig called the regular meeting to order at 6:38 pm, all present

6. Regular Items

F. Council Member Hardeman made the motion to table any action on Ordinance No. 20-0813B amending the Code of Ordinances, Town of Northlake, Texas, Chapter 11 Traffic and Vehicles, adding Article 11.06 Golf Carts; providing for the operation of golf carts on certain roadways in the Town.

Vote: motion failed for lack of second

Council Member Simpson made the motion to approve Ordinance No. 20-0813B amending the Code of Ordinances, Town of Northlake, Texas, Chapter 11 Traffic and Vehicles, adding Article 11.06 Golf Carts; providing for the operation of golf carts on certain roadways in the Town and amend section 11.06.003 Permitted and Restricted (a) (1) to read- *The maximum speed limit on the public street on which a golf cart is operated is thirty-five (35) miles per hour or less.* 2nd by Council Member Lambert

Vote: motion passed
For: Simpson, Lambert, Hardeman
Against: Sessions, Montini

Staff members – Police Captain Michael Coleman and Police Officer Kurtis Campbell were present to make comments and answer questions from the council

4. Public Input
   - Public Input Forms received by email for Item F Golf Carts
     Canyon Falls residents- 7 in support, 2 in opposition
     Prairie View Farms residents – 2 in support, 1 non committed
     Stardust Ranch residents – 4 in support
   - Steve Leach, Northlake resident, Prairie View Farms, stated was in support of the ordinance, loved living in town on a 1 acre tract for the rural feel
   - Chris Robillard, Northlake resident, Prairie View Farms stated loved his 1 acre lot and safe community, was in support of the ordinance and no changes, stay with state law
   - Bill Moore, Northlake resident, Prairie View Farms, stated he spoke on behalf of a neighbor who lived on Faught Road and would like to be able to use golf cart on the road to go into the neighborhood
   - Christine Daily, non-resident, asked for enforcement to include checking drivers were licensed to use golf cart
   - Tammy Wright, Northlake resident, the enforcement of the ordinance was very important and wanted to be sure the regulations were followed and enforced
   - Tim Wright, Northlake resident, asked the council to consider leasing space to companies for aerial antennas on the new water towers, which could provide extra revenue to be used for an outdoor warning siren in Northlake

6. Regular Items (continued)
   E. Ordinance approving a Development Agreement between Sandstrom Development Tx, LTD and Town of Northlake, Texas, on approximately 34.03 acres of land in the Patrick Rock Survey, Abstract No. 1063, Denton County, Texas for a 31 single-family residential development known as Hawthorne Estates and authorize the Town Administrator to execute the agreement on behalf of the Town

      i. Mayor Rettig opened the public hearing at 7:42 pm to hear comments for or against the item. No one came forward for or against the item. Mayor Rettig closed the public hearing at 7:42 pm.

      ii. Mayor Pro Tem Montini made the motion to approve Ordinance No. 20-0813A and add language in the development agreement to require developer to escrow funds to be used for future construction of roadway connections to the north and to the south of the developer's property. 2nd by Council Member Simpson

Vote: motion passed
For: Montini, Simpson, Lambert
Against: Sessions, Hardeman

Sandstrom Development Representative present - Scott Schambacher

3. Consent Items
Mayor Pro Tem Montini made the motion to approve the consent items shown below. 2nd by Council Member Sessions

Vote:	motion approved unanimous
For:	Montini, Sessions, Simpson, Lambert, Hardeman
Against:	none

B. FY 20-21 Interlocal Cooperation Agreement for Shared Governance Communications & Dispatch Services System between Denton County and the Town of Northlake Police Department
C. FY 21 Contract for Services between Trinity River Authority and Town of Northlake - Revised Technical Services Fee Schedule
D. Town Council Meeting Minutes of 7-16-20

6. Regular Items (continued)
G. Council Member Sessions made the motion to set the date for public hearings for the Fiscal Year 2020-2021 Proposed Tax Rate and Town Budget at the council meeting on September 10, 2020 and set the adoption of the proposed tax rate and budget at same meeting. 2nd by Council Member Simpson

Vote:	motion passed unanimous
For:	Sessions, Simpson, Montini, Lambert, Hardeman
Against:	none

H. Council Member Simpson made the motion to set the date for public hearings for the service and assessment plans of Northlake Public Improvement District No. 1 (Harvest) and Northlake Public Improvement District No. 2 (The Highlands) for the council meeting on September 10, 2020 and set the adoption of the plans at the same meeting. 2nd by Council Member Sessions

Vote:	motion passed unanimous
For:	Simpson, Sessions, Montini, Lambert, Hardeman
Against:	none

I. Council Member Simpson made the motion to approve Resolution No. 20-20 authorizing the Town Administrator to enter into a contract with BrooksWatson & Co., PLLC. for Professional Audit Services. 2nd by Council Member Lambert

Vote:	motion passed unanimous
For:	Simpson, Lambert, Hardeman, Montini, Sessions
Against:	none

J. Mayor Pro Tem Montini made the motion to approve Resolution No. 20-21 authorizing the Town Administrator to enter into contract with Wells Fargo Bank, N.A. for Bank Depository Services. 2nd by Council Member Sessions

Vote:	motion passed unanimous

For: Montini, Sessions, Simpson, Lambert, Hardeman
Against: none

K. Council Member Simpson made the motion to approve Resolution No. 20-22 authorizing the Town Administrator to contract with Landmark Structure I, L.P. for a 0.75 MG elevated storage tank not to exceed $3,234,000.00 . 2nd by Council Member Sessions

Vote: motion passed unanimous
For: Simpson, Sessions, Montini, Lambert, Hardeman
Against: none

L. Mayor Pro Tem Montini made the motion to approve Resolution No. 20-23 authorizing the Town Administrator to enter into a contract with Halff and Associates for wastewater treatment plant design and permitting related to the Catherine Branch Project not to exceed $300,000. 2nd by Council Member Sessions

Vote: motion passed unanimous
For: Montini, Sessions, Simpson, Lambert, Hardeman
Against: none

M. Council Member Hardeman made the motion for council to gain access to the calendar of the Town Administrator on a day-to-day basis. 2nd by Council Member Lambert

Vote: motion failed
For: Hardeman, Lambert
Against: Simpson, Sessions, Montini

Council Member Lambert made the motion to allow council historical access to the Town Administrator's calendar on a monthly basis and to be sent out by email to council members. 2nd by Council Hardeman

Vote: motion failed
For: Lambert, Hardeman
Against: Simpson, Sessions, Montini

Council Member Simpson made the motion to deny council's access to the Town Administrator's calendar on an on-going basis. 2nd by Council Member Sessions

Vote: motion passed
For: Simpson, Sessions, Montini
Against: Hardeman, Lambert

N. Mayor Pro Tem Montini made the motion to cancel the August 27th and September 24th Council Meetings. 2nd by Council Member Sessions

Vote:	motion passed unanimous
For:	Montini, Sessions, Simpson, Lambert, Hardeman
Against:	none

O. No action taken to modify, continue and/or suspend the First Amended Declaration of Local and Public Health Emergency as modified by the Town Council on April 23, 2020

2. Briefing Items

A. FY 2020-2021 Proposed Budget Presentation led by Mayor David Rettig and Drew Corn, Town Administrator

- Homestead property tax exemption increased to 20% maximum allowed by state law
- Utility rates increased to ensure water/sewer utility system self-sustaining immediately
- Preserved current low tax rate of $0.295 per $100 of assessed value
- Additional $7mil debt issued to invest in much needed infrastructure
- 7 new position added to maintain existing service levels
- 2% salary adjustment to maintain market position and retain employees

7. By general consent, Mayor Rettig convened the council into Executive Session at 9:02 pm to discuss the items listed below:

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. Legal advice related to development and annexation of the Chadwick Tracts, 6-acre and 3-acre tracts of land generally located at the corner of Cleveland Gibbs Road and Chadwick Parkway;
vi. Legal advice related to development and annexation of the Henderson Tracts, seven tracts totaling 146 acres of land generally located at the southwest corner of FM 156 and Harmonson Road;
vii. Pending or contemplated litigation;

viii. Brandon K. Thrasher vs. Fort Worth Police Department, Northlake Police Department, Denton County Sheriff's Department, US District Court Case No. 4:20cv350-SDJ-KPJ;
ix. Town of Northlake vs. City of Justin, Denton County District Court Cause No. 15-08170-367;
x. City of Justin v. Toby Baker, Cause No. D-1-GN-20-002084;
xi. Town of Northlake vs. RKM Utility Services Inc. & Philadelphia Indemnity Insurance Company Denton County District Court Cause No. 20-0649-367
xii. Potential litigation related to Dale Earnhardt Way road failures.

b. 551.072 Deliberations about Real Property authorizes a governmental body to deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position pf the governmental body in negotiations with a third person
   i. Deliberation regarding the purchase, exchange, lease, or value of real property to be acquired as right-of-way out of a certain 3.05 acre tract of land
   ii. Deliberation regarding the purchase, exchange, lease or value of real property to be acquired as property for water system expansion out of certain 1.72-acre tract of land

c. Section 551.087 Deliberations regarding Economic Development Negotiations related to businesses locating in the Town
   i. Deliberation regarding offer of financial or other incentives to a business prospect described as the Catherine Branch Project which includes the Foster and Buchanan tracts generally located at the northwest corner of IH-35W and Dale Earnhardt Way

8. Mayor Rettig reconvened the council into Open Session at 10:00 pm, no action taken as a result of closed session

9. By general consent, Mayor Rettig adjourned the meeting at 10:00 pm

Passed and approved on this the 10th day of September 2020.

Town of Northlake, Texas **Attest:**

____________________________ _____________________________

David Rettig, Mayor Shirley Rogers, Town Secretary

TOWN OF NORTHLAKE COUNCIL ITEM NO. 6

DATE: SEPTEMBER 10, 2020

ITEM: REGULAR ITEMS

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: SEPTEMBER 10, 2020

REF. DOC.: LOCAL GOVERNMENT CODE, CHAPTER 372, IMPROVEMENT DISTRICTS IN MUNICIPALITIES AND COUNTIES

SUBJECT: HOLD PUBLIC HEARING ON SERVICE AND ASSESSMENT PLAN (SAP) NORTHLAKE PUBLIC IMPROVEMENT DISTRICT NO. 1 (HARVEST) AND ADOPT PLAN

GOALS/OBJECTIVES:

- Responsibly Manage Growth; Preserve public parks and open space (Council Goal)
- Systematically Invest in Infrastructure; Develop a hike and bike trail system (Council Goal)

BACKGROUND INFORMATION:

Per Texas State Law, the Town of Northlake is required to publish notice and hold a public hearing to allow property owners to express their views on the assessments levied by the public improvement districts (PID).

- Key Assessment Information
  - Public Improvement District No. 1 (Harvest) - $0.21 per $100 of assessed value
  - Current roll is based on certified estimates provided by Denton County Appraisal District, certified totals are expected to come out September 15. Assessment amounts are subject to change with changes in taxable value.
- Key Public Improvement District Dates
  - August 13, 2020 – Call the public hearings for Public Improvement District No. 1 (Harvest)
  - August 27, 2020 – Publish notice of Public Improvement District No. 1 (Harvest)
  - September 10, 2020 – Hold public hearing on the Service Assessment Plan (SAP) for Public Improvement District No. 1 (Harvest); approve the SAPs for the PID

COUNCIL DIRECTION:

- Conduct a public hearing for Public Improvement District No. 1 (Harvest) and adopt plan

TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

NO. 20-0910A

AN ORDINANCE SETTING THE LEVY OF ASSESSMENTS FOR THE COST OF SERVICES PROVIDED IN NORTHLAKE PUBLIC IMPROVEMENT DISTRICT NO. 1 DURING FISCAL YEAR 2020-2021; SETTING OF CHARGES AND LIENS AGAINST PROPERTY IN THE DISTRICT AND AGAINST THE OWNERS THEREOF; PROVIDING FOR THE COLLECTION OF SUCH ASSESSMENTS; RESERVING UNTO THE TOWN COUNCIL THE RIGHT TO ALLOW CREDITS REDUCING THE AMOUNT OF THE RESPECTIVE ASSESSMENT TO THE EXTENT OF ANY CREDIT GRANTED; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Northlake, Texas, has heretofore directed that certain services (the "services") shall be provided in the Northlake Public Improvement District No. 1 (the "District"); and

WHEREAS, the boundaries of the improvement district are approximately: quarter mile north of Old Justin Road on the north, Harvest Way on the east, FM 407 on the south, and quarter mile west of Cleveland Gibbs Road on the west; and

WHEREAS, the Services provided in Fiscal Year 2020-2021 and their estimated costs are as follows:

EXPENSES

Attorney	$1,000
Audit Services	$7,000
HOA Management Company	$1,185,000
Intergovernmental	$7,000

The total budgeted expenses of the Services are $1,200,000 in the District; and

WHEREAS, it is proposed that property in the District be assessed at $0.21 per each $100 of property value, as of January 1, 2020 and determined by the appraisal district with jurisdiction over property in the District; and

WHEREAS, the Services and proposed assessment roll were heard by the Town Council in a public hearing conducted on the 10th day of September 2020, at 6:30 p.m. in the Council Chamber in the Town Hall in the Town of Northlake, Texas (the "Public Hearing"), notice of which was published in a newspaper of general circulation in the Town, and at such hearing all desiring to be heard were given a full and fair opportunity to be heard.

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

SECTION 1.

The Town Council, from all evidence before it, including all information provided to it and considered in the Public Hearing, finds that the assessments herein described should be levied against the respective parcels of property in the District and against the owners of such property. Such assessments and charges are right and proper and are substantially in proportion to the benefits to the respective parcels of property by means of the Improvements in the District for which such assessments are levied and establish substantial justice and equality and uniformity between all parties concerned, considering the benefits received and burdens imposed. The Town Council further finds that in each case the property assessed is specially benefited in enhanced value to the said property by means of the improvements in the District and for which assessment is levied and charge made, and further finds that the apportionment of the cost of the improvements is in accordance with applicable law. The Town Council, from the evidence, further finds that the values of the respective parcels of property on January 1, 2020, are true and correct.

SECTION 2.

There shall be levied and assessed against the parcels of property in the District and against the real and true owners thereof (whether such owners be correctly named herein or not), the sums of money itemized per parcel of property, and the owners thereof, as far as such owners are known, at the following rates and method of payment: $0.21 per each $100 of value for property in the District.

SECTION 3.

Where more than one person or entity owns an interest in any property described herein, each such person or entity shall be personally liable only for its, his or her pro rata share of the total assessment against such property in proportion to its, his or her respective interest to the total ownership such property, and its, his or hers respective interest in such property may be released from the assessment lien upon payment of a proportionate sum.

SECTION 4.

The several sums above mentioned and assessed against the said parcels of property, and owners thereof, and penalty and interest thereon at the rate prescribed by Chapter 372, Texas Local Government Code (the Public Improvement District Assessment Act), together with reasonable attorney's fees and cost of collection, if incurred, are hereby declared to be and are made a lien upon the respective parcels of property against which the same are assessed, and a personal liability and charge against the real and true owners of such property, whether such owners be correctly named herein or not, and such liens shall be and constitute the first enforceable lien and claim against the property on which such assessments are levied, and shall be a first and paramount lien thereon, superior to all other liens and claims, except state, county, school district and the Town ad valorem taxes. A copy of this ordinance may be filed with the County Clerk of Denton County, Texas, and when so filed shall constitute complete and adequate legal notice to the public concerning the liens hereby assessed against the respective parcels of property and the owners thereof.

The sums so assessed against the respective parcels of property and the owners thereof shall be and become due and payable on or before January 31, 2021 and shall become delinquent if not paid by February 1, 2021. The entire amount assessed against each parcel of property shall bear penalty and interest, from and after February 1, 2021 at the same rate as prescribed by law for any delinquent ad valorem tax until paid.

SECTION 5.

If default shall be made in the payment of any assessments, collection thereof shall be enforced by suit in any court of competent jurisdiction, and Town shall exercise all of its lawful powers to aid in the enforcement and collection of said assessments.

SECTION 6.

The total amount assessed against the respective parcels of property, and the owners thereof, is in accordance with the proceedings of the Town hereto and is less than the proportion of the cost allowed and permitted by applicable law.

SECTION 7.

Although the aforementioned charges have been fixed, levied, and assessed in the respective amounts herein stated, the Town Council does hereby reserve the right to reduce the aforementioned assessments by allowing credits to certain property owners where deemed appropriate and provided that such any such allowance does not result in any inequity and/or unjust discrimination.

SECTION 8.

Full power to make and levy assessments and to correct mistakes, errors, invalidities or irregularities in the assessments are, in accordance with the law in force in this Town, vested in the Town.

SECTION 9.

In any suit upon any assessment or reassessment, it shall be sufficient to allege the substance of the provision recited in this ordinance and that such recitals are in fact true, and further allegations with reference to the proceedings relating to such assessment or reassessment shall not be necessary.

SECTION 10.

Should any portion, section or part of a section of this Ordinance be declared invalid, inoperative or void for any reason by a court of competent jurisdiction, such decision, opinion or judgment shall in no way impair the remaining portions, sections, or parts of sections of this Ordinance, which shall remain in full force and effect.

SECTION 11.

This Ordinance shall be cumulative of all other ordinances and appropriations amending the same except in those instances where the provisions of this Ordinance are in direct conflict with such other ordinances and appropriations, in which instance said conflicting provisions of said prior ordinances and appropriations are hereby expressly repealed.

SECTION 12.

This Ordinance shall take effect and be in full force and effect from and after the date of its passage.

AND IT IS SO ORDINANCED.

PASSED AND APPROVED on this the 10th day of September 2020

Town of Northlake, Texas	Attest:
____________________________	____________________________
David Rettig, Mayor	Shirley Rogers, Town Secretary

Approved as to form and legality:

____

Ashley Dierker, Town Attorney

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: SEPTEMBER 10, 2020

REF. DOC.: LOCAL GOVERNMENT CODE, CHAPTER 372, IMPROVEMENT DISTRICTS IN MUNICIPALITIES AND COUNTIES

SUBJECT: HOLD PUBLIC HEARING ON SERVICE AND ASSESSMENT PLAN FOR NORTHLAKE PUBLIC IMPROVEMENT DISTRICT NO. 2 (THE HIGHLANDS) AND ADOPT PLAN

GOALS/OBJECTIVES:

- Responsibly Manage Growth; Preserve public parks and open space (Budget Principle)
- Systematically Invest in Infrastructure; Develop a hike and bike trail system (Budget Principle)

BACKGROUND INFORMATION:

Per Texas State Law, the Town of Northlake is required to publish notice and hold a public hearing to allow property owners to express their views on the assessments levied by the public improvement districts (PID).

- Key Assessment Information
  - Public Improvement District No. 2 (Highlands) - $1,308.50 per acre assessment
  - Last year's assessment - $1,305.54 per acre per original assessment computation
- Key Public Improvement District Dates
  - August 13, 2020 – Call the public hearing for Public Improvement District No. 2 (Highlands)
  - August 27, 2020 – Publish notice of Public Improvement District No. 2 (Highlands)
  - September 10, 2020 – Hold public hearings on the Service Assessment Plan (SAP) for Public Improvement District No. 2 (The Highlands); approve the SAP for the PID

COUNCIL DIRECTION:

- Hold public hearings for Public Improvement District No. 2 (Highlands) SAP and adopt plan

TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

NO. 20-0910B

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS ACCEPTING AND APPROVING AN UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND AN UPDATED ASSESSMENT ROLL FOR THE HIGHLANDS PUBLIC IMPROVEMENT DISTRICT IN COMPLIANCE WITH CHAPTER 372 (AUTHORIZED IMPROVEMENT ASSESSMENT); MAKING AND ADOPTING FINDINGS; PROVIDING FOR THE INCORPORATION OF FINDINGS; ACCEPTING AND APPROVING THE ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR THE HIGHLANDS PUBLIC IMPROVEMENT DISTRICT, ATTACHED AS EXHIBIT "A" HERETO; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING SEVERABILITY, PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on April 24, 2014, after due notice, the Town Council of the Town of Northlake, Texas (the "Town Council") held the public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Sec. 372.009 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act ") and made the findings required by Sec. 372.009(b) of the PID Act and, by Resolution No. 14-12 adopted by a majority of the members of the Town Council, authorized the PID in accordance with its finding as to the advisability of the public improvements and services;

WHEREAS, on May 29, 2014, after notice and a public hearing conducted in the manner required by law, the Town Council adopted Ordinance No. 14-0529A approving a service and assessment plan and an assessment roll for The Highlands Public Improvement District;

WHEREAS, on May 29, 2014, the Town Council issued bonds secured directly and indirectly, respectively, by the assessments levied pursuant to the Assessment Ordinance;

WHEREAS, Section 372.013 of the PID Act and the Service and Assessment Plan require that the Service and Assessment Plan and Assessment Roll be annually reviewed and updated;

WHEREAS, the Annual Service Plan Update and updated Assessment Roll attached as **Exhibit "A"** hereto conform the original Assessment Roll to the principal and interest payment schedule required for the bonds, thereby reducing the amounts listed on the original Assessment Roll, and update the Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for District public improvements that occur during the year, if any; and

1500 COMMONS CIRCLE, SUITE 300 • NORTHLAKE, TEXAS 76226

WHEREAS, the Town Council now desires to proceed with the adoption of this Ordinance which supplements the Assessment Ordinance and approves and adopts the Annual Service Plan Update and the Updated Assessment Roll attached thereto, in conformity with the requirements of the PID Act, for the fiscal year beginning October 1, 2020 and ending September 30, 2021.

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

SECTION 1.
INCORPORATION OF FINDINGS
The findings and determinations set forth in the preambles above are incorporated herein for all purposes and are hereby adopted.

SECTION 2.
ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL
The Annual Service Plan Update and Updated Assessment Roll attached hereto as **Exhibit "A"** are hereby accepted and approved and compliance with the PID Act in all matters is required.

SECTION 3.
CUMULATIVE REPEALER
That this Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 4.
SEVERABILITY
If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Town Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 5.
EFFECTIVE DATE
This Ordinance shall take effect, and the levy of the Assessments, and the provisions and terms of the Plan shall be and become effective on upon passage and execution hereof in accordance with the law.

PASSED AND APPROVED on this the 10th day of September 2020

Town of Northlake, Texas

____
David Rettig, Mayor

Attest:

____
Shirley Rogers, Town Secretary

Approved as to form and legality:

____
Ashley Dierker, Town Attorney

EXHIBIT "A"

ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL

(AUTHORIZED IMPROVEMENT ASSESSMENT)

THE HIGHLANDS PUBLIC IMPROVEMENT DISTRICT
NORTHLAKE, TEXAS

ANNUAL SERVICE PLAN UPDATE
TO THE SERVICE AND ASSESSMENT PLAN

Introduction

On April 24, 2014 the Town Council of the Town of Northlake, Texas adopted resolution 14-12, pursuant to the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, creating The Highlands Public Improvement District.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the Town Council identifying the public improvements to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the authorized improvements, and the manner of assessing the property in the PID for the costs of the authorized improvements. Pursuant to Sections 372.013, 372.014, and 372.015 of the Public Improvement District Act (the "PID Act"), the Service and Assessment Plan is to be reviewed and updated annually. The update of the Service and Assessment Plan (the "Annual Service and Assessment Plan Update") for 2020 includes the Tax Year 2019 assessment roll identifying the assessments on each parcel, based on the method of assessment set forth in the Service and Assessment Plan, as amended, and pursuant to this Annual Service Plan Update. Section 372.015 of the PID Act states that the governing body of the municipality shall apportion the cost of an improvement to be assessed against property in an improvement district, and the apportionment shall be made on the basis of special benefits accruing to the property because of the improvement.

