

1. Agenda

Documents:

[NORTHLAKE TOWN COUNCIL AGENDA 12-10-20.PDF](#)

2. Council Packet

Documents:

[COUNCIL PACKET 12-10-20.PDF](#)

2.I. December 10, 2020 - MEETING SLIDE DECK

[DECEMBER 10, 2020 - MEETING SLIDE DECK](#)



DAVID A. RETTIG, MAYOR
RENA HARDEMAN, COUNCIL PLACE 1
MICHAEL C. GANZ, 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, DECEMBER 10, 2020 AT 6:30 PM
1500 COMMONS CIRCLE SUITE 300 - NORTHLAKE, TEXAS 76226**

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Invocation
Pledge of Allegiance
2. Public Input
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3. Announcements, Proclamations and Presentations
 - A. Recognition of Northlake's 60th Incorporation Anniversary (Proclamation No. 20-8)
 - B. Home Rule Charter Commission Update
 - C. Preferred Options for Waste Removal and Recycling Services
 - D. Legal Requirements for Local Option Election for Alcohol Sales
 - E. Review Options to Regulate Lighting Standards
 - F. Overview of Rural Residential Lot Dimensions and Setbacks
4. Consent Items
Any Council member may request an item on the Consent Agenda to be taken up for individual consideration
 - G. Approval of Resolution No. 20-40 suspending the January 23, 2021 effective date of CoServ Gas, LTD.'s requested increase to permit the town time to study the request and to establish reasonable rates; approving cooperation with other cities/towns in the CoServ Gas service area and hiring legal and consulting services to negotiate with the Company and direct any direct and necessary litigation and appeals

- H. Approval of the Final Road Alignment of Dale Earnhardt Way
 - i. Resolution No. 20-41 to accept dedication of Rights-of-Way from ALL Investment LP for Dale Earnhardt Way totaling 14,144 square feet
 - ii. Ordinance No. 20-1210A to vacate a 6,803 square-foot portion of Right-of-Way for Dale Earnhardt Way
 - iii. Ordinance No. 20-1210B to vacate a 4,494 square-foot portion of Right-of-Way for Dale Earnhardt Way
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 - iv. Resolution No. 20-45 approving and authorizing participation in various cooperative purchasing programs in accordance with the Town's procurement policy
- J. Approval of the Town Council Meeting Minutes of November 12, 2020

5. Action Items

- K. Approval of an Ordinance of the Town Council of Town of Northlake, Texas declaring results of a General Election held on November 3, 2020, for the purpose of electing three Council Members to Places 1, 2, & 3 for a two-year term
 - i. Ordinance No. 20-1210C
- L. Appointment of Mayor Pro Tem for a one-year term
- M. Approval of an Ordinance amending Section 1.02.001 of the Code of Ordinances by amending the start time of Town Council Meetings and providing an effective date
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- N. Approval of an Ordinance amending the comprehensive plan to change the land use designation from MU-Mixed Use to BP-Business Park and to change the zoning from RR-rural residential to I-Industrial on a certain 251.044 acres of land located within the Town (6 McFarm LLC)
 - i. Public Hearing
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- O. Approval of an Ordinance for annexation of Northlake Office Park, 2.0 acres at the northwest corner of Thompson Road & FM 407 in the ETJ Northlake
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- P. Approval of a Preliminary Plat of Creek Meadows West, a proposed residential development consisting of 74 single-family residential lots and 2 HOA lots on 101.07 acres out of the J.M. Paine Survey, Abstract No. 1529, generally located on the west side of Faught Road between Faith Lane and Evelyn Lane. Peggy DeAnne Hatfield, Lynda Faye Green and Billie Louise Brasher are the owners. Westcreek 407, LLC is the applicant/developer. Greg Edwards Engineering Services is the engineer/surveyor. Case#PP-20-006
- Q. Approval of Resolution No. 20-46 approving and authorizing the Town Administrator to contract with Halff and Associates for professional services to conduct the Catherine Branch Sewer Alignment Study not to exceed \$55,000

- R. Approval of Resolution No. 20-47 approving and authorizing the Town Administrator to contract with Felix Construction to install a water pump at the Old Town Hall Pump Station not to exceed \$110,000
- S. Approval of Resolution No. 20-48 consenting to the issuance of tax bonds and utility bonds by Northlake Municipal Management District No. 1, a conservation and reclamation District located within the corporate boundaries of the Town
- T. Approval of Resolution No. 20-36 consenting to the creation of Oliver Creek Ranch Municipal Utility District to contain certain territory within the extraterritorial jurisdiction of the Town of Northlake, Texas
- U. Approval of Resolution No. 20-49 Revising the Northlake Employee Handbook to Define Holiday Leave as Hours-Worked in Overtime Calculation
- V. Approval of 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

6. Executive Session

Pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D:

- a. Section 551.071 authorizes a governmental body to consult with its attorney in an executive session to seek his or her advice on a legal matter. It provides as follows: A governmental body may not conduct a private consultation with its attorney except: (1) When the governmental body seeks the advice of its attorney about: (a) pending or contemplated litigation; or (b) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter. The Town Council may adjourn into executive session for consultation with the Town Attorney regarding:
 - i. Legal advice on any matter related to any posted agenda item;
 - ii. Legal advice related to 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 the development of the 6McFarm tracts totaling approximately 234.4 acres of land generally located north and east of Harmonson Road approx. 2,358 feet north of Victory Circle; 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 the development of the Charles Faught tracts totaling approximately 102.3 acres of land generally located north of Evelyn Lane, west of Faught Road, and south of Robson Ranch Road
 - v. Legal advice related to the development and annexation of the Scrivner Tract totaling 44.8 acres of land generally located east of Florance Road approximately 2,533 feet north of FM 407; and
 - vi. Legal advice related to the development and annexation of the Withee Tract totaling approximately 74.3 acres of land located at 1700 FM 407

- 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; and
- ix. Town of Northlake vs. City of Justin, Denton County District Court Cause No. 15-08170-367; and
- x. City of Justin v. Toby Baker, Cause No. D-1-GN-20-002084.

7. Reconvene into Open Session

In accordance with Texas Government Code, Section 551, the Town Council will reconvene into Open Session and consider action, if any, on matters discussed in Executive Session

- W. Approval of Memorandum of Understanding with City of Justin and City of Fort Worth in regards to Denton County District Court Cause No. 15-08170-367

8. Adjourn

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 4th day of December 2020 by 5:30 pm in accordance with Chapter 551, Texas Government Code.


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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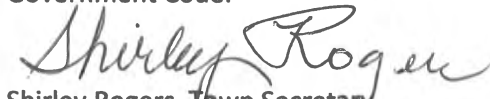
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TOWN OF NORTHLAKE COUNCIL ITEM NO. 1

DATE: DECEMBER 10, 2020

ITEM: CALL TO ORDER



TOWN OF NORTHLAKE COUNCIL ITEM NO. 2

DATE: DECEMBER 10, 2020

ITEM: PUBLIC INPUT



TOWN OF NORTHLAKE COUNCIL ITEM NO. 3

DATE: DECEMBER 10, 2020

ITEM: ANNOUNCEMENTS-PROCLAMATIONS-PRESENTATIONS





**TOWN OF NORTHLAKE, TEXAS
OFFICIAL PROCLAMATION**

NO. 20-8

A PROCLAMATION RECOGNIZING THE YEAR 2020 AS THE TOWN OF NORTHLAKE'S SIXTIETH ANNIVERSARY

WHEREAS, December 13, 2020 marks the Sixtieth Anniversary of the Town of Northlake; and

WHEREAS, the Town of Northlake was first settled in the late 1800's in Denton County; and

WHEREAS, the action to incorporate the Town was motivated by the concern that other cities in North Texas had designs to absorb the community of ranches into their corporate limits; and

WHEREAS, an election was held on December 13, 1960 at the Markham family home on Old Elizabeth Road; and

WHEREAS, over 60 years of growth and change, the Town of Northlake has maintained the same rural character it was designed to preserve; and

WHEREAS, it is fitting that we should celebrate our pride and appreciation for the many civic and economic benefits that our community has enjoyed over the last 60 years.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS THAT THE YEAR 2020 AS THE TOWN OF NORTHLAKE'S SIXTIETH ANNIVERSARY IN THE TOWN OF NORTHLAKE AND URGE ALL CITIZENS TO JOIN IN CELEBRATING THE TOWN OF NORTHLAKE'S SIXTIETH ANNIVERSARY.

PROCLAIMED this the 10th day of December 2020.

TOWN OF NORTHLAKE, TEXAS

SEAL

David Rettig, Mayor

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: DECEMBER 10, 2020

REF. DOC. : PROCLAMATION NO. 20-6 HOME RULE CHARTER COMMISSION

SUBJECT: REGULAR UPDATES FROM CHARTER COMMISSION CHAIR AND
MAYOR PRO TEM LIAISON TO COUNCIL



STRATEGIC GOALS/OBJECTIVES:

- Control our Own Destiny; Plan and prepare for a future Home Rule Charter election (Council Goal)

BACKGROUND INFORMATION:

- October 8, 2020 - Mayor Rettig presented his appointment methodology and his appointees to the Northlake Home Rule Charter Commission
- October 16, 2020 – after receiving Council appointee requests, Mayor Rettig issued Proclamation 20-6 appointing twenty members to the Charter Commission with Mayor Pro Tem Montini as chair
- November 14, 2020 – Charter Commission kickoff and orientation meeting held, 16 members in attendance, 2 attending online, and 2 not attending.

CURRENT STATUS:

- Commission members completed online survey to prioritize Charter components
- Next meeting scheduled for December 5, 2020

COUNCIL UPDATE:

- Mayor Pro Tem Montini will regularly update Council on the status of the Charter Commission

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: DECEMBER 10, 2020

REF. DOC.: LOCAL GOVERNMENT CODE, CHAPTERS 363 AND 364

SUBJECT: REQUEST FOR PROPOSALS (RFP) FOR SOLID WASTE AND RECYCLING SERVICES



GOALS/OBJECTIVES:

- Operate Efficiently and Effectively; Effectively Manage Public Resources (Council Goals)

BACKGROUND INFORMATION:

The Town of Northlake's current contract for solid waste and recycling services began in 2011 for a five-year term and five-year extension. The current contract is set to expire March 31, 2021. Since 2011, the Town of Northlake has seen an increase in the number of residential and commercial units requiring services.

Staff has prepared an RFP with the following selection criteria based on Council and resident input:

- Expertise and prior municipal experience
- Weekly collection of solid waste and recycling for residential units
- Proven ability to provide quality, reliable, and timely customer service
- Cost of services including alternatives for biweekly collection and glass recycling
- Effective customer information, education, and communication plan
- Increased availability of large roll-offs for Town events
- Monthly bulky waste and household hazardous waste services
- Option for the Town to conduct billing operations by combining trash billing with water billing

COUNCIL DIRECTION:

- Provide Council an opportunity to comment of solid waste and recycling services request

TOWN OF NORTHLAKE

SOLID WASTE & RECYCLING SERVICES



DECEMBER 10, 2020



CURRENT SERVICE

Current Provider: Waster Connections of Texas

Service Start Year: May 2011

Services Provided:

- **Residential:** Weekly solid waste and optional recycling collection; monthly bulky waste/bundles collection
- **Commercial:** Solid waste and recycling collection up to four times per week to

Cost of Residential Services:

- \$11.25/month for Solid Waste (trash)
- \$3.74/month for Recycling



IDENTIFIED TOWN NEEDS



SERVICES FOR A GROWING
RESIDENTIAL AND COMMERCIAL
POPULATION



QUALITY, RELIABLE, AND
TIMELY CUSTOMER SERVICE



HOUSEHOLD HAZARDOUS
WASTE DISPOSAL SERVICES



EFFECTIVE CUSTOMER
INFORMATION, EDUCATION,
AND COMMUNICATION

PROPOSED SERVICE OPTIONS

It is recommended that the Town seek bids for the following residential service options:

- **Solid Waste Services**
 - Option 1: Once per week
 - Option 2: Twice per week
- **Recycling (optional service)**
 - Option 1: With glass
 - Option 2: Without glass
- **Bulky Waste/Bundles**
 - Option 1: Once per week
 - Option 2: Once per month
- **Household Hazardous Waste**
 - Option 1: Monthly Residential Pickup
 - Option 2: Drop-off site with monthly collection

SELECTION CRITERIA

- Expertise and prior municipal experience
- Proven ability to provide quality, reliable, and timely customer service
- Cost of services
- An effective customer information, education, and communication plan
- Provide increased number of roll-offs for Town events
- Provide monthly bulky waste and household hazardous waste collection services
- Provide weekly solid waste and recycling services

COUNCIL GOALS



OPERATE EFFICIENTLY AND EFFECTIVELY



EFFECTIVELY MANAGE PUBLIC RESOURCES

REQUEST FOR PROPOAL PROCESS

- 1** Post RFP to Town's website
- 2** First publication of the RFP
- 3** Second publication of the RFP
(*two weeks after the first publication*)
- 4** Deadline for questions, clarifications, or interpretations
- 5** Deadline for Town's responses to questions, clarifications, or interpretations
- 6** Proposal deadline and opening
- 7** Staff review, recommendations, and presentation to Council
- 8** Town Council Awards Contract

Service is expected to start Spring 2021

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: DECEMBER 10, 2020

REF DOC.: ELECTION CODE, CHAPTER 501, LOCAL OPTION ELECTIONS ON SALE
OF ALCOHOL BEVERAGES

SUBJECT: LEGAL REQUIREMENTS FOR ALCOHOL SALES ELECTION



GOALS/OBJECTIVES:

- Diversify the Tax Base; Secure grocery, restaurant, and other retail projects (Council Goal)
- Define and Strengthen Our Identity; Create a Northlake Town Center (Council Goal)

BACKGROUND INFORMATION:

- Bella Italia, an Italian restaurant set to open in February, located in “dry” area
- Northlake’s last alcohol sales election was in 2003, Northlake Commons annexed in 2006
- Other restaurants interested in opening in Northlake Commons and expecting alcohol sales
- In addition, Justice of Peace Precinct 7 election legalized alcohol sales in parts of Northlake
- Review of local option election process:
 - Petition application and requirements
 - Election, declaration and certification
- Other considerations include:
 - Town staff and resources cannot contribute to petition or election
 - Opportunity to annex properties in ETJ which could benefit from election
 - Town’s zoning regulations would still control alcohol sale locations

COUNCIL DIRECTION:

- Provide input and direction to Staff

TOWN OF NORTHLAKE

LOCAL OPTION LIQUOR ELECTION



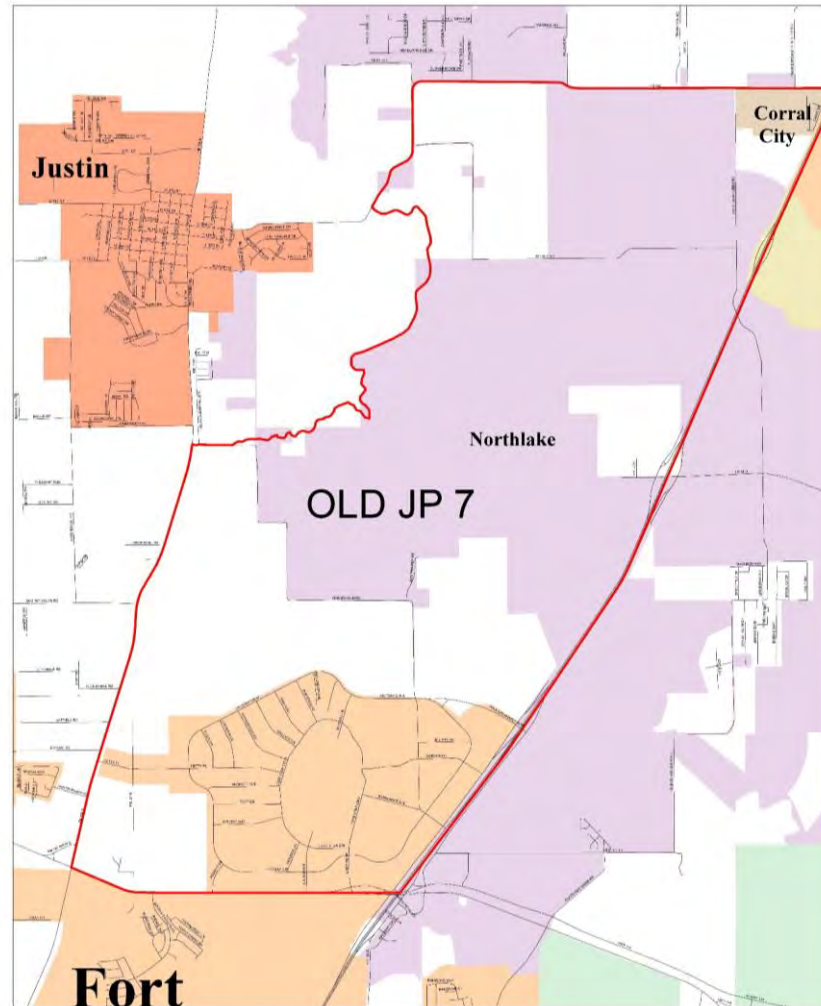
DECEMBER 10, 2020



BACKGROUND

- Bella Italia set to open in February
- Assumption that Northlake was “wet”
- Last Town local option liquor election in 2003
 - Legal sale of mixed beverages in restaurant passed 43 to 18
 - Legal sale of beer and wine for off premise consumption passed 39 to 19
- Northlake Commons annexed in 2006
- In late 1990s, Justice of Peace, Precinct 7 created, local option election held, then precinct abolished (114, 35W, 407, 156)

OLD JUSTICE OF PEACE PRECINCT 7



LOCAL ELECTION PROCESS

- Petition application
 - 10 or more qualified Northlake voters file application
 - Provide proof of notice in newspaper
- Petition requirements
 - Each page must state intent to legalize sale of alcohol
 - Registered Northlake voters only
 - 35% of voters in the most recent gubernatorial election (~895)
 - Must be filed within 60 days after issued
- Election order
 - Verified by registrar (Town Secretary)
 - Ordered by Town Council

LOCAL ELECTION PROCESS (CONT.)

- Election
 - Held on next general election (May)
 - Customary polling place (Town Hall)
 - Conducted by County Elections, paid by Town
- Result declaration
 - Simple majority required
 - After canvass of returns, Town Council declares results
 - If measure fails, does not affect existing legal alcohol sales
- Election certification
 - Town Secretary certify result to Secretary of State and TABC

OTHER CONSIDERATIONS

- Town staff and resources prohibited in election efforts
- Elected officials and non-contract appointed officials may assist
- Opportunity to annex similar areas in ETJ to benefit from election
 - Primarily other areas north of FM 407
- Alcohol sales only allowed in Commercial zoning
 - Mixed beverages only in restaurants
 - Off-premise beer and wine only in retail
- Other restaurants interested in Northlake Commons

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: DECEMBER 10, 2020

REF DOC.: UNIFIED DEVELOPMENT CODE (UDC): SECTION 8.5 OUTDOOR
LIGHTING REGULATIONS; SECTION 11.10 SIGN SPECIFICATIONS

SUBJECT: REVIEW OPTIONS TO REGULATE LIGHTING STANDARDS



GOALS/OBJECTIVES:

- Define and Strengthen Our Identity (Council Goal)
- Responsibly Manage Growth (Council Goal)

BACKGROUND INFORMATION:

- Mayor Pro Tem Montini has requested a briefing to review options for the Town to revise lighting standards to regulate potential lighting issues and nuisances.
- Presentation will review current lighting standards for Residential and Commercial districts
- Review three potential avenues to further enhance lighting standards:
 - o Conditioned as part of plat variance
 - o Enforcement of light nuisances
 - o Additional requirements for outdoor signs
- Emphasize efficacy of development agreement for voluntary additional lighting requirements

COUNCIL DIRECTION:

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TOWN OF NORTHLAKE

LIGHTING STANDARDS REGULATION OPTIONS



DECEMBER 10, 2020



CURRENT LIGHTING STANDARDS

Residential

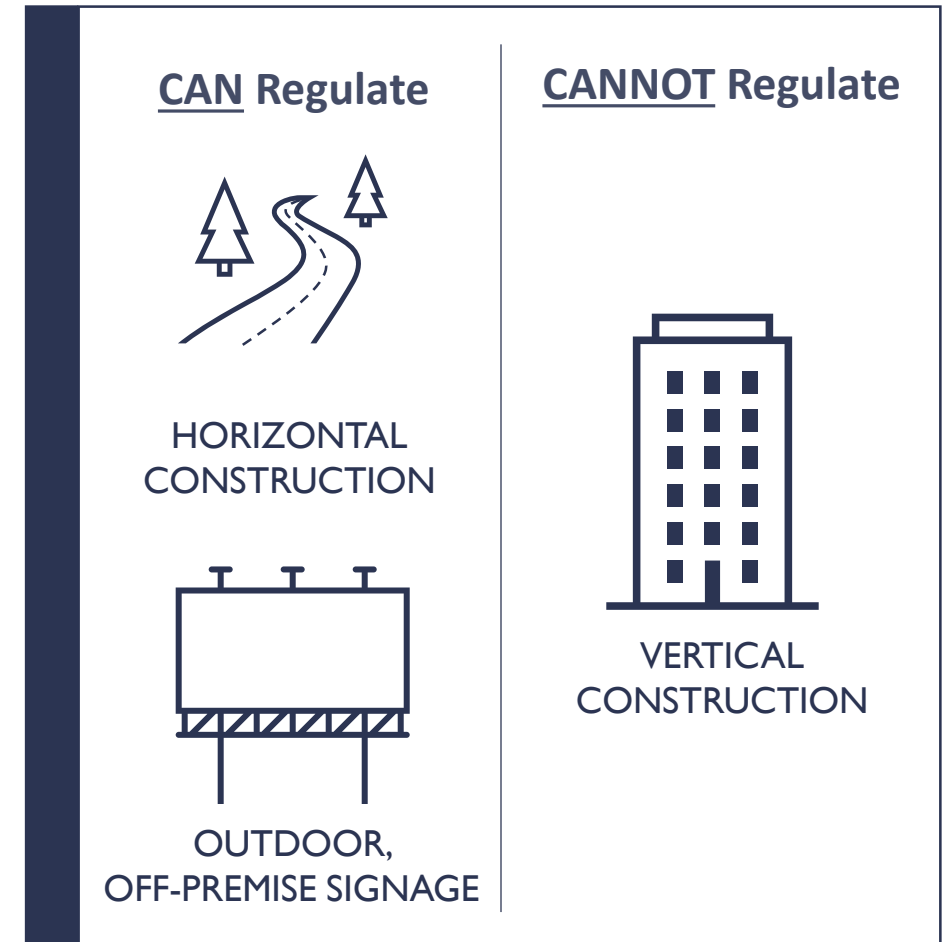
- Light at property line shall not exceed 0.25 foot-candles
- Shall not shine directly onto adjacent residences

Commercial

- Requires lighting plan following IESNA recommended practices
- Fully shielded with 80° cut-off
- Light at property line shall not exceed 2.25 foot-candles
- No halogen, searchlights, floodlights, or lasers

REGULATION IN ETJ

- Town is only able to regulate “**horizontal**” **construction** (*roads, water, sewer, drainage*)
- Town unable to dictate building materials, zoning uses, and other aspects of **vertical construction**
- Town able to regulate **outdoor, off-premise signage** (i.e., billboards)



CONDITIONED IN PLAT VARIANCE

- Amend outdoor lighting ordinance to require adherence to lighting ordinance if applicant requests variance to plat
- Requires more stringent commercial lighting requirements
 - Amend commercial lighting standards
 - Could create non-conforming uses and/or affect retail development
- Applicant could rescind plat variance request

LIGHTING NUISANCE

- Only enforceable in Town limits
- However, nuisance could be caused by lighting in ETJ
- Requires more detailed definition of nuisances to help prove in the event of a lawsuit

SIGN LIGHTING REGULATION

- Town able to regulate outdoor signage
- Further restrict lighting
 - Requires change to ordinance
 - Only applies to outdoor signage

DEVELOPER AGREEMENT

- Best guarantee for compliance in ETJ
- Voluntary adherence by developer
- Requires negotiation for both parties and could include:



Agreement not to annex



Monetary incentives



Town construction of public infrastructure



Credits for various fees

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: DECEMBER 10, 2020

REF DOC.: UNIFIED DEVELOPMENT CODE (UDC): SECTION 5.6 DIMENSIONAL AND DEVELOPMENTAL STANDARDS SUMMARY

SUBJECT: RURAL RESIDENTIAL LOT DIMENSIONS AND SETBACKS OVERVIEW



GOALS/OBJECTIVES:

- Define and Strengthen Our Identity (Council Goal)
- Responsibly Manage Growth (Council Goal)

BACKGROUND INFORMATION:

- Mayor Pro Tem Montini has requested a briefing to review options for the Town to revise development standards to regulate lot dimensions
- Presentation will review current lot dimensional standards for Rural Residential district
 - Minimum lot size and dimensions (width at building line)
 - Minimum yard setbacks
- Consider increasing lot width to avoid deep lots
- Ensuring existing properties are not damaged by potential changes to UDC
- Text amendments to UDC require 15-day notice and public hearing

COUNCIL DIRECTION:

- Provide input and direction to Staff

TOWN OF NORTHLAKE

RURAL RESIDENTIAL LOT DIMENSIONS AND SETBACKS



DECEMBER 10, 2020



BACKGROUND

- Current Rural Residential Zoning requirements established in 1997
- Only revision – 40 feet rear setback, previously no minimum required
- **Lot Dimension Minimums:**
 - Width – 150 feet
 - Depth – 200 feet
 - Size – 5 acres
- **Lot Setback Minimums:**
 - Front – 50 feet
 - Side – 25 feet
 - Rear – 40 feet

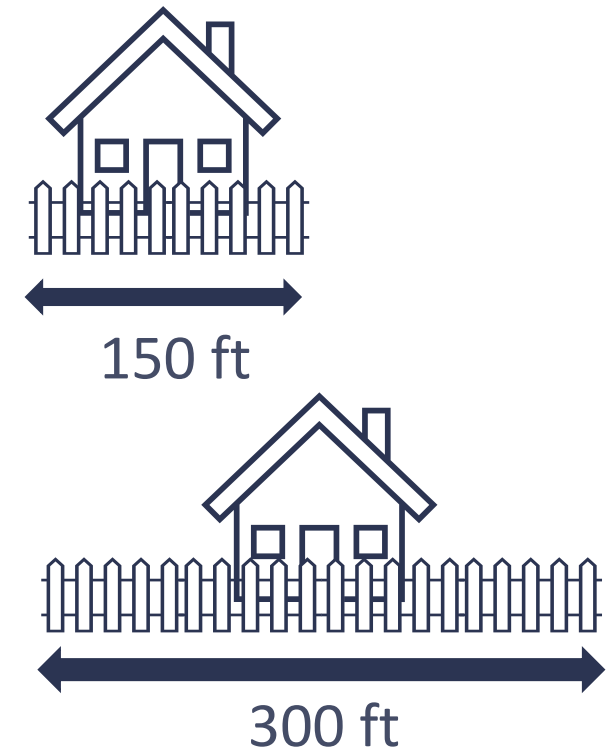
OBSERVED ISSUE

- Five-acre lot with minimum width of 150 feet must be at least 1,452 feet deep
- Examples of existing “thin” five acre lots include:
 - Off Robson Ranch (Stardust Ranch) – 180 feet wide by 1,250 feet deep (7:1)
 - Off Schober – 275 feet wide by 790 feet deep (3:1)
 - Lots meet requirements but creates lots that are not usable and/or accessible

POTENTIAL SOLUTION

- Increase the minimum lot width to 300 feet, which would increase the corresponding depth to 726 feet
- Resulting dimensions would be a rectangle with a length-width ratio of approximately 2.5 : 1
- *Depending on width change, some existing lots could be non-conforming but lots were legal when platted*

Solution:
Increase Minimum Lot Width



OTHER CONSIDERATIONS

- Revisions to setbacks for Rural Residential could create non-conforming structures
- In the event of destruction of residence, rebuilt home may be unable to locate at same site

TOWN OF NORTHLAKE COUNCIL ITEM NO. 4

DATE: DECEMBER 10, 2020

ITEM: CONSENT ITEMS



NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: DECEMBER 10, 2020

REF. DOC.: COSERV GAS SUSPENSION STAFF REPORT

SUBJECT: COSERV GAS RATE CASE FILING



STRATEGIC GOALS/OBJECTIVES:

- Effectively Manage Public Resources; Ensure disciplined financial management (Council Goal)

BACKGROUND INFORMATION:

- o CoServ Gas filed rate application with cities that have original jurisdiction over their rates and services. The Company is proposing to increase system-wide distribution rates by \$9.6 million per year (an increase of 11.6% on total revenues) and by \$8.1 million within cities (an increase of 29.0% on base rates for the incorporated areas). Additionally, they are requesting: 1) approval of depreciation rates; 2) prudence determination for capital investment; 3) finding certain accounting orders are reasonable and accurate; and 4) surcharge on customer bills to recover rate case expenses associated with the filing.
- o CoServ filed its application with Railroad Commission.
- o The resolution authorizes the Lloyd Gosselink Law Firm to intervene in the Railroad Commission proceeding and suspends the rate filing.

POLICY ACTION:

- Authorize Thomas Brocato of the law firm Lloyd Gosselink Rochelle & Townsend PC and consultants to represent Northlake in all matters associated with the CoServ application to increase rates and appeals.



TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION

No. 20-40

A RESOLUTION OF THE TOWN OF NORTHLAKE, TEXAS SUSPENDING THE JANUARY 23, 2021 EFFECTIVE DATE OF COSERV GAS, LTD.'S REQUESTED INCREASE TO PERMIT THE TOWN TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH OTHER CITIES/TOWNS IN THE COSERV GAS, LTD. SERVICE AREA; HIRING LEGAL AND CONSULTING SERVICES TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; AUTHORIZING INTERVENTION IN DOCKET OS-20-00005136 AT THE RAILROAD COMMISSION; REQUIRING REIMBURSEMENT OF CITIES/TOWNS RATE CASE EXPENSES; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL

WHEREAS, on or about November 13, 2020, CoServ Gas, Ltd. ("CoServ" or "Company"), pursuant to Gas Utility Regulatory Act § 104.102, filed with the Town of Northlake ("Town") a Statement of Intent to change gas rates in all municipalities exercising original jurisdiction within the Company's service area, effective January 23, 2021; and

WHEREAS, the Town is a gas customer of CoServ and a regulatory authority with exclusive original jurisdiction over the rates and charges of CoServ within the Town; and

WHEREAS, it is reasonable for the Town of Northlake to cooperate with other similarly situated cities/towns in conducting a review of the Company's application and to hire and direct legal counsel and consultants and to prepare a common response and to negotiate with the Company and direct any necessary litigation; and

WHEREAS, the Gas Utility Regulatory Act § 104.107 grants local regulatory authorities the right to suspend the effective date of proposed rate changes for ninety (90) days; and

WHEREAS, CoServ has filed an application with the Railroad Commission, Docket No. OS-20-00005136 that could become the docket into which appeals of town action on the CoServ filing are consolidated; and

WHEREAS, the Gas Utility Regulatory Act § 103.022 provides that costs incurred by Cities/Towns in ratemaking activities are to be reimbursed by the regulated utility.

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



TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION

SECTION 1. That the January 23, 2021, effective date of the rate request submitted by CoServ on or about November 13, 2020, be suspended for the maximum period allowed by law to permit adequate time to review the proposed changes and to establish reasonable rates.

SECTION 2. That the Town is authorized to cooperate with other cities/towns in the CoServ service area to hire and direct legal counsel and consultants, negotiate with the Company, make recommendations to the Town regarding reasonable rates and to direct any necessary administrative proceedings or court litigation associated with an appeal of a rate ordinance and the rate case filed with the Town or Railroad Commission.

SECTION 3. That, subject to the right to terminate employment at any time, the Town of Northlake hereby authorizes the hiring of Thomas Brocato of the law firm of Lloyd Gosselink Rochelle & Townsend, P.C., and consultants to represent the Town in all matters associated with the CoServ Gas application to increase rates and appeals thereof.