On May 29, 2014 the Town Council authorized the issuance of combination tax and assessment revenue certificates of obligation, series 2014A, in the amount of $4,170,000.00 for the authorized improvements within The Highlands Public Improvement District.

Update of the Service Plan

Schedule A shows the sources of funds for the authorized improvements and estimated costs to be incurred in connection with the issuance of the 2014 Series A Certificates of Obligation and the uses of these funds.

Schedule A
Sources and Uses of Funds
The Highlands Public Improvement District
(Cumulative as of August 31, 2019)

Souces of Funds:	
Par Amount of Certificates	$ 4,170,000
Net Original Issue Discount	(720)
Developer Contribution	7,862,709
Total Souces of Funds	$ 12,031,989

Uses of Funds:	
PID Improvements	
Waterline Paving	$ 890,000
Paving	4,901,078
Landscaping/Open Space	2,586,000
Utilities	1,612,203
Soft Costs	1,125,000
Contingency	653,428
Underwriter's Discount	49,515
Cost to Establish PID and Issuance Costs	214,765
Total Uses of Funds	$ 12,031,989

Schedule B contains the five-year service plan that details the sources of funding and expenditures for PID. The schedule shows the activity that has occurred through August 2018.

Schedule B
Authorized Improvements
The Highlands Public Improvement District Sources & Usage of Funds
May 2014 - August 2019

	Total
Souces of Funds:	
Par Amount of Certificates	4,170,000
Net Original Issue Discount	(720)
Developer Contribution	7,862,709
Total Souces of Funds	12,031,989

Uses of Funds:	
PID Improvements	
Waterline Paving	890,000
Paving	4,901,078
Landscaping/Open Space	2,586,000
Utilities	1,612,203
Soft Costs	1,125,000
Contingency	653,428
Underwriter's Discount	49,515
Cost to Establish PID and Issuance Costs	214,765
Total Uses of Funds	12,031,989

Debt Service and Assessment Collections

The assessments imposed on any parcel may be paid in full at any time. If an assessment is not paid in full, the assessments are payable in 20 (twenty) annual installments. Each assessment installment is comprised of payment for principal and interest for the 2014 Series A Tax and Assessment Certificate of Obligation, maintenance and operation expenses, and administrative expenses.

Schedule C shows the amounts to be collected during fiscal year 2019 for the assessments and the expected payments for debt service, maintenance and operations and administrative expenses.

Schedule C
Fiscal Year 2021 Budget For Annual Assessments
The Highlands Public Improvement District

Revenues:		
Annual Assessments To Be Collected	$	320,437
Total Revenues	$	320,437

Expenditures		
Debt Service:		
Payment on February 15, 2021	$	234,012
Payment on August 15, 2021		49,012
Debt Service Bank and Agent Fees		3,150
Maintenance & Operations		11,717
Administrative Expenses		10,000
Total Expenditures	$	307,892

APPENDIX E

Assessment Computation

Assessment	Benefitted Property Acres	Per Acre Assessment
4,170,000	244.89	$17,028.06

Fiscal Year Ending 9/30	Year	Annual Installment [1]	Annual Amount Per Acre [1]
2015	1	$309,746	$1,264.84
2016	2	305,200	1,246.28
2017	3	316,812	1,293.70
2018	4	317,899	1,298.14
2019	5	318,866	1,302.08
2020	6	319,712	1,305.54
2021	7	320,437	1,308.50
2022	8	316,042	1,290.55
2023	9	321,188	1,311.57
2024	10	321,065	1,311.06
2025	11	320,309	1,307.97
2026	12	318,382	1,300.11
2027	13	321,286	1,311.97
2028	14	317,745	1,297.51
2029	15	319,009	1,302.67
2030	16	320,465	1,308.61
2031	17	321,552	1,313.05
2032	18	321,951	1,314.68
2033	19	321,968	1,314.75
2034	20	321,259	1,311.86
		$6,370,894	**$26,015.44**

[1] Includes interest, Maintenance and Operation Expenses and Administrative Expenses

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: SEPTEMBER 10, 2020

REF. DOC.: LOCAL GOVERNMENT CODE, SECTION 102, MUNICIPAL BUDGET AND TAX CODE, SECTION 26, PROPERTY TAX, ASSESSMENT

SUBJECT: FY 2020-2021 BUDGET PUBLIC HEARINGS, FY 2020-2021 BUDGET AND FY 2019-2020 BUDGET AMENDMENT ADOPTION

GOALS/OBJECTIVES:

- Effectively Manage Public Resources (Council Goal)

BACKGROUND INFORMATION:

Key Budget Dates

- May 14, 2020 – FY 2021 Budget Principles
- May 28, 2020 – FY 2021 Budget Outlook & Utility Rates
- June 11, 2020 – FY 2021 Budget Tax Rates & Utility Rates
- June 25, 2020 – FY2021 Preliminary Budget
- July 16, 2020 – FY2021 Preliminary Budget
- August 7, 2020 – FY2021 Proposed Budget filed with the Town Secretary
- August 13, 2020 – FY2021 Proposed Budget; Call budget public hearings
- August 27, 2020 – Publish notice of budget public hearing
- September 10, 2020 – Hold public hearings on budget & adoption of budget

FY 2020 Budget Amendment – FY 2019-2020 Budget ends September 30, 2019. Certain funds need to be amended to reflect recent council direction and ensure compliance with upcoming audit.

- Hotel Occupancy Fund - expended $1.7 million to purchase land for the Hotel Conference Center
- Grants Fund – received CARES act funding $227,700
- Technology and Building Services Funds - increased expenses offset by General Fund transfer
- Northlake PID #1 Fund - additional assessment revenue paid to the PID maintenance contractor
- TIRZ #1 Fund - first reimbursement to Newland Communities for infrastructure (trail and dog park)
- Impact Fee Funds – separate fund accounting for sewer impact fee funds

FY 2021 Proposed Budget -

- Revenues of $24,985,684, and debt issuance of $7,000,000
- Expenditures of $41,443,818, including capital improvements of $20,525,000
- Operating revenues exceed expenditures by $4,066,865

COUNCIL DIRECTION:

- Adopt FY 2019-2020 Amended Budget and FY 2020-2021 Proposed Budget

NO. 20-0910C

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, AMENDING THE ADOPTED BUDGET FOR THE TOWN OF NORTHLAKE, TEXAS FOR THE FISCAL YEAR OCTOBER 1, 2019 THROUGH SEPTEMBER 30, 2020; PROVIDING THAT EXPENDITURES FOR THE SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH SAID AMENDED BUDGET.

WHEREAS, the Town Council of the Town of Northlake, Texas has held work sessions and a public hearing on the budget for the Town of Northlake, Texas for the fiscal year 2019-2020; and

WHEREAS, the Town Council concluded its public hearing on said budget on September 09, 2019; and

WHEREAS, the Town Council adopted the budget on September 09, 2019 fulfilling State statutes; and

WHEREAS, the Town made a payment for land to construct a conference center, the town received CARES funding and must appropriate them, the Town saw an increase in costs for services for the internal services fund, Town appropriated higher than anticipated special taxing revenue to their legally designated uses, and there was an accounting change in the recording of impact fee fund rebates.

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

Section 1. That appropriations as designated for the payment of expenses for the operation of the Town government, hereinafter itemized by a true and correct copy of the amended Hotel Occupancy Fund, Grants Fund, Technology Fund, Building Services Fund, Water & Wastewater Fund, Northlake PID#1 Fund, TIRZ#1 Fund, Police Asset Forfeiture, Water Impact Fees North Fund, Water impact Fees South Fund, and Northeast Roadway Impact Fees Fund hereto attached at Exhibit A, are hereby approved.

Section 2. That expenditures during the fiscal year shall be made in accordance with budget approved by this ordinance, unless otherwise authorized by a duly enacted ordinance of the Town, said budget document being on file for public inspection in the office of the Town Secretary.

Section 3. That the necessity for making and approving a budget for the fiscal year, as required by the laws of the State of Texas, require that this Ordinance shall take effect immediately from and after its passage, as the law in such case provides.

PASSED AND APPROVED on this the 10th day of September 2020

Town of Northlake, Texas

____
David Rettig, Mayor

Attest:

____
Shirley Rogers, Town Secretary

Exhibit A

Fund	Original Budget	Amended Budget
Hotel Occupancy Fund	$ 138,127	$ 1,839,307
Grants Fund	$ -	$ 227,700
Technology Fund	$ 208,000	$ 214,450
Building Services Fund	$ 1,113,808	$ 1,139,918
Water & Wastewater Fund	$ 5,074,269	$ 5,357,076
Northlake PID#1 Fund	$ 1,005,480	$ 1,008,489
TIRZ #1 Fund	$ 173,839	$ 313,370
Water Impact Fees North Fund	$ 100,000	$ 700,000
Water Impact Fees South Fund	$ 322,000	$ 1,051,110
Northeast Roadway Impact Fees Fund	$ -	$ 1,275,000

NO. 20-0910D

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, APPROVING AND ADOPTING A BUDGET FOR THE TOWN FOR THE FISCAL YEAR OCTOBER 1, 2020 THROUGH SEPTEMBER 30, 2021; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH SAID BUDGET; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Northlake, Texas has held work sessions and a public hearing on the budget for the Town of Northlake, Texas for the fiscal year 2020-2021; and

WHEREAS, the Northlake Economic Development Corporation and the Northlake Community Development Corporation held public hearings on their budgets on September 10, 2020; and

WHEREAS, the Northlake Economic Development Corporation and the Northlake Community Development Corporation recommended their budgets for approval by the Town Council; and

WHEREAS, the Northlake Tax Increment Reinvestment Zone No. 1 Board recommend their budget for approval by the Town Council; and

WHEREAS, the Northlake Public Improvement Districts No. 1 and The Highlands Public Improvement District held public hearings on their budgets on September 10, 2020; and

WHEREAS, the Northlake Public Improvement Districts No. 1 and The Highlands Public Improvement District recommended their budgets for approval by the Town Council; and

WHEREAS, the Town Council concluded its public hearing on said budget on September 10, 2020; and

WHEREAS, the Town Council, upon full consideration of the matter, is of the opinion that the budget hereinafter set forth is proper, is in the best interest of the health, safety, and general welfare of the citizens of the Town of Northlake and should be adopted.

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

Section 1. That appropriations as designated for the payment of expenses for the operation of the town government, hereinafter itemized by a true and correct copy of the budget document hereto attached as Exhibit A, are hereby approved.

Section 2. That expenditures during the fiscal year shall be made in accordance with budget approved by this ordinance, unless otherwise authorized by a duly enacted ordinance of the Town, said budget document being on file for public inspection in the office of the Town Secretary.

Section 3. That the budget shall be filed with the municipal clerk; a copy of budget, including the cover page, shall be posted on the Town's official website; and the record vote of each member voting on the adoption of the budget shall be posted on the Town's official website.

Section 4. That the necessity for making and approving a budget for the fiscal year, as required by the laws of the State of Texas, require that this Ordinance shall take effect immediately from and after its passage, as the law in such case provides.

PASSED AND APPROVED on this the 10th day of September 2020

Town of Northlake, Texas

____
David Rettig, Mayor

Attest:

____
Shirley Rogers, Town Secretary

1500 COMMONS CIRCLE, SUITE 300 • NORTHLAKE, TEXAS 76226

TOWN OF NORTHLAKE, TEXAS

PROPOSED BUDGET FISCAL YEAR 2021

NORTHLAKE
TEXAS

BUDGET PREPARED BY:

DREW CORN, TOWN ADMINISTRATOR
JOHN ZAGURSKI, FINANCE DIRECTOR
TARA BARTON, MARKETING & COMMUNICATIONS COORDINATOR
PARWAIZ BROKER, ACCOUNTANT
JAKOB BRESSLER, TOWN ADMINISTRATION INTERN

TABLE OF CONTENTS

COUNCIL VOTE & TAX RATE

This tax rate will raise more total property taxes than last year's budget by $961,168 or 40%, and of that amount $744,050 is tax revenue to be raised from new properties added to the tax roll this year.

The Town Council will vote on September 10, 2020 to adopt a tax rate above the No-New-Revenue Tax Rate, but lower than the Voter-Approval Tax Rate.

Name	Title	For	Against
David Rettig	Mayor*		
Brian Montini	Mayor Pro Tem		
Rena Harderman	Council Member		
Jimmy Lambert	Council Member		
Roger Sessions	Council Member		
Danny Simpson	Council Member		

*The Mayor is a non-voting member of council, unless there is a tie vote

MUNICIPAL TAX RATE

	2020-2021 CURRENT YEAR
De Minimis Tax Rate	$0.340963/$100
Voter-Approval Tax Rate	$0.300137/$100
No-New-Revenue Tax Rate	$0.275801/$100
No-New-Revenue M&O Rate	$0.146828/$100
Interest & Sinking (I&S)	$0.148172/$100
Tax Supported Debt Service	$1,730,052

	2019-2020 LAST YEAR	2020-2021 CURRENT YEAR
Maintenance & Operations (M&O)	$ 0.155563/$100	$ 0.146828/$100
Interest & Sinking (I&S)	$ 0.139437/$100	$ 0.148172/$100
Total Property Tax Rate	**$ 0.295000/$100**	**$ 0.295000/$100**

KEY OFFICIALS

MAYOR
DAVID RETTIG

MAYOR PRO TEM
PLACE 3
BRIAN MONTINI

PLACE 1
RENA HARDEMAN

PLACE 2
JIMMY LAMBERT

PLACE 4
ROGER SESSIONS

PLACE 5
DANNY SIMPSON

APPOINTED OFFICIALS

TOWN ADMINISTRATOR - DREW CORN
TOWN SECRETARY - SHIRLEY ROGERS
MUNICIPAL JUDGE - HONORABLE THOMAS HOBBS

MANAGEMENT TEAM

COURT ADMINISTRATOR - LEANN OLIVER
DEVELOPMENT SERVICES DIRECTOR - NATHAN REDDIN
FINANCE DIRECTOR - JOHN ZAGURSKI
POLICE CHIEF - ROBERT CRAWFORD
PUBLIC WORKS DIRECTOR - ERIC TAMAYO

A MESSAGE FROM

MAYOR DAVID RETTIG

Honorable Council, Residents, Businesses, and Customers,

The Town of Northlake faces unusual and challenging times. In 2020, our community has weathered a global pandemic, an economic recession and sweeping changes to daily patterns of life. The State of Texas has suffered from revenue short falls due to low oil prices and a statewide decrease in gas tax receipts during the stay-at-home order.

Despite an uncertain economic environment, Northlake remains one of the fastest growing communities in Texas. Although we are excited to welcome new residents and businesses to our town, new development requires strategic allocation of resources to maintain existing service levels. With the recent revenue caps set in place by the Texas Legislature, it is more challenging than ever to budget responsibly while maintaining the Town's low tax rate.

As Mayor, I am designated by State statute as the Budget Officer of the Town. Therefore, it is my duty to set the budget priorities for the coming year. These priorities align with the goals of Council and address the challenges facing the Town. For the fiscal year beginning October 1st, 2020 the budget priorities of the Town are:

- Balance Budget while Investing in Future Capabilities
- Improve, Construct and Repair Road, Water, Sewer and Drainage Infrastructure
- Ensure Sustainable Development through Strategic Planning
- Attract Businesses to Diversify Future Tax Base
- Increase Staffing to Maintain Current Service Levels
- Recruit and Retain Highly Qualified and Motivated Personnel
- Invest in Equipment and Technology to Increase Productivity & Efficiency

By state law a municipal government must pass a balanced annual budget. As a public servant and a good steward of your tax dollars, my duty is not just to propose a balanced budget for FY 2021, but also to plan for the future of our town. Investing in our future through the strategic placement of infrastructure will spur development, further diversify our tax base and decrease our reliance on the residential property tax base.

This year Northlake residents will see the benefit of past strategic investments with the passage of a 20% homestead exemption. The loss in revenue from property tax dollars was completely absorbed by the growth in our commercial tax base. It is my intention as Mayor to continue to harnessing comercial growth to bring further investment that directly benefit residents of Northlake.

To accommodate the Town's recent growth and maintain the level of service our residents expect and deserve, resources and staffing must increase proportionally. The budget for Fiscal Year 2021 allocates funds to the service areas that matter most to our residents, including public safety and infrastructure improvements.

This year's budget cannot begin to address the issues we face on a global level, but it can serve as a compass to navigate our town through these uncertain times. As your Mayor, it is my privilege to continue to provide quality service and invest in the future of the Town of Northlake.

Sincerely,

David Rettig
Mayor, Town of Northlake

TOWN COUNCIL GOALS

- CONTROL OUR OWN DESTINY
- DEFINE AND STRENGTHEN OUR IDENTITY
- EFFECTIVELY MANAGE PUBLIC RESOURCES
- SYSTEMATICALLY INVEST IN INFRASTRUCTURE
- DIVERSIFY THE TAX BASE
- OPERATE EFFICIENTLY AND EFFECTIVELY
- PROMOTE PUBLIC INVOLVEMENT
- RESPONSIBLY MANAGE GROWTH

MAYORAL BUDGET PRINCIPLES

- BALANCE BUDGET WHILE INVESTING IN FUTURE CAPABILITIES
- RECRUIT AND RETAIN HIGHLY QUALIFIED AND MOTIVATED PERSONNEL

- ENSURE SUSTAINABLE DEVELOPMENT THROUGH STRATEGIC PLANNING

- ATTRACT BUSINESSES TO DIVERSIFY FUTURE TAX BASE

- IMPROVE, CONSTRUCT AND REPAIR ROAD, WATER, SEWER AND DRAINAGE INFRASTRUCTURE

- INCREASE STAFFING TO MAINTAIN CURRENT SERVICE LEVELS
- INVEST IN EQUIPMENT AND TECHNOLOGY TO INCREASE PRODUCTIVITY AND EFFICIENCY

BUDGET TRANSMITTAL LETTER

Honorable Mayor & Town Councilors of the Town of Northlake,

In accordance with the Town of Northlake Code of Ordinances and the State of Texas Local Government Code, Town Staff present the proposed budget for the fiscal year 2020/2021, which was developed to achieve the Mayor's budget priorities and Town Council's goals. This financial document provides the resources needed to maintain services at current levels for an increasing population. Northlake continues to provide long-term strategic investment of capital dollars to further diversify our future tax base. As more residents and new businesses relocate to Northlake, their expectations for high-quality Town services follow. The new homes, stores, offices and warehouses added to the Town's property tax rolls will provide resources to fund Town services such as police and public works, construct and expand water and sewer systems, and improve the Town's road system. This balanced budget delivers personnel and infrastructure on time using verifiable and sustainable resources.

OVERVIEW

The proposed budget includes total revenues of $24,985,684 and expenditures of $41,443,818. Expenditures exceed revenues by $16,458,134 due to $20,525,000 of capital improvements in the Capital Projects Fund & Water Capital Projects Fund. Excluding capital improvements, the overall budget contains a surplus (revenues over expenditures) of $4,066,865. The fund balance of the General Fund is anticipated to increase $53,190. This message discusses, by fund, the major issues addressed in the FY2020/2021 budget. Highlights include:

PERSONNEL $4,808,198

- 3 Police Positions
- 3 Public Works Positions
- 1 Administrative Position
- 2% increase in Health Benefits Cost
- 2% Salary Market Adjustments

EQUIPMENT REPLACEMENT & CAPITAL ITEMS $395,000

- Police Vehicle Replacements
- Public Works Truck Replacement
- New Police Patrol Vehicle
- Digital Broadcast Technology
- Workstation Replacements
- Server Replacements

CAPITAL IMPROVEMENT PROJECTS TOTALING $18,865,000

- North Area Elevated Storage Tank
- South Area Elevated Storage Tank
- South Area Pump Station
- Old Justin Road (Faught to Flanagan Farm)
- Repair of Canyon Fall Road Failures
- FM 407 and Cleveland Gibbs Traffic Light
- Catherine Branch Water and Sewer Projects
- Fire Protection Lines for Schober and Bingham Roads
- Florance Road (Strader to Yarbrough)
- Faught Road (Old Justin to Robson Ranch)
- North Area Pump & SCADA

BUDGET PRINCIPLES

The Fiscal Year 2020/2021 budget development started in January of the prior year. The process involved several meetings with Town Council and Town Staff. The Mayor provided his budget principles which are used in the development of the budget to address the challenges the Town is facing. Below is a discussion of each budget principles, the challenge it addresses, and what resources and actions the Town dedicates to the principles.

BALANCE BUDGET WHILE INVESTING IN FUTURE CAPABILITIES

A balanced budget starts by ensuring that current revenues exceed or equal current expenses, but this definition fails to address how current resources allocations can jeopardize the future capabilities of the Town. The Town of Northlake is growing, but that does not mean that current financial plans can rely on that growth.

To properly frame this priority, the Town divides revenue and expenses between two categories: one time and ongoing. Two examples of this are found in the current budget. Development related revenues are high, but they are dependent on growth and thus considered one time. These revenues are used to pay for contract inspection, engineering, and plan review services. Choosing to contract out these services instead of hiring staff for each service ensures that they remain one time and not continual. If development related revenue were to stop tomorrow, so would these contract services.

Investing in future capacity for the Town means utilizing one-time expenses to generate new continual revenue. We are accomplishing this by ensuring that new utility improvements will result in new development, that will bring in additional property tax revenues. The Catherine Branch project will extend utility services to the West side of I35W north of Dale Earnhardt Way. This investment will yield new development that, once completed, will generate an estimated $1,000,000 in new property tax dollars. These commercial warehouse developments are a low uses of municipal services, which helps to spread the costs of current services, and ensure that the staff can continue to maintain service levels.

IMPROVE, CONSTRUCT AND REPAIR ROAD, WATER, SEWER AND DRAINAGE INFRASTRUCTURE

For a small town, Northlake has a vastly expanding water system. There are over 2,500 water connections in Northlake. To provide safe, reliable water to each customer, Northlake must expand pumping and storage capacity. The southern area of Northlake benefits from being on the low end of the City of Fort Worth's water system and currently receives water at adequate pressure. However, with the development of north Fort Worth this latent pressure will continue to diminish. The northern area of Northlake began large-scale water distribution with the addition of pumps and ground storage located at the old Town Hall as funded by the Belmont Fresh Water Supply District. Belmont FWSD designed and constructed Phases 1 and 2 of the northern system. Because of the development of The Highlands, Prairie View, Stardust Ranch and Creek Meadow and the future development of The Ridge and Pecan Square, the Town has taken the lead in design and construction of Phase 3 for the benefit of all customers. Belmont FWSD will still proportionally participate in the cost of Phase 3. The budget for these water system improvements is $12,000,000.

To fund these improvements, the Town issued $12,000,000 in certificates of obligation in FY 2019 for a crucial expansion of the Town's water system. The continued capacity and viability of Northlake's water system must be preserved. In the north, a 1.25-million-gallon elevated water storage tank and related lines will be built to ensure water storage and pressures. In the south, a 0.75- million-gallon elevated water storage tank and a 0.5-million-gallon ground storage tank with pumping capacity and related lines will be constructed to replace the reduced water pressure supplied by the City of Fort Worth. For FY 2021, the north Water Tower construction is well under way and the projects in the southern area are in the design phase. The Town has acquired all the necessary sites and easements for these improvements. The debt service for the Series 2018 C.O.s is supported by the growth of the Town's property tax base and includes only existing platted developments. It is not based on future projects. The Town's first debt issuance was in 1997 for the initial water system at IH-35W and SH 114. It was at this point that Northlake became a retail water provider upon which its residents and businesses relied. In FY 2020, the Town began work on three different road projects using the remaining balance of the Series 2016 C.O.s to make improvements to Old Justin Road, fix the Canyon Falls road failures, and contribute to the redesign of the intersection of FM 407 and Cleveland Gibbs.

The FY 2021 budget contains several new projects that will be funded by the $7,000,000 Series 2020 Tax Notes. Included in the project list is $3.5 Million for the Catherine Branch Project which will extend water service across I35W and establish a temporary sewer plant that will support service north of Texas Motor Speedway along Dale Earnhardt Way. The bond funds also include $300,000 for fire protection lines to be run along Schober and Bingham Roads. Lastly, the $3.2 Million of the Tax Notes will be used to fund two road improvement projects; Florance Road (Strader to Yarbrough) and Faught Road (Old Justin to Robson Ranch). The tax notes will be supplemented with water, sewer and roadway impact fees.

ENSURE SUSTAINABLE DEVELOPMENT THROUGH STRATEGIC PLANNING

The Town of Northlake continues to leverage growth to the benefit of existing residents and the expansion of Town infrastructure. For instance, North Ridge Estates property values provided funding to pave Florance Road, Bingham Road, Schober Road, and parts of Holder Road and Evelyn Road. Construction of the Highlands of Northlake brought a water line to North Ridges Estates. Prairie View Farms brought a water line from FM 407 up Faught Road, and Stardust Ranch brought a water line from FM 407 up Florance Road. Although Harvest is not in the Town limits, this development led to the connection between the Upper Trinity Regional Water District (UTRWD) and the old Town Hall pump station and ground storage tanks. The Canyon Falls development funded a second connection to UTRWD, a trail system and upgrades to Florance, Cleveland-Gibbs and Sam Lee Roads. The continued residential growth in The Highlands, Prairie View Farms, Creek Meadows, Stardust Ranch and Canyon Falls provides the tax base to support the Series 2018 debt issuance. Recently approved developments of Pecan Square and The Ridge will ultimately expand Cleveland-Gibbs between Robson Ranch Road and IH-35W to four lanes and support the Town water and sewer system expansion. A future Northwest ISD high school will also be in Northlake town limits due to these developments.

The Catherine Branch Project starts the process of expanding utility services north of Dale Earnhardt Way and west of IH-35W. These properties are in Northlake's ETJ, but providing utilities in the area allows the Town to negotiate annexation of these properties. Commercial development will benefit the Town for years to come; the Catherine Branch Project brings water and wastewater services to the west side of IH-35W, allowing this area to continued logistics warehouse development to march westward.

ATTRACT BUSINESSES TO DIVERSIFY FUTURE TAX BASE

Northlake straddles Interstate Highway 35W with State Highway 114 intersecting at the southern Town limit. The Town's position on two major highways and proximity to the Alliance intermodal center to the south make Northlake an ideal location for distribution intensive businesses. Commercial warehouse space and logistics are two of the few sectors of the economy that grew during the pandemic due to the low density of work forces and the increased reliance on businesses supply chains. The commercial corner of IH-35W & SH 114 approaches buildout with the completion of the Stanley Black & Decker and Schluter Systems facilities in Northlake of 1.2 million and 500,555 square foot buildings, respectively. These two major highways also bring a significant number of commuters and travelers through Northlake, creating an environment conducive for restaurants and hotels.

The completion of Texas Roadhouse at the end of the 2020 calendar year will strengthen the Town's growing sales tax base: La Quinta, Staybridge Suites, Tru by Hilton and Best Western Plus are each in various stages of development in Northlake. The increased traffic congestion caused by development in the region frustrates existing residents, but by bringing these businesses to Northlake the Town collects sales and hotel occupancy taxes to fund services for both old and new residents.

INCREASE STAFFING TO MAINTAIN CURRENT SERVICE LEVELS

All department head budget requests are designed to maintain current service levels. With minimal plan changes, healthcare costs are expected to increase by 2% from last year which is below initial projections. Supplies and maintenance expense categories will increase slightly due to increased staff levels and equipment, respectively. Costs for services has increased significantly from the previous year. The Town's outsourcing of its contract building inspection services has contributed to much of this cost increase but has also increased building permit revenue. Internal service expenses will also increase in FY 2021 to cover cost increases associated with new vehicles, equipment and a full year of rent for the newly leased Town Hall and Police Department buildings.

The Town continues to increase staffing in proportion to the growth Northlake is experiencing. In FY 2020, the Town added eight positions: a Public Safety Officer, a Patrol Officer, a Police Captain, a three person crew and Superintendent in Public Works, and a Communications and Marketing Coordinator. In FY 2021, the need for additional staff continues with seven positions being requested. The Town's largest departments, Police and Public Works, are requesting a detective and two patrol officers, and two maintenance workers and an equipment operator, respectively, to keep up with the increasing demand of field operations. The patrol officer will bring the number of fully staffed shifts to four, ensuring that when vacation and training occurs the number of officers will not drop below three per shift. Daytime shifts have been covered by traffic officers when necessary. The detective is needed to keep up with the growing caseload and ensure there is not a decrease in case closings. The two new maintenance workers are needed for the street crews to meet safety regulation when completing street repairs. Due to the growth of the sanitary sewer system, a full-time equipment operator will be dedicated to operate the sewer jetter. This position is pivotal to maintaining maintenance levels on the Towns growing sewer system. The final requested position is a proposed management assistant that will assist the town administrator with Town Council projects and research tasks. They will also be responsible for assisting with the audit, management of development agreements and capital project tracking.

RECRUIT AND RETAIN HIGHLY QUALIFIED AND MOTIVATED PERSONNEL

Retaining and recruiting qualified and capable employees is difficult in the competitive North Texas region, especially for a small community. This budget provides a 2% step plan increase for police personnel and a 2% cost of living adjustment for all other employees. The goal in maintaining competitive salaries is to recruited high-performing, well-trained employees. The loss of productivity due to poor retention and high costs associated with the constant replacement and retraining of new employees far exceeds these salary increases.

Healthcare costs have increased 2% from last year. Last year the Town reinstated the original funding levels of Town contributions to employee health savings (HSA) accounts from $75 per month back to $100 per month. This change will incentivize the selection of plans including HSAs thereby reducing Town healthcare liabilities in the long term.

INVEST IN EQUIPMENT AND TECHNOLOGY TO INCREASE PRODUCTIVITY & EFFICIENCY

The Town leverages technology when applicable and cost effective. Last year's budget added a permit tracking software which allows homebuilders and other trades to submit, view and pay permits online, as well as allow development staff to review and approve permits. This scalable software system will allow the Town to avoid the hiring of a future staff position for permit intake and routing.

The Town's utility system benefited from a SCADA upgrade allowing the remote monitoring and controlling of the Town water and sewer systems which include two water pump stations, two sewer lift stations and the addition of another pump station and two elevated storage tanks.

New technology features proposed in this year's budget include a software and hardware package that will allow for the live broadcast of the public meetings from the Council Chambers. Broadcasting of council meetings has grown increasingly important during the pandemic due to social distancing measures that limit the opportunity for public participation. Workstation replacements are needed to transition staff to new phones and computers that have become outdated. All appropriate staff will be provided laptops to facilitate remote working if needed. Lastly, the FY 2021 budget includes a scheduled server replacement of the Town's oldest server, which has reached the end of its life cycle.

CONCLUSION

The Fiscal Year 2020/2021 budget reflects the Council's strategic goals and the Mayor's budget principles. It serves as an operating guide for management staff as well as the Town's financial plan concerning anticipated appropriations and projected revenues. With the growth in property tax revenue due to new construction, the stabilization of sales tax revenue, and the anticipated growth in development-related fees, the Town can support an increased demand for services and expansion of the Town's infrastructure with a proportional increase in resources. The budget will maintain existing service levels but for a greater number of residents, customers, and businesses, and for activities with an increased level of complexity. The budget will continue to use new resources to invest in infrastructure upgrades as well as personnel in order to accomplish core municipal functions.

Sincerely,

Drew Corn, Town Administrator

FUND DISCUSSION

GENERAL FUND

The General Fund for the Town of Northlake is its primary operational fund. The projected starting fund balance for the general fund is $3,126,236 or 51% of FY 2021 operating expenditures. Fund balance is projected to increase $53,190, to a total ending fund balance of $3,179,426. The fund balance over the past three years has doubled, this is primarily due to the rapid residential and commercial increase the Town is experiencing. The State of Texas recommends the general fund cover 30% of operating expenses and our balance comfortably meets this standard.

REVENUE

The largest revenue sources for the general fund are building permits at $1,841,000, making up 29% of all revenues. The major driver for building permits is new residential permits, which make up 90% of the total permit revenues. The Town has three large residential developments being constructed currently: Harvest, Pecan Square, and The Ridge. As well as a number of estate lot developments such as Stardust Ranch, The Highlands and Creek Meadows.

Property Tax revenues make up the second largest category of revenues at $1,666,794 or 25% of all revenues. With rapid residential expansion, property taxes projects to overtake building permit revenues in the next two years. The Town's property tax base is primarily commercial, exhibited by distribution and logistics industries, however the base will continue to change over the next few years due to residential growth. The large commercial base has given the Town the ability to increase its homestead exemption to 20% of taxable value, the maximum allowed by State law, providing a property tax relief to homeowners. The property tax of the Town has remained low at $0.295000 per $100 of taxable value.

Sales tax makes up 15% of the total revenue at $1,005,000. This is a 29% increase from last years budgeted amount due to the anticipated opening of a Texas Roadhouse in Northlake along the east side of 35W at SH114. The second driver of increased revenue has been the South Dakota v. Wayfair decision, which has increased the online sales revenue the Town receives. Northlakes sales tax has proven to be resilient during the pandemic as evidenced by the fact revenue has increased since March. Northlake does not rely heavily on retail and tax exportation which has created a stable revenue stream. The Town experienced sales tax growth instead of contraction during the shutdown due to all the above factors.

Other smaller sources of revenue for the Town's General fund are Court Fines (7%), Franchise Fees (7%), Development Revenues (8%), Transfers (5%), and Contract Police Services (4%). Total combined these sources make up $2,011,000 or 30%. The reminder 1% of revenue comes from Registrations, Interest, Service Fees, and Unanticipated Revenue.

EXPENDITURES

Personnel payroll is the largest expenditure category for the Town. Northlake staff provide essential services of the Town government and are the largest driver of costs. The Town has budgeted the costs of approximately 40 employees for next year. Total personnel expenditures for the General fund are $3,750,152 or 56% or total expenditures. This has increased since last year due to the addition of five new positions to the fund: a detective, two officers, two maintenance workers, and a management assistant. Due to the growth in population it is necessary to increase staff to maintain current service levels and capacity to meet resident demand.

The second largest expenditure category for the Town of Northlake is services, which total 23% or $1,505,446. These are third party contract services, the greatest cost being inspection, development review services, engineering, and legal services. Relying on contractors to provide development review services saves the Town money by not adding additional staff that will need to be reduced when development starts to slow.

Internal Services encompasses the third largest expenditure category at $832,450, making up 13% of total expenditures. This category is comprised of departmental transfers to the Technology, Equipment, and Building funds. The transfers to the Technology and Building funds are calculated using a prorated amount based on personnel. The Equipment Fund transfer is based on depreciation and projected vehicle needs. The remaining 8% of general fund expenditures is comprised of three categories: supplies (3%), maintenance (5%), and utilities (>1%). The total budged expenditures for these categories are $570,766.

DEBT SERVICES FUND

The primary revenue for the debt services fund is property taxes. Property Tax revenue has increased for two reasons, first the growth of the property tax base, and second increases in the interest and sinking (I&S) rate. The rate increased $0.008735 due to the issuance of the 2020 Tax Notes totaling $7,000,000. These funds will be deposited into the Capital Projects Fund and the Water Capital Projects Fund. The debt services fund received another increase in resources due to an increase in the transfer in from the utility billing fund of $450,000. Town Council took action to increase water rates to ensure utilities were paying for debt that went to fund water and sewer capital projects, namely the Series 2018 Certificates of Obligation.

Increases in debt service payments are largely due to large upfront payments being made on the 2020 Tax Note. This debt offers a flexible payment schedule allowing the Town to increase the principal payments to pay down the debt quicker. The increased payment is coming from the fund balance of the debt services fund, causing a decrease of $369,046. The projected ending fund balance for the Debt Services fund is $118,267.

HOTEL OCCUPANCY TAX FUND

Northlake is home to five hotels, and approximately 457 hotel rooms. All located at the intersection of 35W and SH114, which is directly cattycorner to the Texas Motor Speedway. All these hotels are also a short driving distance from DFW airport. These hotels have provided the Town with a growing Hotel Occupancy Fund Balance, that was drawn down during FY2020 to pay for land to construct a conference center in partnership with Cambria Hotels. The Town has budgeted an additional $1,000,000 for design and improvements. FY 2020 brought a decrease in hotel occupancy revenue due to travel restrictions caused by the pandemic. Next year hotel occupancy revenue is projected to increase from the additions of Staybridge Suites, Tru by Hilton and Best Western Plus.

ECONOMIC DEVELOPMENT CORPORATION (EDC) AND COMMUNITY DEVELOPMENT CORPORATION FUNDS (CDC)

The EDC and CDC funds have been instrumental in attracting new business to Northlake. Recent additions include Amano's Italian Bistro, IHOP, Rosa's Café, BurgerIM, and Wingstop, creating a budding restaurant base and provide dining options to Northlake residents and workers. The newest addition is Texas Road House which has boosted projected sales tax revenue for both funds to $500,000. Increasing and diversifying the sales tax base for Northlake has been a focus of Town Council, because it decreases the Town's reliance on property taxes. These funds continue to grow and allow Northlake to offer increased incentives to targeted businesses. A primary request from residents is obtaining a grocery store, this requires increased density to attract a grocer. However, as the town continues to grow Northlake will meet population requirements to solicit several retailers.

INTERNAL SERVICE FUNDS

The Town has three internal services funds dedicated to technology, equipment, and building services. These funds allow the Town to charge departments directly for shared costs of the organization and ensure sustainable funding of needed items. The cost allocation is reviewed annually as the organization changes. The revenue for each fund is directly related to the operating costs required for each year, and thus fluctuate with costs.
The Technology Services Fund expenditures change yearly based on technology enhancements and purchasing subscription to software. COVID-19 brought on an increased reliance on technology as many functions of the Town were forced to move online. Adjusting operations for remote work pushed for an increased reliance on remote technology such as laptops and online payment systems. These costs were absorbed with CARES Act funding allocated to the Town by the State and Denton County. Next year new budgeted requests include workstation replacements and a server replacement. Technology tends to have a replacement cycle of 3-5 years. These replacements are spread out to ease the impact on the budget.

The Equipment Services Fund serves three departments: Police, Public Works, and Community Development. The fund also receives revenues from the sale of town vehicles at auction. The costs billed to departments are based on depreciation and future needs. This year the Town is replacing two police vehicles: one patrol and one administrative. The police are also buying a new patrol vehicle that will be split between the two new proposed patrol officers. Public works will replace an existing crew cab with utility bed. The equipment services fund is projected to increase its fund balance, in preparation for the replacement of a backhoe in 2022 budget associated with a request from the Public Works Department.

The Building Services Fund charges departments for the cost of the Town's lease spaces, property maintenance, cleaning services, and capital items related to the construction or repairs of facilities. Last year saw the completion of the Police Building leased space. The savings of no longer paying for the temporary trailers the police previously occupied, will be partially offset the monthly lease payment on their new space. The new Police facility is larger than the previous office and utility costs will be higher. The one budget request for the fund is a roof replacement for the public works building. The continued leaks in the roof have led to mold in the building. This requests funds both the roof replacement and mold removal from the building.

WATER & WASTEWATER FUND

The utility fund of the Town has also experienced exceptional levels of growth, adding over 1,000 new utility accounts last year. These new accounts brought increased revenue along with increased costs. Due to a growing reliance on fund balance the Town budgeted for a water and sewer rate study in the 2020 budget. The rate study showed that the utility fund was not funding all operating costs and debt service payments on Series 2018 CO for water infrastructure improvements. In the six years since the last rates study, wholesale, capital, and operational costs have increased. Hearing the results of the rate study Town Council voted to increase water and sewer rates to a level that funded both operational and capital costs, effective August 21st . Higher levels of new revenue will offset expenses to build operating reserves. Utilities typically need at least 50% of operating expenses in fund balance. Northlake will continue to build reserves until we reach sustainable utility service operations.

Wholesale costs make up 62% of the total operating costs for the water and wastewater fund. Ensuring the Town has adequate water has caused increases in the Town's water subscription from Upper Trinity Regional Water District (UTRWD). The subscription is a rachet system that once increased cannot be decreased. Costs for upgraded subscription are also billed back to June of that year. The increased consumption is seasonal peaking during summer due to irrigation and decreasing in the fall and winter months. The Town has been above 80% of its subscription for most of the 2020 summer season, causing the town to enter Stage 1 Water Restrictions. These restrictions limit watering for irrigation to twice per week and place a penalty for high consumption. The Town's current water subscription level is 3 million gallons per day from UTRWD.

Personnel costs have continued to increase, in part to adequately staff and maintain the Town's growing infrastructure. A budget request for an Equipment Operator that will be dedicated to the sewer jetter. The other large expenditure increase was a transfer to the Debt services totaling $450,000 for the debt payment on 2018 CO, which is funding water improvements in both the north and south areas of Town. Internal service fund transfers increased in preparation of a large capital purchases in FY 2022.

SPECIAL TAXING DISTRICTS

The Town has three special taxing districts in its boundaries: Public Improvement District #1 (Harvest), Public Improvement District #2 (Highlands), and the Tax Increment Reinvestment Zone #1 (Canyon Falls). These districts allow assessments or taxes to be collected or dedicated to specific improvements or maintenance for a designated area.

Public Improvement District #1 Harvest is for the maintenance of all the common areas of the Harvest community. The funding for this comes from a $0.21 cent assessment on the properties in the PID. As the district continues to build out the revenue from assessments grows as well. The maintenance for Harvest is managed by the HOA management company. They submit reimbursements to the Town during the year which are paid out as services.

Public Improvement District #2 Highlands is for payment of the bonds used to fund improvements in the area. The Highlands PID is unique because it is charged as a per acre assessment instead of one based on property value. The expenditures of the PID are limited by the creation documents of the PID, and thus are fixed to a schedule laid out in the services assessment plan.

Tax Increment Reinvestment Zone (TIRZ) #1 Canyon Falls was created to pay for increased amenities and maintenance of those amenities, specifically the trail system and dog park. The TIRZ district utilizes $0.0909 of the Town's $0.295 tax rate to fund those amenities. Most of the amenities are in place, and the developer will receive reimbursement for those improvements as the fund generates revenue. The budget for maintenance reimbursements is limited to the revenue the district can generate.

PUBLIC SAFETY SPECIAL REVENUE FUNDS

The state places several limitations on the uses of funds collected through municipal court or police. Because of these statutory restrictions, funds dedicated to these sources are to be presented separately from general operating activities. This is the case for: Court Security Funds, Court Technology Fund, Child Safety Special Revenue Fund, Court Online Access Fee Fund, Police Asset Forfeiture Fund, and Police Special Training Fund.

Revenue for the special revenue court funds and the child safety fund come from special fines charge on certain violations and each have very statutorily dedicated uses. Revenues for each of these funds is budgeted at the same amount as last year, due to court revenues being affected by the pandemic. The only exception is the online access fee which has increased due to the increased utilization of online ticket processing. Court Technology, and Court Online Access Fee have budget requests for technology improvements including a Court Payment Kiosk for the lobby. The kiosk will give defendants another way to pay fines that does not involve contact with employees and improve court efficiency through increased compliance. The Child Safety Special Revenue Fund includes budget requests for an additional digital speed sign that can be mounted near areas with increased pedestrian traffic and crosswalk striping at the intersection of Glendale and Parkland.

Police Asset Forfeiture Fund does not forecast revenue because of the difficulty predicting if or when seizures will be made and if they will be awarded to the Town. The Police Special Training fund is dedicated grant funding from the Texas Commission of Law Enforcement for training officers in effective policing techniques to protect and serve all members of the public. The Town receives this grant each year for training of police officers.

CAPITAL PROJECTS FUNDS

The Town has two main capital project funds: The Capital Projects Fund, which handles all road and fire protection projects; and the Water Capital Projects Fund, dedicated to water and sewer infrastructure projects. The Town also has seven impact fee funds that are for water, sewer, and roads which provide funding for projects outside of debt issuance. Impact fees come from new developments active in the Town and are assessed base on the increased demand on the infrastructure caused by the new development.

The Capital Projects Fund has three current ongoing projects: Old Justin Road improvements, Canyon Falls road failure repairs, and installation of turn lanes at the intersection of Cleveland Gibbs and FM 407. These projects are funded through the remainder of the Series 2016 COs. Budget requests for next year include resurfacing of Florance Road and Faught Road, and fire protection lines installed along Schober Road and Bingham Road. These projects are funded from the 2020 Tax Notes. Budget requests on the departmental page reflect the entire costs of the project. In the five-year capital improvement program located at the back of the budget, a detailed schedule of costs and useful life of the project are provided, along with individual project descriptions.

The Water Capital Projects Fund has four active projects. Two elevated storage tanks on the North and South parts of Town are priority projects and take up a large portion of the water capital project fund. The South area of Town will benefit from the construction of a pump station, ground storage tank and water transmission line. All of these assets are necessary to ensure an adequate water supply pressure to the businesses, hotels, and apartment complexes located at the intersection of 35W and SH114. These improvements are funded from the proceeds from the Series 2018 COs. FY2021 budget request includes two additional projects. The first is water and sewer improvements for the Catherine Branch land development. This project entails running a water line under 35W from the east to the west side of the highway. This will allow the Town to provide water service to tracts of land north of Texas Motor Speedway, which is projected to become a commercial district. To establish sewer services, a temporary wastewater treatment plant will be constructed along with lines to establish services. The provision of utility services to these areas is contingent on the annexation of these properties into the Town limits further diversifying the property tax base. The projected tax revenue from the Catherine Branch properties once completed will be over $1,000,000 a year. The final project being requested is a new pump station for the north area of town to meet projected demands

The Town charges a Cost Recovery Fee to homes being constructed in Harvest; this revenue is used to offset the proportional costs district residents place on the water system. This year there is a budget request for Cost Recovery Fee to provide funding to the Water Capital Projects Fund for the construction of the North Area Pump Station. This pump station is required due to the large growth in customers and daily water users associated with Harvest.

The Town has two water impact fee funds, divided into to two areas: North and South. The north water impact fee fund has experienced a large amount of growth due to new homes being constructed in the north area of Town. Currently there are no projects budgeted for those funds. The South Water Impact Fee fund has received most of its revenue from commercial construction on the South area of Town. Budget requests include $1,200,000 in funding to be transferred to the Water Capital Projects Fund for the Catherine Branch Project.
Northlake has only one sewer impact fee zone and it encompasses the entire Town. Budget requests for FY 2021 include $800,000 in funding to be transferred to the Water Capital Projects Fund for the sewer portion of the Catherine Branch Projects.