SECTION 4. That intervention in Railroad Commission Docket No. OS-20-00005136 is authorized.

SECTION 5. That the Town's reasonable rate case expenses shall be reimbursed by CoServ.

SECTION 6. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 7. A copy of this Resolution shall be sent to CoServ, care of Charles Harrell, CoServ Gas, Ltd. 7701 South Stemmons Freeway, Corinth, Texas 76210 (CHarrell@coserv.com), and to Thomas Brocato at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701 (tbrocato@lglawfirm.com).

PASSED AND APPROVED by the Town Council on this 10th day of December 2020.

Town of Northlake, Texas

Attest:

David Rettig, Mayor

Shirley Rogers, Town Secretary

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: DECEMBER 10, 2020

REF DOC.: NORTHLAKE MASTER THOROUGHFARE PLAN (MTP); ENGINEERING DESIGN MANUAL (EDM)

SUBJECT: ITEMS RELATED TO THE FINAL ROAD ALIGNMENT OF DALE EARNHARDT WAY



GOALS/OBJECTIVES:

- Systematically Invest in Infrastructure; Maintain and improve public roadways (Council Goal)

BACKGROUND:

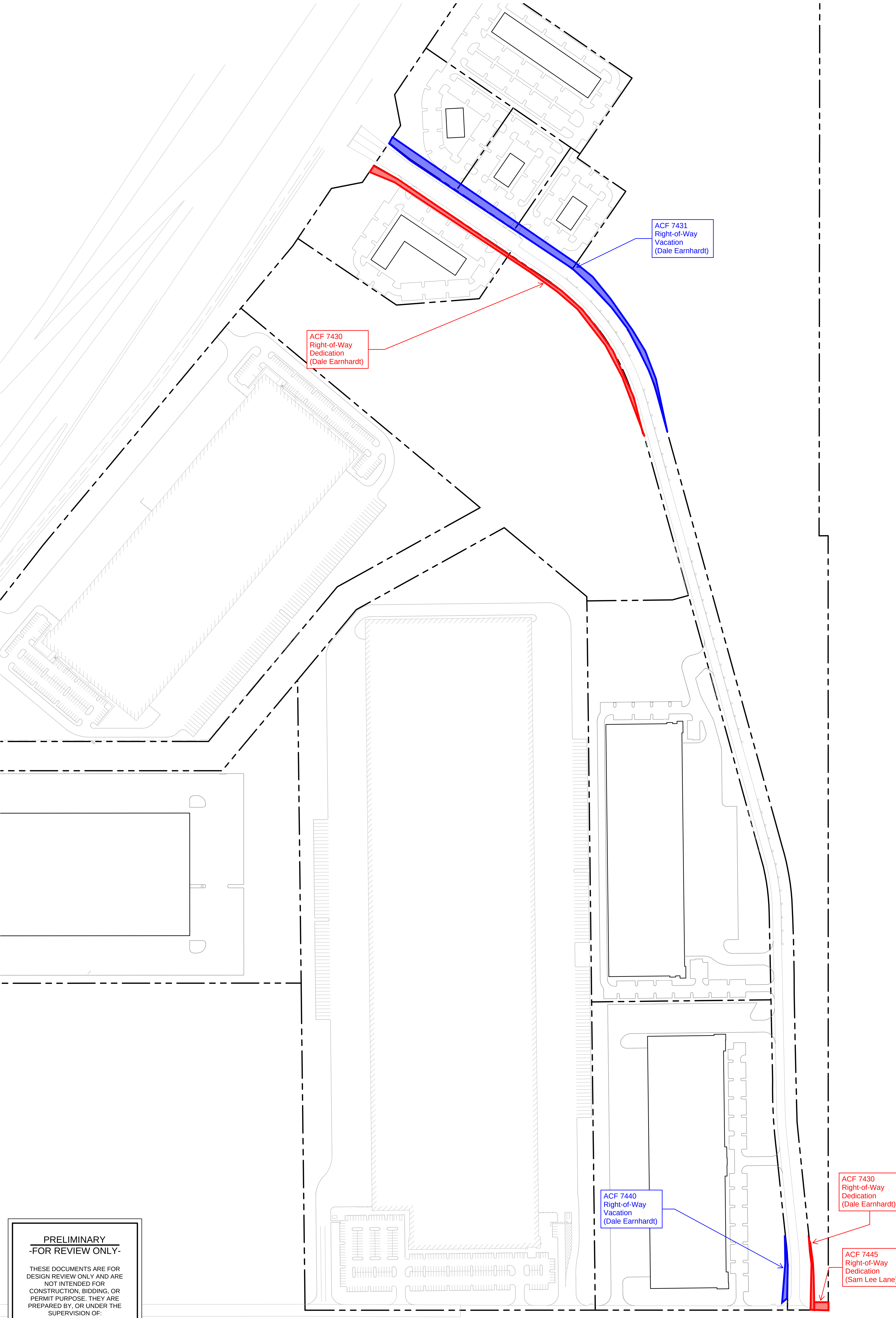
- Two of the ultimate four lanes of Dale Earnhardt Way between IH 35W and Sam Lee Lane were constructed by Hillwood as part of the Alliance Northport development
- The full right-of-way for Dale Earnhardt Way was dedicated in 2015 to the Town by the previous property owner before Hillwood acquired the property
- The design of the final roadway alignment is slightly different from the alignment of the right-of-way dedication.

RECOMMENDATION:

- Adjust right-of-way to accommodate the ultimate roadway alignment of Dale Earnhardt, including the intersection with Sam Lee Lane
 - o Add total of 14,144 square feet via rights-of-way dedication
 - o Remove total of 11,297 square feet by vacating portions of the right-of-way

COUNCIL DIRECTION:

- Approve resolution to accept dedication of rights-of-way and ordinances vacating portions of the right-of-way for Dale Earnhardt Way as described above



PRELIMINARY
-FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

KYLE A. KATTNER

119741

02/01/2019

TYPE OR PRINT NAME

PE #

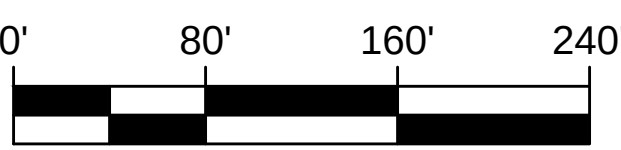
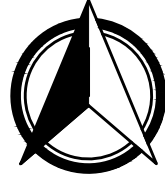
DATE

ALLIANCE NORTHPORT

EASEMENT STATUS EXHIBIT

NORTHLAKE, TEXAS

FEBRUARY 2019





TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION

No. 20-41

RESOLUTION OF THE TOWN OF NORTHLAKE, TEXAS AUTHORIZING THE TOWN ADMINISTRATOR TO ACCEPT DEDICATION OF RIGHTS-OF-WAY FROM AIL INVESTMENT LP FOR DALE EARNHARDT WAY

WHEREAS, the Town Council previously determined that it was in the best interest of the Town to accept dedication of certain right-of-way to provide for orderly and appropriate construction of Dale Earnhardt Way; and

WHEREAS, at the time of the previous dedication, the Town Council was made aware that the Dale Earnhardt Way alignment may be revised during construction to optimize the use of the Land and thereby enhance the property value for the Town; and

WHEREAS, during construction the roadway was in fact realigned which now necessitates slight modification of the previously dedicated properties; and

WHEREAS, the Town Council has agreed to vacate portions of the previously dedicated right-of-way and accept certain portions of right-of-way as authorized herein to conform to the final alignment of Dale Earnhardt Way as constructed; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was considered was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code; now, therefore.

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

Section 1. The Town Administrator is hereby authorized to accept dedication deeds from AIL Investment LP that provide for the dedication of right-of-way for Dale Earnhardt Way.

Section 2. The Town Attorney will advise the Town Administrator as to the form and content of the dedication deeds.

Section 3. This Resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS on this the 10th day of December 2020.

Town of Northlake, Texas

Attest:

David Rettig, Mayor

Shirley Rogers, Town Secretary

**DESCRIPTION OF TWO
RIGHT-OF-WAY DEDICATION TRACTS**

TRACT 1:

BEING a tract of land situated in the B.B.B. & C.R.R. Company Survey, Abstract Number 189, in the Town of Northlake, Denton County, Texas, being a portion of that tract of land described by deed to AIL Investment, L.P., recorded in Instrument Number 2015-76967, Real Property Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of said AIL tract and the southeast terminus of Dale Earnhardt Way, an 80 foot right-of-way, described by dedication deed recorded in Instrument Number 2015-74193, said Real Property Records, and being in the north right-of-way line of East Sam Lee Lane (a variable width right-of-way), from which a 5/8 inch iron rod, with plastic cap stamped "Peloton", bears N 73°11'29"W, 86.36 feet, said iron rod being found at the southeast corner of that tract of land described by deed to Alliance Northport No. 5, LTD., recorded in Instrument Number 2019-10355, said Real Property Records and in said north right-of-way line;

THENCE with the east right-of-way line of said Dale Earnhardt Way, the following courses and distances:

N 00°15'08"W, 329.70 feet, to a 5/8 inch iron rod, with plastic cap stamped "Peloton" set at the beginning of a curve to the left;

With said curve to the left, an arc distance of 85.09 feet, through a central angle of 05°48'13", having a radius of 840.00 feet, the long chord which bears N 03°09'15"W, 85.05 feet, to a 5/8 inch iron rod, with plastic cap stamped "Peloton", set;

THENCE over and across said AIL tract, the following courses and distances:

S 06°03'23"E, 191.22 feet, departing said east line, to a 5/8 inch iron rod, with plastic cap stamped "Peloton", set at the beginning of a curve to the right;

With said curve to the right, an arc distance of 99.85 feet, through a central angle of 06°48'39", having a radius of 840.00 feet, the long chord which bears S 02°39'01"E, 99.79 feet, to a 5/8 inch iron rod, with plastic cap stamped "Peloton", set;

S 00°45'19"W, 124.79 feet, to the south line of said AIL tract and the aforementioned north right-of-way line of East Sam Lee Lane;

THENCE S 89°58'55"W, 17.01 feet, with said common line, to the **Point of Beginning** and containing 5,207 square feet or 0.119 acres of land more or less.

TRACT 2:

BEING a tract of land situated in the H.W. Cook Survey, Abstract Number 310, in the Town of Northlake, Denton County, Texas, being a portion of those two tracts of land described by deed to AIL Investment, L.P., recorded in Instrument Numbers 2015-76969 (hereinafter referred to as AIL tract 1) and 2015-76968 (hereinafter referred to as AIL tract 2), Real Property Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the most northerly corner of said AIL tract 1 and the northwest terminus of Dale Earnhardt Way, an 80 foot right-of-way recorded in Instrument Number 2015-74193, said Real Property Records, and being in the east right-of-way line of Interstate Highway 35-W, a variable width right-of-way, recorded in Instrument Number 2011-21643, said Real Property Records, from which a 5/8 inch iron rod, found in said east right-of-way line, bears N 33°59'31"E, 75.38 feet;

THENCE with the southwest right-of-way line of said Dale Earnhardt Way, the following courses and distances:

S 55°30'10"E, 704.88 feet, to a 5/8 inch iron rod, with plastic cap stamped "Peloton", set at the beginning of a curve to the right;

With said curve to the right, at an arc distance 76.40 feet, a 5/8 inch iron rod found at the southeast corner of said AIL Tract 1 and the most northerly northeast corner of said AIL Tract 2, continuing a total arc distance of 530.58 feet, through a central angle of 39°59'59", having a radius of 760.00 feet, the long chord which bears S 35°30'10"E, 519.87 feet, to a 5/8 inch iron rod, with plastic cap stamped "Peloton", found;

S 15°30'10"E, 7.46 feet, to a 1/2 inch iron rod, with plastic cap stamped "Pacheco Koch", found at the beginning of a non-tangent curve to the left;

THENCE departing said southwest right-of-way line, with said non-tangent curve to the left, an arc distance of 537.39 feet, through a central angle of 40°30'49", having a radius of 760.00 feet, the long chord which bears N 35°45'33"W, 526.27 feet, to a 1/2 inch iron rod found;

THENCE N 56°00'56"W, 613.95 feet, to a 1/2 inch iron rod, with plastic cap stamped "Pacheco Koch", found;

THENCE N 60°09'26"W, 90.00 feet, to the west line of said AIL Tract 1 and the aforementioned east right-of-way line of Interstate Highway 35-W, from which a 1/2 inch iron rod, with plastic cap stamped "Pacheco Koch", found bears S 68°37'26"E, 0.47 feet and a 5/8 inch iron rod, found in said common line, bears S 33°59'29"W, 70.80 feet;

THENCE N 33°59'29"E, 17.62 feet, with said common line, to the **Point of Beginning** and containing 7,245 square feet or 0.166 acres of land more or less.

"Integral Parts of this Document"

1. Description (2 Pages)
2. Exhibit "A"
3. Exhibit "B" (3 Pages)

"Integral parts of this document"

1. Description (2 Pages)
2. Exhibit "A"
3. Exhibit "B" (3 Pages)

IRF = Iron Rod Found
R.P.R.D.C.T. = Real Property
Records, Denton County, Texas

$\Delta = 05^{\circ}48'13''$
 $L = 85.09'$
 $R = 840.00'$
 $LC = N03^{\circ}09'15''W$
 $85.05'$

L# Bearing Dist.
L1 S89°58'55"W 17.01'

Alliance Northport No.5, Ltd.
Inst.* 2019-10355
R.P.R.D.C.T.

B.B.B. & C.R.R.
COMPANY SURVEY
ABSTRACT NUMBER 189

Town of Northlake
80' Dedication Deed
Inst.* 2015-74193
R.P.R.D.C.T.

Town of Northlake
25' Dedication Deed
Inst.* 2018-54504
R.P.R.D.C.T.

Town of Northlake
35' Dedication Deed
Inst.* 2014-383
R.P.R.D.C.T.

E. Sam Lee Lane
(Variable Width ROW)

Point of
Beginning
Tract 1

Dale Earnhardt Way
(80' ROW)

IRS

IRS

329.70'

S06°03'23"E
191.22'

IRS

0.119 Acres

N00°15'08"W

S00°45'19"W
124.79'

$\Delta = 06^{\circ}48'39''$
 $L = 99.85'$
 $R = 840.00'$
 $LC = S02^{\circ}39'01''E$
 $99.79'$

IRS

L1

35'



0 60 120
GRAPHIC SCALE IN FEET

Basis of Bearing is the
Texas Coordinate System
North Central Zone 4202,
NAD 83

AIL INVESTMENT, L.P.
Inst.* 2015-76967
R.P.R.D.C.T.

Joel N. McGregor
Inst.* 2014-125834
R.P.R.D.C.T.

EXHIBIT "A"

Right-of-Way Dedication

Situated in the B.B.B. & C.R.R. Co. Survey, Abstract
Number 189, Town of Northlake, Denton County, Texas

ACF# 7430

Basis of Bearing is the Texas
Coordinate System North Central
Zone 4202, NAD 83

IRF = Iron Rod Found
R.P.R.D.C.T. = Real Property
Records, Denton County, TX

15' Pipeline Esmt.
Inst. # 2005-126316
R.P.R.D.C.T.

ALL Investment, L.P.
Inst. # 2015-76967
R.P.R.D.C.T.

Dale Earnhardt Way
Town of Northlake
80' ROW Dedication
Inst. # 2015-74193
R.P.R.D.C.T.

ALL Investment, L.P.
Inst. # 2015-76969
R.P.R.D.C.T.

Interstate Highway 35-W

Cause No. 2001-907-362
Inst. # 2011-21643
R.P.R.D.C.T.

Point of
Beginning
Tract 2

N33° 59' 29" E
17.62'

S33° 59' 29" W 70.80'

IRF

N33° 59' 31" E
75.38'

IRF

S55° 30' 10" E

IRS

IRF brs.
S68° 37' 23" E
0.47'

N60° 09' 26" W

90.00'

IRS

N56° 00' 56" W

0.166 Acres

704.88'

613.95'

H.W. COOK SURVEY
ABSTRACT # 310

EXHIBIT "B"

Right-of-Way Dedication

Situated in the H.W. Cook Survey, Abstract Number 310,
Town of Northlake, Denton County, Texas

GRAPHIC SCALE IN FEET
0 40 80

"Integral parts of this document"
1. Description (2 Pages)
2. Exhibit "A"
3. Exhibit "B" (3 Pages)



MATCH LINE SHEET 5

Basis of Bearing is the Texas Coordinate System,
North Central Zone 4202, NAD 83

IRF = Iron Rod Found
R.P.R.D.C.T. = Real Property
Records, Denton County, TX.

ALL Investment, L.P.
Inst. # 2015-76967
R.P.R.D.C.T.



"Integral parts of this document"
1. Description (2 Pages)
2. Exhibit "A"
3. Exhibit "B" (3 Pages)

Dale Earnhardt Way

Town of Northlake
80' ROW Dedication
Inst. # 2015-74193
R.P.R.D.C.T.

$\Delta = 39^\circ 59' 59''$
 $L = 530.58'$
 $R = 760.00'$
 $LC = S35^\circ 30' 10'' E$
 $519.87'$

$S55^\circ 30' 10'' E$
 $704.88'$ IRS
 $N56^\circ 00' 56'' W$ 613.95' IRF
0.166 Acres

$\Delta = 40^\circ 30' 49''$
 $L = 537.39'$
 $R = 760.00'$
 $LC = N35^\circ 45' 33'' W$
 $526.27'$

ALL Investment, L.P.
Inst. # 2015-76969
R.P.R.D.C.T.

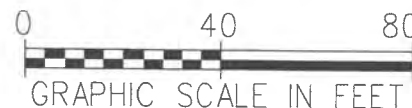
ALL Investment, L.P.
Inst. # 2015-76968
R.P.R.D.C.T.

H.W. COOK SURVEY
ABSTRACT # 310

Drainage Esmt.
Inst. # 2019-125676
R.P.R.D.C.T.

EXHIBIT "B" A A Right-of-Way Dedication

Situated in the H.W. Cook Survey, Abstract Number 310,
Town of Northlake, Denton County, Texas



"Integral parts of this document"
1. Description (2 Pages)
2. Exhibit "A"
3. Exhibit "B" (3 Pages)

AIL Investment, L.P.
Inst.* 2015-76967
R.P.R.D.C.T.

MATCH LINE SHEET 5

0.166 Acres

80.00'

$\Delta = 40^{\circ} 30' 49''$
L = 537.39'
R = 760.00'
LC = N35° 45' 33"W
526.27'

$\Delta = 39^{\circ} 59' 59''$
L = 530.58'
R = 760.00'
LC = S35° 30' 10"E
519.87'

H.W. COOK SURVEY
ABSTRACT# 310

AIL Investment, L.P.
Inst.* 2015-76968
R.P.R.D.C.T.

Dale Earnhardt Way
Town of Northlake
80' ROW Dedication
Inst.* 2015-74193
R.P.R.D.C.T.



IRF $S15^{\circ} 30' 10'' E$
IRF 7.46'

80'

Basis of Bearing is the Texas
Coordinate System North Central
Zone 4202, NAD 83

IRF = Iron Rod Found
R.P.R.D.C.T. = Real Property
Records, Denton County, TX.

EXHIBIT "A"

A Right-of-Way Dedication

Situated in the H.W. Cook Survey, Abstract Number 310,
Town of Northlake, Denton County, Texas



JOB # HWA18038

DRAWN BY: TBR

CHECKED BY: TAB

DATE: 08-24-2020

PAGE # 6 of 6

ACF# 7430

EXHIBIT "A"

DESCRIPTION OF PROPERTY

**DESCRIPTION OF
0.039 ACRES OF LAND**

BEING a tract of land situated in the B.B.B. & C.R.R. CO. Survey, Abstract Number 189, Denton County, Texas, and being a portion of the remainder of that tract of land described by deed to AIL Investment, LP, recorded in Instrument Number 2015-76967, Real Property Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "Peloton" set at the southeast corner of said AIL Investment tract, being the southwest corner of that tract of land described by deed to Joel McGregor, recorded in Instrument Number 2014-125834, said County records, also being in the north right-of-way line of E. Sam Lee Lane;

THENCE S 89°58'55"W, 59.99 feet, with said north right-of-way line to an "Xcut" found at the southeast corner of Dale Earnhardt Way (a 80 foot right-of-way), recorded in Instrument Number 2015-74193, Real Property Records, Denton County, Texas;

THENCE N 00°45'18"E, 45.00 feet with the east right-of-way line to a 5/8 inch iron rod with plastic cap stamped "Peloton" set, from which a 1/2 inch iron rod with plastic cap stamped "Pecheco" found in said east right-of-way line, bears N 00°45'18"E, 79.79 feet;

THENCE S 44°37'54"E, 28.09 feet, departing said east right-of-way line to a 5/8 inch iron rod with plastic cap stamped "Peloton" set;

THENCE N 89°58'55"E, 39.36 feet, to a 5/8 inch iron rod with plastic cap stamped "Peloton" set in the west line of the aforementioned McGregor tract;

THENCE S 00°40'41"E, 25.00 feet, with said west line, to the **Point of Beginning** and containing 1,692 square feet or 0.039 acres of land more or less.

"Integral parts of this document"

1. Description
2. Exhibit

TBPLS Firm Reg No. 10177700

B.B.B. & C.R.R. CO.
 B.B.B. SURVEY
 ABST. * 189

Alliance Northport
 No. 5, L.T.D.
 Inst. * 2019-10355
 R.P.R.D.C.T.

E. Sam Lee Lane

Lot 12, Block 4
 Northport Addition
 Inst. * 2014-383
 R.P.R.D.C.T.

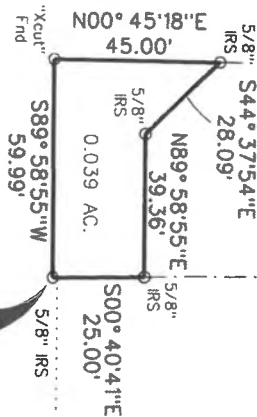
Dale Earnhardt Way

Town of Northlake - Dedication Deed
 (80' Right-of-Way)
 Inst. * 2015-74193 R.P.R.D.C.T.

Dale
 Earnhardt
 Way

AIL INVESTMENT, LP
 INST. * 2015-76967
 R.P.R.D.C.T.

APPROX. SURVEY LINE



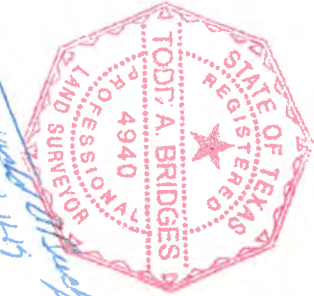
Joel McGregor
 Inst. * 2014-125834
 R.P.R.D.C.T.

J. KENNEDY
 SURVEY
 ABST. * 701

E. Sam Lee Lane
 40' Right-of-Way Dedication
 Inst. * 2014-383
 R.P.R.D.C.T.

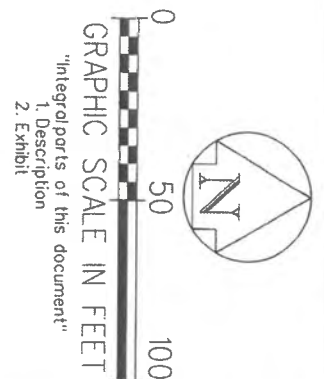
Lot 1, Block 1
 Northport Addition
 Inst. * 2014-383
 R.P.R.D.C.T.

Point of
 Beginning



Right-of-Way Dedication

AN EXHIBIT OF A
 SITUATED IN THE B.B.B. & C.R.R. CO. SURVEY,
 ABSTRACT NUMBER 189, IN THE TOWN OF NORTHLAKE,
 DENTON COUNTY, TEXAS



ACF# 7445

PELOTON
 LAND SOLUTIONS
 9800 HILLWOOD PARKWAY, SUITE 250
 FORT WORTH, TEXAS 76177 PH.# 817-562-3350

JOB # HWA17038

DRAWN BY: W. Blades

CHECKED BY: T. Bridges

DATE: 3.21.2019

PAGE # 2 of 2



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

No. 20-1210A

AN ORDINANCE VACATING AND EXTINGUISHING A PORTION OF DALE EARNHARDT WAY, SITUATED IN THE H.W. COOK SURVEY, ABSTRACT NUMBER 310, TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS; AS RECORDED IN DOCUMENT 2015-74193 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS; CONTAINING APPROXIMATELY 6,803 SQUARE FEET OF LAND; PROVIDING FOR REVERSION IN SAID LAND TO ADJACENT OWNER AS PROVIDED BY LAW; PROVIDING THAT THE TOWN SHALL RETAIN ALL EXISTING UTILITIES EASEMENTS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, there is located on a portion of a tract of land situated in the H.W. Cook Survey, Abstract Number 310, Town of Northlake, Denton County, Texas certain right-of-way along Dale Earnhardt Way that was dedicated to the Town of Northlake, Texas, for public uses by deed recorded as Instrument Number 2015-74193, Real Property Records, Denton County, Texas; and,

WHEREAS, the portions of the right-of-way described and depicted on **Exhibit A** attached hereto and incorporated herein (the "Abandoned Right-of-Way") are no longer needed for use by the Town and therefore the Town wishes to release said Abandoned Right-of-Way to the abutting property owner(s) and that such portion of the public rights-of-way constitute a public charge without a corresponding public benefit, and the public would be better served and benefitted by vacation and abandonment of such portion of the right-of-way along Dale Earnhardt Way; and

WHEREAS, the Town Council deems it advisable to abandon the Town's interest in the Abandoned Right-of-Way for the reason that the said portions of the right-of-way along Dale Earnhardt Way are not now needed and said property should be abandoned, relinquished, and vacated;

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

SECTION 1.

That the above and foregoing recitals are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2.

That the Town of Northlake does hereby release, abandon, relinquish, and vacate its interest in the Abandoned Right-of-Way described and depicted on **Exhibit A** and the Abandoned Right-of-Way shall revert to the adjacent owner as provided by law.



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

SECTION 3.

The release and abandonment provided herein shall apply only to the Town 's public right, title, easement, and interest that the Town may lawfully abandon, vacate, and relinquish. The Town makes no warranty or representation as to title to the property as released. The Town abandons and releases only the portions of the right-of-way as described and depicted in **Exhibit A**. All existing utility easements be shall be retained by the Town.

SECTION 4.

The Mayor of the Town of Northlake, Texas is hereby authorized to sign any and all documents necessary to effectuate the release.

SECTION 5.

The Town Secretary is hereby directed to certify a copy of this Ordinance and cause it to be recorded in the Deed Records of Denton County, Texas.

SECTION 6.

That all ordinances or parts of ordinances in conflict herewith are hereby replaced.

SECTION 7.

That this ordinance shall take effect upon adoption.

PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS on this the 10th day of December 2020.

Town of Northlake, Texas

Attest:

David Rettig, Mayor

Shirley Rogers, Town Secretary



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

EXHIBIT 'A'

DESCRIPTION OF A RIGHT-OF-WAY VACATION

BEING a tract of land situated in the H.W. Cook Survey, Abstract Number 310, Town of Northlake, Denton County, Texas, being a portion of Dale Earnhardt Way, an 80 foot right-of-way described by Dedication Deed to the Town of Northlake, recorded in Instrument Number 2015-74193, Real Property Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at the northeast terminus of said Dale Earnhardt Way and the most westerly corner of that tract of land described by deed to AIL Investment, L.P., recorded in Instrument Number 2015-76967, said Real Property Records, and being in the southeast right-of-way line of Interstate Highway 35W (a variable width right-of-way), from which a 5/8 inch iron rod, found in said southeast right-of-way line and the west line of said AIL Investment tract, bears N 33°59'29"E, 66.00 feet;

THENCE with the northeast right-of-way line of said Dale Earnhardt Way and the west line of said AIL Investment Tract, the following courses and distances:

S 55°30'10"E, 705.58 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 586.43 feet, through a central angle of 40°00'00", having a radius of 840.00 feet, the long chord which bears S 35°30'10"E, 574.59 feet;

S 15°30'55"E, 7.46 feet, to a 1/2 inch iron rod, with plastic cap stamped "PACHECO KOCH", found in said common line and the beginning of a non-tangent curve to the left;

THENCE with said non-tangent curve to the left and departing said common line, an arc distance of 594.30 feet, through a central angle of 40°32'12", having a radius of 840.00 feet, the long chord which bears N 35°46'13"W, 581.98 feet, to a 1/2 inch iron rod, with plastic cap stamped "PACHECO KOCH", found;

THENCE N 56°00'56"W, 613.60 feet, to a 1/2 inch iron rod, with plastic cap stamped "PACHECO KOCH", found;

THENCE N 51°52'26"W, 90.00 feet, to a 1/2 inch iron rod, with plastic cap stamped "PACHECO KOCH", found in the northwest right-of-way line of said Dale Earnhardt Way and the aforementioned southeast right-of-way line of Interstate Highway 35W;

THENCE N 33°59'29"E, 4.62 feet to the **Point of Beginning** and containing 6,803 square feet or 0.156 acres of land more or less.

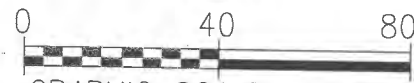
"Integral Parts of this Document"

1. Description
2. Exhibit (3 Pages)

TBPELS FIRM REG. NO. 10177700

Basis of Bearing is the Texas
Coordinate System North Central
Zone 4202, NAD 83

IRF = Iron Rod Found
R.P.R.D.C.T. = Real Property
Records, Denton County, TX.



GRAPHIC SCALE IN FEET

"Integral parts of this document"

1. Description
2. Exhibit (3 Pages)

H.W. COOK SURVEY
ABSTRACT NUMBER 310

Point of
Beginning

N33° 59' 29" E
4.62'

IRF

N33° 59' 29" E
66.00' IRF

AIL Investment, L.P.
Inst.* 2015-76967
R.P.R.D.C.T.

Interstate Highway 35-W
Cause No. 2001-907-362
Inst.* 2011-2643
R.P.R.D.C.T.

S33° 59' 29" W
75.38'

IRF

N51° 52' 26" W
90.00'

Dale Earnhardt Way
Town of Northlake
80' ROW Dedication
Inst.* 2015-74193
R.P.R.D.C.T.

S55° 30' 10" E
705.58'

N56° 00' 56" W
613.60'

15' Pipeline Esmt.
Inst.* 2005-126316
R.P.R.D.C.T.

MATCH LINE SHEET 3

AIL Investment, L.P.
Inst.* 2015-76969
R.P.R.D.C.T.

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An Exhibit Showing a
Right-of-Way Vacation

Situated in the H.W. Cook Survey, Abstract Number 310,
Town of Northlake, Denton County, Texas



JOB # HWA18038

DRAWN BY: TBR

CHECKED BY: TAB

DATE: 07-30-20

PAGE # 2 of 4

G:\JOB\HWA18038_Northport_5\Master Dev\Survey\HWA18038_AB2.dgn

SHEET 2 of 4

8/5/2020

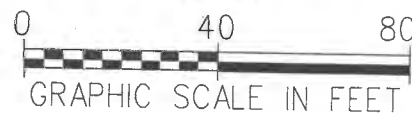
8:45:06 AM

ACF# 7431

TBPELS FIRM REG. NO. 10177700

Basis of Bearing is the Texas
Coordinate System North Central
Zone 4202, NAD 83

IRF = Iron Rod Found
R.P.R.D.C.T. = Real Property
Records, Denton County, TX.



"Integral parts of this document"
1. Description
2. Exhibit (3 Pages)

MATCH LINE SHEET 2

0.156 ACRES
S55°30'10"E
N56°00'56"W

AIL Investment, L.P.
Inst.# 2015-76967
R.P.R.D.C.T.

H.W. COOK SURVEY
ABSTRACT NUMBER 310

Dale Earnhardt Way

Town of Northlake
80' ROW Dedication
Inst.# 2015-74193
R.P.R.D.C.T.

705.58'
613.60'

Δ = 40°00'00"
L = 586.43'
R = 840.00'
LC = S35°30'10"E
574.59

Δ = 40°32'12"
L = 594.30'
R = 840.00'
LC = N35°46'13"W
581.98'

AIL Investment, L.P.
Inst.# 2015-76969
R.P.R.D.C.T.