Roadway Impact fees are broken up into four districts: northwest, northeast, southwest, and southeast. The Southwest has no revenue currently and is not projected to generate revenue in the next fiscal year, thus there is no fund presentation. Northwest Road Impact fees have grown over the past year with the Stardust Ranch development contributing substantially to the fund. The budget request for that fund is $600,000 dedicated to Faught road improvements, which directly benefits the residents of Stardust Ranch. The Northeast Impact Fee Fund is also going to contribute $1,200,000 to the project as well since the road is split between the two impact fee zones. The primary driver of impact fee revenue for the northeast is the Ridge, Pecan Square, and The Highlands developments. Each of these developments has a reimbursement agreement with the Town so that once each development has completed construction of roadway improvements, they can seek reimbursement for a portion of the roadway impact fees paid. Remaining fees are deposited into the impact fee fund for future planned projects. Southeast roadway impact fees have steadily come in as commercial development has occurred on the south east section of town, but no projects or reimbursements are budgeted currently.

PROPERTY TAX CALCULATION

TOWN OF NORTHLAKE

Property Tax Summary

Certified Estimates Tax Year 2020		Town	TIRZ	Penalties, Interest & Excess Collections	NET
Total Certified Value as of July 24, 2020		$ 1,244,290,924	$ 232,882,995		
Less Exemptions:					
Disabled Veteran		$ (8,389,797)	$ (5,691,320)		
Over 65		$ (1,830,000)			
Homestead Exemption		$ (61,548,214)			
Homestead Cap		$ (329,131)	$ (26,009)		
Less Value Losses:					
Agricultural Productivity		$ (57,054,030)	$ -		
Non-profit Organization		$ (10,259,246)	$ (2,216,830)		
Abatements		$ (64,039,580)	$ -		
Freeport Inventory		$ (369,239,829)	$ -		
Pollution Control		$ -	$ -		
Total Reduction to Values		$ (572,689,827)	$ (7,934,159)		
Estimated ARB Minimum Values		$ 498,591,085	$ 34,485,717		
Net Taxable Value		**$ 1,170,192,182**	**$ 259,434,553**		
Estimated Property Tax Collections:					
Net Taxable Value		$ 1,170,192,182	$ 259,434,553		
Proposed Tax Rate per $100 valuation		$ 0.295	$ 0.0909		
Estimated Property Tax Levy		**$ 3,452,067**	**$ 235,826**		
Tax Rate Distribution Schedule:		Tax Rate per $100			
Maintenance and Operations	50%	$ 0.146828			
Debt Service	50%	$ 0.148172			
Total Distribution of Tax Rate		**$ 0.295000**			
Distribution of Estimated Tax Revenue:					
Maintenance and Operations		$ 1,718,170	$ (117,376)	$ 66,000	$ 1,666,794
Debt Service		$ 1,733,897	$ (118,450)	$ 55,500	$ 1,670,947
Total Estimated Tax Revenue		**$ 3,452,067**			**$ 3,337,741**

ALL FUND SUMMARY

All Funds Summary Fiscal Year 2021

	General	Debt Service	Hotel Occupancy	EDC	CDC	Internal Services	Water & Wastewater	Special Taxing Districts	Special Revenue	Capital Projects	Total
Beginning Fund Balance	$3,126,236	$487,313	$826,401	$639,895	$621,690	$258,353	$565,702	$239,675	$208,558	$17,773,356	$24,747,179
Revenue											
Property Tax	1,666,794	1,670,947						235,826			3,573,567
Sales Tax	1,005,000			500,000	500,000						2,005,000
Occupancy Tax			480,000								480,000
Court Fines & Fees	450,000								51,500		501,500
Franchise Fees	489,000										489,000
Development Revenues	2,484,450										2,484,450
Services & Fees	276,760			17,000	17,000	11,000			1,400		323,160
Water & Sewer Revenue							7,405,250				7,405,250
Assessments								1,520,437			1,520,437
Impact & Cost Recovery Fees										4,875,000	4,875,000
Internal Contributions						1,176,370					1,176,370
Interest	30,000	100	5,000	100	100	500	50		400	115,700	151,950
Total Revenue	$ 6,402,004	$ 1,671,047	$ 485,000	$ 517,100	$ 517,100	$ 1,187,870	$ 7,405,300	$ 1,756,263	$ 53,300	$ 4,990,700	$ 24,985,684
Expenditures:											
Payroll & Benefits	3,750,152		70,024	50,349	54,474		883,199				4,808,198
Supplies	211,972		200	1,200	2,200	400,716	64,457		3,300		684,045
Maintenance	334,954				3,000	19,032	177,100	208,932	9,000		752,018
Utilities	23,840				-	63,400	79,100				166,340
Services	1,505,446	10,206	23,000	140,150	139,500	311,658	134,425	1,243,150	24,400	2,787,000	6,318,935
Internal Services	832,450		7,540	7,540	7,540		321,300				1,176,370
Wholesale Costs							4,250,000				4,250,000
Debt Service		2,479,887						283,025			2,762,912
Capital Outlay			1,000,000			300,000	300,000		60,000	18,865,000	20,525,000
Total Expenditures	$ 6,658,814	$ 2,490,093	$ 1,100,764	$ 199,239	$ 206,714	$ 1,094,806	$ 6,209,581	$ 1,735,107	$ 96,700	$21,652,000	$ 41,443,818
Transfers & Debt Issuance											
Debt Issuance		7,000,000									7,000,000
Transfers In	310,000	450,000								10,860,000	11,620,000
Transfers Out	-	(7,000,000)		(30,000)	(30,000)		(700,000)			(3,860,000)	(11,620,000)
Total Transfers & Debt Issuance	$ 310,000	$ 450,000	$ -	$ (30,000)	$ (30,000)	$ -	$ (700,000)	$ -	$ -	$ 7,000,000	$ 7,000,000
Net Increase (Decrease)	$ 53,190	$ (369,046)	$ (615,764)	$ 287,861	$ 280,386	$ 93,064	$ 495,719	$ 21,156	$ (43,400)	$ (9,661,300)	$ (16,458,134)
Ending Fund Balance	$ 3,179,426	$ 118,267	$ 210,637	$ 927,756	$ 902,076	$ 351,417	$ 1,061,421	$ 260,831	$ 165,158	$ 8,112,056	$ 15,289,044

Internal Service Funds - Technology Fund, Building Services Fund & Equipment Replacement Fund

Special Taxing Districts - Northlake PID #1, Northlake PID#2 & TIRZ #1

Special Revenue - Court Security Fund, Court Technology Fund, Police Asset Forfeiture, Police Special Training, Child Safety Special Revenue & Court Online Access Fees

Capital Projects - Capital Projects Fund, Water Capital Projects Fund, Cost Recovery Fees Fund, Water Impact Fees North Fund, Water Impact Fees South Fund, Sewer Impact Fees Fund, Northwest Roadway Impact Fees Fund, Northeast Roadway Impact Fees Fund, Southeast Roadway Impact Fees Fund

DEPARTMENTAL SUMMARIES

TOWN OF NORTHLAKE

DEPARTMENT REPORT

	FTE	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Revised 09/30/2020	FY 2021 Proposed Budget
COUNCIL							
EXPENDITURES:							
Payroll & Benefits		2,071	1,769	2,600	1,499	2,572	5,100
Supplies		2,561	4,672	3,040	2,673	4,050	4,300
Utilities		807	292	750	-	-	-
Services		25,417	16,336	14,500	10,012	12,700	28,500
Internal Services		6,900	20,390	31,500	23,625	31,500	31,600
TOTAL EXPENSES:		37,757	43,458	52,390	37,808	50,822	69,500
ADMINISTRATION	4						
EXPENDITURES:							
Payroll & Benefits		627,579	791,953	910,190	625,692	908,045	530,975
Supplies		12,177	8,852	19,708	7,842	12,824	10,300
Maintenance		14,423	6,604	9,750	5,559	6,128	500
Utilities		1,376	1,431	1,200	2,212	2,500	1,500
Services		356,433	496,112	488,625	366,606	437,892	266,500
Internal Services		140,200	65,430	101,800	79,465	161,800	67,920
Capital Outlay		-	3,095	-	1,768,382	1,768,382	1,000,000
Transfers							-
TOTAL EXPENSES:		1,152,189	1,373,477	1,531,273	2,855,758	3,297,570	1,877,695
FINANCE	4						
EXPENDITURES:							
Payroll & Benefits		-	-	-	-	-	358,388
Supplies		-	-	-	-	-	10,525
Maintenance		-	-	-	-	-	600
Services		-	-	-	-	-	125,125
Internal Services		-	-	-	-	-	60,400
TOTAL EXPENSES:		-	-	-	-	-	555,038
MUNICIPAL COURT	3						
EXPENDITURES:							
Payroll & Benefits		196,283	216,712	225,713	161,846	225,353	230,062
Supplies		3,126	2,561	4,540	2,171	4,390	4,640
Maintenance		180	-	-	-	-	-
Services		32,669	22,975	26,000	16,696	22,600	28,000
Internal Services		25,200	36,830	55,800	41,850	55,800	45,290
Capital Outlay		-	543	-	-	-	-
TOTAL EXPENSES:		257,457	279,621	312,053	222,562	308,143	307,992

TOWN OF NORTHLAKE

DEPARTMENT REPORT

	FTE	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Revised 09/30/2020	FY 2021 Proposed Budget
DEVELOPMENT SERVICES	4						
EXPENDITURES:							
Payroll & Benefits		126,564	158,675	248,098	142,150	211,108	352,815
Supplies		3,639	3,770	20,000	2,110	18,950	5,000
Maintenance		624	985	2,400	650	633	3,783
Utilities		1,236	1,646	1,500	1,066	-	1,500
Services		456,190	450,267	580,000	367,212	531,076	767,650
Internal Services		22,300	27,180	35,000	26,250	45,000	72,380
Capital Outlay		-	3,095	-	-	-	-
TOTAL EXPENSES:		610,551	645,618	886,998	539,438	806,767	1,203,128
POLICE	21						
EXPENDITURES:							
Payroll & Benefits		1,151,746	1,301,829	1,724,560	1,122,381	1,591,873	2,101,600
Supplies		75,389	79,986	118,231	60,844	92,110	116,905
Maintenance		47,117	38,106	56,455	42,016	50,805	58,096
Utilities		8,614	7,645	10,040	5,927	9,540	10,040
Services		66,539	53,480	86,867	39,467	53,838	106,267
Internal Services		220,400	904,225	372,500	279,375	392,500	451,990
Capital Outlay		6,679	16,664	59,035	2,071	2,071	-
TOTAL EXPENSES:		1,576,484	2,401,934	2,427,688	1,552,081	2,192,737	2,844,898
PUBLIC WORKS	18						
EXPENDITURES:							
Payroll & Benefits		581,269	570,844	1,060,310	663,594	1,054,535	1,214,258
Supplies		71,400	72,706	113,312	65,346	94,591	128,359
Maintenance		311,167	249,310	311,085	256,968	300,010	452,075
Utilities		2,169,167	2,561,758	3,077,045	2,332,591	3,474,045	4,339,900
Services		82,303	123,428	89,500	147,448	170,544	104,500
Internal Services		143,500	197,445	301,400	229,088	321,400	446,790
Capital Outlay		1,590	901,179	487,500	351,378	407,860	300,000
TOTAL EXPENSES:		3,360,396	4,676,670	5,440,152	4,046,414	5,822,985	6,985,882
NON-DEPARTMENTAL							
EXPENDITURES:							
Payroll & Benefits		2,952	2,656	15,000	3,010	6,000	15,000
Supplies		462	-	-	-	-	-
Maintenance		318	-	-	-	-	-
Services		74,904	22,804	-	-	-	5,000
Incentives		587,794	915,590	258,646	63,204	122,079	510,979
Transfers		750,000	290,000	360,881	233,161	310,881	760,000
TOTAL EXPENSES:		1,416,431	1,231,049	634,527	299,375	438,960	1,290,979

MAJOR GOVERNMENTAL FUNDS

TOWN OF NORTHLAKE

GENERAL FUND

Fund: 100	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Revised 09/30/2020	FY 2021 Proposed Budget
BEGINNING FUND BALANCE:	1,878,278	1,847,823	2,377,211	3,075,444	3,075,444	3,126,236
REVENUES:						
Court Fines	510,818	512,290	500,000	346,917	425,000	450,000
Sales/Beverage Tax	642,746	757,432	780,000	438,814	751,000	1,005,000
Ad Valorem Taxes	885,559	1,014,024	1,475,462	1,248,308	1,270,049	1,666,794
Permits and Registrations	31,180	52,930	41,450	37,257	37,950	41,450
Franchise Fees	384,223	458,927	385,500	218,929	451,000	489,000
Building Permits	927,809	1,294,244	1,400,000	1,454,689	1,751,000	1,931,000
Development	579,345	1,227,914	507,000	127,617	187,000	512,000
Transfers	200,000	290,000	310,881	233,161	310,881	310,000
Contract Police Services	159,611	161,813	218,000	146,156	200,000	250,000
Interest	4,010	186,563	30,000	33,318	40,000	30,000
Service Fees	10,906	11,255	11,760	10,019	12,533	11,760
Adjustments	42,176	61,724	25,000	9,726	15,000	15,000
TOTAL REVENUE:	4,378,383	6,029,114	5,685,053	4,304,911	5,451,413	6,712,004
EXPENDITURES:						
Payroll & Benefits	2,174,912	2,480,586	3,317,886	2,149,288	3,136,803	3,180,127
Supplies	130,814	137,193	212,376	109,836	179,730	211,972
Maintenance	268,290	185,175	234,380	178,685	221,566	334,954
Utilities	18,971	19,273	25,915	15,952	21,465	23,840
Services	860,332	857,186	1,160,438	757,822	1,039,872	1,505,446
Internal Services	447,500	1,099,180	676,200	510,659	786,200	832,450
Capital Outlay	8,269	22,899	59,035	14,985	14,985	-
Transfers	500,000	-	-	-	-	-
TOTAL EXPENDITURES:	4,409,088	4,801,492	5,686,230	3,737,227	5,400,621	6,088,789
REV OVER/(UNDER) EXP	(30,705)	1,227,621	(1,177)	567,684	50,792	623,215
ENDING FUND BALANCE	**1,847,573**	**3,075,444**	**2,376,034**	**3,643,128**	**3,126,236**	**3,749,451**
BUDGET REQUESTS						
Police - Detective & Two Officers						279,000
Public Works - Two Maintenance Workers						133,600
Adminstrative - Management Assistant						84,000
Healthcare Costs Increase						7,000
2% Salary Market Adjustment						66,425
TOTAL BUDGET REQUESTS						**570,025**
REVISED REV OVER/(UNDER) EXP						53,190
REVISED ENDING FUND BALANCE						**3,179,426**

TOWN OF NORTHLAKE

DEBT SERVICE

Fund: 160	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Revised 09/30/2020	FY 2021 Proposed Budget
BEGINNING FUND BALANCE:	126,530	783,748	531,422	209,791	209,791	487,313
REVENUES:						
Taxes / Fees & Fines	630,735	827,474	901,111	1,256,534	1,256,534	1,670,947
Transfers	550,000	-	50,000	-	50,000	450,000
Bond Proceeds	-	12,000,000	-	-	-	7,000,000
Interest	2,688	59	1,200	35	100	100
TOTAL REVENUE:	1,183,423	12,827,532	952,311	1,256,570	1,306,634	9,121,047
EXPENDITURES:						
Services	2,988	32,679	5,206	825	5,206	10,206
Transfers	-	12,000,000	-	-	-	7,000,000
Debt Service	523,218	1,368,811	1,023,906	301,953	1,023,906	2,479,887
TOTAL EXPENDITURES:	526,205	13,401,490	1,029,112	302,778	1,029,112	9,490,093
REV OVER/(UNDER) EXP	657,218	(573,957)	(76,801)	953,791	277,522	(369,046)
ENDING FUND BALANCE	**783,748**	**209,791**	**454,621**	**1,163,583**	**487,313**	**118,267**

SPECIAL REVENUE FUNDS

TOWN OF NORTHLAKE

HOTEL OCCUPANCY TAX

Fund: 110	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Revised 09/30/2020	FY 2021 Proposed Budget
BEGINNING FUND BALANCE:	1,484,307	1,884,974	2,185,312	2,270,708	2,270,708	826,401
REVENUES:						
Taxes / Fees & Fines	444,447	457,149	480,000	273,696	375,000	480,000
Interest	14,421	1,184	10,805	21,776	20,000	5,000
Adjustments	-	5,784	-	-	-	-
TOTAL REVENUE:	458,868	464,118	490,805	295,472	395,000	485,000
EXPENDITURES:						
Payroll & Benefits	41,048	67,769	77,727	45,202	71,991	69,099
Supplies	49	-	-	-	-	200
Maintenance	77	-	-	-	-	-
Services	14,728	7,380	55,600	5,102	7,048	23,000
Internal Services	2,300	3,235	4,800	3,600	4,800	7,540
Capital Outlay	-	-	-	1,755,468	1,755,468	1,000,000
TOTAL EXPENDITURES:	58,201	78,384	138,127	1,809,372	1,839,307	1,099,839
REV OVER/(UNDER) EXP	400,667	385,733	352,678	(1,513,900)	(1,444,307)	(614,839)
ENDING FUND BALANCE	**1,884,974**	**2,270,708**	**2,537,990**	**756,808**	**826,401**	**211,562**
BUDGET REQUESTS						
Healthcare Costs Increase						150
2% Salary Market Adjustment						775
TOTAL BUDGET REQUESTS						**925**
REVISED REV OVER/(UNDER) EXP						(615,764)
REVISED ENDING FUND BALANCE						**210,637**

TOWN OF NORTHLAKE

ECONOMIC DEVELOPMENT CORPORATION

Fund: 130	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Revised 09/30/2020	FY 2021 Proposed Budget
BEGINNING FUND BALANCE:	612,391	584,305	393,637	409,669	409,669	639,895
REVENUES:						
Taxes / Fees & Fines	320,993	378,396	375,000	219,269	375,000	500,000
Interest	3,197	351	650	44	-	100
Ground Lease	19,989	14,862	22,000	82,225	15,967	17,000
TOTAL REVENUE:	344,178	393,609	397,650	301,537	390,967	517,100
EXPENDITURES:						
Payroll & Benefits	35,044	37,201	60,791	33,357	60,791	49,424
Supplies	814	468	1,986	241	1,000	1,200
Maintenance	864	3,644	3,250	2,716	3,000	-
Services	38,238	63,197	66,250	41,673	60,000	65,150
Incentives	270,004	430,500	25,000	-	-	75,000
Internal Services	2,300	3,235	5,950	5,025	5,950	7,540
Transfers	25,000	30,000	30,000	22,500	30,000	30,000
TOTAL EXPENDITURES:	372,264	568,245	193,227	105,512	160,741	228,314
REV OVER/(UNDER) EXP	(28,086)	(174,636)	204,423	196,025	230,226	288,786
ENDING FUND BALANCE	**584,305**	**409,669**	**598,060**	**605,694**	**639,895**	**928,681**
BUDGET REQUESTS						
Healthcare Costs Increase						150
2% Salary Market Adjustment						775
TOTAL BUDGET REQUESTS						**925**
REVISED REV OVER/(UNDER) EXP						287,861
REVISED ENDING FUND BALANCE						**927,756**

TOWN OF NORTHLAKE

COMMUNITY DEVELOPMENT CORPORATION

Fund: 131	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Revised 09/30/2020	FY 2021 Proposed Budget
BEGINNING FUND BALANCE:	592,138	562,935	369,767	390,910	390,910	621,690
REVENUES:						
Taxes / Fees & Fines	320,993	378,396	375,000	219,269	375,000	500,000
Interest	3,185	308	650	18	20	100
Ground Lease	19,989	14,862	22,000	15,967	16,000	17,000
TOTAL REVENUE:	344,166	393,566	397,650	235,253	391,020	517,100
EXPENDITURES:						
Payroll & Benefits	34,995	37,001	60,791	33,257	60,791	53,549
Supplies	814	532	1,986	241	500	2,200
Maintenance	864	2,854	3,250	2,716	3,000	3,000
Services	39,393	61,468	66,250	41,717	60,000	64,500
Incentives	270,004	430,500	25,000	-	-	75,000
Internal Services	2,300	3,235	5,950	5,025	5,950	7,540
Transfers	25,000	30,000	30,000	22,500	30,000	30,000
TOTAL EXPENDITURES:	373,370	565,590	193,227	105,455	160,241	235,789
REV OVER/(UNDER) EXP	(29,203)	(172,025)	204,423	129,798	230,779	281,311
ENDING FUND BALANCE	**562,935**	**390,910**	**574,190**	**520,708**	**621,690**	**903,001**
BUDGET REQUESTS						
Healthcare Costs Increase						150
2% Salary Market Adjustment						775
TOTAL BUDGET REQUESTS						**925**
REVISED REV OVER/(UNDER) EXP						280,386
REVISED ENDING FUND BALANCE						**902,076**

TOWN OF NORTHLAKE

GRANTS FUND

Fund: 210

	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Revised 09/30/2020	FY 2021 Proposed Budget
BEGINNING FUND BALANCE:	-	-	-	-	-	-
REVENUES:						
CARES Act - Relief Revenue	-	-	-	-	227,700	-
Interest	-	-	-	-	-	-
TOTAL REVENUE:	-	-	-	-	227,700	-
EXPENDITURES:						
Payroll & Benefits	-	-	-	-	-	-
Supplies	-	-	-	-	-	-
Services	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-
TOTAL EXPENDITURES:	-	-	-	-	-	-
REV OVER/(UNDER) EXP	-	-	-	-	227,700	-
ENDING FUND BALANCE	**-**	**-**	**-**	**-**	**227,700**	**-**
BUDGET REQUESTS						
CARES Act Personnel Costs					67,568	
3 Direct Mailers (COVID Related)					10,000	
Safety Supplies & Equipment					17,132	
Intergovernmental Transfers					30,000	
Contactless Operations					38,000	
Software & Hardware					65,000	
TOTAL BUDGET REQUESTS					**227,700**	
REVISED REV OVER/(UNDER) EXP					(227,700)	
REVISED ENDING FUND BALANCE					-	

INTERNAL SERVICES FUNDS

TOWN OF NORTHLAKE

TECHNOLOGY SERVICES FUND

Fund: 504	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Revised 09/30/2020	FY 2021 Proposed Budget
BEGINNING FUND BALANCE:	89,719	23,020	38,795	(18,207)	(18,207)	59,843
REVENUES:						
General Fund Contributions	106,000	156,000	146,500	109,875	256,500	165,670
HOT Fund Contributions	1,500	1,500	2,000	1,500	2,000	2,000
EDC Fund Contributions	1,500	1,500	3,850	2,888	3,850	2,000
CDC Fund Contributions	1,500	1,500	3,850	2,888	3,850	2,000
Utility Fund Contributions	19,000	19,000	26,300	19,725	26,300	52,200
Interest Revenue	-	-	-	-	-	-
TOTAL REVENUE:	129,500	179,500	182,500	136,875	292,500	223,870
EXPENSES:						
Maintenance	8,912	6,979	16,000	8,429	12,000	12,532
Utilities	14,720	25,286	31,000	19,192	29,000	26,800
Services	95,260	180,962	111,000	117,923	117,950	154,458
Capital Outlay	77,307	7,500	50,000	55,480	55,500	-
TOTAL EXPENSES:	196,199	220,727	208,000	201,024	214,450	193,790
REV OVER/(UNDER) EXP	(66,699)	(41,227)	(25,500)	(64,149)	78,050	30,080
ENDING FUND BALANCE	23,020	(18,207)	13,295	(82,356)	59,843	89,923
BUDGET REQUESTS:						
Work Stations Replacements						10,000
Server Replacement						20,000
TOTAL BUDGET REQUESTS						**30,000**
REVISED REV OVER/(UNDER) EXP						80
REVISED ENDING FUND BALANCE						**59,923**

TOWN OF NORTHLAKE

EQUIPMENT SERVICES FUND

Fund: 505	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Revised 09/30/2020	FY 2021 Proposed Budget
BEGINNING FUND BALANCE:	118,335	162,819	93,537	107,012	107,012	159,841
REVENUES:						
General Fund Contributions	147,000	147,000	212,000	159,000	212,000	212,000
Utility Fund Contributions	75,000	75,000	100,000	75,000	100,000	125,000
Sale of Equipment Proceeds	32,761	-	11,000	-	-	11,000
Insurance Proceeds	32,878	1,576	-	28,059	28,059	-
Interest	2,774	341	500	135	120	500
TOTAL REVENUE:	290,413	223,917	323,500	262,195	340,179	348,500
EXPENSES:						
Maintenance	35,831	5,690	14,000	5,348	-	-
Services	731	-	-	-	-	-
Capital Outlay	209,367	274,034	287,350	273,691	287,350	-
TOTAL EXPENSES:	245,929	279,724	301,350	279,039	287,350	-
REV OVER/(UNDER) EXP	44,484	(55,807)	22,150	(16,845)	52,829	348,500
ENDING FUND BALANCE	162,819	107,012	115,687	90,167	159,841	508,341
BUDGET REQUESTS:						
Police Vehicle Replacements						195,000
Public Works Vehicle Replacments						80,000
TOTAL BUDGET REQUESTS						**275,000**
REVISED REV OVER/(UNDER) EXP						73,500
REVISED ENDING FUND BALANCE						**233,341**

TOWN OF NORTHLAKE

BUILDING SERVICES FUND

Fund: 506	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Revised 09/30/2020	FY 2021 Proposed Budget
BEGINNING FUND BALANCE:	566,402	140,472	808,161	773,437	773,437	38,669
REVENUES:						
Interest Income	2,695	85	-	197	150	-
Insurance Proceeds	3,025	-	-	-	-	-
General Fund Contributions	194,500	796,180	317,700	238,275	317,700	454,780
HOT Fund Contributions	800	1,735	2,800	2,100	2,800	5,540
EDC Fund Contributions	800	1,735	2,850	2,138	2,850	5,540
CDC Fund Contributions	800	1,735	2,850	2,138	2,850	5,540
Utility Fund Contributions	10,100	48,615	78,800	59,100	78,800	144,100
Court Security	46,293	75,000	-	-	-	-
TOTAL REVENUE:	259,013	925,085	405,000	303,947	405,150	615,500
EXPENSES:						
Rent	21,732	141,330	328,156	218,373	328,156	382,116
Supplies	4,872	9,506	3,100	3,751	4,100	18,600
Maintenance	15,043	30,275	8,000	4,475	6,700	6,500
Utilities	10,938	16,336	15,000	11,295	15,800	36,600
Services	18,318	85,036	84,552	72,549	86,630	127,200
Capital Outlay	614,040	9,638	675,000	698,532	698,532	-
TOTAL EXPENSES:	684,942	292,120	1,113,808	1,008,975	1,139,918	571,016
REV OVER/(UNDER) EXP	(425,930)	632,965	(708,808)	(705,027)	(734,768)	44,484
ENDING FUND BALANCE	140,472	773,437	99,353	68,410	38,669	83,153
BUDGET REQUESTS:						
Roof Replacement -Public Works Building						25,000
TOTAL BUDGET REQUESTS						**25,000**
REVISED REV OVER/(UNDER) EXP						19,484
REVISED ENDING FUND BALANCE						**58,153**

UTILITY FUND

TOWN OF NORTHLAKE

WATER & WASTEWATER

Fund: 200	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Revised 09/30/2020	FY 2021 Proposed Budget
REVENUES:						
Water Sales	2,256,247	2,271,684	3,250,000	1,848,155	3,250,000	4,650,000
Water Fees	232,414	253,550	250,250	256,759	300,250	250,250
Sewer Sales	1,152,270	1,261,804	1,750,000	1,195,334	1,750,000	2,410,000
Sewer Fees	30,200	38,950	20,000	21,000	30,000	20,000
Fees	112,728	135,285	75,000	77,932	89,057	75,000
Developer Contributions	1,300,406	-	-	-	-	-
Interest	3,206	298	50	3,624	3,624	50
Adjustments	5,451	2,309	-	-	-	-
TOTAL REVENUE:	5,092,921	3,963,881	5,345,300	3,402,804	5,422,931	7,405,300
EXPENSES:						
Payroll & Benefits	402,466	421,879	669,276	459,068	669,111	789,824
Supplies	36,263	34,355	62,482	30,668	45,685	64,457
Maintenance	103,733	103,331	138,810	121,077	130,010	177,100
Wholesale Water	1,528,569	1,814,880	2,000,000	1,604,651	2,400,000	3,000,000
Sewer Treatment	595,042	689,547	1,000,000	683,039	1,000,000	1,250,000
Utilities	38,618	49,071	64,620	38,153	64,620	79,100
Services	189,552	250,760	145,600	164,331	183,809	134,425
Internal Services	104,100	142,615	205,100	155,344	205,100	321,300
Capital Outlay	-	901,677	487,500	351,378	407,860	300,000
Transfers	200,000	230,000	300,881	188,161	250,881	700,000
TOTAL EXPENSES:	3,198,343	4,638,116	5,074,269	3,795,870	5,357,076	6,816,206
REV OVER/(UNDER) EXP	1,894,578	(674,235)	271,031	(393,066)	65,855	589,094
ENDING CASH RESERVES	**1,010,511**	**499,847**	**101,269**	**106,781**	**565,702**	**1,154,796**
BUDGET REQUESTS						
PW Position - Equipment Operator						71,000
Healthcare Costs Increase						5,000
2% Salary Market Adjustment						17,375
TOTAL BUDGET REQUESTS						**93,375**
REVISED REV OVER/(UNDER) EXP						495,719
REVISED ENDING CASH RESERVES						**1,061,421**

SPECIAL TAXING DISTRICTS FUNDS

TOWN OF NORTHLAKE

NORTHLAKE PID#I - HARVEST COMMUNITY

Fund: 401

	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Revised 09/30/2020	FY 2021 Proposed Budget
BEGINNING FUND BALANCE:	758	4,133	(116)	17,169	17,169	55,353
REVENUES:						
Assessments	506,535	785,055	1,005,480	1,046,673	1,046,673	1,200,000
Transfers	-	-	-	-	-	-
Interest	-	-	-	-	-	-
TOTAL REVENUE:	506,535	785,055	1,005,480	1,046,673	1,046,673	1,200,000
EXPENDITURES:						
Services	503,161	772,020	1,005,480	959,429	1,008,489	1,200,000
TOTAL EXPENDITURES:	503,161	772,020	1,005,480	959,429	1,008,489	1,200,000
REV OVER/(UNDER) EXP	3,375	13,036	-	87,244	38,184	-
ENDING FUND BALANCE	**4,133**	**17,169**	**(116)**	**104,413**	**55,353**	**55,353**

TOWN OF NORTHLAKE

NORTHLAKE PID#2 - THE HIGHLANDS

Fund: 402	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Revised 09/30/2020	FY 2021 Proposed Budget
BEGINNING FUND BALANCE:	118,594	125,790	147,046	143,926	143,926	153,510
REVENUES:						
Assessments	316,279	318,747	320,437	316,328	315,400	320,437
Interest	482	-	10,000	-	-	-
TOTAL REVENUE:	316,760	318,747	330,437	316,328	315,400	320,437
EXPENDITURES:						
Maintenance	21,436	11,041	11,041	-	11,041	11,717
Services	15,334	10,218	13,150	234	13,150	13,150
Debt Service	272,795	279,352	281,625	50,813	281,625	283,025
TOTAL EXPENDITURES:	309,565	300,612	305,816	51,046	305,816	307,892
REV OVER/(UNDER) EXP	7,196	18,136	24,621	265,282	9,584	12,545
ENDING FUND BALANCE	**125,790**	**143,926**	**171,667**	**409,207**	**153,510**	**166,055**

TOWN OF NORTHLAKE

TAX INCREMENT REINVESTMENT ZONE #1

Fund: 451	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Revised 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	235,826
TOTAL REVENUE:	73,451	127,027	178,149	173,105	175,000	235,826
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)	8,611
ENDING FUND BALANCE	**46,896**	**169,182**	**51,206**	**58,557**	**30,812**	**39,423**

PUBLIC SAFETY SPECIAL REVENUE FUNDS

TOWN OF NORTHLAKE

COURT SECURITY FUND

Fund: 120	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Revised 09/30/2020	FY 2021 Proposed Budget
BEGINNING FUND BALANCE:	99,558	60,324	(2,676)	(9,363)	(9,363)	(2,563)
REVENUES:						
Court Security	9,939	9,856	12,000	7,348	12,000	12,000
Interest	2,878	213	9,000	-	300	300
TOTAL REVENUE:	12,817	10,068	21,000	7,348	12,300	12,300
EXPENDITURES:						
Services	5,758	4,756	9,000	2,396	5,500	9,000
Internal Services	-	75,000	-	-	-	-
Transfers	46,293	-	-	-	-	-
TOTAL EXPENDITURES:	52,051	79,756	9,000	2,396	5,500	9,000
REV OVER/(UNDER) EXP	(39,234)	(69,687)	12,000	4,951	6,800	3,300
ENDING FUND BALANCE	**60,324**	**(9,363)**	**9,324**	**(4,411)**	**(2,563)**	**737**

TOWN OF NORTHLAKE

COURT TECHNOLOGY FUND

Fund: 121

	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Revised 09/30/2020	FY 2021 Proposed Budget
BEGINNING FUND BALANCE:	(2,651)	15,530	35,530	28,667	28,667	37,167
REVENUES:						
Court Technology	18,368	13,137	16,000	8,423	10,000	16,000
Interest	2,671	-	9,000	-	-	-
TOTAL REVENUE:	21,039	13,137	25,000	8,423	10,000	16,000
EXPENDITURES:						
Internal Services	2,858	-	-	-	-	-
Capital Outlay	-	-	5,000	-	1,500	5,000
TOTAL EXPENDITURES:	2,858	-	5,000	-	1,500	5,000
REV OVER/(UNDER) EXP	18,181	13,137	20,000	8,423	8,500	11,000
ENDING FUND BALANCE	**15,530**	**28,667**	**55,530**	**37,090**	**37,167**	**48,167**
BUDGET REQUESTS:						
Ticket Writer						3,000
Court Payment Kiosk						15,000
TOTAL BUDGET REQUESTS						**18,000**
REVISED REV OVER/(UNDER) EXP						(7,000)
REVISED ENDING FUND BALANCE						**30,167**

TOWN OF NORTHLAKE

POLICE ASSET FORFEITURE

Fund: 150

	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Revised 09/30/2020	FY 2021 Proposed Budget
BEGINNING FUND BALANCE:	3,742	10,084	10,099	11,459	11,459	13,769
REVENUES:						
Seized Monies & Goods	6,938	2,751	-	571	2,600	-
Interest	4	15	15	9	10	-
TOTAL REVENUE:	6,942	2,766	15	580	2,610	-
EXPENDITURES:						
Services	600	1,391	-	300	300	-
TOTAL EXPENDITURES:	600	1,391	-	300	300	-
REV OVER/(UNDER) EXP	6,342	1,375	15	280	2,310	-
ENDING FUND BALANCE	**10,084**	**11,459**	**10,114**	**11,739**	**13,769**	**13,769**

TOWN OF NORTHLAKE

POLICE SPECIAL TRAINING

Fund: 151	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Revised 09/30/2020	FY 2021 Proposed Budget
BEGINNING FUND BALANCE:	416	473	-	3,628	3,628	3,628
REVENUES:						
State Training Funds	1,377	3,155	1,400	-	1,400	1,400
TOTAL REVENUE:	1,377	3,155	1,400	-	1,400	1,400
EXPENDITURES:						
Services	1,320	-	1,400	-	1,400	1,400
TOTAL EXPENDITURES:	1,320	-	1,400	-	1,400	1,400
REV OVER/(UNDER) EXP	57	3,155	-	-	-	-
ENDING FUND BALANCE	**473**	**3,628**	**-**	**3,628**	**3,628**	**3,628**

TOWN OF NORTHLAKE

CHILD SAFETY SPECIAL REVENUE

Fund: 152	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Revised 09/30/2020	FY 2021 Proposed Budget
BEGINNING FUND BALANCE:	92,989	98,054	103,554	96,861	96,861	98,625
REVENUES:						
Seatbelt Fees	3,270	3,590	3,000	1,882	2,000	3,000
Child Safety	1,438	2,313	2,000	2,330	2,500	2,500
Interest	2,782	149	9,000	65	50	100
TOTAL REVENUE:	7,491	6,052	14,000	4,277	4,550	5,600
EXPENDITURES:						
Supplies	426	410	6,000	287	287	1,000
Maintenance	1,500	5,763	-	-	-	-
Services	500	1,071	1,850	2,500	2,500	2,500
TOTAL EXPENDITURES:	2,426	7,244	7,850	2,787	2,787	3,500
REV OVER/(UNDER) EXP	5,065	(1,193)	6,150	1,491	1,763	2,100
ENDING FUND BALANCE	**98,054**	**96,861**	**109,704**	**98,352**	**98,625**	**100,725**
BUDGET REQUESTS:						
Digital MPH Speed Sign (Radar Enabled)						10,000
Intersection Improvements (Glendale & Parkland)						15,000
TOTAL BUDGET REQUESTS						**25,000**
REVISED REV OVER/(UNDER) EXP						(22,900)
REVISED ENDING FUND BALANCE						**75,725**

TOWN OF NORTHLAKE

COURT ONLINE ACCESS FEES

Fund: 153	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Revised 09/30/2020	FY 2021 Proposed Budget
BEGINNING FUND BALANCE:	56,668	57,949	41,507	60,931	60,931	57,931
REVENUES:						
Online Access Fees	17,724	17,884	18,000	10,672	12,000	18,000
Interest Revenue	2,671	-	9,000	-	-	-
TOTAL REVENUE:	20,395	17,884	27,000	10,672	12,000	18,000
EXPENDITURES:						
Supplies	1,680	235	-	-	-	-
Maintenance	5,922	5,463	6,000	-	6,000	6,000
Services	11,512	9,204	11,500	11,764	9,000	11,500
TOTAL EXPENDITURES:	19,114	14,903	17,500	11,764	15,000	17,500
REV OVER/(UNDER) EXP	1,281	2,981	9,500	(1,092)	(3,000)	500
ENDING FUND BALANCE	**57,949**	**60,931**	**51,007**	**59,839**	**57,931**	**58,431**
BUDGET REQUESTS:						
Upgraded Credit Card Readers						500
Desktop Scanner Replacements						1,800
Court Payment Kiosk						15,000
TOTAL BUDGET REQUESTS						**17,300**
REVISED REV OVER/(UNDER) EXP						(16,800)
REVISED ENDING FUND BALANCE						**41,131**

CAPITAL PROJECT FUNDS

TOWN OF NORTHLAKE

CAPITAL PROJECTS

Fund: 301	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Revised 09/30/2020	FY 2021 Proposed Budget
BEGINNING FUND BALANCE:	5,959,853	2,419,659	1,214,659	1,249,935	1,249,935	1,142,435
REVENUES:						
Transfers	-	-	-	-	-	5,300,000
Interest	110,932	47,379	-	73,540	100,000	50,000
Developer Contributions	-	421,929	-	-	-	-
TOTAL REVENUE:	110,932	469,308	-	73,540	100,000	5,350,000
EXPENDITURES:						
Services	132,961	225,136	-	150,555	2,500	-
Capital Outlay	3,518,165	1,413,895	900,000	200,399	205,000	1,080,000
TOTAL EXPENDITURES:	3,651,125	1,639,031	900,000	350,954	207,500	1,080,000
REV OVER/(UNDER) EXP	(3,540,194)	(1,169,724)	(900,000)	(277,414)	(107,500)	4,270,000
ENDING FUND BALANCE	**2,419,659**	**1,249,935**	**314,659**	**972,521**	**1,142,435**	**5,412,435**
BUDGET REQUESTS						
Florance Road (Strader toYarbrough)						2,600,000
Faught (Old Justin to Robson Ranch)						2,400,000
Fire Protection Lines (Schober & Bingham)						300,000
TOTAL BUDGET REQUESTS						**5,300,000**
REVISED REV OVER/(UNDER) EXP						(1,030,000)
REVISED ENDING FUND BAL						**112,435**

TOWN OF NORTHLAKE

WATER CAPITAL PROJECTS

Fund: 203	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Revised 09/30/2020	FY 2021 Proposed Budget
BEGINNING FUND BALANCE:	46,978	42,121	12,097,634	12,200,876	12,200,876	9,238,781
REVENUES:						
Transfers	-	12,000,000	-	-	-	5,560,000
Interest	26,122	293,976	-	94,062	100,000	50,000
Adjustments	-	12,058	-	-	-	-
TOTAL REVENUE:	26,122	12,306,034	-	94,062	100,000	5,610,000
EXPENSES:						
Services	338	117,249	5,300	6,958	12,095	-
Capital Outlay	-	-	10,850,000	2,320,186	3,050,000	6,925,000
Transfers	-	-	-	-	-	-
Debt Service	30,642	30,030	30,581	4,891	-	-
TOTAL EXPENSES:	30,979	147,279	10,885,881	2,332,034	3,062,095	6,925,000
REV OVER/(UNDER) EXP	(4,857)	12,158,755	(10,885,881)	(2,237,973)	(2,962,095)	(1,315,000)
ENDING FUND BALANCE	42,121	12,200,876	1,211,753	9,962,903	9,238,781	7,923,781
BUDGET REQUESTS						
Catherine Branch Projects						5,500,000
North Area Pump Station & SCADA						60,000
TOTAL BUDGET REQUESTS						**5,560,000**
REVISED REV OVER/(UNDER) EXP						(6,875,000)
REVISED ENDING FUND BAL						**2,363,781**

TOWN OF NORTHLAKE

COST RECOVERY

Fund: 201	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Revised 09/30/2020	FY 2021 Proposed Budget
BEGINNING FUND BALANCE:	428,237	431,147	824,797	863,886	863,886	1,292,926
REVENUES:						
Cost Recovery Fees	-	433,149	200,000	288,040	428,040	300,000
Interest	3,000	399	-	1,040	1,000	1,000
TOTAL REVENUE:	3,000	433,548	200,000	289,080	429,040	301,000
EXPENSES:						
Services	90	810	-	-	-	-
Capital Outlay	-	-	-	-	-	-
Transfers	-	-	-	-	-	-
TOTAL EXPENSES:	90	810	-	-	-	-
REV OVER/(UNDER) EXP	2,910	432,738	200,000	289,080	429,040	301,000
ENDING FUND BALANCE	431,147	863,886	1,024,797	1,152,965	1,292,926	1,593,926
BUDGET REQUESTS						
North Area Pump Station & SCADA (Transfer to Water Capital Projects)						60,000
TOTAL BUDGET REQUESTS						**60,000**
REVISED REV OVER/(UNDER) EXP						241,000
REVISED ENDING FUND BAL						**1,533,926**

TOWN OF NORTHLAKE

WATER IMPACT FEES - NORTH

Fund: 202	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Revised 09/30/2020	FY 2021 Proposed Budget
BEGINNING FUND BALANCE:	279,528	595,318	747,018	875,475	875,475	1,175,475
REVENUES:						
Water Impact Fees	338,973	440,606	400,000	927,924	1,000,000	1,400,000
Interest	2,695	85	1,700	-	-	-
Adjustments	13,277	-	-	-	-	-
TOTAL REVENUE:	354,945	440,691	401,700	927,924	1,000,000	1,400,000
EXPENSES:						
Services	29,521	159,457	100,000	576,967	700,000	850,000
Capital Outlay	-	1,077	-	-	-	-
Transfers	-	-	-	-	-	-
Debt Service	9,634	-	-	-	-	-
TOTAL EXPENSES:	39,155	160,534	100,000	576,967	700,000	850,000
REV OVER/(UNDER) EXP	315,790	280,157	301,700	350,957	300,000	550,000
ENDING FUND BALANCE	595,318	875,475	1,048,718	1,226,431	1,175,475	1,725,475

TOWN OF NORTHLAKE

WATER IMPACT FEES - SOUTH

Fund: 204	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Revised 09/30/2020	FY 2021 Proposed Budget
BEGINNING FUND BALANCE:	1,170,004	1,340,482	1,644,181	1,841,770	1,841,770	1,512,000
REVENUES:						
Water Impact Fees	363,811	437,941	200,000	62,151	62,151	200,000
Sewer Impact Fees	44,350	287,571	50,000	314,716	314,716	-
Interest	2,695	85	1,700	20,383	21,000	1,700
TOTAL REVENUE:	410,856	725,597	251,700	397,250	397,867	201,700
EXPENSES:						
Services	240,379	224,309	322,000	323,472	-	322,000
Transfers	-	-	-	727,637	727,637	-
TOTAL EXPENSES:	240,379	224,309	322,000	1,051,110	727,637	322,000
REV OVER/(UNDER) EXP	170,478	501,288	(70,300)	(653,860)	(329,770)	(120,300)
ENDING FUND BALANCE	**1,340,482**	**1,841,770**	**1,573,881**	**1,187,910**	**1,512,000**	**1,391,700**
BUDGET REQUESTS						
Catherine Branch Projects						
(Transfer to Water Capital Projects)						1,200,000
TOTAL BUDGET REQUESTS						**1,200,000**
REVISED REV OVER/(UNDER) EXP						(1,320,300)
REVISED ENDING FUND BAL						**191,700**

TOWN OF NORTHLAKE

SEWER IMPACT FEES

Fund: 205

	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Revised 09/30/2020	FY 2021 Proposed Budget
BEGINNING FUND BALANCE:	-	-	-	-	-	887,637
REVENUES:						
Sewer Impact Fees	-	-	-	66,591	160,000	500,000
Transfers	-	-	-	727,637	727,637	-
Interest	-	-	-	-	-	-
TOTAL REVENUE:	-	-	-	794,228	887,637	500,000
EXPENSES:						
Services	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-
Transfers	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
TOTAL EXPENSES:	-	-	-	-	-	-
REV OVER/(UNDER) EXP	-	-	-	794,228	887,637	500,000
ENDING FUND BALANCE	**-**	**-**	**-**	**794,228**	**887,637**	**1,387,637**
BUDGET REQUESTS						
Catherine Branch Projects						
(Transfer Out to Water Capital Projects)						800,000
TOTAL BUDGET REQUESTS						**800,000**
REVISED REV OVER/(UNDER) EXP						(300,000)
REVISED ENDING FUND BAL						**587,637**