MATCH LINE SHEET 4

An Exhibit Showing a
Right-of-Way Vacation

Situated in the H.W Cook Survey, Abstract Number 310,
Town of Northlake, Denton County, Texas



JOB # HWA18038

DRAWN BY: TBR

CHECKED BY: TAB

DATE: 07-30-20

PAGE # 3 of 4

ACF# 7431

TBPELS FIRM REG. NO. 10177700

Basis of Bearing is the Texas
Coordinate System North Central
Zone 4202, NAD 83

IRF = Iron Rod Found
R.P.R.D.C.T. = Real Property
Records, Denton County, TX.



"Integral parts of this document"
1. Description
2. Exhibit (3 Pages)

MATCH LINE SHEET 3

Dale Earnhardt Way
Town of Northlake
80' ROW Dedication
Inst. # 2015-74193
R.P.R.D.C.T.

AIL Investment, L.P.
Inst. # 2015-76969
R.P.R.D.C.T.

$\Delta = 40^\circ 00' 00''$
 $L = 586.43'$
 $R = 840.00'$
 $LC = S35^\circ 30' 10'' E$
574.59

AIL Investment, L.P.
Inst. # 2015-76968
R.P.R.D.C.T.

$\Delta = 40^\circ 32' 12''$
 $L = 594.30'$
 $R = 840.00'$
 $LC = N35^\circ 46' 13'' W$
581.98'

15' Drainage Esmt.
Inst. # 2019-125675
R.P.R.D.C.T.

H.W. COOK SURVEY
ABSTRACT NUMBER 310



$S15^\circ 30' 55'' E$
7.46'

An Exhibit Showing a
Right-of-Way Vacation

Situated in the H.W. Cook Survey, Abstract Number 310,
Town of Northlake, Denton County, Texas



JOB # HWA18038

DRAWN BY: TBR

CHECKED BY: TAB

DATE: 07-30-20

PAGE # 4 of 4



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

No. 20-1210B

AN ORDINANCE VACATING AND EXTINGUISHING A PORTION OF DALE EARNHARDT WAY, SITUATED IN THE B.B.B. & C.R.R. COMPANY SURVEY, ABSTRACT NUMBER 189, TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS; AS RECORDED IN DOCUMENT 2015-74193 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS; CONTAINING APPROXIMATELY 4,494 SQUARE FEET OF LAND; PROVIDING FOR REVERSION IN SAID LAND TO ADJACENT OWNER AS PROVIDED BY LAW; PROVIDING THAT THE CITY SHALL RETAIN ALL EXISTING UTILITIES EASEMENTS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, there is located on a portion of a tract of land situated in the H.W. Cook Survey, Abstract Number 310, Town of Northlake, Denton County, Texas certain right-of-way along Dale Earnhardt Way that was dedicated to the Town of Northlake, Texas, for public uses by deed recorded as Instrument Number 2015-74193, Real Property Records, Denton County, Texas; and,

WHEREAS, the portions of the right-of-way described and depicted on **Exhibit A** attached hereto and incorporated herein (the "Abandoned Right-of-Way") are no longer needed for use by the Town and therefore the Town wishes to release said Abandoned Right-of-Way to the abutting property owner(s) and that such portion of the public rights-of-way constitute a public charge without a corresponding public benefit, and the public would be better served and benefitted by vacation and abandonment of such portion of the right-of-way along Dale Earnhardt Way; and

WHEREAS, the Town Council deems it advisable to abandon the Town's interest in the Abandoned Right-of-Way for the reason that the said portions of the right-of-way along Dale Earnhardt Way are not now needed and said property should be abandoned, relinquished, and vacated;

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

SECTION 1.

That the above and foregoing recitals are true and correct and are incorporated herein and made a part of hereof for all purposes.

SECTION 2.

That the Town of Northlake does hereby release, abandon, relinquish, and vacate its interest in the Abandoned Right-of-Way described and depicted on Exhibit A and the Abandoned Right-of-Way shall revert to the adjacent owner as provided by law.



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

SECTION 3.

The release and abandonment provided herein shall apply only to the Town's public right, title, easement, and interest that the Town may lawfully abandon, vacate, and relinquish. The Town makes no warranty or representation as to title to the property as released. The Town abandons and releases only the portions of the right-of-way as described and depicted in Exhibit A. All existing utility easements be shall be retained by the Town.

SECTION 4.

The Mayor of the Town of Northlake, Texas is hereby authorized to sign any and all documents necessary to effectuate the release.

SECTION 5.

The Town Secretary is hereby directed to certify a copy of this Ordinance and cause it to be recorded in the Deed Records of Denton County, Texas.

SECTION 6.

That all ordinances or parts of ordinances in conflict herewith are hereby replaced.

SECTION 7.

That this ordinance shall take effect upon adoption.

PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS on this the 10th day of December 2020.

Town of Northlake, Texas

Attest:

David Rettig, Mayor

Shirley Rogers, Town Secretary



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

EXHIBIT 'A'

**DESCRIPTION OF A
RIGHT-OF-WAY VACATION**

BEING a tract of land situated in the B.B.B. & C.R.R. Company Survey, Abstract Number 189, Town of Northlake, Denton County, Texas, being a portion of that tract of land described by dedication deed to the Town of Northlake, recorded in Instrument Number 2015-74193, Real Property Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod, with plastic cap stamped "Peloton", found at the southeast corner of that tract of land described by deed to Alliance Northport No. 5, LTD., recorded in Instrument Number 2019-10355, said Real Property Records and being in the north right-of-way line of East Sam Lee Lane, (a 60 foot right-of-way) recorded in Instrument Number 2018-54504 and Instrument Number 2014-383, both of said Real Property Records;

THENCE N 45°22'06"E, 3.58 feet, with the east line of said Alliance Northport tract, to the west line of said Town of Northlake dedication tract and the **POINT OF BEGINNING**;

THENCE with said common east and west line the following courses and distances:

N 00°15'08"W, 301.87 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 76.98 feet, through a central angle of 05°48'13", having a radius of 760.00 feet, the long chord which bears N 03°09'15"W, 76.95 feet;

THENCE over and across said Town of Northlake dedication tract the following courses and distances:

S 06°03'23"E, 191.22 feet, to a 5/8 inch iron rod, with plastic cap stamped "Peloton", found at the beginning of a curve to the right;

With said curve to the right, an arc distance of 90.34 feet, through a central angle of 06°48'39", having a radius of 760.00 feet, the long chord which bears S 02°39'02"E, 90.29 feet, to a 5/8 inch iron rod, with plastic cap stamped "Peloton", found;

S 00°45'17"W, 80.87 feet, to a 5/8 inch iron rod, with plastic cap stamped "Peloton", found;

THENCE S 45°22'06"W, 24.90 feet, to the **Point of Beginning** and containing 4,494 square feet or 0.103 acres of land more or less.

"Integral Parts of this Document"

1. Description
2. Exhibit



0 60 120

GRAPHIC SCALE IN FEET

Basis of Bearing is the Texas
Coordinate System North Central
Zone 4202, NAD 83

"Integral parts of this document"

1. Description
2. Exhibit

IRF = Iron Rod Found
R.P.R.D.C.T. = Real Property
Records, Denton County, Texas

$\Delta = 05^{\circ}48'13''$
 $L = 76.98'$
 $R = 760.00'$
 $LC = N03^{\circ}09'15''W$
 $76.95'$

L#	Bearing	Dist.
L1	S06°03'23"E	191.22'
L2	S45°22'06"W	24.90'

Alliance Northport No.5, Ltd.
 Inst. # 2019-10355
 R.P.R.D.C.T.

Town of Northlake
 (Dedication Deed)
 Inst. # 2015-74193
 R.P.R.D.C.T.

25' Right-of-Way Dedication
 Inst. # 2018-54504
 R.P.R.D.C.T.

N45°22'06"E
 3.58'

Point of
 Commencing

E. Sam Lee Lane
 (60' ROW)

35' Right-of-Way Dedication
 Inst. # 2014-383
 R.P.R.D.C.T.

Dale Earnhardt Way

301.87'

N00°15'08"W

IRF

0.103 Acres

S00°45'19"W

80.87'

IRF

L2

IRF

L1

IRF

301.87'

IRF

0.103 Acres

S00°45'19"W

80.87'

IRF

L2

IRF

L1

IRF

301.87'

IRF

0.103 Acres

S00°45'19"W

80.87'

IRF

L2

IRF

L1

IRF

301.87'

IRF

0.103 Acres

S00°45'19"W

80.87'

IRF

L2

IRF

L1

IRF

301.87'

IRF

Town of Northlake
 (Dedication Deed)
 Inst. # 2015-74193
 R.P.R.D.C.T.

AIL Investment, LP
 Inst. # 2015-76967
 R.P.R.D.C.T.

$\Delta = 06^{\circ}48'39''$
 $L = 90.34'$
 $R = 760.00'$
 $LC = S02^{\circ}39'02''E$
 $90.29'$

Joel N. McGregor
 Inst. # 2014-125834
 R.P.R.D.C.T.

Point of
 Beginning



An Exhibit Showing a
Right-of-Way Vacation

Situated in the B.B.B. & C.R.R. Co. Survey, Abstract
 Number 189, Town of Northlake, Denton County, Texas

ACF# 7440



9800 HILLWOOD PARKWAY, SUITE 250
 FORT WORTH, TEXAS 76177 PH. # 817-562-3350

JOB # HWA18038

DRAWN BY: TBR

CHECKED BY: TAB

DATE: 07-30-2020

PAGE # 2 of 2

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: DECEMBER 10, 2020

REF. DOC.: LOCAL GOVERNMENT CODE, SECTION 271, GOVERNMENT CODE,
SECTION 2254, NORTHLAKE FY 2021 ADOPTED BUDGET

SUBJECT: PURCHASING AGREEMENT AND CONTRACTS RELATED TO FIRE
PROTECTION LINE PROJECT ON BINGHAM AND SCHOBBER ROADS



GOALS/OBJECTIVES:

- Effectively Manage Public Resources; Plan & budget for future community amenities (Council Goal)
- Systematically Invest in Infrastructure; Maintain a safe, reliable water system (Council Goal)

BACKGROUND INFORMATION:

- FY 2021 adopted budget for Bingham & Schober Fire Protection Lines - \$300,000
- Project to be accomplished with Town staff and equipment to reduce cost
- Additional equipment and materials necessary to complete project
- Equipment rental requires entering into new cooperative purchasing agreement
 - Sourcewell (Formerly National Joint Powers Alliance) – equipment rentals

REQUESTED PURCHASES

- Over 4,500 feet of pipe of various diameters and appurtenances
 - Atlas Supplies - lowest of three quotes received
 - Not to exceed \$135,000
- Topsoil and fill materials
 - Denton Sand & Gravel - lowest unit price
 - Not to exceed \$100,000
- Additional equipment not available in Town fleet: excavator, skid-steer, compacter
 - United Rentals – cooperative purchasing agreement
 - Not to exceed \$30,000

COUNCIL DIRECTION:

- Approve resolutions for purchase of construction materials and rental of equipment
- Approved resolution updating procurement policy to include Sourcewell



TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION

NO. 20-42

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, APPROVING AND AUTHORIZING THE TOWN ADMINISTRATOR TO ENTER INTO AN AGREEMENT FOR THE RENTAL OF EQUIPMENT

WHEREAS, the Town Council of the Town of Northlake, Texas, has determined that a public need and necessity exists for the Town to rent equipment for the completion of capital projects; and

WHEREAS, the Town Council approved and budgeted for the expenditure of \$300,000 in the 2020-2021 budget year from the construction of Fire Protection Lines on Bingham and Schober; and

WHEREAS, the Town Council has determined that it is advisable and in the best interests of the Town to authorize the Town Administrator to enter into an agreement to rent equipment in an amount deemed reasonable and appropriate, but not to exceed \$30,000; and

WHEREAS, the Town is a member of the Sourcewell, which per Subchapter F of Section 271 of the Texas Local Government Code fulfills State purchasing requirements; and

WHEREAS, vendors United rentals is a member of Sourcewell Purchasing Cooperative ; and

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

SECTION 1. All of the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified and incorporated into the body of this resolution as if copied in their entirety.

SECTION 2. That the Town Council hereby authorizes the Town Administrator to enter into an agreement for the rental of equipment at the quoted unit prices, provided that the total amount to be expended pursuant to this grant of authority shall not, in total, exceed the sum of \$30,000.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, this 10th day of December 2020.

Town of Northlake, Texas

Attest:

David Rettig, Mayor

Shirley Rogers, Town Secretary

SOURCEWELL VENDOR CONTRACT SUMMARY – United Rentals

DATE August 28, 2020	RFP # 062320
AWARDED CONTRACT NUMBER 062320-URI	SOURCEWELL RFP TITLE & CATEGORY Rental Equipment For Construction and Related Maintenance or Facility Operations
CONTRACT PERIOD 08/28/2020 – 08/27/2024	PRICING MODEL Percentage off of list
DESCRIPTION Rental of equipment, equipment sales, operator certification and OSHA required training, equipment service and maintenance.	
VENDOR NAME AND ADDRESS United Rentals 100 First Stamford Place, Suite 200 Stamford, CT 06902	VENDOR CONTACT Daniel Cunningham Phone: 877-874-4468 Email: govrents@ur.com

CONTRACT DOCUMENTATION Request for Proposal (RFP) Contract	COMPETITIVE SOLICITATION DOCUMENTATION Proof of Publication Proposal Opening Record Page Proposal Evaluation Evaluation Committee Comment & Review
SUMMARY OF CONTRACT OFFERING ➤ Rental Equipment: https://www.unitedrentals.com/marketplace/equipment United Rentals has 6 different equipment divisions to provide our customers with a full equipment offering including General Rental, Power & HVAC, Pumps Solutions, Tool Solutions, Trench Safety, and Reliable Onsite Services. Equipment Rental: For questions or to place an order govrents@ur.com ➤ Used Equipment Sales: http://used.unitedrentals.com/ United Rentals sells quality equipment, sourced directly from top-tier manufacturers that have been maintained by the same experts who service our entire \$9.9 billion fleet.	SUMMARY OF CONTRACT OFFERING ➤ Safety and Operator Training: https://unitedacademy.ur.com/ The training program, United Academy, has over 200 courses dedicated to keep you in compliance and safe when on site or using equipment. Our experts follow the ANSI standards and OSHA directives to keep ahead of upcoming regulations and provide the best certification courses available. ➤ Customer-Owned Equipment Service: https://www.unitedrentals.com/services/equipment-maintenance/about United Rental's dedicated workforce of manufacturer trained technicians will apply their expertise to maintaining and inspecting your equipment.

Sourcewell Information

SOURCEWELL CONTACT Kelly McAllister	TITLE Supplier Development Supervisor
PHONE 218-894-5468	EMAIL kelly.mcallister@sourcewell-mn.gov
ADDRESS 202 12th Street NE, P.O. Box 219, Staples, MN 56479	WEBSITE www.sourcewell-mn.gov

Sourcewell

Supplier Development Department



BRANCH 06J
8800 NORTHW HIGHWAY 287
FORT WORTH TX 76177
817-840-4630
817-977-7278 FAX

182929339

Job Site

TOWN OF NORTHLAKE
1400 FM 156
X:@@
NORTHLAKE TX 76247
Office: 940-648-3290 Cell: 817-524-8692

Customer # : 3315812
Quote Date : 12/01/20
Estimated Out : 12/25/20 12:00 PM
Estimated In : 01/22/21 12:00 PM
UR Job Loc : 1400 FM 156, NORTHLA
UR Job # : 1
Customer Job ID:
P.O. # : QUOTE
Ordered By : BRANDON DOUGHTY
Written By : PHILLIP TILLERY
Salesperson : JILL GRAY

TOWN OF NORTHLAKE
1400 FM 407 TX 76247
NORTHLAKE TX 76247

**This is not an invoice
Please do not pay from this document**

RENTAL ITEMS:

Qty	Equipment	Description	Minimum	Day	Week	4 Week	Estimated Amt.
1	9051015	EXCAVATOR 25000-29999#		663.00	1755.00	4250.00	4,250.00

Rental Subtotal: 4,250.00

SALES/MISCELLANEOUS ITEMS:

Qty	Item	Price	Unit of Measure	Extended Amt.
1	TEXAS DIESEL TAX	[TXDSL/MCI] 69.246	EACH	69.25
1	TX UNIT PROPERTY TAX	[DRSURT/MCI] 10.208	EACH	10.21
1	DELIVERY CHARGE	183.200	EACH	183.20
1	PICKUP CHARGE	183.200	EACH	183.20

Sales/Misc Subtotal: 445.86

Agreement Subtotal: 4,695.86

Estimated Total: 4,695.86

COMMENTS/NOTES:

CONTACT: BRANDON DOUGHTY
CELL#: 817-524-8692
CONTACT: BRANDON DOUGHTY
CELL#: 817-524-8692

This proposal may be withdrawn if not accepted within 30 days. The above referenced Rental Protection Plan, environmental, and tax charges are estimates and are subject to change.

NOTICE: This is not a rental agreement. The rental of equipment and any items listed above is subject to availability and subject to the terms and conditions of the Rental and Service Agreement, which are available at <https://www.unitedrentals.com/legal/rental-service-terms-US> and which are incorporated herein by reference. A COPY OF THE RENTAL AND SERVICE AGREEMENT TERMS ARE AVAILABLE IN PAPER FORM UPON REQUEST.



BRANCH 06J
8800 NORTHW HIGHWAY 287
FORT WORTH TX 76177
817-840-4630
817-977-7278 FAX

182929508

Job Site

TOWN OF NORTHLAKE
1400 FM 156
X:@@
NORTHLAKE TX 76247
Office: 940-648-3290 Cell: 817-524-8692

Customer # : 3315812
Quote Date : 12/01/20
Estimated Out : 12/25/20 12:00 PM
Estimated In : 01/22/21 12:00 PM
UR Job Loc : 1400 FM 156, NORTHLA
UR Job # : 1
Customer Job ID:
P.O. # : QUOTE
Ordered By : BRANDON DOUGHTY
Written By : PHILLIP TILLERY
Salesperson : JILL GRAY

TOWN OF NORTHLAKE
1400 FM 407 TX 76247
NORTHLAKE TX 76247

**This is not an invoice
Please do not pay from this document**

RENTAL ITEMS:

Qty	Equipment	Description	Minimum	Day	Week	4 Week	Estimated Amt.
1	9030580	SKID STEER TRACK LOADER 2000-2399#		316.00	940.00	2140.00	2,140.00
1	903/5058	SKID STEER BUCKET 68" SMOOTH					N/C
1	1601225	ROLLER 24" WALKBEHIND PAD W/REMOTE		238.00	713.00	1425.00	1,425.00

Rental Subtotal: 3,565.00

SALES/MISCELLANEOUS ITEMS:

Qty	Item	Price	Unit of Measure	Extended Amt.
1	TEXAS DIESEL TAX	[TXDSL/MCI] 37.050	EACH	37.05
1	TX UNIT PROPERTY TAX	[DRSURT/MCI] 8.562	EACH	8.56
1	DELIVERY CHARGE	165.000	EACH	165.00
1	PICKUP CHARGE	165.000	EACH	165.00

Sales/Misc Subtotal: 375.61

Agreement Subtotal: 3,940.61

Estimated Total: 3,940.61

COMMENTS/NOTES:

CONTACT: BRANDON DOUGHTY
CELL#: 817-524-8692
CONTACT: BRANDON DOUGHTY
CELL#: 817-524-8692

This proposal may be withdrawn if not accepted within 30 days. The above referenced Rental Protection Plan, environmental, and tax charges are estimates and are subject to change.

NOTICE: This is not a rental agreement. The rental of equipment and any items listed above is subject to availability and subject to the terms and conditions of the Rental and Service Agreement, which are available at <https://www.unitedrentals.com/legal/rental-service-terms-US> and which are incorporated herein by reference. A COPY OF THE RENTAL AND SERVICE AGREEMENT TERMS ARE AVAILABLE IN PAPER FORM UPON REQUEST.



TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION

NO. 20-43

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, APPROVING AND AUTHORIZING THE TOWN ADMINISTRATOR TO ENTER INTO AN AGREEMENT FOR CONSTRUCTION MATERIAL AT A FIXED PRICE

WHEREAS, the Town Council of the Town of Northlake, Texas, has determined that a public need and necessity exists for the Town purchase materials for the completion of capital projects; and

WHEREAS, the Town Council approved and budgeted for the expenditure of \$300,000 in the 2020-2021 budget year from the construction of Fire Protection Lines on Bingham and Schober; and

WHEREAS, the Town Council has determined that it is advisable and in the best interests of the Town to authorize the Town Administrator to enter into an agreement for construction materials in an amount deemed reasonable and appropriate, but not to exceed \$100,000; and

WHEREAS, vendors Denton Sand & Gravel is providing materials on a daily or as needed basis, under Local Government Code Section 252.022 (5) it is except from the competitive bidding process; and

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

SECTION 1. All of the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified and incorporated into the body of this resolution as if copied in their entirety.

SECTION 2. That the Town Council hereby authorizes the Town Administrator to enter into an agreement for the purchase of construction at the quoted unit prices, provided that the total amount to be expended pursuant to this grant of authority shall not, in total, exceed the sum of \$100,000.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, this 10th day of December 2020.

Town of Northlake, Texas

Attest:

David Rettig, Mayor

Shirley Rogers, Town Secretary

From: [Eric Tamayo](#)
To: [John Zagurski](#)
Subject: FW: Top Soil quote Northlake
Date: Tuesday, December 1, 2020 2:44:44 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Prices locked in for FY.



ERIC J. TAMAYO
Public Works Director

Town of Northlake, Texas
1400 FM 407
Northlake, TX 76247
O: (940) 242-5704 **C:** (940) 465-1664
www.town.northlake.tx.us



From: Brandon Doughty <bdoughty@town.northlake.tx.us>
Sent: Tuesday, December 1, 2020 2:32 PM
To: Eric Tamayo <etamayo@town.northlake.tx.us>
Subject: FW: Top Soil quote Northlake

Denton Sand and Gravel is locked in



BRANDON DOUGHTY
Public Works Superintendent

Town of Northlake, Texas
1400 FM 407
Northlake, Texas 76247
O: (940) 648-3290 ext. 256 **C:** (817) 524-8692
www.town.northlake.tx.us



From: Denton Sand and Gravel, Inc. <dsgi@earthlink.net>

Sent: Tuesday, December 1, 2020 2:14 PM

To: Brandon Doughty <bdoughty@town.northlake.tx.us>

Subject: Re: Top Soil quote Northlake

Brandon,

Thank you for your continued business. Here is the quote you requested per our conversation this morning.

Cushion Sand..... \$ 31.50 per yard delivered to the city yard in Northlake TX off of FM 407.

1.5 inch Flexbase..... \$ 46.90 per yard delivered to the city yard in Northlake TX off of FM 407.

This pricing will be locked in until September 30 2021.

This includes material and delivery, taxes will be additional if applicable.

Please feel free to call with any questions or concerns you may have.

Thank you

Tarin Hurley
Operations Manager
Denton Sand & Gravel Inc.
10531 FM 2450
Sanger TX 76266

940-566-4664
1-800-321-3322

-----Original Message-----

From: Brandon Doughty
Sent: Dec 1, 2020 12:09 PM
To: "Denton Sand and Gravel, Inc."
Subject: Re: Top Soil quote Northlake

Thanks Tarin, what about the sand and gravel?

Brandon Doughty
Public Works Superintendent
Town of Northlake
Office: 940-648-3290 ext.256
Cell: 817-524-8692

On Dec 1, 2020, at 11:54 AM, Denton Sand and Gravel, Inc. <dsgi@earthlink.net>
wrote:

Brandon,

Thank you again

Top soil..... \$ 35.80 per yard delivered to the city yard off FM
407.

We can lock this pricing in until September 30 2021.

Thank you,

Tarin Hurley
Operations Manager
Denton Sand & Gravel Inc.
10531 FM 2450
Sanger TX 76266

940-566-4664
1-800-321-3322



TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION

NO. 20-44

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, APPROVING AND AUTHORIZING THE TOWN ADMINISTRATOR TO ENTER INTO AN AGREEMENT FOR THE PURCHASE OF CONSTRUCTION MATERIAL

WHEREAS, the Town Council of the Town of Northlake, Texas, has determined that a public need and necessity exists for the Town to construction material for the completion of capital projects; and

WHEREAS, the Town Council approved and budgeted for the expenditure of \$300,000 in the 2020-2021 budget year from the construction of Fire Protection Lines on Bingham and Schober; and

WHEREAS, the Town Council has determined that it is advisable and in the best interests of the Town to authorize the Town Administrator to enter into an agreement purchase of construction material in an amount deemed reasonable and appropriate, but not to exceed \$135,000; and

WHEREAS, vendors Atlas Supply Co. is providing materials on a daily or as needed basis, under Local Government Code Section 252.022 (5) it is except from the competitive bidding process; and

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

SECTION 1. All of the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified and incorporated into the body of this resolution as if copied in their entirety.

SECTION 2. That the Town Council hereby authorizes the Town Administrator to enter into an agreement for the purchase of construction material at the quoted unit prices, provided that the total amount to be expended pursuant to this grant of authority shall not, in total, exceed the sum of \$135,000.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, this 10th day of December 2020.

Town of Northlake, Texas

Attest:

David Rettig, Mayor

Shirley Rogers, Town Secretary

Bingham 8" Waterline Installation

Materials			Atlas Utilities		Denton Sand & Gravel			
Item	Description	Qty	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension
1	6" C900 DR 18	100	4.63	\$ 463.00				
2	8" C900 DR 18	2120	\$7.95	\$16,854.00		\$0.00		\$0.00
3	8"x6" Tee MJ X MJ X Flange	3	\$104.00	\$312.00		\$0.00		\$0.00
4	Fire Hydrant 5ft	4	\$1,675.00	\$6,700.00		\$0.00		\$0.00
5	8" MJ X MJ Valve	3	\$715.00	\$2,145.00		\$0.00		\$0.00
6	6" MJ X FLG Valve	3	\$445.00	\$1,335.00		\$0.00		\$0.00
7	8" 22.5 bend	3	\$60.25	\$180.75		\$0.00		\$0.00
8	8" X 6" reducer	1	\$45.00	\$45.00		\$0.00		\$0.00
9	6" MJ X MJ valve	1	\$445.00	\$445.00		\$0.00		\$0.00
10	Poly 1" (ft)	300	\$0.38	\$114.00		\$0.00		\$0.00
11	2" sch 80 PVC (100ft)	100	\$1.90	\$190.00		\$0.00		\$0.00
12	8" X 1" double SS band tapping saddl	9	\$41.50	\$373.50		\$0.00		\$0.00
13	1" Corperations	9	\$50.05	\$450.45		\$0.00		\$0.00
14	1" Angle Stop comp.	9	\$55.00	\$495.00		\$0.00		\$0.00
15	DFW C series meter box	9	\$85.00	\$765.00		\$0.00		\$0.00
16	8" Megalugs	20	\$60.00	\$1,200.00		\$0.00		\$0.00
17	8" Bolt and gasket Kits	20	included	\$0.00		\$0.00		\$0.00
18	6" Megalugs	15	\$45.00	\$675.00		\$0.00		\$0.00
19	6" Bolt and Gasket Kits	15	included	\$0.00		\$0.00		\$0.00
20	Sample Station	1	\$600.00	\$600.00		\$0.00		\$0.00
21	6" Flange and Bolt Kits	3	\$15.00	\$45.00		\$0.00		\$0.00
22	Tracer Wire (2500 ft)		\$0.15	\$375.00		\$0.00		\$0.00
23	Direct Bural Connectors	10	no bid	no bid		\$0.00		\$0.00
24	Tracer Wire Ports	5	no bid	no bid		\$0.00		\$0.00
25	PVC Tape	10	\$6.00	\$60.00		\$0.00		\$0.00
26	Pipe Joint Lube	2	\$12.00	\$24.00		\$0.00		\$0.00
27				\$0.00		\$0.00		\$0.00
Subtotal Materials				\$33,383.70		\$0.00		\$0.00
Total Materials		\$33,383.70						

Schober 8" Waterline Installation

Materials			ATLAS		Denton Sand & Gravel			
Item	Description	Qty	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension
1	8" C900 DR 18	3620	\$7.91	\$28,634.20		\$0.00		\$0.00
2	12" C900 DR 18	680	\$16.80	\$11,424.00		\$0.00		\$0.00
3	6" C900 DR 18	200	\$4.63	\$926.00		\$0.00		\$0.00
4	8"x6" Tee MJ X MJ X Flange	7	\$104.00	\$728.00		\$0.00		\$0.00
5	12"x8" Tee	1	\$180.00	\$180.00		\$0.00		\$0.00
6	Fire Hydrant 5ft	7	\$1,675.00	\$11,725.00		\$0.00		\$0.00
7	12" MJ X MJ Valve	2	\$1,425.00	\$2,850.00		\$0.00		\$0.00
8	8" MJ X MJ Valve	12	\$715.00	\$8,580.00		\$0.00		\$0.00
9	6" MJ X FLG Valve	7	\$445.00	\$3,115.00		\$0.00		\$0.00
10	12"X8" Reducer	1	\$76.60	\$76.60		\$0.00		\$0.00
11	8" X 6" reducer	1	\$45.00	\$45.00		\$0.00		\$0.00
12	Poly 1" (ft)	600	\$0.38	\$228.00		\$0.00		\$0.00
13	2" sch 80 PVC (100ft)	200	\$1.90	\$380.00		\$0.00		\$0.00
14	8" X 1" double SS band tapping saddl	15	\$41.50	\$622.50		\$0.00		\$0.00
15	1" Corperations	15	\$50.05	\$750.75		\$0.00		\$0.00
16	1" Angle Stop comp.	15	\$55.00	\$825.00		\$0.00		\$0.00
17	DFW C series meter box	15	\$85.00	\$1,275.00		\$0.00		\$0.00
18	12" Megalugs`	8	\$108.00	\$864.00		\$0.00		\$0.00
19	8" Megalugs	30	\$60.00	\$1,800.00		\$0.00		\$0.00
20	12" Bolt and gasket kits	8	INCLUDED	INCLUDED		\$0.00		\$0.00
21	8" Bolt and gasket Kits	30	INCLUDED	INCLUDED		\$0.00		\$0.00
22	6" Megalugs	20	\$45.00	\$900.00		\$0.00		\$0.00
23	6" Bolt and Gasket Kits	20	INCLUDED	INCLUDED		\$0.00		\$0.00
24	Sample Station	1	\$600.00	\$600.00		\$0.00		\$0.00
25	6" Flange and Bolt Kits	7	\$15.00	\$105.00		\$0.00		\$0.00
26	Tracer Wire (2500 ft)	2	NO BID	no bid		\$0.00		\$0.00
27	Direct Bural Connectors	20	NO BID	no bid		\$0.00		\$0.00
28	Tracer Wire Ports	10	NO BID	no bid		\$0.00		\$0.00
29	PVC Tape	20	\$6.00	\$120.00		\$0.00		\$0.00
30	Pipe Joint Lube	4	\$12.00	\$48.00		\$0.00		\$0.00
31	Sand (yards)	650	NO BID	NO BID	\$31.50	\$20,475.00		\$0.00
Subtotal Materials				\$76,802.05		\$20,475.00		\$0.00
Total Materials				\$97,277.05				

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: DECEMBER 10, 2020

REF. DOC.: LOCAL GOVERNMENT CODE, SECTION 271, TOWN PURCHASING POLICY

SUBJECT: RESOLUTION NO. 20-45 AUTHORIZING PARTICIPATION IN COOPERATIVE PURCHASING PROGRAMS



GOALS/OBJECTIVES:

- Effectively Manage Public Resources (Council Goal)

BACKGROUND INFORMATION:

Cooperative Purchasing Program Benefits:

- Provides quotes that satisfy the states purchasing requirements
- Allowed by the Town's Purchasing Policy
- Improve efficiency in the purchasing process
- Provides administrative cost savings
- Cooperatives and Agreements must be authorized by Town Council

Additional Purchasing Cooperative:

- Sourcewell (Formerly National Joint Powers Alliance) – Equipment Rentals

COUNCIL DIRECTION:

- Approve Resolution NO. 20-XX authorizing participation in the above purchasing cooperatives



TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION

NO. 20-45

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, ADOPTING A NEW RESOLUTION AUTHORIZING PARTICIPATION IN VARIOUS COOPERATIVE PURCHASING PROGRAMS IN ACCORDANCE WITH THE TOWN'S PROCUREMENT POLICY; IDENTIFYING THOSE COOPERATIVE PURCHASING PROGRAMS APPROVED FOR TOWN PARTICIPATION; AUTHORIZING EXECUTION OF ANY AND ALL NECESSARY AGREEMENTS FOR PARTICIPATION IN THE COOPERATIVE PROGRAMS BY THE TOWN ADMINISTRATOR AND APPROVING RELATED CONTRACTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 271 of the Texas Local Government Code authorizes a local government to participate in a cooperative purchasing program and provides that purchases made pursuant to an agreement with a local cooperative organization satisfy state laws requiring the local government to seek competitive bids for the purchase of the goods or services; and

WHEREAS, the Purchasing Policy of the Town of Northlake authorize purchases from a cooperative purchasing program or other approved state program provided that the Town Council has approved participation; and

WHEREAS, Town's participation in the cooperative purchasing programs and other approved state programs will improve efficiency in the purchasing process by allowing the Town to meet competitive bid requirements, to identify and purchase goods and services from qualified vendors, to relieve the burdens of the governmental purchasing function, and to realize the various potential economies, including administrative cost savings that such programs provide; and

WHEREAS, upon consideration of the cooperative purchasing programs specified in this Resolution, and all matters attendant and related thereto, the Town Council is of the opinion that the Town's participation in these programs is beneficial and should be approved, that this Resolution be adopted; and

WHEREAS, in the event that participation in any of the cooperative purchasing programs approved by this Resolution requires the execution of an Agreement are hereby approved and the Town Administrator is hereby authorized to execute any necessary Agreements for participation in such programs.