TOWN OF NORTHLAKE

NORTHWEST ROADWAY IMPACT FEES

Fund: 396

	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Revised 09/30/2020	FY 2021 Proposed Budget
BEGINNING FUND BALANCE:	-	-	-	-	-	400,000
REVENUES:						
Roadway Impact Fees	-	-	-	343,444	400,000	400,000
Transfers	-	-	-	-	-	-
Interest	-	-	-	-	-	-
TOTAL REVENUE:	-	-	-	343,444	400,000	400,000
EXPENSES:						
Services	-	-	-	-	-	-
TOTAL EXPENSES:	-	-	-	-	-	-
REV OVER/(UNDER) EXP	-	-	-	343,444	400,000	400,000
ENDING FUND BALANCE	**-**	**-**	**-**	**343,444**	**400,000**	**800,000**
BUDGET REQUESTS						
Faught Road Project						
(Transfer Out to Capital Projects)						600,000
TOTAL BUDGET REQUESTS						**600,000**
REVISED REV OVER/(UNDER) EXP						(200,000)
REVISED ENDING FUND BAL						**200,000**

TOWN OF NORTHLAKE

NORTHEAST ROADWAY IMPACT FEES

Fund: 397	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Revised 09/30/2020	FY 2021 Proposed Budget
BEGINNING FUND BALANCE:	-	156,123	-	785,146	785,146	914,146
REVENUES:						
Roadway Impact Fees	156,123	629,023	-	1,114,027	1,400,000	1,900,000
Transfers	-	-	-	-	-	-
Interest	-	-	-	3,420	4,000	3,000
TOTAL REVENUE:	156,123	629,023	-	1,117,447	1,404,000	1,903,000
EXPENSES:						
Services	-	-	-	1,138,499	1,275,000	1,615,000
TOTAL EXPENSES:	-	-	-	1,138,499	1,275,000	1,615,000
REV OVER/(UNDER) EXP	156,123	629,023	-	(21,052)	129,000	288,000
ENDING FUND BALANCE	**156,123**	**785,146**	**-**	**764,094**	**914,146**	**1,202,146**
BUDGET REQUESTS						
Faught Road Project						
(Transfer Out to Capital Projects)						1,200,000
TOTAL BUDGET REQUESTS						**1,200,000**
REVISED REV OVER/(UNDER) EXP						(912,000)
REVISED ENDING FUND BAL						**2,146**

TOWN OF NORTHLAKE

SOUTHEAST ROADWAY IMPACT FEES

Fund: 399	FY 2018 Actual	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Actual As of 6/30	FY 2020 Revised 09/30/2020	FY 2021 Proposed Budget
BEGINNING FUND BALANCE:	36,407	625,244	-	999,957	999,957	1,209,957
REVENUES:						
Roadway Impact Fees	588,838	374,713	-	192,972	200,000	175,000
Transfers	-	-	-	-	-	-
Interest	-	-	-	11,068	10,000	10,000
TOTAL REVENUE:	588,838	374,713	-	204,040	210,000	185,000
EXPENSES:						
Services	-	-	-	-	-	-
TOTAL EXPENSES:	-	-	-	-	-	-
REV OVER/(UNDER) EXP	588,838	374,713	-	204,040	210,000	185,000
ENDING FUND BALANCE	**625,244**	**999,957**	**-**	**1,203,997**	**1,209,957**	**1,394,957**

FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM

TOWN OF NORTHLAKE

FIVE YEAR CAPITAL IMPROVEMENT PROGRAM

Project Title	To Date	2021	2022 (5 Yr. Outlay Schedule of Costs)	2023	2024	2025+	Total Cost
Old Justin Rd (Faught to 1,800 ft. east)	50,000	300,000					350,000
Canyon Falls Road Failures	20,000	580,000					600,000
Cleveland Gibbs Turn Lanes (FM 407)	50,000	200,000					250,000
1.25 MG North Elevated Storage Tank & Line	2,850,000	750,000					3,600,000
0.75 MG South Elevated Storage Tank	150,000	2,550,000	550,000				3,250,000
South Pump Station & Ground Storage Tank		3,000,000	500,000				3,500,000
South Transmission Line		50,000	1,125,000	75,000			1,250,000
Schober & Bingham Fire Protection Lines		300,000					300,000
North Area Pump Station & SCADA		60,000					60,000
Florance Road (Strader to Yarbrough)		1,300,000	1,300,000				2,600,000
Faught Road (Old Justin to Robson Ranch)		1,800,000	600,000				2,400,000
Catherine Branch (Water Improvements)		1,200,000	700,000				1,900,000
Catherine Branch (Sewer Improvements)		1,800,000	1,800,000				3,600,000
North Ground Storage Tank 600 KG			1,350,000				1,350,000
North Area Water Line (Strader to Blair)			500,000	500,000			1,000,000
Phase 1 Sewer Trunk Line				2,000,000	8,000,000	3,305,000	13,305,000
	$ 3,120,000	**$ 13,890,000**	**$ 8,425,000**	**$ 2,575,000**	**$ 8,000,000**	**$ 3,305,000**	**$ 39,315,000**

Souces of Funding	To Date	2021	2022 (5 Yr. Outlay Schedule of Funding)	2023	2024	2025+	Total Funding
2016 Certificates of Obligation	120,000	1,080,000					1,200,000
2018 Certificates of Obligation	3,000,000	6,350,000	2,175,000	75,000			11,600,000
2020 Tax Notes		2,600,000	4,400,000				7,000,000
Cost Recovery Fee		60,000	1,350,000				1,410,000
Northeast Roadway Impact Fee		600,000					600,000
Northwest Roadway Impact Fee		1,200,000					1,200,000
North Water Impact Fee			500,000	500,000			1,000,000
South Water Impact Fee		1,200,000					1,200,000
Sewer Impact Fee		800,000					800,000
Future Debt				2,000,000	8,000,000	3,305,000	13,305,000
	$ 3,120,000	**$ 13,890,000**	**$ 8,425,000**	**$ 2,575,000**	**$ 8,000,000**	**$ 3,305,000**	**$ 39,315,000**

PROJECT NO. 2020-01

OLD JUSTIN ROAD

TOTAL COSTS

$350,000

FUNDING SOURCE

2016 Certificates of Obligation

USEFUL LIFE OF ASSET

20 years

PROJECT PHASE

Design

PROJECT DESCRIPTION

Reconstruct Old Justin Road from Faught Road to 1,800 ft. east to improve mobility and mitigate flood risk. This project will remove the existing culvert and replace it with a properly sized and aligned culvert to ensure water flow under the roadway and maintain structural integrity for vehicles passing over.

FINANCIAL SUMMARY

	PROJECT TIMELINE						TOTAL FUNDING
	2020	2021	2022	2023	2024	2025+	
FUNDING SOURCE 2016 Certificates of Obligation	$50,000	$300,000	-	-	-	-	$350,000
PROJECT EXPENDITURES Capital Project Fund	$50,000	$300,000	-	-	-	-	$350,000

PROJECT NO. 2020-02

CANYON FALLS ROAD FAILURES

TOTAL COSTS

$600,000

FUNDING SOURCE

2016 Certificates of Obligation

USEFUL LIFE OF ASSET

20 years

PROJECT PHASE

Design

PROJECT DESCRIPTION

Roads within the Canyon Falls community have failed from foundational failures and the Town is improving these assets to expand their long term useful life. Canyon Falls is developing rapidly and approaching buildout while new residents move in weekly. This development will stress the current road system and these repairs will ensure streets are safe and property values are maintained. The Town will continue to seek reimbursement from the contractor for the road failures.

FINANCIAL SUMMARY

	PROJECT TIMELINE						TOTAL FUNDING
	2020	2021	2022	2023	2024	2025+	
FUNDING SOURCE 2016 Certificates of Obligation	$20,000	$580,000	-	-	-	-	$600,000
PROJECT EXPENDITURES Capital Project Fund	$20,000	$580,000	-	-	-	-	$600,000

PROJECT NO. 2020-03

CLEVELAND GIBBS TURN LANES (FM 407)

TOTAL COSTS

$250,000

FUNDING SOURCE

2016 Certificates of Obligation

USEFUL LIFE OF ASSET

20 years

PROJECT PHASE

Design

PROJECT DESCRIPTION

With the development of Harvest and Canyon Falls traffic on this main thoroughfare will increase. Access to commercial areas in Harvest will be limited without road and mobility improvements. This main roadway may also serve as a potential school bus route as Northlakes school system expands. In order to prepare for increased demand our Public Works crews will strengthen the road by pouring concrete so the road can withstand water tankers, concrete haulers and increased through traffic by designated turn lanes.

FINANCIAL SUMMARY

	PROJECT TIMELINE						TOTAL FUNDING
	2020	2021	2022	2023	2024	2025+	
FUNDING SOURCE 2016 Certificates of Obligation	$50,000	$200,000	-	-	-	-	$250,000
PROJECT EXPENDITURES Capital Project Fund	$50,000	$200,000	-	-	-	-	$250,000

PROJECT NO. 2020-04

NORTH ELEVATED STORAGE TANK AND WATER LINE

TOTAL COSTS

$3,600,000

FUNDING SOURCE

2018 Certificates of Obligation

USEFUL LIFE OF ASSET

30 years

PROJECT PHASE

Construction

PROJECT DESCRIPTION

The proposed improvements are a 1.25 million gallon elevated water storage tank (EST) in the North Pressure Plain. This EST will assist the Town in providing safe and reliable water to the public by expanding our water capacity, storage and improve distribution of water to resident's homes and commercial businesses.

FINANCIAL SUMMARY

	PROJECT TIMELINE						TOTAL FUNDING
	2020	2021	2022	2023	2024	2025+	
FUNDING SOURCE 2018 Certificates of Obligation	$2,850,000	$750,000	-	-	-	-	$3,600,000
PROJECT EXPENDITURES Water Capital Project Fund	$2,850,000	$750,000	-	-	-	-	$3,600,000

PROJECT NO. 2020-05

SOUTH ELEVATED STORAGE TANK

TOTAL COSTS

$3,250,000

FUNDING SOURCE

2018 Certificates of Obligation

USEFUL LIFE OF ASSET

30 years

PROJECT PHASE

Design

PROJECT DESCRIPTION

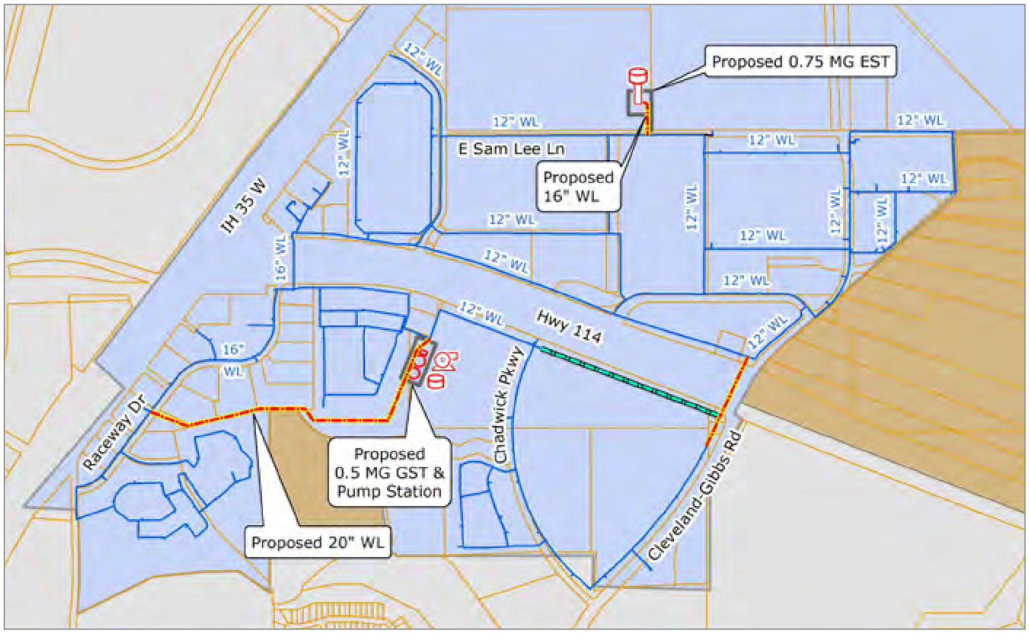
The 0.75 Million gallon elevated water storage tank (EST) for Phase II improvements of the South Pressure Plain. The Town has acquired the site for the EST and the tank will be composite style construction, including a pedestal and steel storage tank bowl. The tank overflow elevation will be 780 ft. The tank will include two (2) Town logos, and scope also includes SCADA design, geotechnical and surveying. This EST will assist the Town in providing safe and reliable water to the public by expanding our water capacity, storage and improve distribution of water to resident's homes and commercial businesses.

FINANCIAL SUMMARY

	PROJECT TIMELINE						TOTAL FUNDING
	2020	2021	2022	2023	2024	2025+	
FUNDING SOURCE 2018 Certificates of Obligation	$150,000	$2,550,000	$550,000	-	-	-	$3,250,000
PROJECT EXPENDITURES Water Capital Project Fund	$150,000	$2,550,000	$550,000	-	-	-	$3,250,000

PROJECT NO. 2021-01

SOUTH GROUND STORAGE TANK AND PUMP STATION



TOTAL COSTS

$3,500,000

FUNDING SOURCE

2018 Certificates of Obligation

USEFUL LIFE OF ASSET

30 years

PROJECT PHASE

Design

PROJECT DESCRIPTION

The 0.5 million gallon ground water storage tank (GST), and pump for Phase II improvements of the South Pressure Plain. The Town acquired the site for the GST and pump station as well as all necessary water line easements. The site is approximately 400' x 180' located at Chadwick Farms and includes an access easement from SH114. This station will include a firm pumping capacity of 3.1 MGD and all essential equipment to operate efficiency. The pump station will allow the Town to deliver water to an elevated site and connect to water lines of residents in the South Pressure Plain.

FINANCIAL SUMMARY

	PROJECT TIMELINE						TOTAL FUNDING
	2020	2021	2022	2023	2024	2025+	
FUNDING SOURCE 2018 Certificates of Obligation	-	$3,000,000	$500,000	-	-	-	$3,500,000
PROJECT EXPENDITURES Water Capital Project Fund	-	$3,000,000	$500,000	-	-	-	$3,500,000

PROJECT NO. 2021-02

SOUTH TRANSMISSION LINES

TOTAL COSTS

$1,250,000

FUNDING SOURCE

2018 Certificates of Obligation

USEFUL LIFE OF ASSET

30 years

PROJECT PHASE

Design

PROJECT DESCRIPTION

The water line will begin at the City of Fort Worth and extend a 16" diameter pipeline to the Town's south pump station (Segment A). The second half of the line will extend from the discharge station and connect to the existing water lines on the south side of SH114 (Segment B). This 24" diameter transmission line will connect to our system on the North side of SH114 to improve the Town's water delivery capacity. These lines will service multiple apartment complexes and communities and allow the Town to meet expanded service demand from population growth.

FINANCIAL SUMMARY

	PROJECT TIMELINE						TOTAL FUNDING
	2020	2021	2022	2023	2024	2025+	
FUNDING SOURCE 2018 Certificates of Obligation	-	$50,000	$1,125,000	$75,000	-	-	$1,250,000
PROJECT EXPENDITURES Water Capital Project Fund	-	$50,000	$1,125,000	$75,000	-	-	$1,250,000

PROJECT NO. 2021-03

SCHOBER & BINGHAM FIRE PROTECTION LINES

TOTAL COSTS

$300,000

FUNDING SOURCE

2020 Tax Notes

USEFUL LIFE OF ASSET

30 years

PROJECT PHASE

Design

PROJECT DESCRIPTION

The Town is expanding water lines to provide access to fire safety personnel and mitigate risk. These lines will lower insurances rates for residents who live along them and improve the Towns ability to respond to emergencies. Reducing response times, and preventing property damage are departmental goals and this project seeks to achieve both through improved infrastructure.

FINANCIAL SUMMARY

	PROJECT TIMELINE						TOTAL FUNDING
	2020	2021	2022	2023	2024	2025+	
FUNDING SOURCE 2020 Tax Notes	-	$300,000	-	-	-	-	$300,000
PROJECT EXPENDITURES Capital Project Fund	-	$300,000	-	-	-	-	$300,000

PROJECT NO. 2021-04

NORTH AREA PUMP STATION SCADA

TOTAL COSTS

$60,000

FUNDING SOURCE

Cost Recovery Fee

USEFUL LIFE OF ASSET

30 years

PROJECT PHASE

Design

PROJECT DESCRIPTION

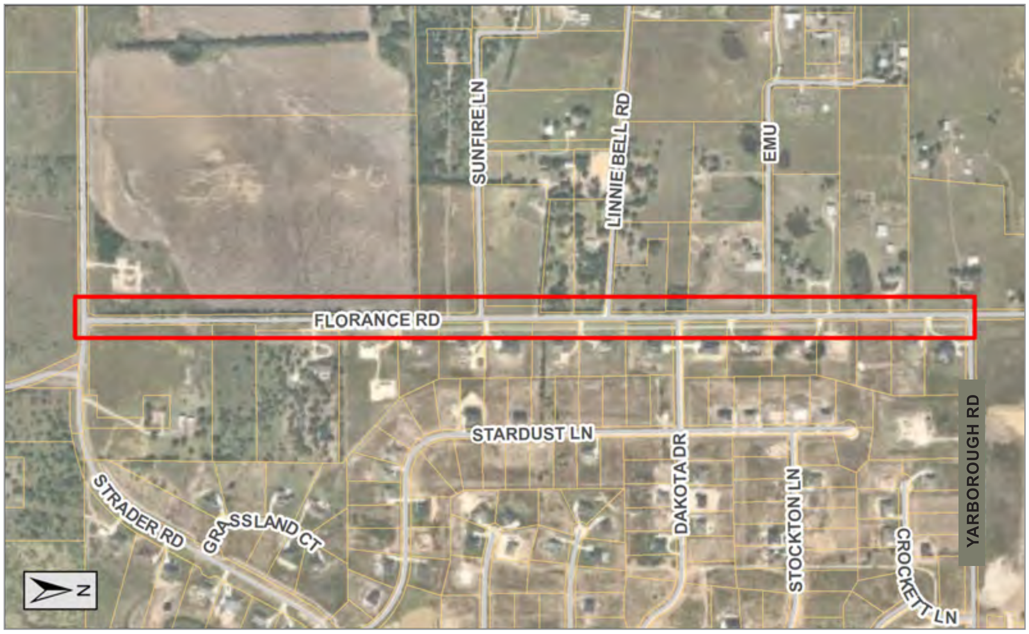
SCADA (Supervisory Control and Data Acquisition) systems are designed to collect field information, transfer it to a central computer facility, and display the information to the operator graphically or textually, thereby allowing the operator to monitor or control an entire system from a central location in real time. This system collects field information from the Town's water storage tanks and displays key data to an operator for informed decision making.

FINANCIAL SUMMARY

	PROJECT TIMELINE						TOTAL FUNDING
	2020	2021	2022	2023	2024	2025+	
FUNDING SOURCE Cost Recovery Fee	-	$60,000	-	-	-	-	$60,000
PROJECT EXPENDITURES Water Capital Project Fund	-	$60,000	-	-	-	-	$60,000

PROJECT NO. 2021-05

FLORANCE ROAD (STRADER TO YARBROUGH)



TOTAL COSTS

$2,600,000

FUNDING SOURCE

2020 Tax Notes

USEFUL LIFE OF ASSET

20 years

PROJECT PHASE

Planning

PROJECT DESCRIPTION

Florance road requires repairs due to asphalt and subgrade failures. This road was not intended for heavy trucks and the increased weight has damaged the infrastructure. Our Public works crews will mill the roads surface, stabilize subgrade, and repave sections as necessary. Implementing these repairs will address the underlying problems and strengthen the road for years of heavy use. Right of way acquisition costs are included in the total budget for this project.

FINANCIAL SUMMARY

	PROJECT TIMELINE						TOTAL FUNDING
	2020	2021	2022	2023	2024	2025+	
FUNDING SOURCE 2020 Tax Notes	-	$1,300,000	$1,300,000	-	-	-	$2,600,000
PROJECT EXPENDITURES Capital Project Fund	-	$1,300,000	$1,300,000	-	-	-	$2,600,000

PROJECT NO. 2021-06

FAUGHT ROAD (OLD JUSTIN TO ROBSON RANCH)

TOTAL COSTS

$2,400,000

FUNDING SOURCE

2020 Tax Notes, NW Roadway Impact Fees, NE Roadway Impact Fees

USEFUL LIFE OF ASSET

20 years

PROJECT PHASE

Planning

PROJECT DESCRIPTION

Faught road requires repairs due to asphalt and subgrade failures. Road upgrades will improve mobility and mitigate flood risk. This road was not intended for heavy trucks and the increased weight has damaged the infrastructure. Our Public works crews will mill the roads surface, stabilize subgrade, and repave sections as necessary. Implementing these repairs will address the underlying problems and strengthen the road for years of heavy use. Right of way acquisition is included in the total costs of this project.

FINANCIAL SUMMARY

	PROJECT TIMELINE						TOTAL FUNDING
	2020	2021	2022	2023	2024	2025+	
FUNDING SOURCE 2020 Tax Notes	-	-	$600,000	-	-	-	$600,000
NW Roadway Impact Fees	-	$600,000	-	-	-	-	$600,000
NE Roadway Impact Fees	-	$1,200,000	-	-	-	-	$1,200,000
PROJECT EXPENDITURES Capital Project Fund	-	$1,800,000	$600,000	-	-	-	$2,400,000

PROJECT NO. 2021-07

CATHERINE BRANCH WATER IMPROVEMENTS

TOTAL COSTS

$1,900,000

FUNDING SOURCE

2020 Tax Notes, South Water Impact Fees

USEFUL LIFE OF ASSET

30 years

PROJECT PHASE

Planning

PROJECT DESCRIPTION

Catherine Branch will serve future commercial development for the Town of Northlake, and is strategically located off I-35W and Texas Motor Speedway. Northlake is improving the Town's infrastructure to incentivize businesses to locate within the Town limits and contribute to its tax base. Diversifying the tax base reduces the tax burden on residents and allows Northlake to provide affordable and high quality government services. Catherine Branch will serve as a key commercial zone, and improve Northlake's reputation as destination for business and economic development.

FINANCIAL SUMMARY

	PROJECT TIMELINE						TOTAL FUNDING
	2020	2021	2022	2023	2024	2025+	
FUNDING SOURCE 2020 Tax Notes	-	-	$700,000	-	-	-	$700,000
South Water Impact Fee	-	$1,200,000	-	-	-	-	$1,200,000
PROJECT EXPENDITURES Water Capital Project Fund	-	$1,200,000	$700,000	-	-	-	$1,900,000

PROJECT NO. 2021-08

CATHERINE BRANCH SEWER IMPROVEMENTS

TOTAL COSTS

$3,600,000

FUNDING SOURCE

2020 Tax Notes, Sewer Impact Fee

USEFUL LIFE OF ASSET

30 years

PROJECT PHASE

Planning

PROJECT DESCRIPTION

Catherine Branch will serve future commercial development for the Town of Northlake, and is strategically located off I-35W and Texas Motor Speedway. Northlake is improving the Town's infrastructure to incentivize businesses to locate within the Town limits and contribute to its tax base. Diversifying the tax base reduces the tax burden on residents and allows Northlake to provide affordable and high quality government services. Catherine Branch will serve as a key commercial zone, and improve Northlake's reputation as destination for business and economic development.