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

Section 1. The foregoing premises, which are hereby found to be true and to be in the best interest of the Town of Northlake and its citizens, are hereby adopted.



TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION

Section 2. The Town's participation in the following cooperative purchasing programs is hereby authorized and approved in accordance with the terms of this Resolution and of the Town of Northlake Purchasing Policy:

City of Frisco – Uniforms & Equipment
City of North Richland Hills – Supplies & Equipment
Collin County – Safety Equipment
Denton County – Supplies & Equipment the Interlocal Purchasing System (TIPS) - Technology
Houston-Galveston Area Council (HGAC)– Vehicles & Equipment
National Cooperative Purchasing Alliance (NCPA) – Building Repairs
State of Texas (Texas SmartBuy) – Vehicles & Equipment
State of Texas Department of Information Resources Cooperative - Communication & Technology
Sourcewell (Formerly National Joint Powers Alliance) – Equipment Rentals
Tarrant County – Equipment & Materials
Texas Association of School Boards (Buy Board) – Vehicles & Equipment
Texas Department of Public Safety – Equipment & Supplies

Section 3. The Town Administrator is hereby authorized to execute any necessary Agreements for participation in such program(s) according to the terms and conditions set forth in this Resolution and the Town's Procurement Policy.

Section 4. This Resolution shall become effective immediately upon its passage.

PASSED APPROVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE ON THE 10TH DAY OF DECEMBER 2020.

TOWN OF NORTHLAKE, TEXAS

David Rettig, Mayor

ATTEST:

Shirley Rogers, Town Secretary



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 MINUTES
THURSDAY, NOVEMBER 12, 2020
1500 COMMONS CIRCLE SUITE 300
NORTHLAKE, TEXAS 76226**

1. Mayor David Rettig called the meeting to order at 6:30 pm, quorum present
Invocation given by Mayor David Rettig
Pledge of Allegiance led by Mayor David Rettig

Roll Call: David Rettig, Rena Hardeman, Brian Montini, Roger Sessions, Danny Simpson

Staff present: Drew Corn, Town Administrator; Nathan Reddin, Development Services Director; Police Captain Michael Coleman; John Zagurski, Finance Director; Eric Tamayo, Public Works Director; Tara Barton, Communications & Marketing Coordinator; and Shirley Rogers, Town Secretary

Consultants present: Ashley Dierker and Andy Messer, Legal Counsel; Ben McGahey, PE, Town Engineer

Mayor Rettig stated since the canvass had not been completed and finalized, the procedure to administer the Statement of Officer and Oath of Office to the newly elected Council Members would be rescheduled until the next meeting

2. Public Input
 - Jake Pavelka, Founder and President of Rhino Removal services introduced himself to the council and said he looked forward to working with Northlake on waste collection and recycling, would be available to answer any questions. His company will be putting in a bid for the services
 - Joel McGregor, Northlake resident, stated he was in opposition to Items I & J consenting to the creation of two MUD's; opposed Item K Professional Services for the Home Rule Charter Facilitation; had concerns on Item N adoption of 2018 International Building Codes; and thought the bid price on Item L pavement repairs to Dale Earnhardt Way and Canyon Falls streets seemed very high
3. Announcements, Proclamations and Presentations
 - A. FY 20 Quarterly Investment Report given by John Zagurski, Finance Director
 - B. FY 20 Quarterly Budget Report by John Zagurski, Finance Director
 - C. Home Rule Charter Committee Update by Mayor Pro Tem Brian Montini

- D. Request for a zoning change from Rural Residential (RR) to Industrial (I) for a 251.044 acre tract of land located at 10677 Harmonson Road by Nathan Reddin, Development Services Director

Representative Thomas Hillsman, Managing Member with Westgate Capital Group LLC present

4. Consent Items

On behalf of Council Member Hardeman, Mayor Rettig took each item individually for discussion

- E. Mayor Pro Tem Montini made the motion to approve Resolution No. 20-33 authorizing Town Administrator to enter into a professional services agreement with Halff Associates for engineering design and right-of-way acquisition services to reconstruct and widen Faught Rd (from Old Justin to Robson Ranch Road) not to exceed \$185,000. 2nd by Council Member Simpson

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

- F. Mayor Pro Tem Montini made the motion to approve Resolution No. 20-34 authorizing Town Administrator to enter into professional services agreement with Halff Associates for engineering design and right-way acquisition services to reconstruct and widen Florance Road (from Strader Rd to Yarbrough Way) not to exceed \$355,000. 2nd by Council Member Simpson

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

- G. Mayor Pro Tem Montini made the motion to approve the Town Council Meeting Minutes of 10-8-20 with the one correction on item A 4th bullet point to remove 'resident'. 2nd by Council Member Sessions

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

5. Action Items

- H. Mayor Rettig tabled action on the appointment of a Mayor Pro Tem for a one-year term until the next meeting in December

At this time, Mayor Rettig convened the town council into Executive Session at 7:22 pm under Section 551.071 authorizing a governmental body to consult with its attorney in an executive session to seek his or her advice on a legal matter - 1) Legal advice on any matter related to posted agenda item (Item I). Mayor Rettig reconvened the town council to open session at 7:44 pm to continue with the meeting

- I. Mayor Pro Tem Montini made the motion to approve Resolution No. 20-35 consenting to the creation of Denton County Municipal Utility District No. 10 to contain certain territory within the extraterritorial jurisdiction of the Town of Northlake, Texas. 2nd by Council Member Sessions
- Vote: motion passed unanimous
For: Montini, Sessions, Simpson, Hardeman
Against: none
Absent: Lambert
- J. Mayor Rettig tabled action on Resolution No. 20-36 consenting to the creation of the Oliver Creek Ranch Municipal Utility District to contain certain territory within the extraterritorial jurisdiction of the Town of Northlake, Texas
- K. Council Member Simpson made the motion to approve Resolution No. 20-37 authorizing the Town Administrator to execute a contract with Baker Tilly to provide professional services for Charter Commission facilitation not to exceed the amount of \$60,000. 2nd by Mayor Pro Tem Montini
- Vote: motion passed
For: Simpson, Montini, Sessions
Against: Hardeman
Absent: Lambert
- L. Council Member Sessions made the motion to approve Resolution No. 20-38 authorizing the Town Administrator to award the bid and alternate No. 2 to 2L Construction LLC for the pavement repairs to Canyon Falls and Dale Earnhardt Way not to exceed the amount of \$605,000. 2nd by Council Member Simpson
- Vote: motion passed unanimous
For: Sessions, Simpson, Montini, Hardeman
Against: none
Absent: Lambert
- M. Mayor Pro Tem Montini made the motion to approve Resolution No. 20-39 authorizing the Town Administrator to award alternate bid No. 2 to Reliable Paving for reconstruction of Old Justin Road (from Faught Rd to Flanagan Farm Rd) not to exceed the amount of \$520,000. 2nd by Council Member Simpson
- Vote: motion passed unanimous
For: Montini, Simpson, Sessions, Hardeman
Against: none
Absent: Lambert
- N. Mayor Pro Tem Montini made the motion to approve Ordinance No. 20-1112A adoption of 2018 International Building Code, 2018 International Residential Code, 2018 International Existing Building Code, 2017 National Electrical Code, 2018 International Energy Conservation Code, 2018 International Mechanical Code, 2018 Plumbing Code, 2018 International Fuel Gas Code, 2018

International Swimming Pool and Spa Code and including certain amendments. 2nd by Council Member Simpson

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

Manny Villarreal and Mike Doughty, Building Inspectors/Countywide Inspection were present to answer questions

- O. Mayor Pro Tem Montini made the motion to approve Ordinance No. 20-1112B amending Chapter "Fire Prevention and Protection", Article 6.02 "Fire Code" of the Code of Ordinances of the Town of Northlake, Texas by adopting the 2018 Edition of the International Fire Code and local amendments. 2nd by Council Member Simpson

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

Fire Chief Mac Hohenberger, Denton Co. ESD 1 Fire Department was present to answer questions

- P. Council Member Sessions made the motion to approve Ordinance No. 20-1112C amending the Town of Northlake, Texas Code of Ordinances and Appendix "A Fee Schedule, providing water and sanitary sewer service fee updates; amending provisions related to water management stages with one correction to Section 4 (9)(f) to reflect one leak adjustment within a one-year period. 2nd by Council Member Simpson

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

- Q. 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

6. By general consent, the Mayor convened the Council into Executive Session at 8:28 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 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 development of the 6McFarm tracts totaling approximately 234.4 acres of land generally located north and east of Harmonson Road approx. 2,358 feet north of Victory Circle; and
 - v. 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 Faight Road and north of Faith Lane in the extraterritorial jurisdiction of the Town; and
 - vi. Legal advice related to the development of the Charles Faight tracts totaling approximately 102.3 acres of land generally located north of Evelyn Lane, west of Faight Road, and south of Robson Ranch Road
 - vii. Legal advice related to the development and annexation of the Scrivner Tract totaling 44.8 acres of land generally located east of Florance Road approximately 2,533 feet north of FM 407; and
 - viii. Pending or contemplated litigation;
 - ix. 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; and
 - x. Town of Northlake vs. City of Justin, Denton County District Court Cause No. 15-08170-367; and
 - xi. City of Justin v. Toby Baker, Cause No. D-1-GN-20-002084;
7. By general consent, Mayor Rettig reconvened the Council into open session at 10:30 pm. No action was taken as a result of the closed session
8. By general consent, the meeting was adjourned at 10:30 pm

PASSED AND APPROVED by Town Council on this the 10th day of December 2020.

Town of Northlake, Texas

David Rettig, Mayor

Attest:

Shirley Rogers, Town Secretary

TOWN OF NORTHLAKE COUNCIL ITEM NO. 5

DATE: DECEMBER 10, 2020

ITEM: ACTION ITEMS





TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

NO. 20-1210C

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, DECLARING RESULTS OF A GENERAL ELECTION HELD ON NOVEMBER 3, 2020 FOR THE PURPOSE OF ELECTING THREE COUNCIL MEMBERS TO PLACES 1, 2, AND 3 FOR A TWO-YEAR TERM EACH

WHEREAS, the Town Council of the Town of Northlake, Texas ("Town") caused to be published in accordance with the laws of the State of Texas, notice of the election held November 3, 2020, to elect three Council Members for Place 1, Place 2, Place 3; and

WHEREAS, notice of election was properly given by the Town as required by law; and

WHEREAS, the Town Council has considered the returns of said election held November 3, 2020; and

WHEREAS, said election was duly and legally held on November 3, 2020, in the Town and in conformity with the election laws of the State of Texas, and the results of said election have been certified and returned by the proper judge and clerks thereof; and

WHEREAS, the election returns, duly and legally made, showed that there were cast in said election a total of 2,940 valid and legal votes, of which 115 were cast absentee, 2,627 were cast early, and 198 were cast on election day; and that each of the candidates in said election received the following votes:

COUNCIL MEMBER PLACE 1

Candidate	Absentee	Early Voting	Election Day	Total	Percentage
Rena Hardeman	74	1,701	125	1,900	100.00%

COUNCIL MEMBER PLACE 2

Candidate	Absentee	Early Voting	Election Day	Total	Percentage
Michael C. Ganz	43	971	62	1,076	50.59%
Jimmy Lambert	44	943	64	1,051	49.41%

COUNCIL MEMBER PLACE 3

Candidate	Absentee	Early Voting	Election Day	Total	Percentage
Brian G. Montini	73	1,726	121	1,920	100.00%



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

WHEREAS, pursuant to Chapter 22, Section 22.004 of the Texas Local Government Code, to be elected to office of the municipality, a person must receive more votes than any other person for the office.

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

Section 1. That it is found and determined that the results of the election as canvassed and tabulated in the preamble reflect the expressed desires of the residents, qualified electors of the Town, and that the canvass of votes cast in said election and returns thereof, which is attached hereto as Exhibit A, were made in accordance with the law.

Section 2. That the duly elected members of the Town Council of the Town of Northlake, Texas, elected on November 3, 2020, for Council Member Places 1, 2, and 3 subject to the taking of the oaths as provided by the laws of the State of Texas are as follows:

Council Place 1 – Rena Hardeman
Council Place 2 – Michael C. Ganz
Council Place 3 – Brian G. Montini

PASSED AND APPROVED ON THIS THE 10TH DAY OF DECEMBER 2020.

Town of Northlake, Texas

David Rettig, Mayor

Attest:

Shirley Rogers, Town Secretary

Town of Northlake Precinct

Denton County

Official Results

Registered Voters

2940 of 3743 = 78.55%

Precincts Reporting

1 of 1 = 100.00%

Run Time 2:10 PM
Run Date 11/19/2020

General & Special Elections

11/3/2020

Page 1

4035

2,940 of 3,743 registered voters = 78.55%

Northlake Place 1

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
Rena Hardeman		74	100.00%	1,701	100.00%	125	100.00%	1,900	100.00%
Cast Votes:		74	100.00%	1,701	100.00%	125	100.00%	1,900	100.00%
Undervotes:		41		926		73		1,040	
Overvotes:		0		0		0		0	

Northlake Place 2

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
Michael C. Ganz		43	49.43%	971	50.73%	62	49.21%	1,076	50.59%
Jimmy Lambert		44	50.57%	943	49.27%	64	50.79%	1,051	49.41%
Cast Votes:		87	100.00%	1,914	100.00%	126	100.00%	2,127	100.00%
Undervotes:		28		704		72		804	
Overvotes:		0		9		0		9	

Northlake Place 3

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
Brian G. Montini		73	100.00%	1,726	100.00%	121	100.00%	1,920	100.00%
Cast Votes:		73	100.00%	1,726	100.00%	121	100.00%	1,920	100.00%
Undervotes:		42		901		77		1,020	
Overvotes:		0		0		0		0	

*** End of report ***



Frank Phillips

Town of Northlake Cumulative

Denton County

Official Results

General & Special Elections

Registered Voters

2940 of 565105 = 0.52%

Precincts Reporting

185 of 185 = 100.00%

Run Time 12:57 PM

Run Date 11/19/2020

11/3/2020

Page 1

Northlake Place 1

Precincts			Voters		
Counted	Total	Percent	Ballots	Registered	Percent
1	1	100.00%	2,940	3,743	78.55%

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
Rena Hardeman		74	100.00%	1,701	100.00%	125	100.00%	1,900	100.00%
	Cast Votes:	74	100.00%	1,701	100.00%	125	100.00%	1,900	100.00%
	Undervotes:	41		926		73		1,040	
	Overvotes:	0		0		0		0	

Northlake Place 2

Precincts			Voters		
Counted	Total	Percent	Ballots	Registered	Percent
1	1	100.00%	2,940	3,743	78.55%

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
Michael C. Ganz		43	49.43%	971	50.73%	62	49.21%	1,076	50.59%
Jimmy Lambert		44	50.57%	943	49.27%	64	50.79%	1,051	49.41%
	Cast Votes:	87	100.00%	1,914	100.00%	126	100.00%	2,127	100.00%
	Undervotes:	28		704		72		804	
	Overvotes:	0		9		0		9	

Northlake Place 3

Precincts			Voters		
Counted	Total	Percent	Ballots	Registered	Percent
1	1	100.00%	2,940	3,743	78.55%

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
Brian G. Montini		73	100.00%	1,726	100.00%	121	100.00%	1,920	100.00%
	Cast Votes:	73	100.00%	1,726	100.00%	121	100.00%	1,920	100.00%
	Undervotes:	42		901		77		1,020	
	Overvotes:	0		0		0		0	

*** End of report ***



Frank Phillips

Run Time 3:32 PM

Run Date 11/19/2020

General & Special Elections

11/3/2020

Page 1

Northlake Place 1

Precinct	Rena Hardeman	Cast Votes	Undervotes	Overvotes	Absentee Voting Ballots Cast	Early Voting Ballots Cast	Election Day Voting Ballots Cast	Total Ballots Cast	Registered Voters	Turnout Percentage
4035	1,900	1,900	1,040	0	115	2,627	198	2,940	3,743	78.55%
Totals	1,900	1,900	1,040	0	115	2,627	198	2,940	3,743	78.55%



Frank Phillips

Town of Northlake Canvass

Run Time 3:32 PM
Run Date 11/19/2020

Denton County

General & Special Elections

11/3/2020

Page 2

Official Results

Registered Voters
2940 of 3743 = 78.55%
Precincts Reporting
1 of 1 = 100.00%

Northlake Place 2

Precinct	Michael C. Ganz	Jimmy Lambert	Cast Votes	Undervotes	Overvotes	Absentee Voting Ballots Cast	Early Voting Ballots Cast	Election Day Voting Ballots Cast	Total Ballots Cast	Registered Voters	Turnout Percentage
4035	1,076	1,051	2,127	804	9	115	2,627	198	2,940	3,743	78.55%
Totals	1,076	1,051	2,127	804	9	115	2,627	198	2,940	3,743	78.55%

General & Special Elections

11/3/2020

Page 3

Run Time 3:32 PM

Run Date 11/19/2020

Northlake Place 3

Precinct	Brian G. Montini	Cast Votes	Undervotes	Overvotes	Absentee Voting Ballots Cast	Early Voting Ballots Cast	Election Day Voting Ballots Cast	Total Ballots Cast	Registered Voters	Turnout Percentage
4035	1,920	1,920	1,020	0	115	2,627	198	2,940	3,743	78.55%
Totals	1,920	1,920	1,020	0	115	2,627	198	2,940	3,743	78.55%

*** End of report ***

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: DECEMBER 10, 2020

REF. DOC.: LOCAL GOVERNMENT CODE 22.037, ALDERMANIC FORM OF
GOVERNMENT IN TYPE A GENERAL LAW MUNICIPALITY

SUBJECT: ANNUAL ELECTION OF MAYOR PRO TEMPORE



GOALS/OBJECTIVES:

- Operate Efficiently and Effectively (Council Goal)

BACKGROUND INFORMATION:

- Following each general election, council allowed to appoint member of the council as mayor pro tempore
- At first meeting or as soon as practicable, mayor pro tempore election to occur for a term of one year
- If mayor fails, is unable, or refuses to act, the mayor pro tempore shall perform the mayor's duties
- If mayor and mayor pro tempore are absent, any council member may be appointed presiding officer by council present

COUNCIL ACTION:

- Per Mayor Rettig's request, submit nominations to him prior to meeting
- Appointment of a Mayor Pro Tem to serve for a one-year term

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: DECEMBER 10, 2020

REF #: ORDINANCE 1.02.001 MEETING START TIME

SUBJECT: REVISE COUNCIL MEETING START TIME



GOALS/OBJECTIVES:

BACKGROUND INFORMATION:

Councilors Sessions and Ganz have requested an action item be placed on the agenda regarding the Town Council meeting start time. Current meeting start time is 6:30 pm.

COUNCIL POLICY (PROPOSED CHANGE):

- Revise Council Meeting start time



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

No. 20-1210D

AN ORDINANCE AMENDING SECTION 1.02.001 OF THE CODE OF ORDINANCES BY AMENDING THE START TIME OF TOWN COUNCIL MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Northlake, Texas 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, the Town Council desires to amend Section 1.02.001 of the Town's Code of Ordinances to change the start time of Town Council meetings.

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

SECTION 1. That Section 1.02.001, Meetings, of Article 1.02, Town Council, of the Town of Northlake Code of Ordinances is hereby amended by amending subsection 1.02.001(b) to read as follows:

“(b) The regular meetings of the town council shall be held on the 2nd Thursday of each month at _____ p.m. The mayor, on his/her own motion, or on the application of three members of the town council, may call special meetings by notice to each member of the town council, the town secretary, and the town attorney, served personally or left at their usual place of abode.”

SECTION 2. That this Ordinance shall be in full force and effect from and after its passage.

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

Town of Northlake, Texas

David Rettig, Mayor

Attest:

Shirley Rogers, Town Secretary

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: DECEMBER 10, 2020

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

SUBJECT: CREEK MEADOWS WEST PRELIMINARY PLAT (PP-20-006)



GOALS/OBJECTIVES:

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

PRELIMINARY PLAT INFORMATION:

Applicant: Westcreek 407, LLC

Owners: Peggy DeAnne Hatfield, Lynda Faye Green, and Billie Louise Brasher

Engineer/Surveyor: Greg Edwards Engineering Services

Current Zoning: No Zoning - Extraterritorial Jurisdiction (ETJ)

Site: Approximately 101.07 acres out of the J.M. Paine Survey, Abstract No. 1529, generally located on the west side of Faught Road between Faith Lane and Evelyn Lane.

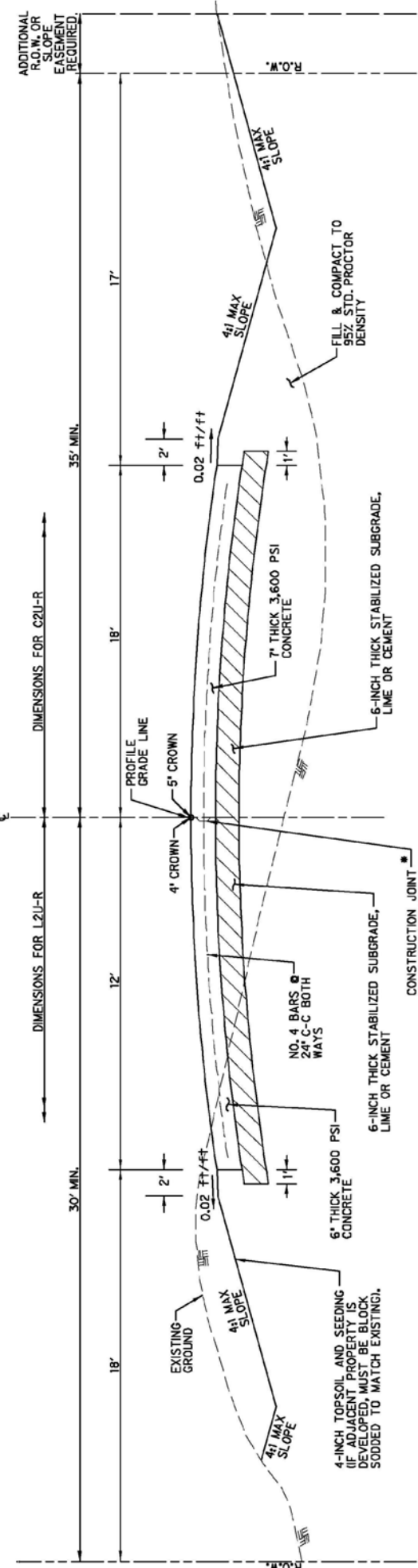
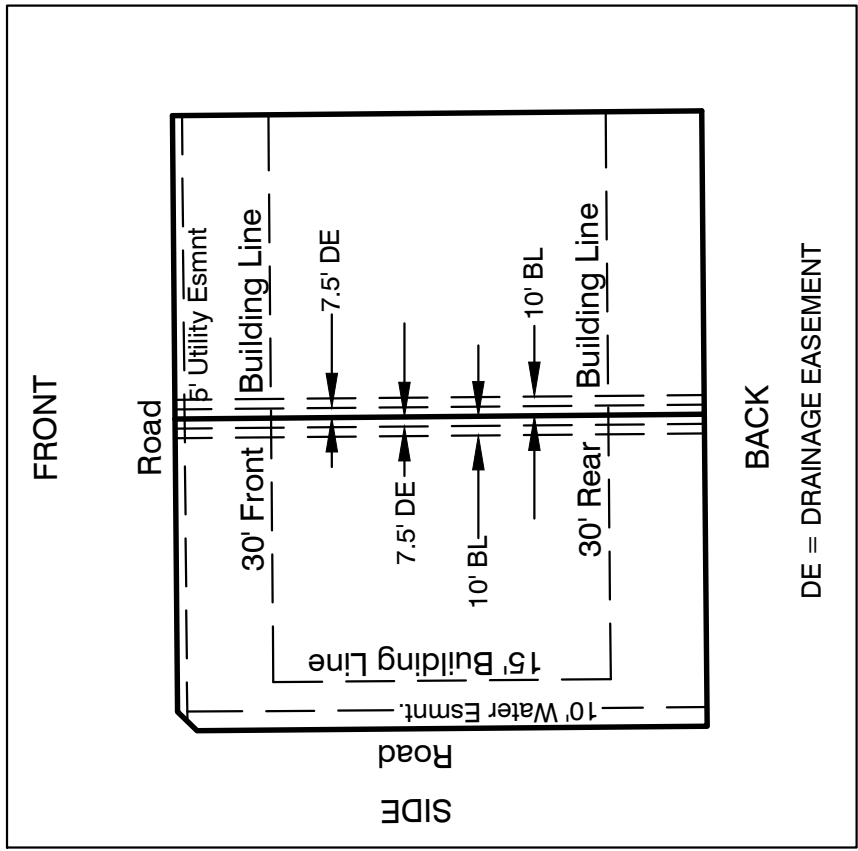
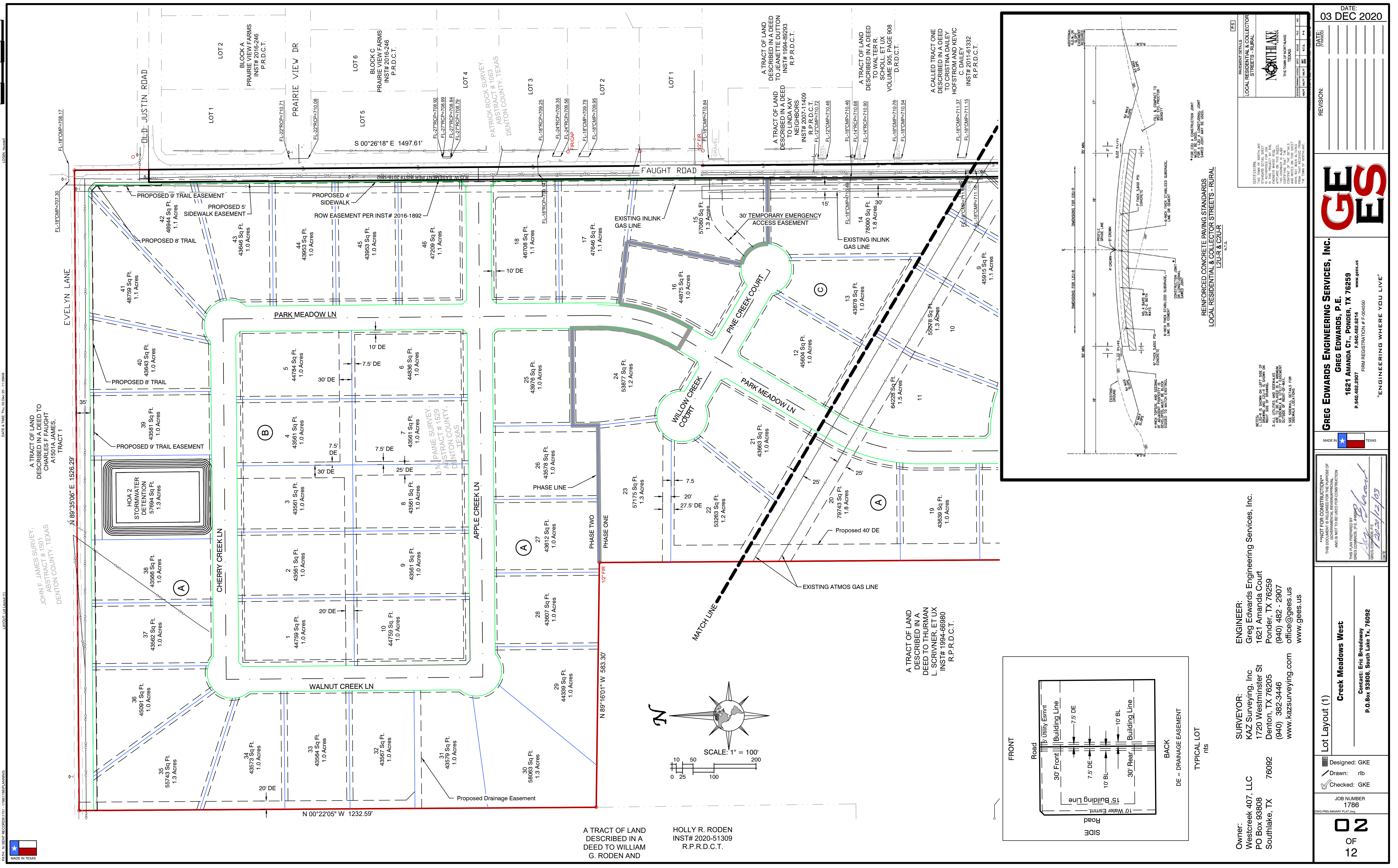
Summary: This application is for preliminary plat of a development to be known as Creek Meadows West. It consists of 74 single-family residential lots and 2 HOA lots to be developed in two phases. Each lot will be served with water from the Town of Northlake and a private on-site sewage facility (OSSF) which requires a minimum lot size of one acre which has been provided. The development is proposed to be gated with all internal streets being private but developed to Town standards as if they were public.

Staff Analysis: The applicant has provided a preliminary plat application in accordance with the requirements of the Unified Development Code (UDC). The application was considered filed on December 2, 2020, and it will be approved on January 1, 2021, if no action is taken.

Preliminary plans for storm drainage, water, and paving were also submitted with the preliminary plat for review. The preliminary plat and plans meet all platting and engineering design requirements.