FINANCIAL SUMMARY

	PROJECT TIMELINE						TOTAL FUNDING
	2020	2021	2022	2023	2024	2025+	
FUNDING SOURCE 2020 Tax Notes	-	$1,000,000	$1,800,000	-	-	-	$2,800,000
Sewer Impact Fee	-	$800,000	-	-	-	-	$800,000
PROJECT EXPENDITURES Water Capital Project Fund	-	$1,800,000	$1,800,000	-	-	-	$3,600,000

PROJECT NO. 2022-01

NORTH GROUND STORAGE TANK 600 KG

TOTAL COSTS

$1,350,000

FUNDING SOURCE

Cost Recovery Fee Fund

USEFUL LIFE OF ASSET

30 years

PROJECT PHASE

Planning

PROJECT DESCRIPTION

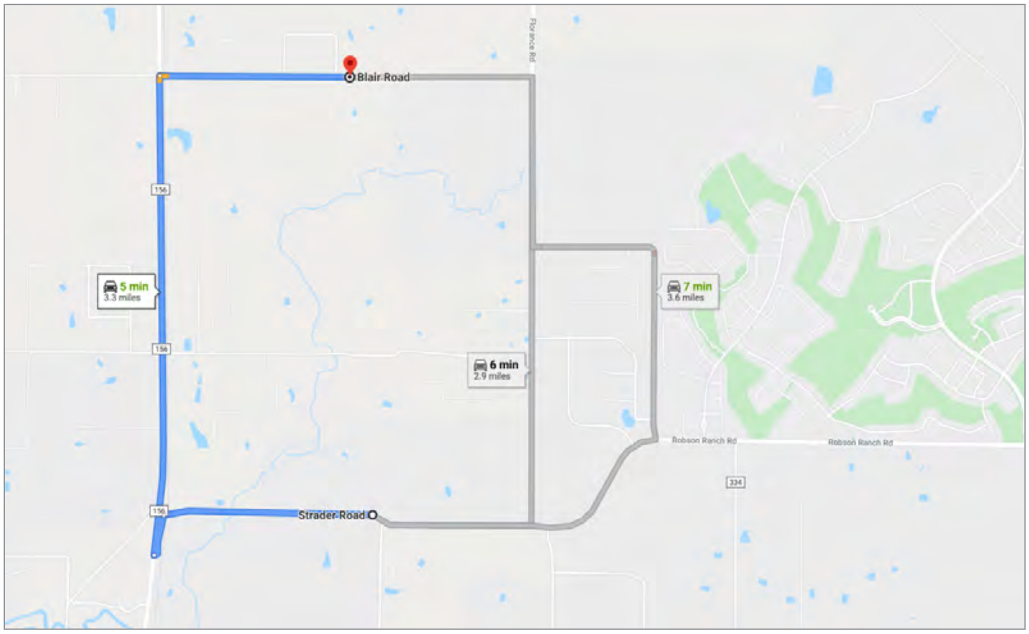
The 0.6 MG ground water storage tank (GST), and pump for Phase III improvements of the North Pressure Plain. The Town acquired the site for the GST and pump station as well as all necessary water line easements. The location is at the intersection of FM 407 and Thompson Road. The GST and pump station will maintain water pressure and provide water to the residents in the North Pressure Plain including Harvest, The Highlands, and Pecan Square and Prairie View Farms communities.

FINANCIAL SUMMARY

	PROJECT TIMELINE						TOTAL FUNDING
	2020	2021	2022	2023	2024	2025+	
FUNDING SOURCE Cost Recovery Fund	-	-	$1,350,000	-	-	-	$1,350,000
PROJECT EXPENDITURES Water Capital Project Fund	-	-	$1,350,000	-	-	-	$1,350,000

PROJECT NO. 2022-02

NORTH AREA WATER LINE (STRADER TO BLAIR)



TOTAL COSTS

$1,000,000

FUNDING SOURCE

NW Water Impact Fee

USEFUL LIFE OF ASSET

30 years

PROJECT PHASE

Planning

PROJECT DESCRIPTION

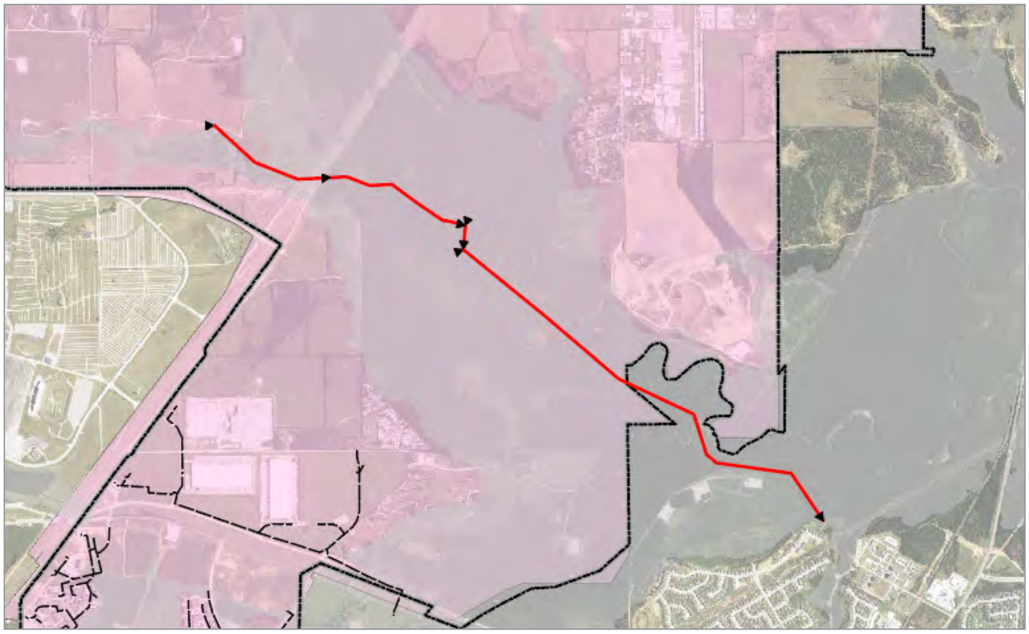
This 16” diameter pipeline will connect to the Town’s north elevated storage tank and extend coverage to residents living along Strader and Blair roads. This line will improve the Town’s water delivery capacity and provide service to Stardust Ranch. This line will allow the Town to maintain water pressure, and meet expanded service demand from population growth.

FINANCIAL SUMMARY

	PROJECT TIMELINE						TOTAL FUNDING
	2020	2021	2022	2023	2024	2025+	
FUNDING SOURCE Cost Recovery Fund	-	-	$500,000	$500,000	-	-	$1,000,000
PROJECT EXPENDITURES Water Capital Project Fund	-	-	$500,000	$500,000	-	-	$1,000,000

PROJECT NO. 2023-01

PHASE I SEWER TRUNK LINE



TOTAL COSTS

$13,305,000

FUNDING SOURCE

Future Debt

USEFUL LIFE OF ASSET

30 years

PROJECT PHASE

Planning

PROJECT DESCRIPTION

Northlake is experiencing development associated with master planned communities in the north pressure plain. This proposed sewer trunk line will expand our wastewater capacity and provide service to residents living in new subdivision developments. The Town anticipates a growing demand for wastewater services in relation to population growth and this line will meet current and future needs. The Town is preparing its infrastructure in order to prevent strain on the current system and provide continuous high quality service.

FINANCIAL SUMMARY

	PROJECT TIMELINE						TOTAL FUNDING
	2020	2021	2022	2023	2024	2025+	
FUNDING SOURCE Future Debt	-	-	-	$2,000,000	$8,000,000	$3,305,000	$13,305,000
PROJECT EXPENDITURES Water Capital Project Fund	-	-	-	$2,000,000	$8,000,000	$3,305,000	$13,305,000

PERSONNEL COUNTS & ORGANIZATIONAL CHART

TOWN OF NORTHLAKE

PERSONNEL DISTRIBUTION

	Full-Time Equivalents				
	2018/19 Actual	2019/20 Adopted	2019/20 Shift	2020/21 Requests	2020/21 Proposed
GENERAL FUND					
Administration					
Town Administrator	1.00	1.00			1.00
Town Secretary	1.00	1.00	0.00	0.00	1.00
Marketing & Communications Coordinator (25%)	0.00	0.25			0.25
Management Analyst	0.00	0.00		1.00	1.00
	2.00	2.25	0.00	1.00	3.25
Finance					
Director (75%)	0.75	0.75			0.75
Accountant (75%)	0.00	0.75			0.75
Accounting Clerk (75%)	0.75	0.75			0.75
Total	1.50	2.25	0.00	0.00	2.25
Development Services					
Director (25%)	0.25	0.25			0.25
Planner	1.00	1.00	(1.00)		0.00
Code Compliance Coordinator	1.00	1.00			1.00
Permit Technician	1.00	1.00			1.00
Permit Specilist			1.00		1.00
Total	3.25	3.25	0.00	0.00	3.25
Municipal Court					
Court Administrator	1.00	1.00			1.00
Court Clerk	2.00	2.00			2.00
Total	3.00	3.00	0.00	0.00	3.00
Police					
Chief	1.00	1.00			1.00
Captain	0.00	1.00			1.00
Sergeant	3.00	4.00			4.00
Officer	8.00	9.00		2.00	11.00
Detective	1.00	1.00		1.00	2.00
Public Safety Officer	0.00	1.00			1.00
Administrative Assistant	1.00	1.00			1.00
Total	14.00	18.00	0.00	3.00	21.00
Public Works					
Director (50%)	0.50	0.50			0.50
Superintendent (25%)	0.00	0.50	(0.25)		0.25
Crew Leader	1.00	1.50	(0.50)		1.00
Infrastructure Inspector (50%)	0.50	0.50			0.50
Equipment Operator	1.00	1.50	(0.50)		1.00
Maintenance Worker	1.00	1.50	(0.50)	2.00	3.00
Administative Assistant (50%)	0.50	0.50			0.50
Total	4.50	6.50	(1.75)	2.00	6.75
Total General Fund	**28.25**	**35.25**	**(1.75)**	**6.00**	**39.50**

TOWN OF NORTHLAKE

PERSONNEL DISTRIBUTION

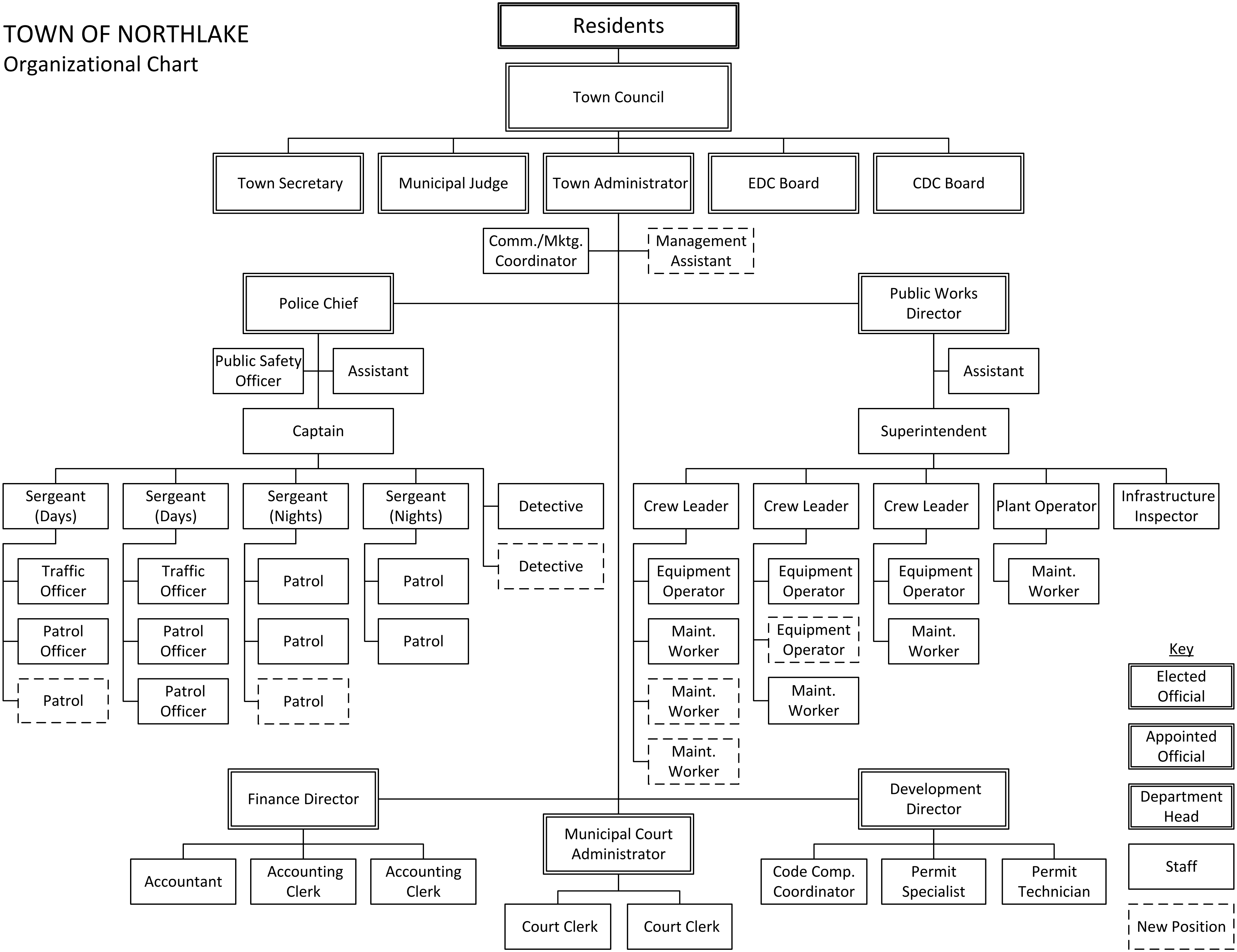
	Full-Time Equivalents				
	2018/19 Actual	2019/20 Adopted	2019/20 Shift	2020/21 Requests	2020/21 Proposed
ECONOMIC DEVELOPMENT CORPORATION FUND					
Development Services					
Director (25%)	0.25	0.25	0.00	0.00	0.25
Marketing & Communications					
Marketing & Communications Coordinator (25%)	0.00	0.25	0.00	0.00	0.25
Total	**0.25**	**0.50**	**0.00**	**0.00**	**0.50**
COMUNITY DEVELOPMENT CORPORATION FUND					
Development Services					
Director (25%)	0.25	0.25	0.00	0.00	0.25
Marketing & Communications					
Marketing & Communications Coordinator (25%)	0.00	0.25	0.00	0.00	0.25
Total	**0.25**	**0.50**	**0.00**	**0.00**	**0.50**
HOTEL OCCUPANCY TAX FUND					
Development Services					
Director (25%)	0.25	0.25	0.00	0.00	0.25
Marketing & Communications					
Marketing & Communications Coordinator (25%)	0.00	0.25	0.00	0.00	0.25
Total	**0.25**	**0.50**	**0.00**	**0.00**	**0.50**

TOWN OF NORTHLAKE

PERSONNEL DISTRIBUTION

	Full-Time Equivalents				
	2018/19 Actual	2019/20 Adopted	2019/20 Shift	2020/21 Requests	2020/21 Proposed
UTILITY FUND					
Administration					
Director (25%)	0.25	0.25			0.25
Accountant (25%)	0.00	0.25			0.25
Accounting Clerk (25%)	0.25	0.25			0.25
Utility Billing Clerk	1.00	1.00			1.00
Total	1.50	1.75	0.00	0.00	1.75
Public Works					
Director (50%)	0.50	0.50			0.50
Superintendent (75%)	0.00	0.50	0.25		0.75
Crew Leader	1.00	1.50	0.50		2.00
Infrastructure Inspector (50%)	0.37	0.50			0.50
Equipment Operator	1.00	1.50	0.50	1.00	3.00
Plant Operator	1.00	1.00			1.00
Maintenance Worker	1.00	2.50	0.50		3.00
Administrative Assistant (50%)	0.37	0.50			0.50
Total	5.24	8.50	1.75	1.00	11.25
Total Utility Fund	**6.74**	**10.25**	**1.75**	**1.00**	**13.00**
All Funds Total	**35.74**	**47.00**	**0.00**	**7.00**	**54.00**

TOWN OF NORTHLAKE
Organizational Chart



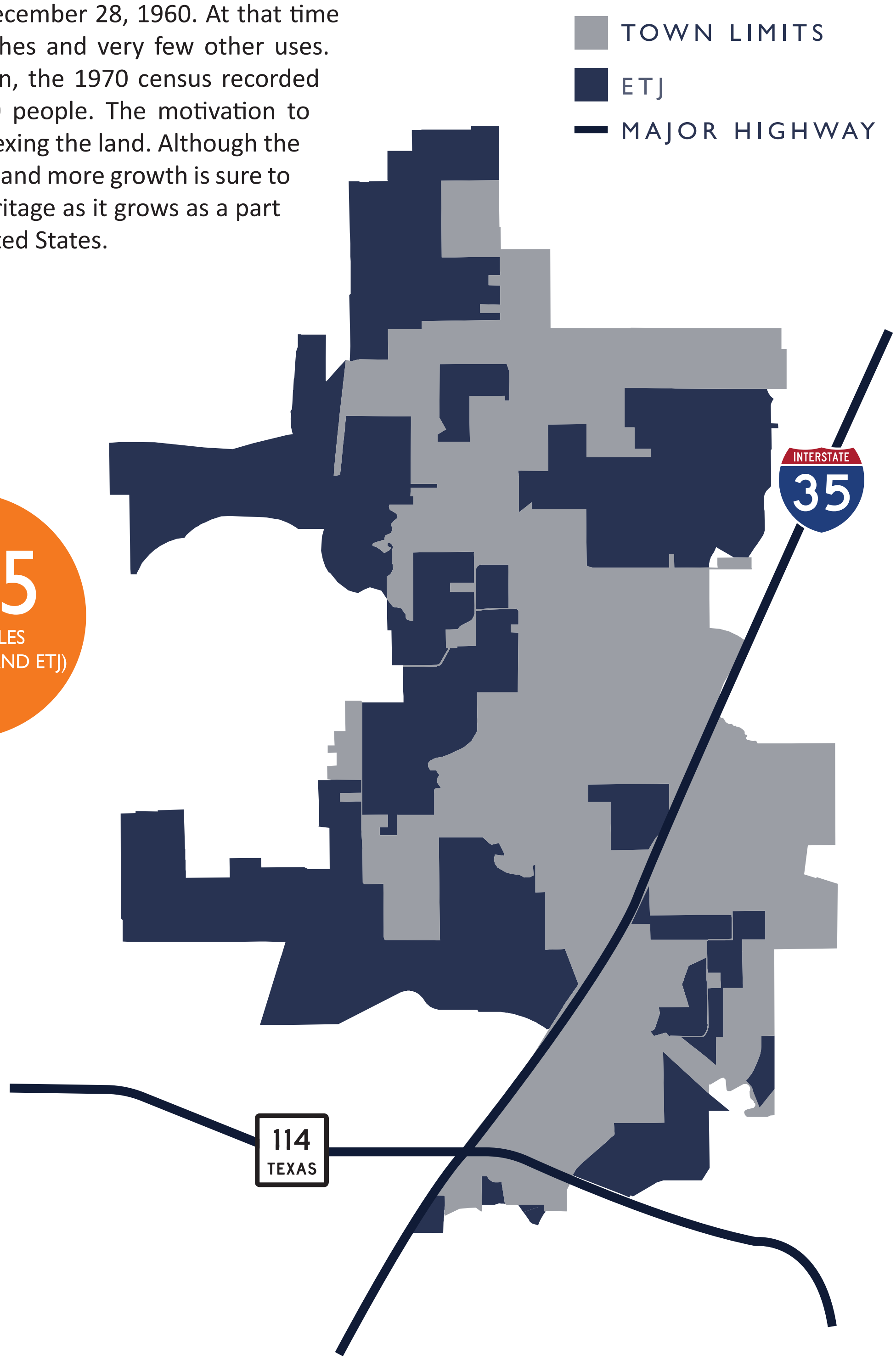
COMMUNITY PROFILE

NORTHLAKE, TEXAS

COMMUNITY PROFILE

Northlake is a growing community located in the southwest corner of Denton County, Texas, along Interstate Highway 35W and State Highway 114, between Fort Worth and Denton, and just 15 miles from the Dallas/Fort Worth International Airport (DFW). Northlake benefits from its location in the Dallas/Fort Worth Metroplex, the 4th largest metropolitan area in the United States.

The Town of Northlake was incorporated on December 28, 1960. At that time Northlake consisted of only a number of ranches and very few other uses. In fact, after existing nearly 10 years as a town, the 1970 census recorded the population of Northlake as being only 20 people. The motivation to incorporate was to keep nearby cities from annexing the land. Although the town has grown considerably since its inception and more growth is sure to come, Northlake continues to value its rural heritage as it grows as a part of one of the fastest growing regions in the United States.



POPULATION:
4,140
(NCTCOG 2019 ESTIMATE)

32.5
SQUARE MILES
(TOWN LIMITS AND ETJ)

PROPERTY TAX RATE
$0.295
PER $100 OF VALUATION
ONE OF THE LOWEST IN DENTON COUNTY!

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: SEPTEMBER 10, 2020

REF. DOC.: LOCAL GOVERNMENT CODE, SECTION 102, MUNICIPAL BUDGET AND TAX CODE, SECTION 26, PROPERTY TAX, ASSESSMENT

SUBJECT: TAX RATE PUBLIC HEARING AND TAX RATE ADOPTION

GOALS/OBJECTIVES:

- Effectively Manager Public Resources (Council Goal)

BACKGROUND INFORMATION:

Per Texas State Law, the Town of Northlake is required to publish notice and hold a public hearing to allow taxpayer to express their views on the tax rate. The Town of Northlake has proposed to preserve the existing low tax rate of $0.295 per $100 of assessed value. Due to a 40% increase in business personal property tax, Northlake's No-New-Revenue tax rate is $0.2758 which is below the proposed rate and therefore requires the Town hold a tax rate public hearing.

- Key Tax Rate Information
    - FY 2021 Proposed Tax Rate - $0.295 per $100 assessed value
        - Maintenance and Operations Rate - $0.1468
        - Interest and Sinking Rate - $0.1482
    - No-New-Revenue Tax Rate - $0.2758; if proposed rate greater, public hearing required
    - Voter-Approval Tax Rate - $0.3001; if proposed rate greater; petition for election available
    - De Minimus Tax Rate - $0.3410; if proposed rate greater; automatic election required

- Key Budget and Tax Rate Dates
    - August 13, 2020 – Call tax rate public hearing
    - September 2, 2020 – Publish notice of tax rate public hearing and tax rate adoption date
    - September 10, 2020 – Hold tax rate public hearing

The proposed budget and tax rate calculation are available on the Town's website under the Finance Department's page. The property tax rolls are not yet certified. The Denton County Appraisal District will provide certified property values by September 15, 2020.

COUNCIL DIRECTION:

- Hold public hearings for tax rate, and adopt the tax rate and levy

NO. 20-0910E

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS FIXING AND LEVYING MUNICIPAL AD VALOREM TAXES ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE TOWN OF NORTHLAKE, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021 AT THE RATE OF $0.295000 PER ONE HUNDRED DOLLARS ($100.00), AND FOR DIRECTING THE ASSESSMENT THEREOF; PROVIDING FOR A DATE ON WHICH SUCH TAXES BECOME DUE AND DELINQUENT TOGETHER WITH PENALTIES AND INTEREST THEREON; PROVIDING FOR PLACE OF PAYMENT; PROVIDING FOR APPROVAL OF THE TAX ROLLS PRESENTED TO THE TOWN COUNCIL; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Town Council hereby finds that the tax for the fiscal year beginning October 1, 2020 and ending September 30, 2021, thereinafter levied for current expenses of the Town and the general improvements of the Town and its property must be levied to provide the revenue requirements of the budget for the ensuing year; and

WHEREAS, the Town Council approved on September 10, 2020 a separate budget ordinance for the fiscal year beginning October 1, 2020 and the 2020 Appraisal Roll of the Town of Northlake as approved by the Appraisal Review Board of the Denton Central Appraisal District; and

WHEREAS, pursuant to Section 26.05 of the Texas Tax Code, the Town Council held a public hearing concerning the proposed tax rate on September 10, 2020 and all statutory and constitutional requirements concerning the levying and assessing of ad valorem taxes have been completed in due and correct time.

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

Section 1. **Findings Incorporated.** The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2. **Tax Levied.** That**, t**here is hereby levied and ordered to be assessed and collected for the fiscal year beginning October 1, 2020 and ending on September 30, 2021, and for each fiscal year thereafter until it be otherwise provided and ordained, on all taxable property, real, personal and mixed, situated within the corporate limits of the Town of Northlake, Texas, and not exempt from taxation by the constitution of the State of Texas and valid law, an ad valorem tax rate of $0.295000 on each One Hundred Dollar ($100.00) valuation of such property assessed value of taxable property, which tax rate is apportioned and distributed as follows:

For the purpose of defraying the current maintenance and operation expenses of the Town (General Fund): $0.146828 on each One Hundred Dollars ($100.00) assessed value of taxable property

For the purposed of creating a Debt Service Fund to pay the interest and principle on all outstanding indebtedness which shall be applied to the payment of such interest and maturities of all outstanding bonded indebtedness: $0.148172 on each One Hundred Dollars ($100.00) assess value of all taxable property

Total tax rate $0.295000

Section 3. THAT, THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL DECREASE TAXES FOR MAINTENANCE AND OPERATIONS ON A $100,000 HOME BY APPROXIMATELY $8.73.

Section 4. THAT, THIS TAX RATE WILL RAISE MORE TAXES FOR DEBT SERVICE THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL RAISE TAXES FOR DEBT SERVICE ON A $100,000 HOME BY APPROXIMATELY $8.73.

Section 5. THAT, there shall be exempted from the valuation of all residential homesteads for which proper application shall have been made, an amount equal to the greater of five thousand dollars ($5,000) or twenty percent (20%) of the appraised value of the residence homestead, subject to the limitations set forth in Texas law, including Section 11.13(n) of the Texas Tax Code, as it exists or may be amended.

Section 6. THAT, there shall be exempted the sum of Fifteen Thousand Dollars ($15,000) of the assessed value of residence homesteads of the Town of Northlake, Texas who are sixty-five (65) years of age or older, from all ad valorem taxes levied by the Town of Northlake, Texas.

Section 7. THAT, there shall be exempted the sum of Fifteen Thousand Dollars ($15,000) of the assessed value of residence homesteads of residents of the Town of Northlake, Texas meeting the definition of a "disabled" individual, as defined by the Texas Tax Code.

Section 8. **Due Date of Taxes.** The taxes assessed and levied hereby are payable any time after the approval and publication of this Ordinance and not later than January 31 of the year following the year in which the taxes are assessed. The penalties and interest provided for herein shall accrue after January 31 of the year following the year in which the taxes are assessed. However, if the entire taxes due as provided herein are paid in full by January 31 of the year following the year in which the taxes are assessed, no penalty or interest shall be due.

Section 9. **Penalties and Interest.** A delinquent tax shall incur the maximum penalty and interest authorized by Section 33.01, Texas Property Tax Code, to-wit: a penalty of six percent (6%) of the amount of the tax for the first calendar month it is delinquent, plus one percent (1%) for each additional month or portion of a month the tax remains unpaid prior to July 1st of the year in which it becomes delinquent.

Provided, however, a tax that is delinquent on July 1st of the year in which it becomes delinquent shall incur a total penalty of twelve percent (12%) of the amount of the delinquent tax without regard to the number of months the tax has been delinquent. A delinquent tax shall also accrue interest at a rate of one percent (1%) for each month or portion of a month the tax remains unpaid. Taxes that remain delinquent on July 1 of the year in which they become delinquent shall incur an additional penalty of fifteen percent (15%) of the amount of taxes, penalty and interest due; such additional penalty is to defray the costs of collection as authorized by Section 6.30, Texas Property Tax Code.

Section 10. **Place of Payment/Collection.** Taxes are payable at the office of the Tax Assessor/Collector. The Town shall have available all rights and remedies provided by law for the enforcement of the collection of taxes levied under this ordinance.

Section 11. **Tax Roll.** The real and personal property tax appraisal rolls as certified by the Chief Appraiser of the Denton Central Appraisal District, as presented to the Town Council, together with any supplement thereto, are hereby accepted.

Section 12. **Savings/Repealing Clause.** All provisions of any ordinance in conflict with this Ordinance are hereby repealed; but such repeal shall not abate any pending prosecution for violation of the repealed Ordinance, nor shall the repeal prevent prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance. Any remaining portions of conflicting ordinances shall remain in full force and effect.

Section 13. **Severability.** Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The Town hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

Section 14. **Effective Date.** This Ordinance shall become effective from and after its adoption.

PASSED AND APPROVED on this the 10th day of September 2020

Town of Northlake, Texas

____
David Rettig, Mayor

Attest:

____
Shirley Rogers, Town Secretary

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: SEPTEMBER 10, 2020

REF. DOC.: TEXAS ELECTION CODE – CHAPTER 3 ORDERING ELECTION

SUBJECT: REVISIONS TO ORDER OF ELECTION

GOALS/OBJECTIVES:

Promote public involvement

BACKGROUND INFORMATION:

On March 18, 2020, pursuant to his powers as Governor of the State of Texas, Greg Abbott proclaimed suspending Section 41.0052(a) and (b) of the Texas Election Code and Section 49.103 of the Texas Water Code to allow political subdivisions that would otherwise hold elections on May 2, 2020 to move their general and special elections for 2020 to the next uniform election date occurring on November 3, 2020.

On July 27, 2020, Governor Greg Abbott issued a proclamation suspending Section 85.001(a) of the Texas Election Code to expand the early voting period for the November 3, 2020 elections to begin on October 13, 2020 and end October 30, 2020.

Secretary of State Elections Division recommends amending the election order to reflect the changes to the early voting period. The early voting dates and times are included in the order. The early voting locations are still being determined by Denton County. Once these are official, it will be posted on the town's website and doors of Town Hall.

COUNCIL ACTION:

Approve resolution modifying the early voting period

TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION

NO. 20 - 26

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, MODIFYING CERTAIN PROVISIONS RELATED TO THE GENERAL ELECTION ORDERED BY THE TOWN OF NORTHLAKE FOR THE PURPOSE OF ELECTING CITIZENS TO SERVE ON TOWN COUNCIL PLACE 1, PLACE 2, AND PLACE 3 TO BE HELD ON NOVEMBER 3, 2020; APPROVING A JOINT ELECTION WITH DENTON COUNTY; ESTABLISHING PROCEDURES FOR THAT ELECTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Northlake is a Type A general law municipality located in Denton County, Texas created in accordance with the provisions of Chapter 6 of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, pursuant to a declaration of disaster issued by the Governor, the General Election for the Town of Northlake, Texas was postponed from May 2, 2020 to November 3, 2020, at which time the voters will elect persons to fill the offices of Town Council, Place 1, Place 2 and Place 3; and

WHEREAS, the early voting period for the November 3, 2020 election has been extended by the Governor; and

WHEREAS, the election will be held as a joint election, conducted under the authority of Chapter 31 and Chapter 271 of the Texas Election Code (the "Code"); and

WHEREAS, by this Resolution, it is the intention of the Town Council to update certain provisions of the previously ordered election to conform with the latest requirements of the Governor of Texas, to adopt requirements of an election order in accordance with state law, and to authorize a contract with Denton County for joint election services for the November 3, 2020 election.

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

SECTION 1. GENERAL ELECTION.

In accordance with Town of Northlake Resolution 20-2 and Resolution 20-8, the general municipal election called by the Town of Northlake to elect three citizens to serve on Town Council Place 1, Place 2, and Place 3 until May 2022 or until their successors are duly elected and qualified shall take place on November 3, 2020 between the hours of 7:00 am and 7:00 pm.

SECTION 2. JOINT ELECTION AGREEMENT APPROVED.

The Town Administrator is authorized to execute a Joint Election Agreement with Denton County (the "Agreement") for the purpose of having Denton County furnish all or any portion of the election services and equipment needed to conduct the election. The Agreement and election services provided therein shall conform to Chapter 31, Subchapter D of the Code and other applicable statutes and laws. In the event of conflict between this Resolution and the Agreement, the Agreement shall control.

SECTION 3. APPLICATION FOR PLACE ON BALLOT.

The Town is preserving all candidate filings and ballot order actions that have already taken place. This Resolution does not have the effect of reopening candidate filings.

SECTION 4.

a. **Early Voting by Personal Appearance.** Early voting by personal appearance will be held jointly with other Denton County public entities at Denton County's Main Early Voting Site at the Denton County Elections Office Joseph A. Carroll Building, 701 Kimberly Drive, Suite A111, Denton, Texas 76208, or at other locations in accordance with the Agreement, beginning October 13, 2020, and continuing through October 30, 2020, at the following times:

October 13-17	Tuesday – Saturday	7:00 am – 7:00 pm
October 18	Sunday	11:00 am – 4:00 pm
October 19-24	Monday-Saturday	7:00 am – 7:00 pm
October 25	Sunday	11:00 am – 4:00 pm
October 26-30	Monday – Friday	7:00 am – 7:00 pm

Branch offices for early voting by personal appearance may also be established as outlined in the Agreement.

b. **Early Voting by Mail.** the Denton County Elections Administrator, or successor, acting pursuant to Texas Government Code §601.002 ("Election Administrator"), is hereby designated as Early Voting Clerk for the election and the Election Administrator's permanent county employees are appointed as deputy early voting clerks. Applications for early voting by mail must be received not later than the close of business on October 23, 2020.

On July 27, 2020, the Governor, by proclamation, suspended Section 86.006(a-1) of the Code for any election ordered or authorized to occur on November 3, 2020, to the extent necessary to allow a voter to deliver a marked mail ballot in person to the Early Voting Clerk's office prior to and including on election day.

SECTION 5. GOVERNING LAW AND QUALIFIED VOTERS.

The election shall be held in accordance with the Constitution of the State of Texas and the Code, and all resident qualified voters of the Town shall be eligible to vote at the election.

SECTION 6. PUBLICATION AND POSTING OF NOTICE OF ELECTION.
Notice of the election shall be given as required by Chapter 4 of the Code.

SECTION 7. NECESSARY ACTIONS.
The Mayor and the Town Secretary, in consultation with the Town Attorney, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of federal and state law in carrying out and conducting the election, whether or not expressly authorized herein.

SECTION 8. EFFECTIVE DATE.
This Resolution shall be effective upon its adoption.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, ON THIS 10th DAY OF SEPTEMBER 2020.

Town of Northlake, Texas	Attest:
______________________	____________________________
David Rettig, Mayor	Shirley Rogers, Town Secretary

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: SEPTEMBER 10, 2020

REF. DOC. : CORONAVIRUS RELIEF FUND INTERLOCAL COOPERATION AGREEMENT, DENTON COUNTY AND TOWN OF NORTHLAKE

SUBJECT: REDISTRIBUTE CRF FUNDS TO NORTHWEST AND ARGYLE INDEPENDENT SCHOOL DISTRICTS AND DENTON COUNTY EMERGENCY SERVICES DISTRICT NO. 1

STRATEGIC GOALS/OBJECTIVES:

- Define and strengthen Our Identity (Council Goal)
- Effectively Manage Public Resources (Council Goal)

BACKGROUND INFORMATION:

- On March 18, 2020, Northlake Mayor David A. Rettig issued a Declaration of Local Disaster which allowed for eligibility of 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 population over 875,000.
- 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.
- On May 14, 2020, Northlake Council directed Mayor and staff to enter into an interlocal cooperation agreement (ICA) with Denton County to receive Coronavirus Relief Funds (CRF).
- On June 11, 2020, Northlake Council approved CRF ICA and received all funds.
- Subsequently, the Emergency Services District (ESD), and Northwest and Argyle Independent School Districts (ISD) requested a share of Town CRF funds as encouraged by County officials.
- On August 17, 2020, Town of Argyle approved allocation of $15,000 each for the ESD and Argyle ISD

COUNCIL RECOMMENDATION:

- Provide input on distribution of Town's allocation of funds.
- Redistribute Town CRF funds as follows:
  - $15,000 to ESD
  - $10,000 to Northwest ISD
  - $5,000 to Argyle ISD

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: SEPTEMBER 10, 2020

REF. DOC. : TEXAS GOVERNMENT CODE, CHAPTER 2259, SELF-INSURANCE BY GOVERNMENTAL UNITS

SUBJECT: TEXAS MUNICIPAL LEAGUE INTERGOVERNMENTAL RISK POOL BOARD OF TRUSTEES ELECTION – OFFICIAL BALLOT

STRATEGIC GOALS/OBJECTIVES:

- Effectively Manage Public Resources (Council Goal)

BACKGROUND INFORMATION:

- Political subdivisions in Texas through interlocal agreements establish self-insurance funds
- Northlake participates in Texas Municipal League Intergovernmental Risk Pool (TMLIRP)
- Board consists of twelve municipal members, three citizen members, and three ex-officio members
- Board member term – six years
- Twelve municipal board members selected by participating municipalities
- Places One through Four up for election
- Official Ballot with candidates for each place attached
- Northlake votes for one candidate per place

COUNCIL RECOMMENDATION:

- Elect Places One through Four for the TMLIRP board

OFFICIAL BALLOT

Texas Municipal League Intergovernmental Risk Pool Board of Trustees Election

This is the official ballot for the election of Places 1 – 4 of the Board of Trustees for the Texas Municipal League Intergovernmental Risk Pool. Each Member of the Pool is entitled to vote for Board of Trustee members. Please record your organization's choices by placing an "X" in the square beside the candidate's name or writing in the name of an eligible person in the space provided. You can only vote for one candidate for each place.

The officials listed on this ballot have been nominated to serve a six-year term on the TML Intergovernmental Risk Pool (Workers' Compensation, Property and Liability) Board of Trustees. The names of the candidates for each Place on the Board of Trustees are listed in alphabetical order on this ballot.

Ballots must reach the office of David Reagan, Secretary of the Board, no later than September 30, 2020. Ballots received after September 30, 2020, cannot be counted. **The ballot must be properly signed, and all pages of the ballot must be mailed to:**

Trustee Election
David Reagan, Secretary of the Board
P.O. Box 149194
Austin, Texas 78714-9194

If the ballot is not signed, it will not be counted.

PLACE 1

☐ **Robert T. Herrera** (Incumbent). City Manager, City of Cibolo (Region 7) since 2012. Mr. Herrera served as City Manager of Hondo, Texas from 2003 to 2012 and as City Manager of La Porte from 1986 to 2002. He has served other Texas cities, including management positions with the cities of San Marcos, Missouri City, and Woodway. Mr. Herrera has been a Board member of the TML Intergovernmental Risk Pool since 1993 and has served as Chair and Vice Chair of the Board. He also served as Chair of the Finance-Information Technology Committee and the Underwriting-Claims Committee of the TML Intergovernmental Risk Pool.

WRITE IN CANDIDATE:

____

PLACE 2

☐ **Chris Armacost.** City Commissioner for the City of Hitchcock (Region 14). Mr. Armacost is Director of Technology, Transportation, Facilities, and Operations for the Hitchcock Independent School District. He serves on the Hitchcock Education Foundation and Hitchcock Chamber of Commerce. He is the president of the Hitchcock Little League Baseball Association and coached several teams. Mr. Armacort has been awarded the Hitchcock Chamber President Award and the Above and Beyond Citizen Award from the Hitchcock ISD. He has obtained a Certified Municipal Official certification from TML.

☐ **John W. (Buzz) Fullen** (Incumbent). Mayor of the City of Henderson since 2019 and from 2004 to 2012 (Region 15). Mr. Fullen also served as a Commissioner of the Henderson Housing Authority from 2011 to 2019 and is now ex-officio on same. He currently serves on the Henderson Main Street Board (2004–present), Henderson Civic Center Board (2003–present), and the Henderson ETMC Hospital Diabetes Board (2009–present). He has been a Board member of the TML Intergovernmental Risk Pool since 2010, during which time he served as Chair (2018-2020) and Vice Chair (2016-2018).

WRITE IN CANDIDATE:

____

PLACE 3

☐ **George Hyde.** City Attorney for the City of Watuaga (Region 8). Mr. Hyde is a partner in the law firm Russell Rodriquez Hyde Bullock, LLP, located in Georgetown. He is a member of and holds Merit Certification in Municipal Law from the Texas City Attorneys Association. He has served as City Attorney for ten other cities across Texas, since 2003. He has also served local governments in various public safety positions within Fire Departments, Parks Departments, and Police Departments. During his tenure as a peace officer, Mr. Hyde received the Texas Commission on Law Enforcement Educational Achievement Award for exceeding normal expectations in job performance.

☐ **Roy E. Maynor.** City Alderman, Position 3, for the City of West Columbia (Region 14). He has been an elected official of West Columbia since 2013. Mr. Maynor is a Life Safety Systems Specialist for Vallen Safety Services and a member of Gulf Coast Christian Church. He is also part-owner of Grit Fitness in West Columbia. He and his wife, Rachel, have two children.

☐ **Jeffrey Snyder** (Incumbent). City Manager for the City of Plainview (Region 2). He previously served as the Assistant City Manager for Plainview and as the City Manager for Idalou. Mr. Snyder graduated from West Texas A&M University and obtained a Master of Public Administration from Texas Tech University. He is a member of the International City Management Association (ICMA) and TCMA. He is a graduate of the Public Executive Institute through the University of Texas and is a credentialed manager through ICMA. He has been a Board member of the TML Intergovernmental Risk Pool since 2018 and served on various committees with TML, TCMA and ICMA and as past president of the Panhandle City Management Association.

WRITE IN CANDIDATE:

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PLACE 4

☐ **Robert S. Hauck** (Incumbent). City Manager for the City of Tomball (Region 14), a position he has held since April 2018. He began his full-time career in public service with the Los Angeles Police Department in 1988. In 2008, Mr. Hauck retired from the LAPD and joined the City of Tomball, where he has served as Chief of Police, Assistant City Manager, and now City Manager. Mr. Hauck holds a Bachelor of Arts degree in Business Administration, and a Master of Science degree in Management. He has been a Board member of the TML Intergovernmental Risk Pool since 2019. Mr. Hauck and his wife Kathleen have three children – Lauren, Conner, and Madeline.

☐ **Dave Martin**. City Councilmember and current Mayor Pro Tem for the City of Houston (Region 14). Mr. Martin serves as Chair of the City Council Budget and Fiscal Affairs Committee. He previously served on the Humble ISD Board of Trustees and as Secretary/Treasurer of the Board of Directors for the Harris County Houston Sports Authority. Mr. Martin is a Managing Director of Marsh & McLennan Companies, Inc., the largest Global Risk Management firm. Previously he worked for two "Big Four" accounting firms, PricewaterhouseCoopers, LLP and Ernst & Young, LLP.

☐ **Kimberly Meismer**. Executive Director for General Operations for Kerrville (Region 7), overseeing Human Resources, Municipal Court, Public Library, Public Information, the Senior Services Advisory Committee, and the Kerrville Area Youth Leadership Academy. Ms. Meismer has over 23 years of public service, which includes serving Kerrville and La Porte. She is a member of the TCMA, International Public Management Association for Human Resources (IPMA-HR), Society for Human Resource Management (SHRM), and is a former President of the Bay Area Human Resource Management Association. She has a Master's degree in Public Administration and is an IPMA-HR Senior Certified Professional and a SHRM Certified Professional.

☐ **Sean Overeynder.** City Manager for the City of Lamesa, Texas (Region 3). Sean Overeynder began his career in local government administration in August 2014 in Economic Development, working for various public and private organizations. He has held the position of City Manager for the City of Lamesa since March 2020. Prior to becoming the City Manager, he was appointed as the Economic Development Director for the City of Lamesa on August 27, 2018.

WRITE IN CANDIDATE:

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Certificate

I certify that the vote cast above has been cast in accordance with the will of the majority of the governing body of the public entity named below.

Witness my hand, this ________ day of __________________________, 2020.

_______________________________________   _____________________________________

Signature of Authorized Official   Title

____

Printed Name of Authorized Official

____

Printed Name of Political Entity

PLAINVIEW, TX
explore the opportunities

August 21, 2020

David Rettig, Mayor
City of Northlake
1500 Commons Cir Ste 300
Northlake, TX 76226-0000

RECEIVED
AUG 28 2020
BY: DR

RE: Jeffrey Snyder, Place 3
TML Intergovernmental Risk Pool Board of Trustee Election

Dear David Rettig:

You have recently received your Official Ballot to elect Board of Trustees for the Texas Municipal League Intergovernmental Risk Pool (IRP). I am running for re-election for Place 3 and I would sincerely appreciate your vote and support.

For over 40 years, the mission of the TMLIRP has been to provide Texas cities and other units of local government with a stable source of risk financing and loss prevention services at the lowest cost consistent with sound business practices. Today, the Pool provides coverage for over 96% of Texas's local governments (almost 2,800 members); over 165,000 public servants; and over $25.0 billion in governmental property. In addition, the TMLIRP provides their members with Loss Prevention Training Programs at no additional cost throughout all regions of the State.

The financial position of the Pool remains strong, with Members' Equity projected to end the fiscal year at $382 million. As a result, the Pool authorized a $5.5 million equity return to the membership with over $4.0 million in the form of a "Partnership Equity Return" providing immediate support for the Pool's members during these challenging times and earmarked $1.5 million for a Cyber Defense and Resiliency Grant Program for members.

The City Council of Plainview and the TMLIRP Board have nominated me for your consideration for Place 3 on the Board of Trustees. It has been an honor to represent you and I look forward to continue serving you – the cities and other local governments of Texas in this office. I would appreciate your vote and continuing support. Thank you.

Truly,

Jeffrey Snyder
City Manager

901 Broadway, Plainview TX 79072 Phone: (806) 296-1106 Fax: (806) 296-1125

TOWN OF NORTHLAKE COUNCIL ITEM NO. 7

DATE: SEPTEMBER 10, 2020

ITEM: EXECUTIVE SESSION

TOWN OF NORTHLAKE COUNCIL ITEM NO. 8

DATE: SEPTEMBER 10, 2020

ITEM: OPEN SESSION

TOWN OF NORTHLAKE COUNCIL ITEM NO. 9

DATE: SEPTEMBER 10, 2020

ITEM: ADJOURNMENT