COUNCIL ACTIONS:

- Approve or take no action (results in approval on January 1st)



Owner: Westcreek 407, LLC
PO Box 93808
Southlake, TX 76092

SURVEYOR: KAZ Surveying, Inc.
1720 Westminster St
Denton, TX 76205
(940) 382-3446
www.kazsurveying.com

ENGINEER: Greg Edwards Engineering Services, Inc.
1621 Amanda Court
Ponder, TX 76259
(940) 482 - 2907
office@gees.us
www.gees.us

Lot Layout (1)
Creek Meadows West
Contact: Eric Broadway
P.O. Box 93808, South Lake Tx, 76092

Designed: GKE
Drawn: rlb
Checked: GKE

JOB NUMBER
1786

02
OF
12

NOT FOR CONSTRUCTION
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF
AND IS NOT TO BE USED FOR CONSTRUCTION
THIS PLAN PREPARED BY
GREG EDWARDS, P.E. #4990
DATE: 1/23/2023



GREG EDWARDS ENGINEERING SERVICES, INC.
GREG EDWARDS, P.E.
1621 AMANDA CT., PONDER, TX 76259
P.940.482.2907 F.940.482.6214
FIRM REGISTRATION # F-004550
www.gees.us



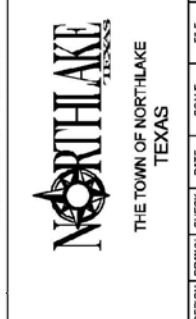
REVISION: _____
DATE: 03 DEC 2020

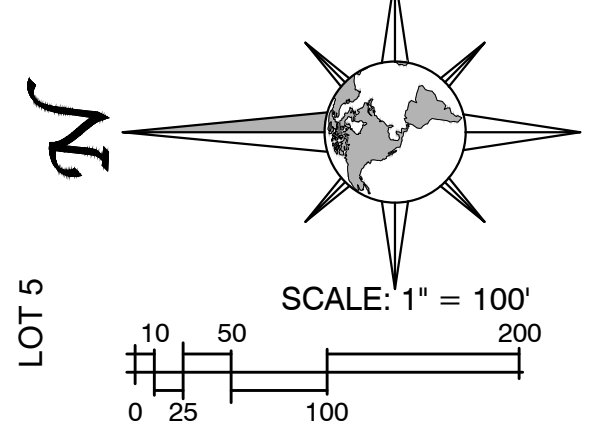
PAVEMENT DETAILS
LOCAL RESIDENTIAL & COLLECTOR
STREETS - RURAL

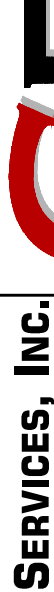
REINFORCED CONCRETE PAVING STANDARDS
LOCAL RESIDENTIAL & COLLECTOR STREETS - RURAL
N.T.S.

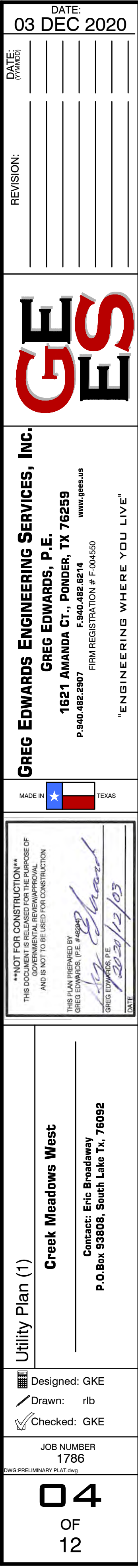
*FOR USE AS A CONSTRUCTION JNT
MUST BE USED ON ORIGINAL JNT
SAMED UNIT MUST BE USED

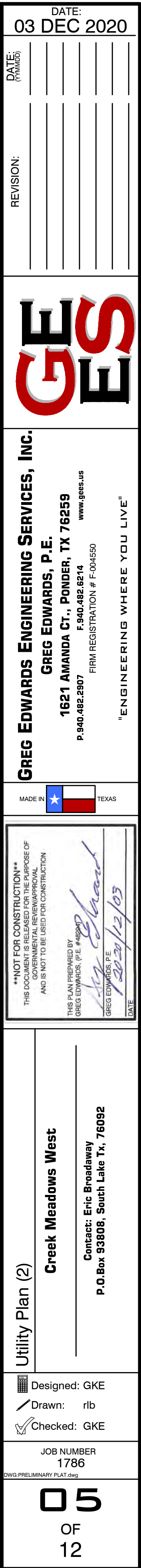
NOTES:
1. ALL LOTS ARE SHOWN ON LEFT SIDE OF
FAUGHT ROAD. RIGHT SIDE OF FAUGHT
ROAD IS NOT SHOWN.
2. ALL LOTS ARE TO BE ADJACENT TO
FAUGHT ROAD. ALL LOTS ARE TO BE
ADJACENT TO FAUGHT ROAD.
3. SEE SURVEY DETAILS FOR
ADDITIONAL NOTES.



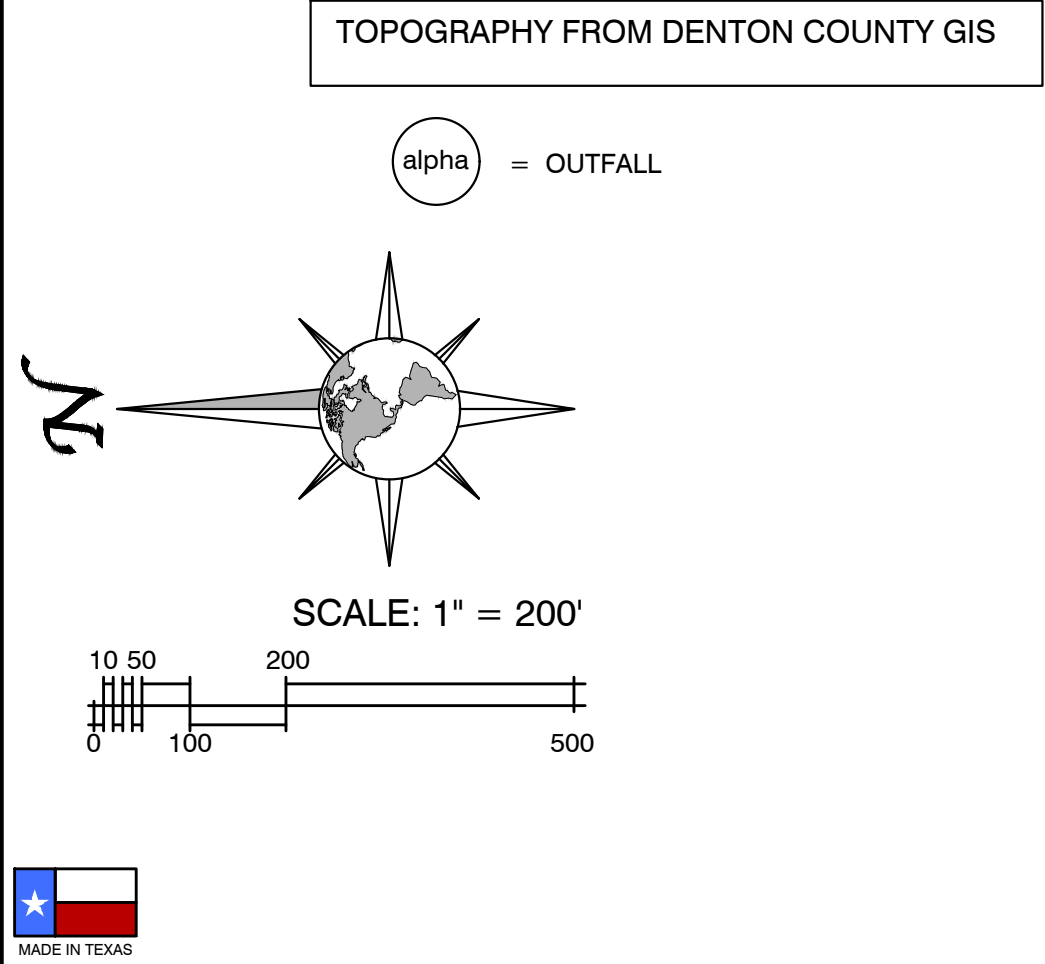
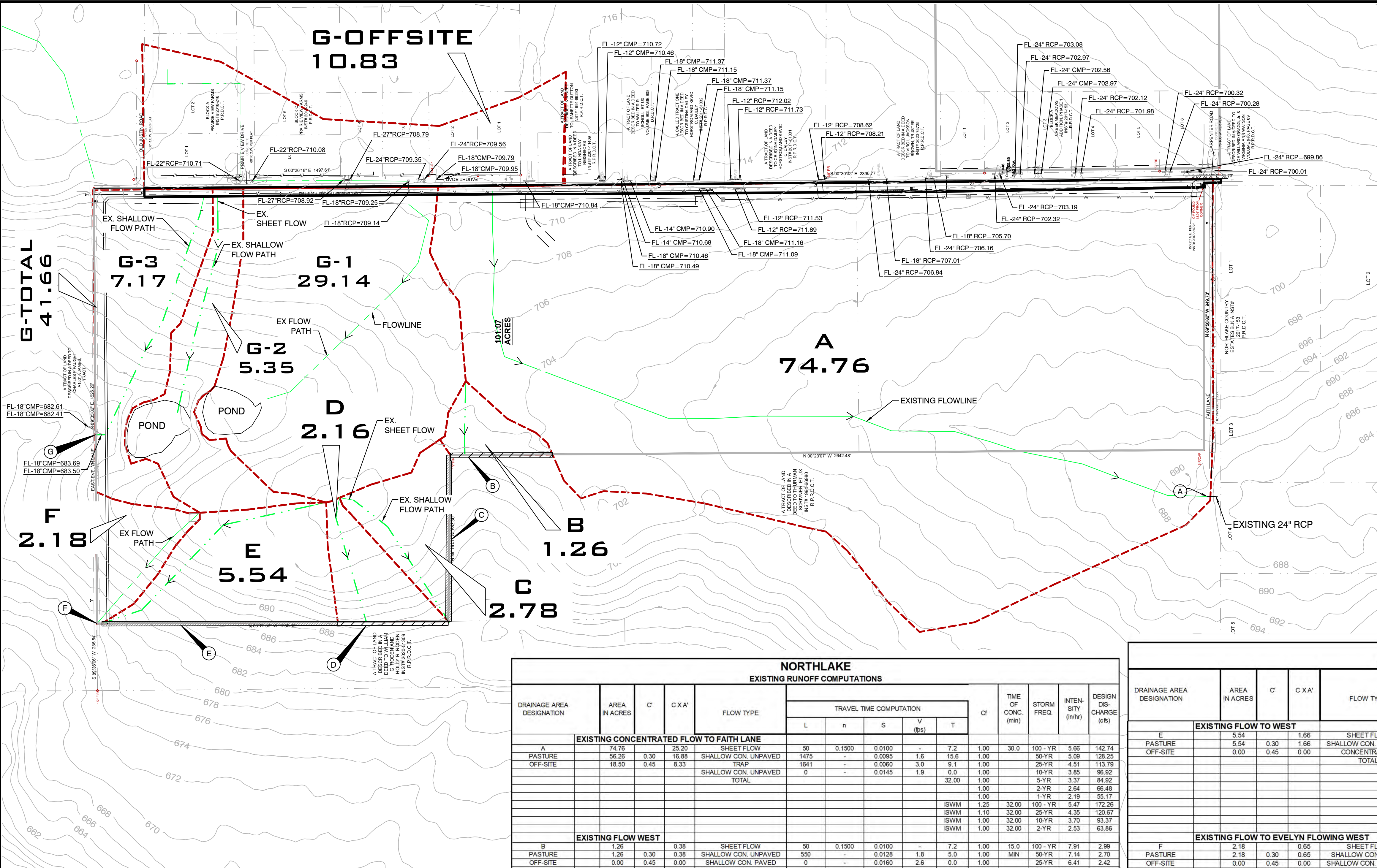


DATE: 03 DEC 2020	
DATE: (P/000000)	
REVISION:	
	
GREG EDWARDS ENGINEERING SERVICES, INC.	
GREG EDWARDS, P.E.	
1621 AMANDA CT., PONDER, TX 76259	
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FIRM REGISTRATION # F-004550	
"ENGINEERING WHERE YOU LIVE"	
MADE IN  TEXAS	
*NOT FOR CONSTRUCTION** THIS DOCUMENT IS THE PROPERTY OF GREG EDWARDS ENGINEERING SERVICES, INC. AND IS NOT TO BE USED FOR CONSTRUCTION OR GOVERNMENTAL REVIEW/APPROVAL THIS PLAN PREPARED BY: GREG EDWARDS (P.E. #004550) <i>Eric Broadway</i> P.0.Box 93808, South Lake Tx, 76092 GREG EDWARDS, P.E. 12/29/12/20 DATE	
Lot Layout (2)	Creek Meadows West
	Contact: Eric Broadway P.O.Box 93808, South Lake Tx, 76092
 Designed: GKE	 Drawn: rib
 Checked: GKE	
JOB NUMBER 1786	
DWG: PRELIMINARY PLAT.dwg	
03	
OF 12	





DATE & TIME: Thu, 03 Dec 2020 - 11:27AM
LAYOUT: Existing Drainage Area Map
PATH: N:\SWM\RECORDS\751_1756\1756P\LAN\JMS

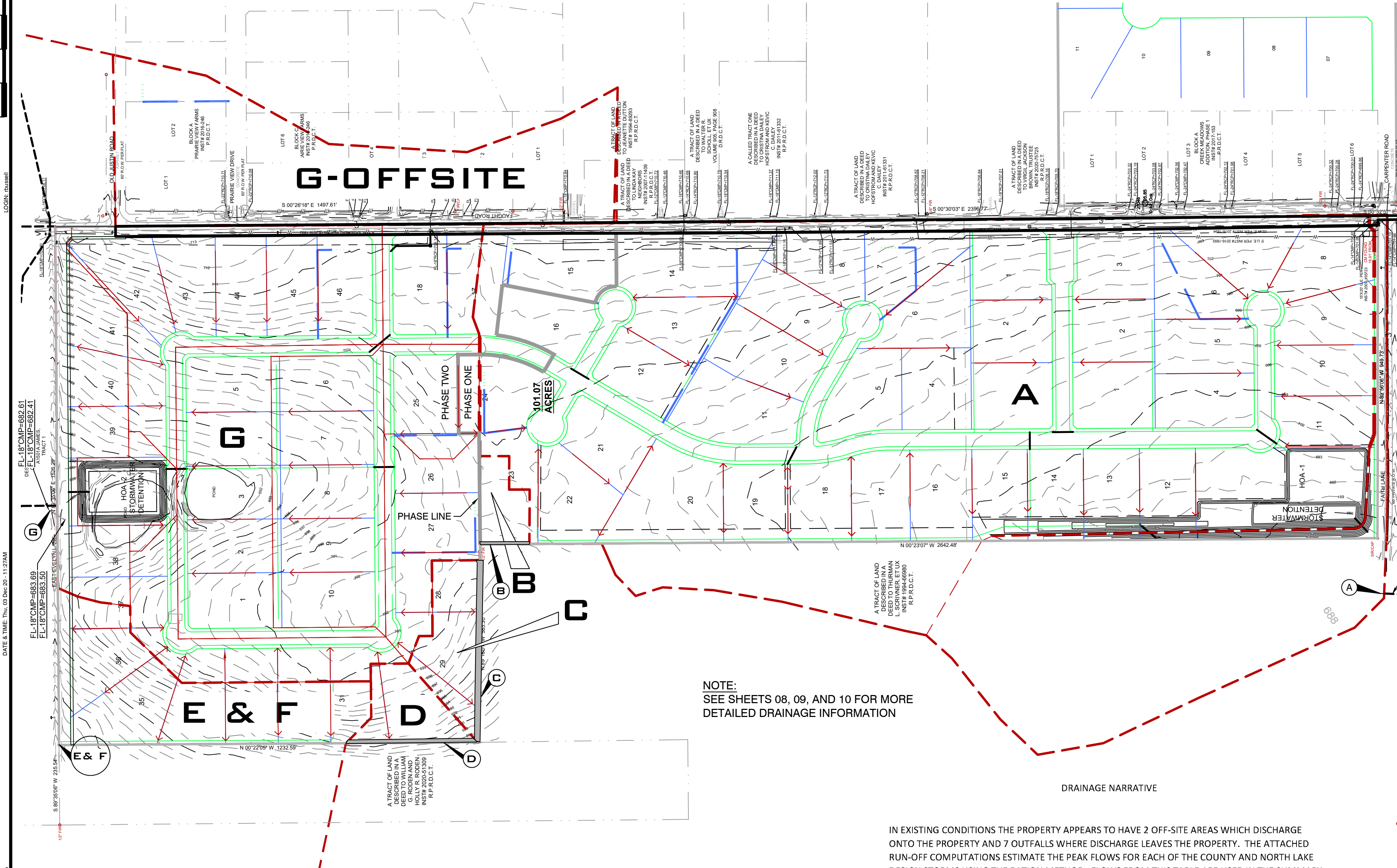
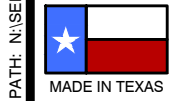


NORTHLAKE EXISTING RUNOFF COMPUTATIONS														
DRAINAGE AREA DESIGNATION	AREA IN ACRES	C'	C X A'	FLOW TYPE	TRAVEL TIME COMPUTATION					Cf	TIME OF CONC. (min)	STORM FREQ.	INTEN- SITY (in/hr)	DESIGN DIS- CHARGE (cfs)
					L	n	S	V (fps)	T					
EXISTING CONCENTRATED FLOW TO FAITH LANE														
A	74.76		25.20	SHEET FLOW	50	0.1500	0.0100	-	7.2	1.00	30.0	100 - YR	5.66	142.74
PASTURE	56.26	0.30	16.88	SHALLOW CON. UNPAVED	1475	-	0.0095	1.6	15.6	1.00		50-YR	5.09	128.25
OFF-SITE	18.50	0.45	8.33	TRAP	1641	-	0.0060	3.0	9.1	1.00		25-YR	4.51	113.79
				SHALLOW CON. UNPAVED	0	-	0.0145	1.9	0.0	1.00		10-YR	3.85	96.92
				TOTAL					32.00	1.00		5-YR	3.37	84.92
										1.00		2-YR	2.64	66.48
										1.00		1-YR	2.19	55.17
										1.25	32.00	100 - YR	5.47	172.26
										1.10	32.00	25-YR	4.35	120.67
										1.00	32.00	10-YR	3.70	93.37
										1.00	32.00	2-YR	2.53	63.86
EXISTING FLOW WEST														
B	1.26		0.38	SHEET FLOW	50	0.1500	0.0100	-	7.2	1.00	15.0	100 - YR	7.91	2.99
PASTURE	1.26	0.30	0.38	SHALLOW CON. UNPAVED	550	-	0.0128	1.8	5.0	1.00	MIN	50-YR	7.14	2.70
OFF-SITE	0.00	0.45	0.00	SHALLOW CON. PAVED	0	-	0.0160	2.6	0.0	1.00		25-YR	6.41	2.42
				SHALLOW CON. UNPAVED	0	-	0.0145	1.9	0.0	1.00		10-YR	5.50	2.08
				TOTAL					12.27	1.00		5-YR	4.85	1.83
										1.00		2-YR	3.90	1.47
										1.00		1-YR	3.31	1.25
										1.25	ISWM	100 - YR	7.91	3.74
										1.10	ISWM	25-YR	6.41	2.66
										1.00	ISWM	10-YR	5.50	2.08
										1.00	ISWM	2-YR	3.90	1.47
EXISTING FLOW TO SOUTH														
C	2.78	0.83		SHEET FLOW	50	0.1500	0.0100	-	7.2	1.00	15.0	100 - YR	7.91	6.60
PASTURE	2.78	0.30	0.83	SHALLOW CON. UNPAVED	550	-	0.0300	2.8	3.3	1.00	MIN	50-YR	7.14	5.96
OFF-SITE	0.00	0.45	0.00							1.00		25-YR	6.41	5.35
				TOTAL						10.53		10-YR	5.50	4.58
										1.00		5-YR	4.85	4.04
										1.00		2-YR	3.90	3.25
										1.00		1-YR	3.31	2.76
										1.25	ISWM	100 - YR	7.91	8.25
										1.10	ISWM	25-YR	6.41	5.88
										1.00	ISWM	10-YR	5.50	4.58
										1.00	ISWM	2-YR	3.90	3.25
EXISTING FLOW TO WEST														
D	2.16	0.65		SHEET FLOW	50	0.1500	0.0100	-	7.2	1.00	15.0	100 - YR	7.91	5.13
PASTURE	2.16	0.30	0.65	SHALLOW CON. UNPAVED	930	-	0.0270	2.7	5.8	1.00	MIN	50-YR	7.14	4.63
OFF-SITE	0.00	0.45	0.00	CONCENTRATED	0	-	0.0080	1.4	0.0	1.00		25-YR	6.41	4.15
				TOTAL					13.1	1.00		10-YR	5.50	3.56
										1.00		5-YR	4.85	3.14
										1.00		2-YR	3.90	2.53
										1.00		1-YR	3.31	2.14
										1.25	ISWM	100 - YR	7.91	6.41
										1.10	ISWM	25-YR	6.41	4.57
										1.00	ISWM	10-YR	5.50	3.56
										1.00	ISWM	2-YR	3.90	2.53

NORTHLAKE EXISTING RUNOFF COMPUTATIONS															
DRAINAGE AREA DESIGNATION	AREA IN ACRES	C'	C X A'	FLOW TYPE	TRAVEL TIME COMPUTATION					Cf	TIME OF CONC. (min)	STORM FREQ.	INTEN- SITY (in/hr)	DESIGN DIS- CHARGE (cfs)	
					L	n	S	V (fps)	T						
EXISTING FLOW TO WEST															
E	5.54		1.66	SHEET FLOW	50	0.1500	0.0100	-	7.2	1.00	15.0	100 - YR	7.91	13.15	
PASTURE	5.54	0.30	1.66	SHALLOW CON. UNPAVED	930	-	0.0270	2.7	5.8	1.00	MIN	50-YR	7.14	11.87	
OFF-SITE	0.00	0.45	0.00	CONCENTRATED	0	-	0.0080	1.4	0.0	1.00		25-YR	6.41	10.65	
				TOTAL	980				13.1	1.00		10-YR	5.50	9.13	
										1.00		5-YR	4.85	8.06	
										1.00		2-YR	3.90	6.48	
										1.00		1-YR	3.31	5.49	
										1.25	ISWM	100 - YR	7.91	16.44	
										1.10	ISWM	25-YR	6.41	11.72	
										1.00	ISWM	10-YR	5.50	9.13	
										1.00	ISWM	2-YR	3.90	6.48	
EXISTING FLOW TO EVELYN FLOWING WEST															
F	2.18		0.65	SHEET FLOW	50	0.1500	0.0100	-	7.2	1.00	15.0	100 - YR	7.91	5.17	
PASTURE	2.18	0.30	0.65	SHALLOW CON. PAVED	0	-	0.0250	3.2	0.0	1.00	MIN	50-YR	7.14	4.67	
OFF-SITE	0.00	0.45	0.00	SHALLOW CON. UNPAVED	480	-	0.0420	3.3	2.4	1.00		25-YR	6.41	4.19	
				TOTAL					9.67	1.00		10-YR	5.50	3.59	
										1.00		5-YR	4.85	3.17	
										1.00		2-YR	3.90	2.55	
										1.00		1-YR	3.31	2.16	
										1.25	ISWM	100 - YR	7.91	6.47	
										1.10	ISWM	25-YR	6.41	4.61	
										1.00	ISWM	10-YR	5.50	3.59	
										1.00	ISWM	2-YR	3.90	2.55	
TOTAL E & F															
												100 - YR		18.32	
												50-YR		16.55	
												25-YR		14.84	
												10-YR		12.73	
												5-YR		11.23	
												2-YR		9.03	
												1-YR		7.66	
												100 - YR		22.91	
												25-YR		16.33	
												10-YR		12.73	
												2-YR		9.03	
OVERALL FLOW TO CULVERTS IN EVELYN															
G	41.66		14.68	SHEET FLOW	50	0.2400	0.0100	-	10.6	1.00	26.5	100 - YR	6.05	88.82	
PASTURE	29.97	0.30	8.99	SHALLOW CON. UNPAVED	348	-	0.0060	1.2	4.6	1.00		50-YR	5.44	79.88	
OFF-SITE	10.83	0.45	4.87	TRAP	653	-	0.0020	3.0	3.6	1.00		25-YR	4.84	71.00	
ROAD	0.86	0.95	0.82	PIPE FLOW	75			8.00	0.2	1.00		10-YR	4.12	60.55	
				SHALLOW CON. UNPAVED	965	-	0.0176	2.1	7.5	1.00		5-YR	3.62	53.13	
										1.00		2-YR	2.85	41.78	
										1.00		1-YR	2.37	34.80	
				TOTAL	2091					26	1.25	ISWM	100 - YR	6.05	111.02
										1.10	ISWM	25-YR	4.84	78.10	
										1.00	ISWM	10-YR	4.12	60.55	
										1.00	ISWM	2-YR	2.85	41.78	
TOTAL OFF-SITE	29.33														
TOTAL ON-SITE	101.01														
TOTAL AREA	130.34														

CREEK MEADOWS WEST					
SUMMARY OF FLOWS					
DRAINAGE AREA DESIGNATION	DESIGN STORM	EXISTING	PROPOSED UNDETAINED	PROPOSED WITH DETENTION	ULTIMATE
A	100 - YR - COUNTY	142.74	221.52	95.58	95.58
	50-YR - COUNTY	128.25	196.46	89.29	89.29
	25-YR - COUNTY	113.79	177.71	83.17	83.17
	10-YR	96.92	151.60	75.73	75.73
	5-YR COUNTY	84.92	133.39	70.09	70.09
	2-YR	66.48	106.51	59.35	59.35
	100 - YR - NORTHLAKE	172.26	276.90	111.16	111.16
	25-YR - NORTHLAKE	120.67	196.48	88.92	88.92
B	100 - YR - COUNTY	2.99	2.56	2.56	2.56
	50-YR - COUNTY	2.70	2.56	2.56	2.56
	25-YR - COUNTY	2.42	2.56	2.56	2.56
	10-YR	2.08	2.56	2.56	2.56
	5-YR COUNTY	1.83	2.56	2.56	2.56
	2-YR	1.47	2.56	2.56	2.56
	100 - YR - NORTHLAKE	3.74	2.56	2.56	2.56
	25-YR - NORTHLAKE	2.08	2.56	2.56	2.56
C	100 - YR - COUNTY	6.60	2.56	2.56	2.56
	50-YR - COUNTY	5.96	2.56	2.56	2.56
	25-YR - COUNTY	5.35	2.56	2.56	2.56
	10-YR	4.58	2.56	2.56	2.56
	5-YR COUNTY	4.04	2.56	2.56	2.56
	2-YR	3.25	2.56	2.56	2.56
	100 - YR - NORTHLAKE	8.25	2.56	2.56	2.56
	25-YR - NORTHLAKE	5.88	2.56	2.56	2.56
D	100 - YR - COUNTY	5.13	2.56	2.56	2.56
	50-YR - COUNTY	4.63	2.56	2.56	2.56
	25-YR - COUNTY	4.15	2.56	2.56	2.56
	10-YR	3.55	2.56	2.56	2.56
	5-YR COUNTY	3.14	2.56	2.56	2.56
	2-YR	2.63	2.56	2.56	2.56
	100 - YR - NORTHLAKE	6.41	2.56	2.56	2.56
	25-YR - NORTHLAKE	4.57	2.56	2.56	2.56
E & F	100 - YR - COUNTY	18.32	18.59	18.59	18.59
	50-YR - COUNTY	16.55	16.78	16.78	16.78
	25-YR - COUNTY	14.94	15.05	15.05	15.05
	10-YR	12.73	12.91	12.91	12.91
	5-YR COUNTY	11.23	11.39	11.39	11.39
	2-YR	9.03	9.16	9.16	9.16
	100 - YR - NORTHLAKE	22.91	23.23	23.23	23.23
	25-YR - NORTHLAKE	16.33	16.56	16.56	16.56
G	100 - YR - COUNTY	74.99	149.20	55.30	55.30
SF	50-YR - COUNTY	65.89	133.59	51.30	51.30
OFF-SITE	25-YR - COUNTY	56.82	119.29	45.76	45.76
ROAD	10-YR	46.34	102.04	38.88	38.88
	5-YR COUNTY	38.69	89.60	31.82	31.82
	2-YR	27.60	71.43	25.13	25.13
	100 - YR - NORTHLAKE	98.09	185.25	68.67	68.67
	25-YR - NORTHLAKE	55.94	131.22	50.67	50.67

DATE & TIME: Thu, 03 Dec 20 - 11:27AM
LAYOUT: Proposed Drainage Area Map
PATH: N:\SWT\RECORDS\1751_1756\1756P\LANING\G



EXISTING 24" RCP

NOTE:
SEE SHEETS 08, 09, AND 10 FOR MORE
DETAILED DRAINAGE INFORMATION

DRAINAGE NARRATIVE

IN EXISTING CONDITIONS THE PROPERTY APPEARS TO HAVE 2 OFF-SITE AREAS WHICH DISCHARGE ONTO THE PROPERTY AND 7 OUTFALLS WHERE DISCHARGE LEAVES THE PROPERTY. THE ATTACHED RUN-OFF COMPUTATIONS ESTIMATE THE PEAK FLOWS FOR EACH OF THE COUNTY AND NORTH LAKE DESIGN STORMS USING THE RATION METHOD. FLOWS FROM THIS TABLE ARE USED IN THE SUMMARY OF FLOWS FOR THE EXISTING CONDITIONS FLOWS. PROPOSED AREA FROM BASINS B, C, D, E, AND F, WILL BE REDUCED AND DIVERTED TO BASINS A AND G WHERE DETENTION SHOULD REDUCE THE DOWNSTREAM PEAK FLOWS.

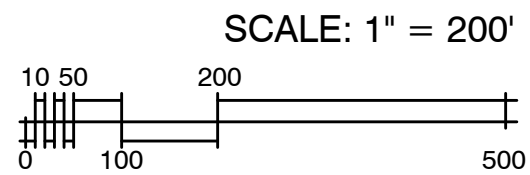
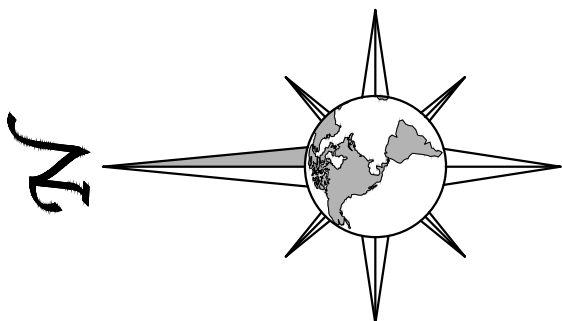
AS SHOWN IN THE PROPOSED CONDITIONS DRAINAGE AREA MAPS WE ARE PROPOSING TO BE CONVEYING THE OFF-SITE AREAS WHICH DRAIN TO THE PROPERTY THROUGH SWALES AND CULVERT TO THE APPROPRIATE OUTFALL, AND PROVIDING SUFFICIENT STORMWATER DETENTION TO REDUCE POST DEVELOPMENT FLOWS DOWNSTREAM OF THE PROPERTY.

DRAINAGE EASEMENTS SHOWN ON THE PLANS ARE BASED ON THE PRELIMINARY CHANNEL COMPTATIONS ATTACHED TO THE PLAN. PRELIMINARY CULVERT SIZING IS BASED ON THE INLET CONTROL AND ANTICIPATED COVER. WE BELIEVE THAT THE GENERAL CONCEPTS SHOWN ARE IN ACCORDANCE WITH THE TOWN OF NORHTLAKE REQUIREMENT AND SHOULD BE APPROVED TO ALLOW US TO BEGIN FINAL DESIGN.

WITH FINAL DESIGN WE ANTICIPATE THAT CHANGES WILL BE NEEDED TO VARYIFY COMPLIANCE WITH ALL OF THE TOWN OF NORTHLAKE REQUIREMENTS AND IMPROVE ON THE DESIGN CONCEPT. ANY MODIFICATION SHALL BE REVIEWED AND APPROVED BY THE TOWN OF NORTH LAKE PRIOR TO CONSTRUCTION.

NORTHLAKE RUNOFF COMPUTATIONS- PROPOSED														
DRAINAGE AREA DESIGNATION	AREA IN ACRES	C'	C X A'	FLOW TYPE	TRAVEL TIME COMPUTATION					Cf	TIME OF CONC. (min)	STORM FREQ.	INTEN- SITY (in/hr)	DESIGN DIS- CHARGE (cfs)
					L	n	S	V (fps)	T					
PROPOSED CONCENTRATED FLOW TO FAITH LANE														
A	75.27		33.87	SHEET FLOW	50	0.2400	0.0100	-	10.6	1.00	22.7	100 -YR	6.54	221.52
PASTURE	56.77	0.45	25.55	SHALLOW CON. UNPAVED	255	-	0.0100	1.6	2.6	1.00	50-YR	5.89	199.46	
OFF-SITE	18.50	0.45	8.33	TRAP	1717	-	0.0060	3.0	9.5	1.00	25-YR	5.25	177.71	
				SHALLOW CON. PAVED	0	-	0.0065	1.6	0.0	1.00	10-YR	4.48	151.80	
				TOTAL					22.73	1.00	5-YR	3.94	133.39	
										1.00	2-YR	3.11	105.51	
										1.00	1-YR	2.61	88.27	
										1.25	22.73	100 -YR	6.54	276.90
										1.10	22.73	25-YR	5.25	195.48
										1.00	22.72791	10-YR	4.48	151.80
										1.00	22.72791	2-YR	3.11	105.51
PROPOSED FLOW WEST														
B	0.74		0.33	SHEET FLOW	50	0.2400	0.0100	-	10.6	1.00	15.6	100 -YR	7.79	2.59
SF	0.74	0.45	0.33	SHALLOW CON. UNPAVED	550	-	0.0128	1.8	5.0	1.00	50-YR	7.03	2.34	
OFF-SITE	0.00	0.45	0.00	SHALLOW CON. PAVED	0	-	0.0160	2.6	0.0	1.00	25-YR	6.30	2.10	
				SHALLOW CON. UNPAVED	0	-	0.0145	1.9	0.0	1.00	10-YR	5.40	1.80	
				TOTAL					15.58	1.00	5-YR	4.76	1.59	
										1.00	2-YR	3.83	1.27	
										1.00	1-YR	3.24	1.08	
										1.25	ISWM	100 -YR	7.79	3.24
										1.10	ISWM	25-YR	6.30	2.31
										1.00	ISWM	10-YR	5.40	1.80
										1.00	ISWM	2-YR	3.83	1.27
PROPOSED FLOW TO SOUTH														
C	1.62		0.73	SHEET FLOW	50	0.2400	0.0100	-	10.6	1.00	15.0	100 -YR	7.91	5.77
SF	1.62	0.45	0.73	SHALLOW CON. UNPAVED	550	-	0.0300	2.8	3.3	1.00	MIN	50-YR	7.14	5.21
OFF-SITE	0.00	0.45	0.00							1.00	25-YR	6.41	4.67	
				TOTAL						1.00	10-YR	5.50	4.01	
										1.00	5-YR	4.85	3.53	
										1.00	2-YR	3.90	2.84	
										1.00	1-YR	3.31	2.41	
										1.25	ISWM	100 -YR	7.91	7.21
										1.10	ISWM	25-YR	6.41	5.14
										1.00	ISWM	10-YR	5.50	4.01
										1.00	ISWM	2-YR	3.90	2.84
PROPOSED FLOW FLOW TO WEST														
D	1.20		0.54	SHEET FLOW	50	0.2400	0.0100	-	10.6	1.00	16.4	100 -YR	7.61	4.11
SF	1.20	0.45	0.54	SHALLOW CON. UNPAVED	930	-	0.0270	2.7	5.8	1.00	50-YR	6.87	3.71	
OFF-SITE	0.00	0.45	0.00	CONCENTRATED	0	-	0.0080	1.4	0.0	1.00	25-YR	6.16	3.32	
				TOTAL					16.4	1.00	10-YR	5.27	2.85	
										1.00	5-YR	4.65	2.51	
										1.00	2-YR	3.73	2.01	
										1.00	1-YR	3.15	1.70	
										1.25	ISWM	100 -YR	7.61	5.14
										1.10	ISWM	25-YR	6.16	3.66
										1.00	ISWM	10-YR	5.27	2.85
										1.00	ISWM	2-YR	3.73	2.01
PROPOSED FLOW TO EVELYN DITCH FLOWING WEST														
E & F	5.22		2.35	SHEET FLOW	50	0.2400	0.0100	-	10.6	1.00	15.0	100 -YR	7.91	18.59
SF	5.22	0.45	2.35	SHALLOW CON. PAVED	0	-	0.0250	3.2	0.0	1.00	MIN	50-YR	7.14	16.78
OFF-SITE	0.00	0.45	0.00	SHALLOW CON. UNPAVED	480	-	0.0420	3.3	2.4	1.00	25-YR	6.41	15.05	
				TOTAL						1.00	10-YR	5.50	12.91	
										1.00	5-YR	4.85	11.39	
										1.00	2-YR	3.90	9.16	
										1.00	1-YR	3.31	7.77	
										1.25	ISWM	100 -YR	7.91	23.23
										1.10	ISWM	25-YR	6.41	16.56
										1.00	ISWM	10-YR	5.50	12.91
										1.00	ISWM	2-YR	3.90	9.16
PROPOSED FLOW TO CULVERT IN EVELYN THROUGH PONDS														
G	46.29		21.13	SHEET FLOW	50	0.2400	0.0100	-	10.6	1.00	19.7	100 -YR	7.01	148.20
SF	34.91	0.45	15.71	SHALLOW CON. UNPAVED	255	-	0.0100	1.6	2.6	1.00	50-YR	6.32	133.59	
OFF-SITE	10.83	0.45	4.87	TRAP	870	-	0.0050	3.0	8.0	1.00	25-YR	5.64	119.29	
POND	0.55	1.00	0.55	PIPE FLOW	390	-	8.00	0.8	8.00	1.00	10-YR	4.83	102.04	
				TRAP	300	-	0.0026	6.00	0.8	1.00	5-YR	4.25	89.80	
				TOTAL					20	1.00	2-YR	3.38	71.43	
					1865					1.00	1-YR	2.84	60.03	
										1.25	ISWM	100 -YR	7.01	185.25
										1.10	ISWM	25-YR	5.64	131.22
										1.00	ISWM	10-YR	4.83	102.04
										1.00	ISWM	2-YR	3.38	71.43
TOTAL ON-SITE	101.01													
TOTAL OFF-SITE	29.33													
TOTAL AREA	130.34													

alpha = OUTFALL



Owner:
Westcreek 407, LLC
PO Box 93808
Southlake, TX 76092

SURVEYOR:
KAZ Surveying, Inc
1720 Westminster St
Denton, TX 76205
(940) 382-3446
www.kazsurveying.com

ENGINEER:
Greg Edwards Engineering Services, Inc.
1621 Amanda Court
Ponder, TX 76259
(940) 482 - 2907
office@gees.us
www.gees.us

DATE:
03 DEC 2020

REVISION:	DATE:



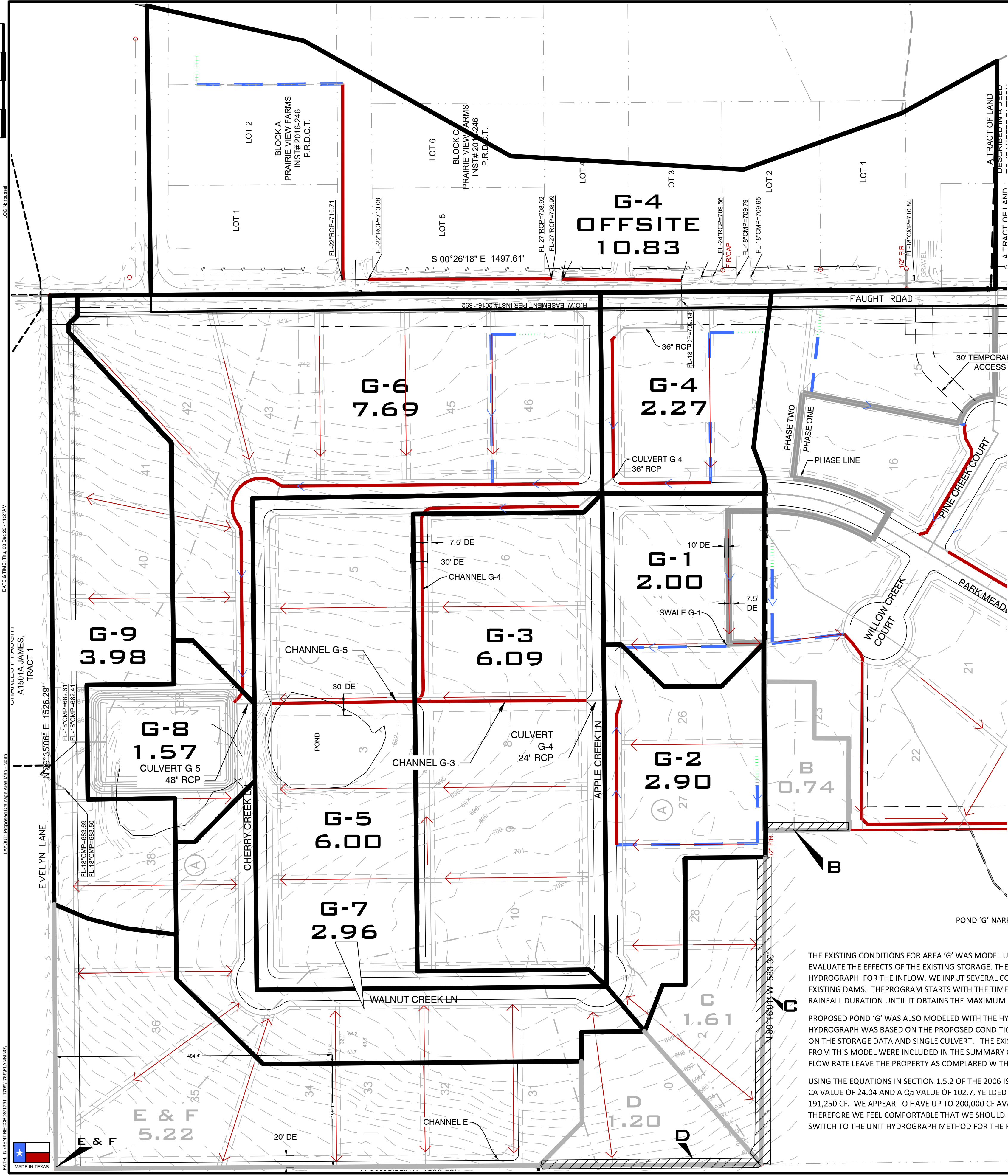
GREG EDWARDS ENGINEERING SERVICES, INC.
GREG EDWARDS, P.E.
1621 AMANDA CT., PONDER, TX 76259
P.940.482.2907 F.940.482.6214
FIRM REGISTRATION # F-004550
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AND IS NOT TO BE USED FOR CONSTRUCTION
THIS PLAN PREPARED BY
GREG EDWARDS, P.E. #4990
12/23/2020
DATE

Proposed Drainage Area Map
Creek Meadows West
Contact: Eric Broadway
P.O. Box 93808, South Lake Tx, 76092

Designed: GKE
Drawn: rlb
Checked: GKE

JOB NUMBER
1786
07
OF
12



- LEGEND
- PROPOSES FLOW PATH
 - PROPOSED SHALLOW FLOW PATH
 - PROPOSED SHEET FLOW
 - PROPOSED DITCH FLOW
 - PROPOSED FLOW DIRECTION ARROW
 - DE = DRAINAGE EASEMENT

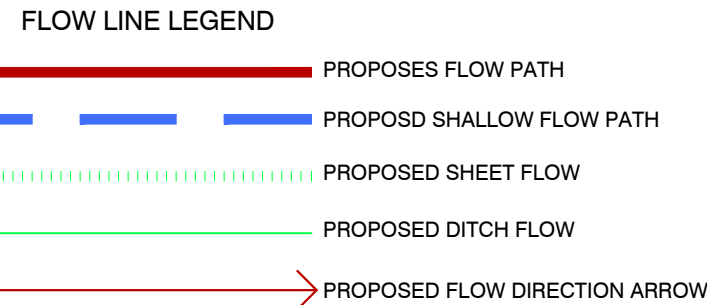
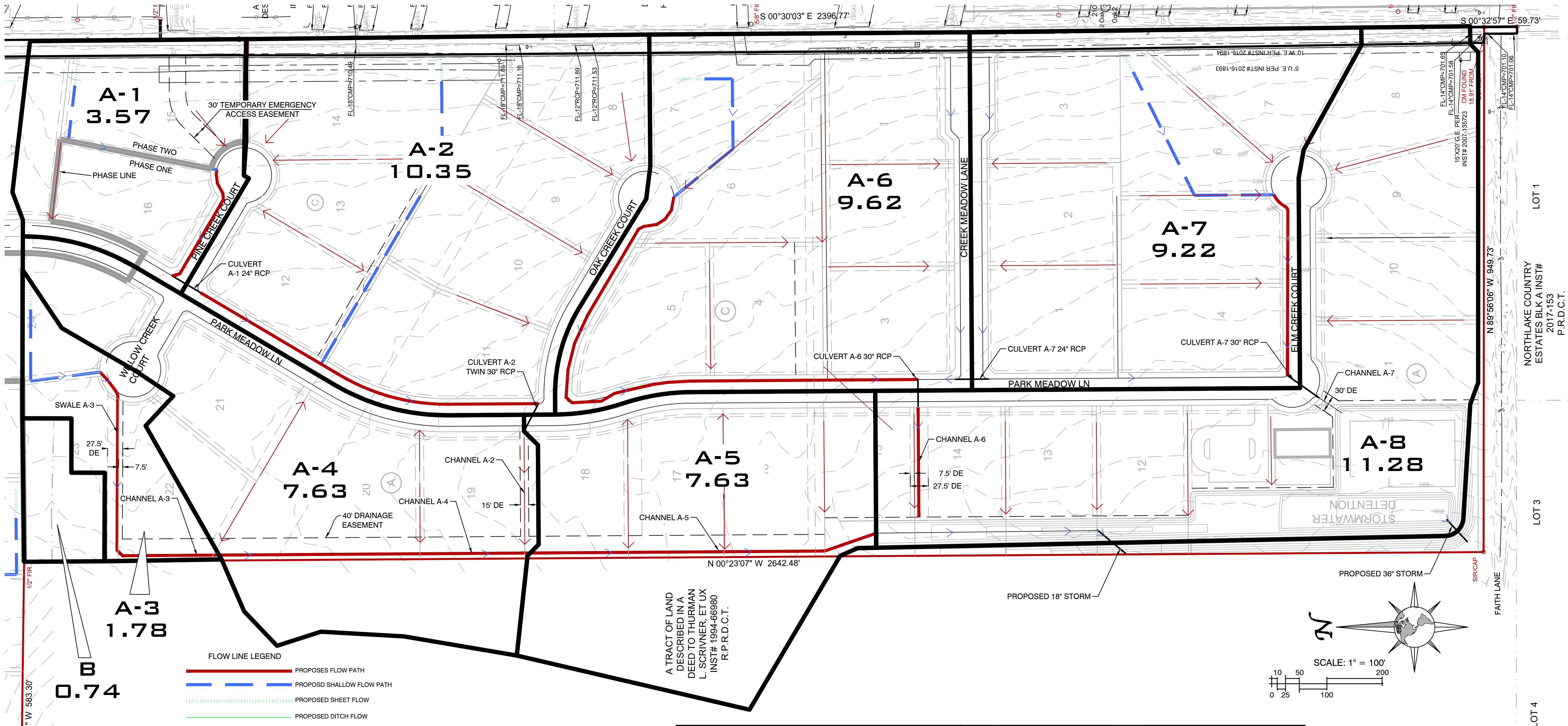
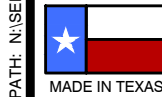
CREEK MEADOWS WEST CHANNEL COMPS													
d (ft)	BOTTOM WIDTH	SIDE SLOPE	AREA	PERIMETER	R	R ² /3	n	S	V	DESIGN STORM	Q	TOP WIDTH	COMMENTS
TAILWATER CULVERT A-1' Q100 = 15.6 cfs													
1.29	0	4	6.7	10.64	0.6287	0.7314	0.0330	0.0050	2.3	100-YR	15.6	10.3	
1.30	0	4	6.8	10.72	0.6306	0.7363	0.0330	0.0050	2.3	100-YR	15.8	10.4	100-YR
2.0	0	4	16.0	16.49	0.9701	0.9800	0.0330	0.0050	3.1	100-YR	49.9	16.0	CAPACITY
TAILWATER CULVERT A-2' Q100 = 46.1 cfs													
1.51	4	4	16.2	16.45	0.9215	0.9470	0.0330	0.0050	3.0	100-YR	45.7	16.1	
1.52	4	4	16.3	16.53	0.9287	0.9505	0.0330	0.0050	3.0	100-YR	46.4	16.2	100-YR
2.5	4	4	35.0	24.82	1.4219	1.2345	0.0330	0.0050	4.0	100-YR	140.9	24.0	CAPACITY
SHALLOW SWALES, UP TO 10 cfs													
1.09	0	4	4.8	8.99	0.5287	0.6539	0.0330	0.0050	2.1	100-YR	9.9	8.7	
1.10	0	4	4.8	9.07	0.5338	0.6578	0.0330	0.0050	2.1	100-YR	10.1	8.8	100-YR
2.0	0	4	16.0	16.49	0.9701	0.9800	0.0330	0.0050	3.1	100-YR	49.9	16.0	CAPACITY
CHANNEL SECTION A-4' Q100 = 34 cfs													
1.73	0	4	13.0	14.27	0.8362	0.8897	0.0330	0.0050	2.8	100-YR	33.9	13.8	
1.74	0	4	12.1	14.35	0.8440	0.8931	0.0330	0.0050	2.8	100-YR	34.4	13.9	100-YR
2.5	0	4	25.0	20.62	1.2127	1.1372	0.0330	0.0050	3.6	100-YR	90.5	20.0	CAPACITY
CHANNEL SECTION A-5' Q100 = 110.6 cfs													
2.06	6	4	29.3	22.99	1.2761	1.1765	0.0330	0.0050	3.7	100-YR	109.9	22.5	
2.07	6	4	28.6	23.07	1.2813	1.1797	0.0330	0.0050	3.8	100-YR	111.0	22.6	100-YR
3.0	6	4	54.0	30.74	1.7987	1.4950	0.0330	0.0050	4.6	100-YR	250.0	30.0	CAPACITY
TAILWATER TO CULVERT A-6' Q100 = 38.2 cfs													
1.80	0	4	13.0	14.84	0.8731	0.9135	0.0330	0.0050	2.9	100-YR	37.7	14.4	
1.81	0	4	13.1	14.93	0.8790	0.9169	0.0330	0.0050	2.9	100-YR	38.3	14.5	100-YR
2.8	0	4	31.4	23.09	1.3582	1.2264	0.0330	0.0050	3.9	100-YR	122.5	22.4	CAPACITY
TAILWATER FOR CULVERT A-7' Q100 = 41 cfs													
1.85	0	4	13.7	15.28	0.8874	0.9304	0.0330	0.0050	3.0	100-YR	40.6	14.8	
1.86	0	4	13.8	15.34	0.9022	0.9337	0.0330	0.0050	3.0	100-YR	41.1	14.9	100-YR
2.9	0	4	33.6	23.91	1.4067	1.2555	0.0330	0.0050	4.0	100-YR	134.5	23.2	CAPACITY
TAILWATER CULVERT G-2' Q100 = 12.7 cfs													
0.91	0	4	3.3	7.50	0.4414	0.5797	0.0330	0.0020	3.7	100-YR	12.2	7.3	
0.92	0	4	3.4	7.59	0.4463	0.5840	0.0330	0.0020	3.7	100-YR	12.6	7.4	100-YR
2.0	0	4	16.0	16.49	0.9701	0.9800	0.0330	0.0020	6.2	100-YR	99.9	16.0	CAPACITY
TAILWATER CULVERT G-4' Q100 = 57.16 cfs													
1.84	0	4	13.5	15.17	0.8656	0.9270	0.0330	0.0100	4.2	100-YR	56.5	14.7	
1.85	0	4	13.7	15.28	0.8874	0.9304	0.0330	0.0100	4.2	100-YR	57.4	14.8	100-YR
2.5	0	4	25.0	20.62	1.2127	1.1372	0.0330	0.0100	5.1	100-YR	128.0	20.0	CAPACITY
CHANNEL SECTION G-4' Q100 = 96.3 cfs													
2.24	0	4	20.1	18.47	1.0868	1.0669	0.0330	0.0100	4.8	100-YR	95.5	17.9	
2.25	0	4	20.3	18.55	1.0914	1.0601	0.0330	0.0100	4.8	100-YR	96.7	18.0	100-YR
3.0	0	4	36.0	24.74	1.4552	1.2842	0.0330	0.0100	5.8	100-YR	258.2	24.0	CAPACITY
TAILWATER CULVERT G-5' Q100 = 120.4 cfs													
2.43	0	4	23.6	20.04	1.1787	1.1159	0.0330	0.0100	6.0	100-YR	118.7	19.4	
2.44	0	4	23.8	20.12	1.1838	1.1186	0.0330	0.0100	6.0	100-YR	119.0	19.5	100-YR
3.5	0	4	49.0	28.86	1.6977	1.4232	0.0330	0.0100	6.4	100-YR	314.0	28.0	CAPACITY
CHANNEL SECTION E' Q100 = 16.6 cfs													
1.01	0	4	4.1	8.33	0.4899	0.6216	0.0330	0.0020	4.0	100-YR	16.1	8.1	
1.02	0	4	4.2	8.41	0.4848	0.6255	0.0330	0.0020	4.0	100-YR	16.6	8.2	100-YR
1.5	0	4	9.0	12.37	0.7276	0.8090	0.0330	0.0020	5.2	100-YR	46.4	12.0	CAPACITY

CREEK MEADOWS WEST PROPOSED AND ULTIMATE RUNOFF COMPUTATIONS INITIAL INLET AND COMBINED FLOWS														
DRAINAGE AREA DESIGNATION	AREA IN ACRES	C	C X A	FLOW TYPE	TRAVEL TIME COMPUTATION					C _f	TIME OF CONC (min)	STORM FREQ.	INTEN- SITY (in/hr)	DESIGN DIS- CHARGE (cfs)
					L	n	S	V (ft/s)	T					
PEAK FLOW FROM SWALE G-1														
G-1	2.00	0.45	0.90	SHEET FLOW	50	0.2400	0.0100	-	10.6	1.25	15.0	100-YR	7.91	8.90
SF	2.00	0.45	0.90	SHALLOW CON. UNPAVED	324	-	0.0100	1.6	3.3					
OFF-SITE	0.00	0.45	0.00	TRAP	160	-	0.0060	3.0	0.9					
TOTAL									14.79					
PEAK FLOW FROM AREA G-2														
G-2	2.90	0.45	1.31	SHEET FLOW	50	0.2400	0.0100	-	10.6	1.25	15.5	100-YR	7.79	12.71
SF	2.90	0.45	1.31	SHALLOW CON. UNPAVED	348	-	0.0100	1.6	3.6					
OFF-SITE	0.00	0.45	0.00	TRAP	290	-	0.0050	3.0	1.4					
TOTAL									15.54					
PEAK FLOW TO CULVERT G-2														
G-1 & 2	4.90	0.45	2.21	SHEET FLOW	50	0.2400	0.0100	-	10.6	1.25	15.5	100-YR	7.79	21.48
SF	4.90	0.45	2.21	SHALLOW CON. UNPAVED	348	-	0.0100	1.6	3.6					
OFF-SITE	0.00	0.45	0.00	TRAP	290	-	0.0050	3.0	1.4					
TOTAL									15.54					
PEAK FLOW FROM AREA G-3														
G-3	6.09	0.45	2.74	SHEET FLOW	50	0.2400	0.0100	-	10.6	1.25	15.0	100-YR	7.91	27.10
SF	6.09	0.45	2.74	SHALLOW CON. UNPAVED	348	-	0.0100	1.6	3.6					
OFF-SITE	0.00	0.45	0.00	TRAP	160	-	0.0060	3.0	0.9					
TOTAL									14.79					
PEAK FLOW FROM SWALE G-3														
G-1 THROUGH 3	10.99	0.45	4.95	SHEET FLOW	50	0.2400	0.0100	-	10.6	1.25	17.8	100-YR	7.35	45.42
SF	10.99	0.45	4.95	SHALLOW CON. UNPAVED	348	-	0.0100	1.6	3.6					
OFF-SITE	0.00	0.45	0.00	TRAP	683	-	0.0050	3.0	3.6					
TOTAL									17.78					
PEAK FLOW TO CULVERT G-4														
G-4	13.10	0.45	5.90	SHEET FLOW	50	0.1500	0.0100	-	7.2	1.25	15.0	100-YR	7.91	58.30
SF	2.27	0.45	1.02	SHALLOW CON. UNPAVED	295	-	0.0100	1.6	2.6					
OFF-SITE	10.83	0.45	4.87	TRAP	970	-	0.0050	3.0	4.8					
TOTAL									14.71					
PEAK FLOW TO CHANNEL G-4														
G-1 THROUGH 4	24.09	0.45	10.84	SHEET FLOW	50	0.2400	0.0100	-	10.6	1.25	19.1	100-YR	7.11	96.39
SF	13.26	0.45	5.97	SHALLOW CON. UNPAVED	342	-	0.0100	1.6	3.5					
OFF-SITE	10.83	0.45	4.87	TRAP	958	-	0.0050	3.0	5.0					
TOTAL									19.08					
PEAK FLOW TO CULVERT G-5														
G-5	6.00	0.45	2.70	SHEET FLOW	50	0.2400	0.0100	-	10.6	1.25	15.0	100-YR	7.91	26.70
SF	6.00	0.45	2.70	SHALLOW CON. UNPAVED	305	-	0.0100	1.6	3.2					
OFF-SITE	0.00	0.45	0.00	TRAP	160	-	0.0060	3.0	0.9					
TOTAL									14.99					
PEAK FLOW TO CHANNEL G-5														
G-1 THROUGH 5	30.09	0.45	13.54	SHEET FLOW	50	0.2400	0.0100	-	10.6	1.25	21.0	100-YR	6.80	115.01
SF	19.26	0.45	8.67	SHALLOW CON. UNPAVED	342	-	0.0100	1.6	3.5					
OFF-SITE	10.83	0.45	4.87	TRAP	958	-	0.0050	3.0	5.0					
TOTAL									14.99					
PEAK FLOW FROM AREA G-6														
G-6	7.69	0.45	3.46	SHEET FLOW	50	0.2400	0.0100	-	10.6	1.25	15.1	100-YR	7.89	34.13
SF	7.69	0.45	3.46	SHALLOW CON. UNPAVED	358	-	0.0100	1.6	3.2					
OFF-SITE	0.00	0.45	0.00	TRAP	290	-	0.0050	3.0	1.4					
TOTAL									15.09					
PEAK FLOW TO CULVERT G-7														
G-7	2.96	0.45	1.33	SHEET FLOW	50	0.2400	0.0100	-	10.6	1.25	15.0	100-YR	7.91	13.17
SF	2.96	0.45	1.33	SHALLOW CON. UNPAVED	342	-	0.0100	1.6	3.3					
OFF-SITE	0.00	0.45	0.00	TRAP	290	-	0.0050	3.0	1.4					
TOTAL									15.09					
PEAK FLOW TO CULVERT G-8														
G-8	1.57	0.45	0.90	SHEET FLOW	50	0.2400	0.0100	-	10.6	1.25	15.0	100-YR	7.91	8.89
SF	1.02	0.45	0.46	SHALLOW CON. UNPAVED	242	-	0.0100	1.6	1.4					
POND	0.55	0.80	0.44	PIPE FLOW	300	-	0.0050	6.0	0.8					
TOTAL									20.72					
PEAK FLOW TO POND 'G'														
G-1 THRU 8	42.31	0.45	19.23	SHEET FLOW	50	0.2400	0.0100	-	10.6	1.25	20.7	100-YR	6.84	164.46
SF	30.93	0.45	13.92	SHALLOW CON. UNPAVED	342	-	0.0100	1.6	3.5					
OFF-SITE	10.83	0.45	4.87	TRAP	958	-	0.0050	3.0	5.0					
POND	0.55	0.80	0.44	PIPE FLOW	300	-	0.0050	6.0	0.8					
TOTAL									20.72					
PEAK FLOW FROM AREA G-9														
G-9	3.98	0.45	1.79	SHEET FLOW	50	0.2400	0.0100	-	10.6	1.25	15.0	100-YR	7.91	17.71
SF	3.98	0.45	1.79	SHALLOW CON. UNPAVED	342	-	0.0100	1.6	3.3					
OFF-SITE	0.00	0.45	0.00	TRAP	160	-	0.0060	3.0	0.9					
TOTAL									14.79					

DATE & TIME Thu 03 Dec 20 - 11:27AM

LAYOUT: Proposed Drainage Area Map - South

PATH: N:\SWI\RECORDS\751_1756\1756P\LANING\DWG\FRSL\PRELIMINARY PLAT.dwg



CREAK MEADOWS WEST														
PROPOSED AND ULTIMATE RUNOFF COMPUTATIONS														
INITIAL INLET AND COMBINED FLOWS														
DRAINAGE AREA DESIGNATION	AREA IN ACRES	C'	C X A'	FLOW TYPE	TRAVEL TIME COMPUTATION					Ct	TIME OF CONC. (min)	STORM FREQ.	INTEN- SITY (in/hr)	DESIGN DIS- CHARGE (cfs)
					L	n	S	V (fps)	T					
	PEAK FLOW TO CULVERT A-1													
A-1	3.57		1.61	SHEET FLOW	50	0.2400	0.0100	-	10.6	1.25	15.7	100 - YR	7.77	15.59
SF	3.57	0.45	1.61	SHALLOW CON. UNPAVED	374	-	0.0100	1.6	3.9					
OFF-SITE	0.00	0.45	0.00	TRAP	226	-	0.0100	3.0	1.3					
				TOTAL					15.67					
	PEAK FLOW FROM AREA A-2													
A-2	10.35		4.66	SHEET FLOW	50	0.2400	0.0200	-	8.0	1.25	15.0	100 - YR	7.91	46.06
SF	10.35	0.45	4.66	SHALLOW CON. UNPAVED	348	-	0.0100	1.6	3.6					
OFF-SITE	0.00	0.45	0.00	TRAP	250	-	0.0050	3.0	1.4					
				TOTAL					12.98					
	PEAK FLOW TO CULVERT A -2													
A - 1 & 2	13.92		6.26	SHEET FLOW	50	0.2400	0.0100	-	10.6	1.25	19.4	100 - YR	7.07	55.33
SF	13.92	0.45	6.26	SHALLOW CON. UNPAVED	374	-	0.0100	1.6	3.9					
OFF-SITE	0.00	0.45	0.00	TRAP	888	-	0.0100	3.0	4.9					
				PIPE	60			8.00	0.1					
				TOTAL			A-5		19.35					
	PEAK FLOW TO SWALE A-3													
A - 3	1.78		0.80	SHEET FLOW	50	0.2400	0.0100	-	10.6	1.25	16.1	100 - YR	7.68	7.69
SF	1.78	0.45	0.80	SHALLOW CON. UNPAVED	256	-	0.0100	1.6	2.6					
OFF-SITE	0.00	0.45	0.00	TRAP	522	-	0.0100	3.0	2.9					
				TOTAL					16.09					
	PEAK FLOW FROM AREA A-4													
A-4	7.63		3.43	SHEET FLOW	50	0.2400	0.0100	-	10.6	1.25	15.0	100 - YR	7.91	33.96
SF	5.90	0.45	2.66	SHALLOW CON. UNPAVED	522	-	0.0100	3.0	2.9					
OFF-SITE	1.73	0.45	0.78	TRAP	1075	-	0.0100	3.0	6.0					
				TOTAL					19.16					
	PEAK FLOW CHANNEL A-4													
A - 3 & 4	9.41		4.23	SHEET FLOW	50	0.2400	0.0100	-	10.6	1.25	19.2	100 - YR	7.10	37.58
SF	7.68	0.45	3.46	SHALLOW CON. UNPAVED	255	-	0.0100	1.6	2.6					
OFF-SITE	1.73	0.45	0.78	TRAP	1075	-	0.0100	3.0	6.0					
				TOTAL					19.16					

DRAINAGE AREA DESIGNATION		AREA IN ACRES	C'	C X A'	FLOW TYPE	TRAVEL TIME COMPUTATION					Ct	TIME OF CONC. (min)	STORM FREQ.	INTEN- SITY (in/hr)	DESIGN DIS- CHARGE (cfs)
						L	n	S	V (fps)	T					
PEAK FLOW FROM AREA A-5															
A-5	6.74		3.03								1.25	15.0	100 - YR	7.91	30.00
SF	4.17	0.45	1.88									MIN			
OFF-SITE	2.57	0.45	1.16												
PEAK FLOW TO CHANNEL A-5															
A - 1 THRU 5	30.07		13.53	SHEET FLOW	50	0.2400	0.0100	-	10.6	1.25	22.7	100 - YR	6.54	110.62	
SF	25.77	0.45	11.60	SHALLOW CON. UNPAVED	255	-	0.0100	1.6	2.6						
OFF-SITE	4.30	0.45	1.94	TRAP	1717	-	0.0100	3.0	9.5						
				TOTAL						22.73					
PEAK FLOW TO CULVERT A-6															
A-6	9.62		4.33	SHEET FLOW	50	0.2400	0.0100	-	10.6	1.25	19.4	100 - YR	7.06	38.18	
SF	9.62	0.45	4.33	SHALLOW CON. UNPAVED	315	-	0.0130	1.8	2.9						
OFF-SITE	0.00	0.45	0.00	TRAP	1080	-	0.0100	3.0	6.0						
				TOTAL						19.41					
PEAK FLOW TO CULVERT A-7															
A-7	9.22		4.15	SHEET FLOW	50	0.2400	0.0200	-	8.0	1.25	15.0	100 - YR	7.91	41.03	
SF	9.22	0.45	4.15	SHALLOW CON. UNPAVED	315	-	0.0130	1.8	2.9			MIN			
POND	0.00	0.80	0.00	TRAP	337	-	0.0100	3.0	1.9						
				TOTAL						12.73					
PEAK FLOW FROM AREA A-8															
A-8	11.28		5.08							1.25	15.0	100 - YR	7.91	50.20	
SF	11.28	0.45	5.08									MIN			
OFF-SITE	0.00	0.45	0.00												
PEAK FLOW TO POND 'A'															
A - 1 THRU 8	60.19		27.09	SHEET FLOW	50	0.2400	0.0100	-	10.6	1.25	22.7	100 - YR	6.54	221.42	
SF	55.89	0.45	25.15	SHALLOW CON. UNPAVED	255	-	0.0100	1.6	2.6						
OFF-SITE	4.30	0.45	1.94	TRAP	1717	-	0.0100	3.0	9.5						
				TOTAL						22.73					

POND 'A' NARRATIVE

POND 'A' WAS MODELED WITH THE HYDROCAD PROGRAM USING THE A MODIFIED RATIONAL METHOD HYDROGRAPH FOR THE INFLOW CONDITION WITH OUTFLOW MODELED BY THE PROGRAM FOR THE ORIFICES AT THE TWO LOW POINTS IN THE POND. ADDITIONAL WEIRS WERE MODELED, BUT WE DID NOT APPEAR TO REACH THE REQUIRED ELEVATION FOR THE PROGRAM TO RECORD FLOW. THE PROPOSED AND ULTIMATE FLOWS FROM THIS MODEL WERE INCLUDED IN THE SUMMARY OF FLOWS SHOWING A DECREASE IN PEAK FLOW RATE LEAVING THE PROPERTY AS COMPARED WITH THE PRE-DEVELOPED CONDITION.

USING THE EQUATIONS IN SECTION 1.5.2 OF THE 2006 ISWM MANUAL, WE HAD A DEVELOPED AND A CA VALUE OF 33.86 AND A Qa VALUE OF 185.4, YEILDED A Vpreliminary = 68,400 AND A Vmax = 129,600 CF. WE APPEAR TO HAVE UP TO 380,000 CF AVAILABLE WITH SIGNIFICANT REDUCTION OF FLOW, THEREFORE WE FEEL COMFORTABLE THAT WE SHOULD HAVE SOME ADDITIONAL FLEXIBILITY WHEN WE SWITCH TO THE UNIT HYDROGRAPH METHOD FOR THE FINAL DESIGN.

DATE:
03 DEC 2020

REVISION:

DESIGNED: GKE

DRAWN: rlb

CHECKED: GKE

JOB NUMBER
1786

09
OF
12

Greg Edwards Engineering Services, Inc.

Greg Edwards, P.E.
1621 Amanda Ct., Ponder, TX 76299
P. 940.482.2807 F. 940.482.6214
FIRM REGISTRATION # F-04650

1621 Amanda Ct., Ponder, TX 76299
P. 940.482.2807 F. 940.482.6214
FIRM REGISTRATION # F-04650

MADE IN TEXAS

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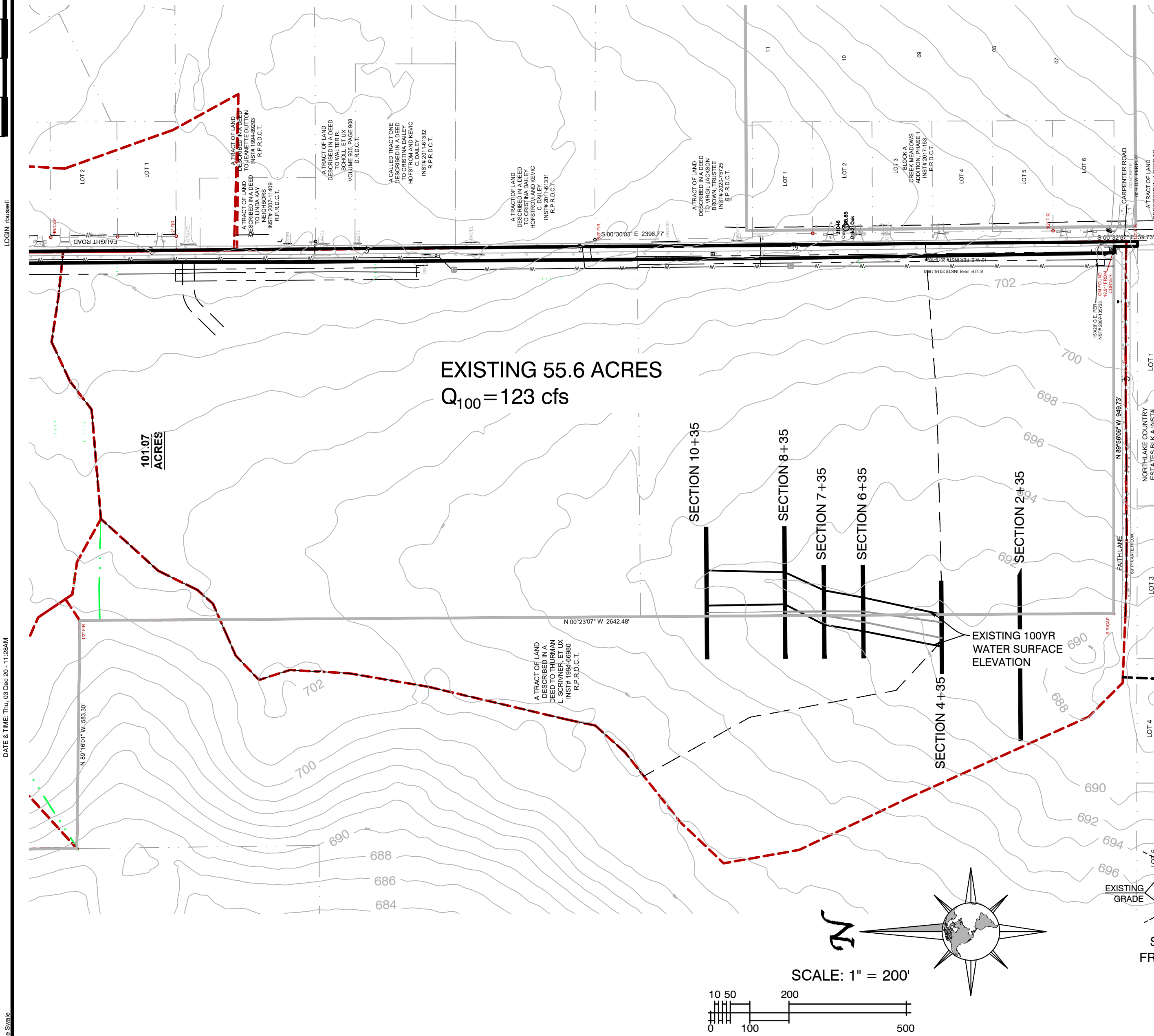
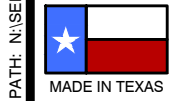
THIS PLAN PREPARED BY
GREG EDWARDS, P.E. #49901
DATE 12/23/2020

Proposed Drainage Area Map - South

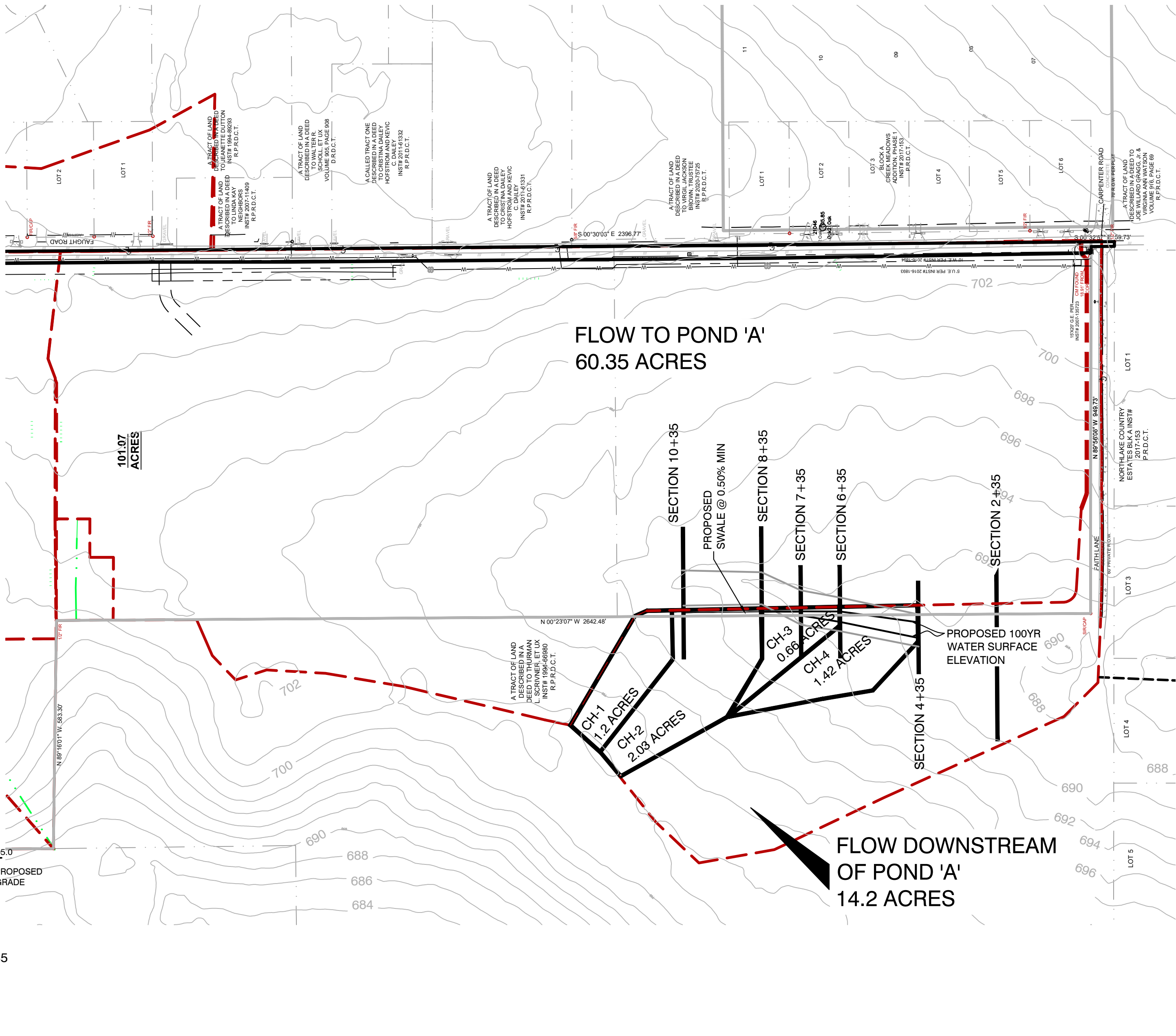
Creek Meadows West

Contact: Eric Broadway
P.O. Box 33808, South Lake Tx, 76092

DATE & TIME: Thu, 03 Dec 20 - 11:29AM
LAYOUT: West Property Line Swale
PATH: N:\SWM\RECORDS\751_17561769P\PLANING\



SWALE SECTION
FROM 10+35 - 6+35



NARRATIVE

THE EXISTING CONDITONS MAP SHOW THE APPROX 55.6 ACRE DRAINAGE BASIN THAT DRAINS INTO THE EXISTING CHANNEL ALONG THE WEST PROPERTY LINE. USING A RUN-OFF COEFFICIENT OF 0.3 THIS YIELDS A MINIMUM OF APPROXIMATELY 123 cfs IN THE EXISTING CHANNEL FOR THE 100-YR (Q100= 1.25 * CIA) STORM. THE ATTACHED HEC-RAS SUMMARY SHOWS THE PROPOSED WATER SURFACE ELEVATIONS, WHICH INDICATE THAT THE LIMITS OF INUNDATION FROM THIS STORM APPEAR TO STAY CONCENTRATION ON THE SUBJECT PROPERTY, AND BEGIN TO SPILL OVER TO THE ADJACENT PROPERTY UPSTREAM OF SECTION 7+35.

WITH THE PROPOSED CONSTRUCTION, WE WILL CREATE A SMALL SWALE BETWEEN THE PROPERTY LINE AND THE DETENTION BERM WHICH WILL KEEP THE MAJOR PORTION OF THE ON-SITE FLOWS WITHIN THE PROPOSED DEVELOPMENT SITE. THE ATTACHED RUN-OFF COMPUTATIONS TABULATE THESE REDUCED FLOWS AT THE VARIOUS SECTIONS. WE ADDED ABOUT 10cfs TO THE COMPUTED FLOWS DOWNSTREAM OF SECTION 6+35 TO ACCOUNT FOR THE SECONDARY DISCHARGE BACK INTO THE EXISTING CHANNEL SO THAT WE ARE NOT ELIMINATING THE NATURAL FLOW. THE ATTACHED HEC-RAS SUMMARY INDICATES THAT THE PROPOSED SWALE HAS CAPACITY TO CONTAIN THE REDUCED FLOWS FROM THE ADJACENT PROPERTY OF THE PROPOSED DEVELOPMENT TRACT FROM SECTION 10+35 THROUGH 7+35. DOWNSTREAM OF SECTION 7+35 THE REDUCED FLOWS WILL START SPILLING ONTO THE ADJACENT PROPERTY, BUT WATER SURFACE ELEVATIONS SHOW TO BE REDUCED.

SECTION 4

35 WAS A REPEATED SECTION TRANSLATED DOWNSTREAM BASED ON THE CHANNEL SLOPE. SECTION 2+35 WAS INTERPOLATED FROM THE DENTON COUNTY AREAL TOPOGRAPHIC INFORMATION WHICH APPEARS TO BE A GOOD MATCH WITH OUR ON-SITE TOPO. ABOUT 10 cfs WAS ADDED TO FLOWS FROM THE INTIRE OFF-SITE POTION OF AREA TO ESTIMATE THE FLOW AT SECTION 2+35.

HEC-RAS Plan: Plan 02 River: CMW Reach: SOUTH													
Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude #	Chl
SOUTH	1035	100 yr	123.00	693.17	694.07	694.00	694.24	0.011606	3.43	40.84	90.62	0.75	
SOUTH	1035	25 yr	86.00	693.17	693.94	693.88	694.09	0.012982	3.13	30.00	77.72	0.78	
SOUTH	1035	10 yr	67.00	693.17	693.86	693.81	693.99	0.014354	2.94	24.14	69.73	0.78	
SOUTH	1035	2 yr	46.00	693.17	693.76	693.72	693.87	0.018629	2.68	17.03	59.57	0.81	
SOUTH	835	100 yr	123.00	691.28	692.55	692.66	0.005640	2.76	49.56	81.23	90.62	0.54	
SOUTH	835	25 yr	86.00	691.28	692.40	692.48	0.005391	2.44	38.24	68.57	88.74	0.52	
SOUTH	835	10 yr	67.00	691.28	692.30	692.38	0.005105	2.22	32.27	62.99	86.99	0.49	
SOUTH	835	2 yr	46.00	691.28	692.18	692.24	0.004702	1.92	25.06	55.51	84.26	0.46	
SOUTH	735	100 yr	123.00	690.96	691.84	691.97	0.008575	3.04	45.36	89.74	91.98	0.65	
SOUTH	735	25 yr	86.00	690.96	691.72	691.82	0.008619	2.66	35.03	78.45	88.74	0.63	
SOUTH	735	10 yr	67.00	690.96	691.64	691.73	0.008483	2.41	29.67	73.00	86.99	0.61	
SOUTH	735	2 yr	46.00	690.96	691.55	691.61	0.008754	2.12	22.81	65.34	84.26	0.60	
SOUTH	635	100 yr	123.00	689.77	691.08	691.22	0.008714	2.99	44.41	81.15	91.98	0.59	
SOUTH	635	25 yr	86.00	689.77	690.92	691.03	0.007316	2.68	32.80	63.45	88.74	0.59	
SOUTH	635	10 yr	67.00	689.77	690.82	690.92	0.007709	2.49	27.08	53.51	86.99	0.59	
SOUTH	635	2 yr	46.00	689.77	690.68	690.76	0.008260	2.28	20.15	44.26	84.26	0.60	
SOUTH	435	100 yr	123.00	688.63	690.04	689.72	0.004343	2.60	52.91	91.98	91.98	0.48	
SOUTH	435	25 yr	86.00	688.63	689.91	689.98	0.003907	2.21	41.47	77.05	88.74	0.45	
SOUTH	435	10 yr	67.00	688.63	689.81	689.87	0.003741	1.98	34.89	66.99	86.99	0.43	
SOUTH	435	2 yr	46.00	688.63	689.69	689.74	0.003444	1.68	27.62	54.26	84.26	0.40	
SOUTH	235	100 yr	123.00	688.20	689.06	688.86	0.006004	1.96	63.17	148.89	122.74	0.51	
SOUTH	235	25 yr	86.00	688.20	688.96	688.78	0.006010	1.73	49.72	130.50	114.05	0.49	
SOUTH	235	10 yr	67.00	688.20	688.89	688.72	0.006002	1.62	41.25	118.87	109.63	0.49	
SOUTH	235	2 yr	46.00	688.20	688.80	688.65	0.006003	1.48	31.11	103.23	103.23	0.47	

CREEK MEADOWS WEST RUNOFF COMPUTATIONS									
DRAINAGE AREA DESIGNATION	AREA IN ACRES	C'	C X A'	Cf	TIME OF CONC. (min)	STORM FREQ.	INTEN- SITY (in/hr)	DESIGN DIS- CHARGE (cfs)	
FLOW TO SECTION 10+35									
CH -1	1.02	0.45	0.46	1.25	15.0	100 - YR	7.91	4.54	
				1.10	ISWM	25-YR	6.41	3.24	
				1.00		10-YR	5.50	2.52	
				1.00		2-YR	3.90	1.79	
FLOW TO SECTION 8+35									
CH -1 & 2	3.05	0.45	1.37	1.25	15.0	100 - YR	7.91	13.57	
				1.10	ISWM	25-YR	6.41	9.68	
				1.00		10-YR	5.50	7.54	
				1.00		2-YR	3.90	5.35	
FLOW TO SECTION 6+35									
CH -1 THRU 3	3.71	0.45	1.67	1.25	15.0	100 - YR	7.91	16.51	
				1.10	ISWM	25-YR	6.41	11.77	
				1.00		10-YR	5.50	9.18	
				1.00		2-YR	3.90	6.51	
FLOW TO SECTION 4+35									
CH -1 THRU 4	5.13	0.45	2.31	1.25	15.0	100 - YR	7.91	22.83	
				1.10	ISWM	25-YR	6.41	16.27	
				1.00		10-YR	5.50	12.69	
				1.00		2-YR	3.90	9.00	

PROPOSED

HEC-RAS Plan: Plan 02 River: CMW Reach: SOUTH													
Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude #	Chl
SOUTH	1035	100 yr	5.00	693.32	694.24	694.28	0.002454	1.44	3.48	7.54	0.37		
SOUTH	1035	25 yr	3.00	693.32	694.10	694.12	0.002165	1.21	2.49	6.37	0.34		
SOUTH	1035	10 yr	3.00	693.32	694.06	694.09	0.002785	1.33	2.26	6.08	0.38		
SOUTH	1035	2 yr	2.00	693.32	693.95	693.98	0.002945	1.22	1.63	5.17	0.38		
SOUTH	835	100 yr	15.00	691.28	692.25	692.50	0.017942	4.00	3.75	7.76	1.02		
SOUTH	835	25 yr	10.00	691.28	692.10	692.31	0.018973	3.69	2.71	6.59	1.02		
SOUTH	835	10 yr	8.00	691.28	692.03	692.22	0.019515	3.53	2.27	6.03	1.02		
SOUTH	835	2 yr	5.00	691.28	691.90	692.06	0.020419	3.19	1.57	5.02	1.01		
SOUTH	735	100 yr	15.00	690.27	691.39	691.13	0.004084	2.26	7.20	17.76	0.51		
SOUTH	735	25 yr	10.00	690.27	691.30	691.01	0.002899	1.77	5.86	14.47	0.42		
SOUTH	735	10 yr	8.00	690.27	691.24	690.95	0.002645	1.60	5.07	12.13	0.40		
SOUTH	735	2 yr	5.00	690.27	691.18	690.83	0.001573	1.15	4.37	9.62	0.30		
SOUTH	635	100 yr	26.00	689.77	690.34	690.52	0.018823	3.44	7.57	21.07	1.01		
SOUTH	635	25 yr	22.00	689.77	690.29	690.46	0.019347	3.31	6.84	19.86	1.01		
SOUTH	635	10 yr	19.00	689.77	690.26	690.42	0.019230	3.18	5.98	18.94	1.00		
SOUTH	635	2 yr	17.00	689.77	690.23	690.38	0.020159	3.14	5.42	18.14	1.01		
SOUTH	435	100 yr	33.00	688.63	689.70	689.72	0.001756	1.20	27.71	54.39	0.28		
SOUTH	435	25 yr	27.00	688.63	689.63	689.65	0.001705	1.11	24.28	49.37	0.28		
SOUTH	435	10 yr	23.00	688.63	689.59	689.61	0.001571	1.03	22.33	46.59	0.26		
SOUTH	435	2 yr	19.00	688.63	689.51	689.53	0.001659	1.00	18.96	42.93	0.27		
SOUTH	235	100 yr	73.00	688.20	688.92	688.74	0.006004	1.66	43.99	122.74	0.49		
SOUTH	235	25 yr	60.00	688.20	688.87	688.70	0.006002	1.58	37.97	114.05	0.48		
SOUTH	235	10 yr	54.00	688.20	688.84	688.68	0.006003	1.54	35.09	109.63	0.48		
SOUTH	235	2 yr	41.00	688.20	688.78	688.63	0.006009	1.44	28.53	98.85	0.47		

DATE:
03 DEC 2020

REVISION:

GREG EDWARDS ENGINEERING SERVICES, INC.
GREG EDWARDS, P.E.
1621 AMANDA CT., PONDER, TX 76259
P.940.482.2907 F.940.482.6214 www.ges.us
FIRM REGISTRATION # F-004590

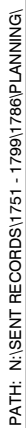
MADE IN TEXAS

****NOT FOR CONSTRUCTION****
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF
AND IS NOT TO BE USED FOR CONSTRUCTION
THIS PLAN PREPARED BY
GREG EDWARDS, P.E. #9909
GREG EDWARDS, P.E.
12/23/2020
DATE

West Property Line Swale
Creek Meadows West
Contact: Eric Broadway
P.O. Box 33808, South Lake Tx, 76092

DESIGNED: GKE
DRAWN: rlb
CHECKED: GKE

JOB NUMBER
1786
DWG: PRELIMINARY PLAT.dwg
10
OF
12



NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: DECEMBER 10, 2020

REF #: NORTHLAKE UNIFIED DEVELOPMENT CODE; THE PATHWAY TO
2040 NORTHLAKE COMPREHENSIVE PLAN UPDATE

SUBJECT: COMPREHENSIVE PLAN AMENDMENT AND ZONING CHANGE
REQUEST FOR 251-ACRE 6 MCFARM LLC TRACT



GOALS/OBJECTIVES:

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

COMPREHENSIVE PLAN AMENDMENT AND ZONING CHANGE REQUEST INFORMATION:

Site: Approximately 251 acres at 10677 Harmonson Road
(see maps on following page)

Applicant: Westgate Capital Group, LLC

Owner: 6 McFarm LLC

Current Zoning: Rural Residential (RR) – Single-family residential and agricultural uses on minimum lot size of 5 acres

Proposed Zoning: Industrial (I) – Industrial uses

Future Land Use Designation: Mixed Use Character Area – This area is a destination center/area. There may be mixed-use developments with limited residential, shopping centers, entertainment districts, public amenities and services, or professional office buildings. Low to mid-rise buildings would be appropriate.

Future Land Use Proposed: Business Park Character Area – Described generally as an employment center which may include hotels, distribution centers, corporate office campuses, educational facilities, technology centers, research facilities, retail, and restaurants. Limited manufacturing and warehouse uses may be allowed to support the employment centers.

Public Hearing: A public hearing is required prior to acting on a Comprehensive Plan amendment and zoning change request. Public hearing notices were mailed to Northlake property owners within 200 feet, published in the Denton Record Chronicle, and posted on the Town website. As of December 3, 2020, staff has received one written comment in favor of the request. No other comments have been received.

Staff Analysis:

Since the zoning change request does not conform to the future land use designation, the applicant has also requested a Comprehensive Plan amendment to change the future land use designation along with the zoning change. Although the proposed Industrial use does not match the future land use designation which was established before any major development occurred in this area, the proposed industrial development conforms with current uses and planned development activity in the vicinity.

If Council chooses to approve this Comprehensive Plan amendment, a review of the future land use designation in the broader area is recommended to better match existing uses, planned developments in the area, and potential for similar industrial development in much of the area north of the Speedway which is in the ETJ and not subject to zoning land use controls. The Comprehensive Plan amendment and zoning change application is acceptable for consideration. A draft ordinance to adopt the Comprehensive Plan amendment and zoning change is attached.

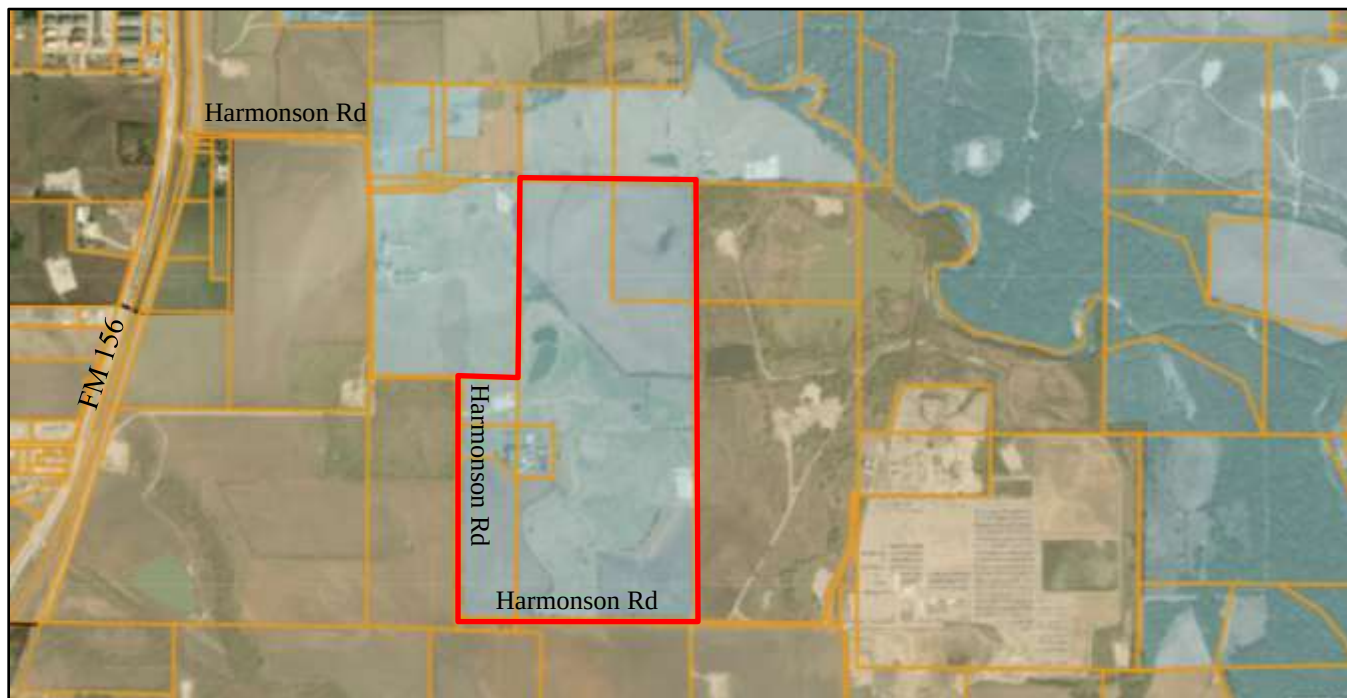
COUNCIL ACTIONS:

- Hold public hearing
- Approve, approve with conditions, or deny Comprehensive Plan amendment and zoning change request

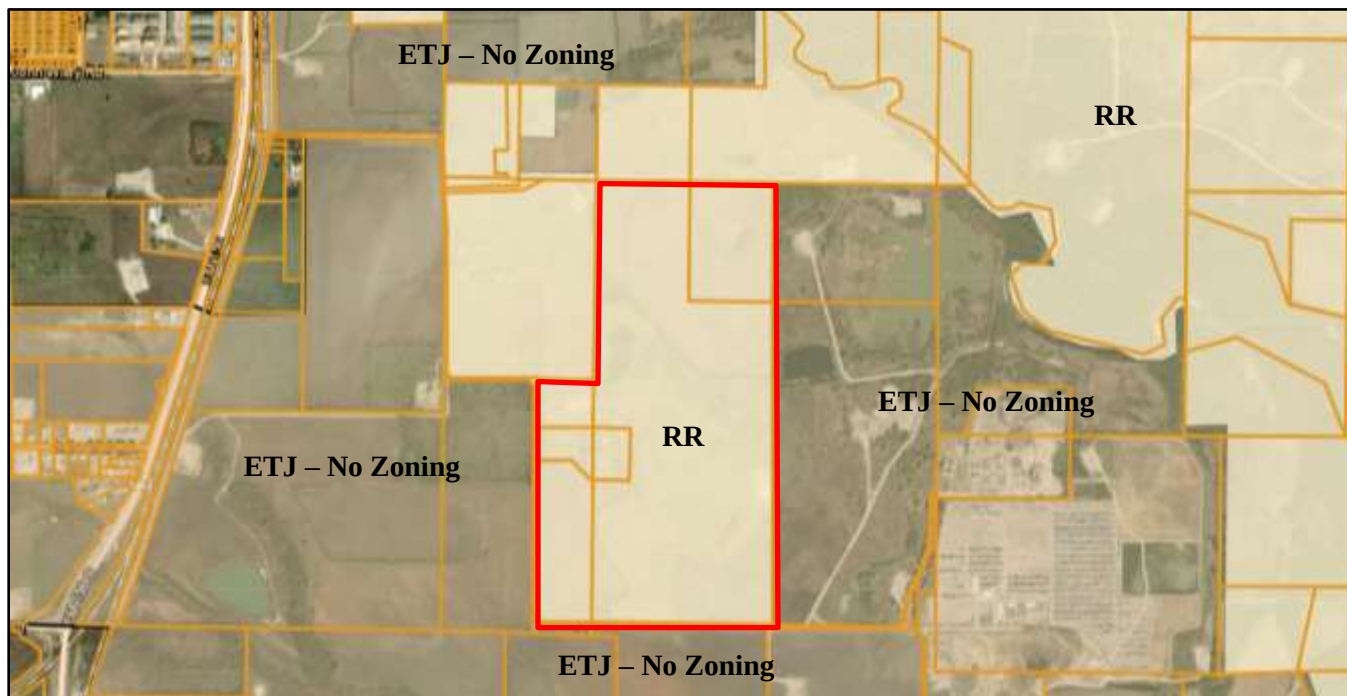
ATTACHMENTS:

- Public hearing response form
- Letter of intent from applicant
- Concept plan for potential development of property after zoning change
- Ordinance to approve Comprehensive Plan amendment and zoning change

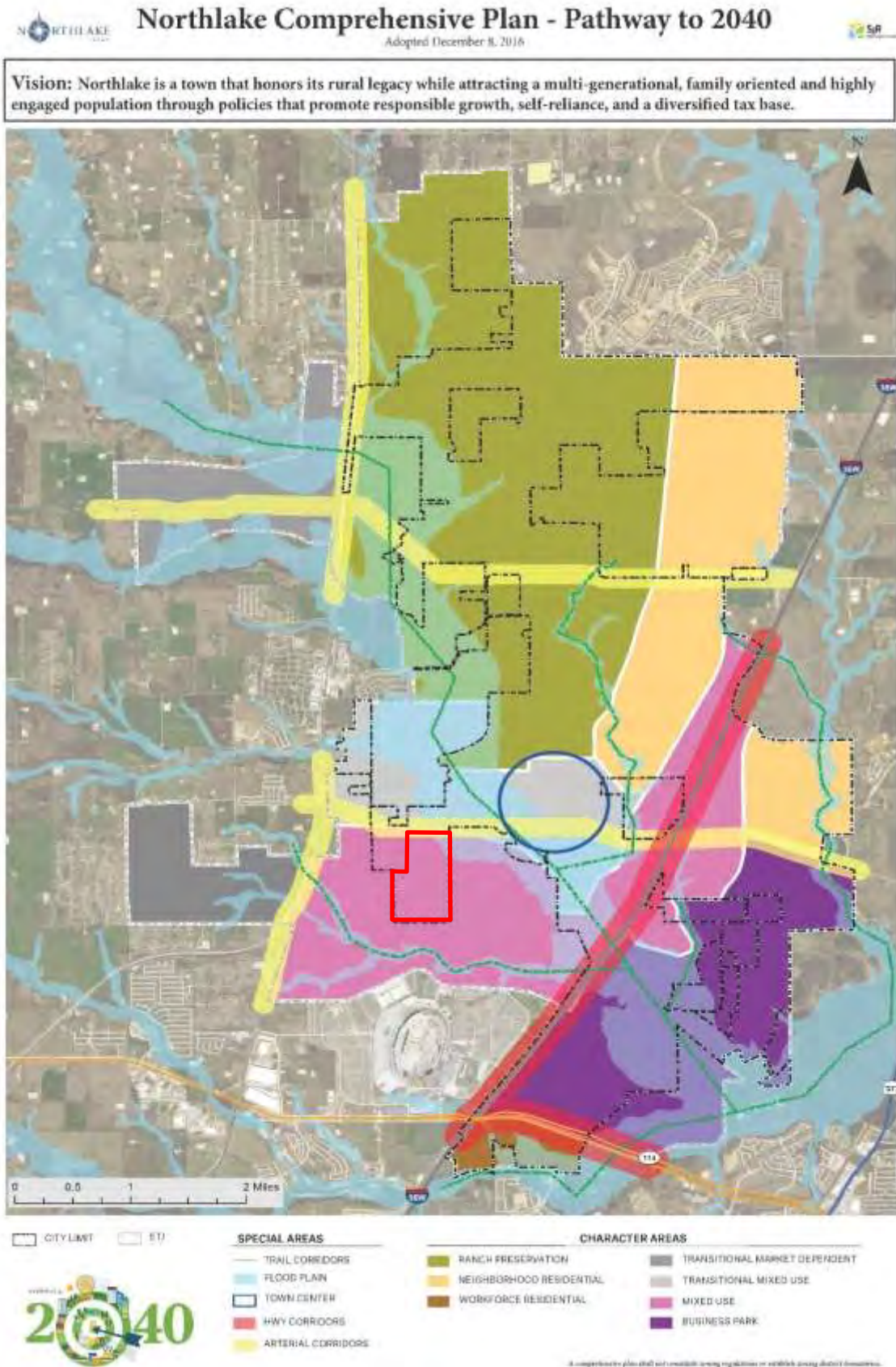
AERIAL MAP:



ZONING MAP:



FUTURE LAND USE MAP:



WESTGATE CAPITAL GROUP, LLC

6519 WESTGATE DRIVE
DALLAS, TEXAS 75254
TELEPHONE: (214) 289-0991
HILLSMAN@SWBELL.NET

October 26, 2020

Town of Northlake, Texas
1500 Commons Circle, Suite 300
Northlake, TX 76226

Attn: Nathan Reddin, Development Director
Drew Corn, Town Administrator

Re: Letter of Intent: Requesting an Amendment to the Town of Northlake Comprehensive Plan to change the designation of a 251.044 acre tract of land situated in the M.E.P. & P.R.R. Survey, Abstract No. 910, H. Anderson Survey, Abstract No. 25, and the S. A. Venters Survey, Abstract No. 1313, Town of Northlake, Denton County, Texas, (the "Property") from Mixed Use to Business Park.

Re: Letter of Intent: Proposed Rezoning of the Property owned by 6 McFarm, LLC (the "Owner") submitted by Westgate Capital Group, LLC (the "Applicant").

Dear Mr. Reddin and Mr. Corn:

Please let this letter serve as a request for an Amendment to the 2016 Northlake Comprehensive Plan (sometimes also referred to as the Pathway to 2040) to change the designation of the Property from Mixed Use to Business Park. This Amendment is required to facilitate the rezoning of the Property described below.

Enclosed is a Planning & Development Universal Application (the "Rezoning Application"). Please also let this letter also serve as a request to rezone the Property to Industrial as set forth in the Rezoning Application. The proposed land uses under the Rezoning Application will have a positive economic impact on the Town of Northlake. The Property is currently zoned Rural Residential. The submission of the Rezoning Application represents an opportunity to put this land to a more productive use and create economic development in the Town for the benefit of its residents.

Today, due to changed circumstances, the Property is better suited for Business Park uses than Mixed Use uses. The proposed Amendment and Rezoning Application will further the policies enunciated in the 2016 Comprehensive Plan. For example:

This change is compatible with the planned future uses for the surrounding properties.

It will not cause encroachment of incompatible uses into neighborhoods.

The potential impact on adjacent developments would be negligible.

Its proximity to Interstate 35 makes its location ideal for uses contemplated by the Business Park designation and is a location well suited for businesses that will add jobs.

The request promotes responsible growth, self-reliance/self-determination, and will assist in reaching the goal of establishing a diversified tax base for Northlake.

The request will help Northlake's economy to become more stable and resilient by turning unproductive land into a desirable Business Park site.

Since the 2016 Comprehensive Plan was enacted circumstances have changed with the addition of significant proposed Business Park projects on nearby properties making the Property unsuitable for Mixed Use uses.

In summary the proposed Comprehensive Plan Amendment from Mixed Use to Business Park and the proposed rezoning from Rural Residential to Industrial will promote responsible growth and have a positive economic impact on the Town. They represent an opportunity to put this land to a more productive use and create economic development opportunities in the Town for the benefit of its residents.

A check payable to the Town of Northlake in the amount of \$500 representing the Zoning Application fee has been previously delivered to the Town

Please review this letter and address any comments or issues with Thomas C. Hillsman at 214.289.0991 or hillsman@swbell.net. We further request approval and adoption of the Comprehensive Plan Amendment and Rezoning Application.

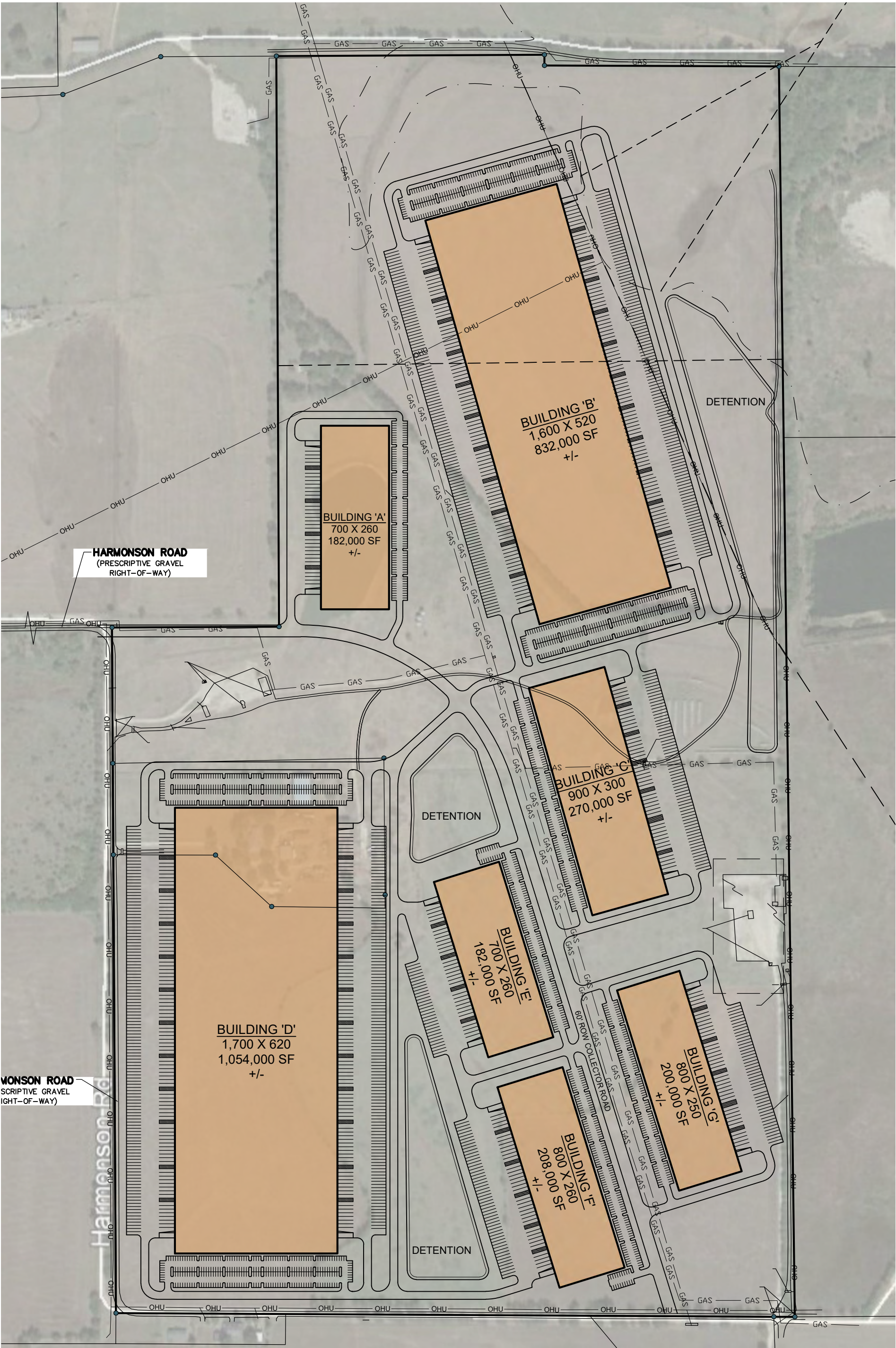
We appreciate the opportunity to work with you.

Very truly yours,

Westgate Capital Group, LLC

By: 

Thomas C. Hillsman
Managing Member



PRELIMINARY PURPOSES ONLY, ROADS AND BUILDINGS
(SIZES AND LOCATIONS) SUBJECT TO CHANGE



NOTIFICATION RESPONSE FORM

Form revised 9/14/2011

CASE INFORMATION

Public Hearing Date: December 10, 2020, 6:30 pm
Case Type: Zoning Change
Case Name: 251-acre 6 McFarm LLC property (10677 Harmonson Rd) zoning change request from RR to I
Case #: Z-20-002

WRITTEN RESPONSE

Please check one: ☒ In favor of request ☐ Neutral/Undecided on request ☐ Opposed to request

Comments (optional):

Signature:

Date:

11/18/2020

Printed Name: CAMERON B. KETCHERSID

Address: 1742 C.R. 2675

City/State/ZIP: ALVORD, TX 76225

Phone number: 817 360 3016 / 817 637 0357

940 - 427 - 3300

RETURN COMPLETED FORM VIA EMAIL, FAX OR HAND DELIVERY BEFORE THE START OF THE SCHEDULED PUBLIC HEARING.

RETURN RESPONSES AND/OR DIRECT QUESTIONS TO:

Town of Northlake

Nathan Reddin, Development Director

Email: nreddin@town.northlake.tx.us

Phone: 940-242-5703

Fax: 940-648-0363

Address:

1500 Commons Circle Ste. 300

Northlake, Texas 76226

****FOR OFFICE USE ONLY****

Stamp Received

Property within notification area: ☐ Yes ☐ No

Property ID: _____

Property Size: _____



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

No. 20-1210E

AN ORDINANCE AMENDING THE NORTHLAKE COMPREHENSIVE PLAN LAST UPDATED IN 2009 AND 2016 BY CHANGING THE FUTURE LAND USE DESIGNATION OF A CERTAIN 251.044 ACRE TRACT OF LAND SITUATED IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 910, THE H. ANDERSON SURVEY, ABSTRACT NO. 25, AND THE S.A. VENTERS SURVEY, ABSTRACT NO. 1313, IN THE TOWN OF NORTHLAKE FROM MIXED USE TO BP-BUSINESS PARK; AMENDING ORDINANCE NO. 13-0124A BEING THE NORTHLAKE UNIFIED DEVELOPMENT CODE AS AMENDED, BY CHANGING THE ZONING CLASSIFICATION OF SAID TRACT FROM “RR” RURAL RESIDENTIAL TO “I” INDUSTRIAL AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Town Council of the Town of Northlake previously adopted Ordinance No. 16-1208E on December 8, 2016, The Pathway to 2040 Northlake Comprehensive Plan Update, which included a map which depicts, by district colors, the various future land uses within the Town; and

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

WHEREAS, the Unified Development Code and Official Zoning Map established the zoning of “RR” Rural Residential for; and

WHEREAS, the Town of Northlake has received a request from the owner of a 251.044-acre tract of land located in the M.E.P. & P.R.R. Survey, Abstract No. 910, the H. Anderson Survey, Abstract No. 25, and the S.A. Venters Survey, Abstract No. 1313, in the Town of Northlake, Denton County, Texas (the “Property”) to amend the Comprehensive Plan to establish a future land use of BP-Business Park and to rezone the Property by establishing an “I” Industrial zoning district on the Property; and

WHEREAS, all requirements of Chapter 211 and 213 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for zoning of property and updates to the Town’s Comprehensive Plan have been complied with; and

WHEREAS, a public hearing was held by the Town Council of the Town of Northlake on December 10, 2020 with respect to the comprehensive plan amendment and zoning change described herein; and



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

WHEREAS, the Town Council of the Town of Northlake does hereby deem it advisable and in the best interest of the health, safety, and welfare of public to amend the Comprehensive Plan as provided herein and to approve the zoning change request to "I" Industrial on the Property.

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

SECTION 1

The Northlake Comprehensive Plan is hereby amended to change the land use designation for the Property more fully described in Exhibit "A" to BP-Business Park.

SECTION 2

The Property more fully described in Exhibit "A" shall be zoned "I" Industrial.

SECTION 3

The use of the Property described in Exhibit "A" shall be subject to all applicable regulations for the "I" Industrial zoning district contained in the Unified Development Code and all other applicable and pertinent ordinances of the Town of Northlake.

SECTION 4

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

SECTION 5

It is hereby declared to be the intention of the Northlake Town Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court or competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since same would have been



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

enacted by the Town Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 6

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

SECTION 7

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

PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS on this the 10th day of December 2020.

Town of Northlake, Texas

Attest:

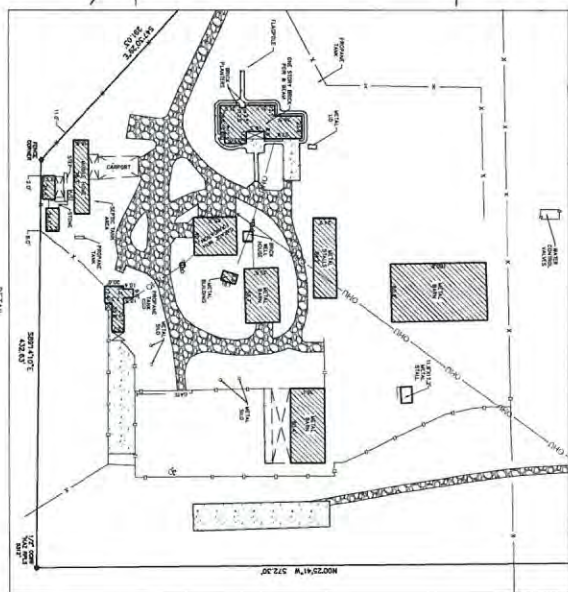
David Rettig, Mayor

Shirley Rogers, Town Secretary



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

EXHIBIT 'A'



As determined by the FLOOD INSURANCE RATE MAPS for Marion County, a portion of the subject property does appear to lie within a Special Flood Hazard Area (100 year flood) as shown on the Flood Insurance Rate Map (FIRM) for Marion County, Indiana, dated 04/06/2001 Community Project No. 481302-04-005, & FIRM 1302-04-005 subject to the zoning in Zones "X" and "AE" designated flood hazard area. The Flood Statement does not imply that the property and/or structures therein will be free from flooding or flood damage. On rare occasions, greater floods can and will occur from flooding or flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the City of Indianapolis.

SURVEYOR'S CERTIFICATION

[illegible][illegible]

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: DECEMBER 10, 2020

REF DOC.: NORTHLAKE OFFICE PARK DEVELOPMENT AGREEMENT

SUBJECT: ANNEXATION OF 2.0 ACRES KNOWN AS NORTHLAKE OFFICE PARK



GOALS/OBJECTIVES:

- Control our own destiny; Strategically manage ETJ annexations (Council Goal)

ANNEXATION INFORMATION:

Owners:	EMADEN, LLC & NORTHLAKE OFFICE PARK, LLC
Site:	Approximately 2.0 acres out of the Patrick Rock Survey, Abstract No. 1063, generally located at the northwest corner of Thompson Road & FM 407 in the extraterritorial jurisdiction (ETJ) of the Town of Northlake.
Current Land Use:	Two office buildings with businesses including the Mansell Family Dentistry and Orthodontics, Farmers Insurance – Betsy Cole, and Pediatric Dentistry of Northlake
Proposed Zoning:	Commercial (C) upon annexation per Development Agreement
Summary:	The Town entered into a development agreement with the property owner which called for the property owner to submit a petition for annexation of the property. The petition from the property owners was received on November 19, 2020. Upon receiving the petition, a public hearing on the annexation was scheduled at this meeting and public hearing notices were published in the Denton Record Chronicle and posted on the Town website as required by law.

COUNCIL ACTIONS:

- Hold a public hearing and approve ordinance to annex property



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

No. 20-1210F

AN ORDINANCE PROVIDING FOR THE ANNEXATION AND ZONING OF A TERRITORY MORE SPECIFICALLY DESCRIBED HEREIN, BUT GENERALLY COMPRISING 2.0 ACRES LOCATED IN THE PATRICK ROCK SURVEY, ABSTRACT NO. 1063, SITUATED IN THE EXTRA-TERRITORIAL JURISDICTION OF THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS; EXTENDING THE BOUNDARY LIMITS OF SAID TOWN OF NORTHLAKE, TEXAS, FOR ALL MUNICIPAL PURPOSES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Section 43.0671 of the Texas Local Government Code permits a municipality to annex an area upon the request of the landowner(s); and

WHEREAS, on November 19, 2020, EMADEN, LLC, and NORTHLAKE OFFICE PARK, LLC, owners of an area adjacent to and within the extraterritorial jurisdiction of the Town of Northlake, filed a petition with the Town requesting the voluntary annexation of certain property pursuant to the agreement between the Town and owners and Section 43.028 of the Texas Local Government Code; and

WHEREAS, pursuant to the requirements of subchapter C-3 of chapter 43 of the Local Government Code, a public hearing to hear arguments for and against the requested annexation was held before the Northlake Town Council on December 10, 2020; and

WHEREAS, all of the territory described herein is adjacent to and within one-half mile of the present, corporate limits of the Town, and within the extraterritorial jurisdiction of the Town; and

WHEREAS, pursuant to § 212.172 of the Texas Local Government Code, the Town has entered into a development agreement concerning the hereinafter described property to provide for the terms of the annexation, to provide for the services to be provided to the property, and the Town has complied with said terms; and

WHEREAS, all requirements of the law have been met for this annexation, including compliance with Section 43.00673 of the Texas Local Government Code and compliance with the terms as outlined in the development agreement entered into pursuant to Section 212.172 of the Texas Local Government Code.



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

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

**SECTION 1.
ANNEXATION**

All of the territory described herein is, for all purposes, annexed into the Town, and the Town limits are extended to include such territory, to wit: A 2.0-acre tract of land located in the Patrick Rock Survey, Abstract No. 1063 more particularly described in Exhibit "A" attached hereto and incorporated herein, for all purposes.

**SECTION 2.
ZONING**

Pursuant to the terms of the Development Agreement, and in accordance with the Town's Comprehensive Plan, the territory is zoned as a Commercial (C) zone as described and regulated by the Town's Unified Development Code. The Town Secretary is directed to revise the Town's official Zoning Map to reflect that the territory be subject to such zoning and maintain such map for reference.

**SECTION 3.
RIGHTS AND DUTIES OF OWNERS AND INHABITANTS IN NEWLY ANNEXED AREAS**

The owners and inhabitants of the annexed territory are entitled to all of the rights and privileges of all other citizens and property owners of the Town and are bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be subsequently adopted.

**SECTION 4.
OFFICIAL MAP**

The official map and boundaries of the Town, previously adopted, is amended to include the newly annexed territory as a part of the Town of Northlake, Texas. The Town Secretary is directed and authorized to perform or cause to be performed all acts necessary to revise the official map of the Town to add the territory annexed as required by law.

**SECTION 5.
FILING CERTIFIED COPY**

The Town Secretary is directed to file or cause to file the certified copy of this Ordinance in the office of



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

the County Clerk of Denton County, Texas, and provide a copy of this Ordinance to the Denton County, mapping department and the Denton County Central Appraisal District pursuant to Section 43.028(f) of the Texas Local Government Code.

**SECTION 6.
CUMULATIVE CLAUSE**

This Ordinance shall be cumulative of all provisions of ordinances of the Town, except where the provisions are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

**SECTION 7.
SEVERABILITY CLAUSE**

If any section, sentence, phrase, paragraph or word of this ordinance be found to be illegal, invalid or unconstitutional, or if any portion of said property is incapable of being annexed by the town, for any reason whatsoever, the adjudication shall not affect any other section, sentence, phrase, word, paragraph, or provision of any other ordinance of the town. The town council declares that is would have adopted the valid portion and applications of this ordinance and would have annexed and does hereby annex the valid property without the invalid part, and to this end the provisions of the ordinance are declared to be severable.

**SECTION 8.
EFFECTIVE DATE**

This ordinance shall be in full force and effect from and after its passage and it is so ordained.

PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS on the 10th day of December 2020.

Town of Northlake, Texas

Attest:

David Rettig, Mayor

Shirley Rogers, Town Secretary

EXHIBIT "A"

Legal Description

A tract of land situated in the PATRICK ROCK SURVEY, ABSTRACT NUMBER 1063, Denton County Texas and being part of a 57.7925 acre tract of land described in a deed to AMI Development Group, LLC. as recorded in County Clerk File Number 95-R0031364, Real Property Records, Denton County, Texas;

The exterior boundary of said tract of land is further described as follows:

Commencing at a ½" iron rod found being in the West line of Kay's Road and being the Southeast corner of a tract of land described in a deed to the Town of Northlake as recorded in Volume 3434, Page 923 of the Real Property Records, Denton County, Texas and being in the North line of FM 407:

Thence S 89°40'56" West along the North line of FM 407 a distance of 384.63 feet to a capped ½" iron rod stamped EAGLE SURVEYING set for the Southeast corner of the herein described tract and being the POINT OF BEGINNING;

Thence S 89°40'56" W along the North line of Said FM 407 and the South line of said AMI Development Group, LLC tract a distance of 197.75 feet to a capped ½" iron rod stamped EAGLE SURVEYING set from which a capped iron rod found for the Southwest corner of said AMI Development Group, LLC tract bears South 89 degrees 40 minutes 56 seconds West a distance of 1049.62 feet;

Thence N 00°38'07" W 442.55' and marked by a capped ½" iron rod stamped EAGLE SURVEYING set for the Northwest corner of the herein described tract;

Thence N 89°44'23" E 198.48 feet to a railroad spike set for the Northeast corner of the herein described tract and being at the beginning of a curve to the right having a radius of 720.00 feet and a chord bearing and distance of South 01 degrees 36 minutes 44 seconds West, 62.80 feet;

Thence along said curve an arc length of 62.82 feet to a capped ½" iron rod stamped EAGLE SURVEYING set;

Thence S 00°53'45" E a distance of 379.60 feet to the POINT OF BEGINNING and containing 2.00 acres of land more or less.

STATE OF TEXAS §
 §
COUNTY OF DENTON §

LANDOWNER ANNEXATION PETITION

**TO THE MAYOR AND CITY COUNCIL OF THE TOWN OF NORTHLAKE,
TEXAS, A GENERAL LAW MUNICIPALITY**

North Lake Office Park, LLC and Emaden, LLC (collectively, the "Owner"), collectively the owners of approximately 2.0 acres of land at NW corner of Thompson Road and FM 407 described by metes and bounds in Exhibit A attached and incorporated herein (the "Property"), hereby petition the Town Council to annex the Property into the corporate limits of the Town of Northlake, Texas (the "Town") pursuant to Texas Local Government Code, Section 43.028.

Owner certifies that this petition is signed and acknowledged by all persons having an interest in the Property and further certifies that the Property is within the Town's extraterritorial jurisdiction, one-half (1/2) mile or less in width, contiguous to the Town, and vacant and without residents or on which fewer than three qualified voters reside.

Owner requests that the Town Council hear this petition and the arguments for and against annexation, grant the petition, and annex the Property.

OWNER
EMADEN, LLC

By: [Signature]
Name: Jason Ashcroft
Title: President / OWNER

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on October 8th, 2020 by Jason Ashcroft, 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 considerations therein expressed.



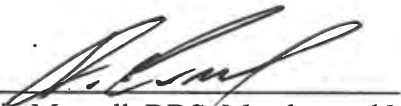
[Signature: Vicky S Young]
Notary Public, State of Texas

OWNER

NORTH LAKE OFFICE PARK, LLC

By: 
Scott Ballard, DMD, Member

By: 
David Ballard, DDS, Member

By: 
Kevin Mansell, DDS, Member and Manager

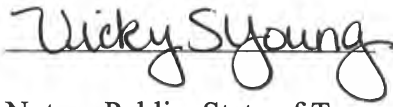
STATE OF TEXAS §

§

COUNTY OF TARRANT §

This instrument was acknowledged before me on October 6th, 2020 by Scott Ballard, DMD, 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 considerations therein expressed.




Notary Public, State of Texas

STATE OF TEXAS §

§

COUNTY OF TARRANT §

This instrument was acknowledged before me on October 6th, 2020, by David Ballard, DDS, 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 considerations therein expressed.



Vicky S Young

Notary Public, State of Texas

STATE OF TEXAS §

§

COUNTY OF TARRANT §

This instrument was acknowledged before me on October 8th, 2020 by Kevin Mansell, DDS, 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 considerations therein expressed.



Vicky S Young

Notary Public, State of Texas

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: DECEMBER 10 2020

REF. DOC. : WASTEWATER TREATMENT PLANT CONTRACT WITH HALFF

SUBJECT: AUTHORIZE TOWN ADMINISTRATOR TO ENTER INTO CONTRACT
WITH HALFF & ASSOC. FOR CATHERINE BRANCH SEWER LINE
ALIGNMENT STUDY



STRATEGIC GOALS/OBJECTIVES:

- Systematically Invest in Infrastructure; Maintain a safe, reliable water system
- Diversify the Tax Base; Attract high-quality, compatible commercial growth

BACKGROUND INFORMATION:

- August 13, 2020 – Town contracted with Halff & Associates to design and permit wastewater treatment plant (WWTP) at Catherine Branch and IH-35W
- October 8, 2020 – Town Council adopted developer agreements for Foster and Buchanan tracts
- Ongoing discussions with property owners in Town Sewer CCN and to west of Foster tract requesting sewer service from Town
- Option to permit and construct additional WWTP at FM 156 considered
- Option to construct sewer line rather than additional WWTP also considered
- Study will allow staff to discuss sewer line with affected property owners to determine route and their preferred easement dedication

COUNCIL DIRECTION:

- Authorize Town Administrator to enter into contract with Halff and Associates for a sewer alignment study not to exceed \$55,000.



TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION

No. 20-46

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, AUTHORIZING THE TOWN ADMINISTRATOR TO AMEND CONTRACT WITH HALFF AND ASSOCIATES FOR ENGINEERING DESIGN SERVICES FOR CATHERINE BRANCH SEWER ALIGNMENT STUDY

WHEREAS, the Town of Northlake issued \$7,000,000 principal amount of tax notes Series 2020; and

WHEREAS, the Town of Northlake fiscal year 2020-2021 proposed budget includes wastewater system improvement as part of the Catherine Branch Project; and

WHEREAS, the Town contracted with Halff and Associates to perform engineering services for the design, survey, construction management and permitting for an interim wastewater treatment plant; and

WHEREAS, the Town has received interest from property owners for sewer service along future Catherine Branch sewer line; and

WHEREAS, understanding the alignment of the sewer line will assist the Town and property owners in easement dedication decisions; and

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

SECTION 1. The Town Administrator is hereby authorized to finalize and enter into a contract amendment with Halff and Associates whereby the Town will contract for engineering design services in an amount not to exceed \$55,000 for the study of a sewer line alignment along Catherine Branch Creek.

PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS on this the 10th day of December 2020.

Town of Northlake, Texas

Attest:

David Rettig, Mayor

Shirley Rogers, Town Secretary

STATE OF TEXAS)

COUNTY OF DENTON)

**CHANGE ORDER AND AMENDMENT NO. 10B
OF
CONSULTANT’S CONTRACT**

THIS agreement is by and between the **Town of Northlake, Texas**, a municipal corporation, duly authorized to act by the Town Council of said Town, hereinafter called “Town,” and **Halff Associates, Inc.**, a Texas corporation, acting through a duly authorized officer, hereinafter called “Consultant,” relative to Consultant providing professional engineering services to the Town.

WHEREAS, the Town and Consultant have entered into an agreement such that the Consultant is to provide the following services: **Route Study for Catherine Branch Wastewater Interceptor**

WHEREAS, the above referenced agreement provides that if there is a change in scope or focus of the activities in the contract, or if it is necessary for the Consultant to do additional work such that there is a significant additional cost or expense to the Town, it is necessary for the Town to approve such work and/or for the parties to change the contract; and

WHEREAS, the parties recognize that it is necessary for Consultant to do additional work under the contract, such work which is set out in Exhibit “A,” which is attached hereto and incorporated herein as if set out in full herein; and

NOW, THEREFORE, for and in consideration of the mutual acts and covenants set out herein, the parties agree as follows:

1. Consultant, in addition to the work to be performed in the Contract dated November 9, 2009, shall perform the task(s) described in Exhibit “A,” basically described as Additional Services.
2. The amount to be paid to Consultant under such contract shall be in accordance with Exhibit “B” and shall reflect the work described in Exhibit “A.”
3. This shall constitute an Authorization for a Change in Work as set out in the agreement between the parties, and an amendment to such contract. All of the terms and conditions of the original contract shall remain in full force and effect, as amended hereto, unless set out otherwise herein.

Signed and effective on this the _____ day of November 2020.

TOWN OF NORTHLAKE, TEXAS

By: _____

Printed Name: Drew Corn

Title: Town Administrator

HALFF ASSOCIATES, INC., CONSULTANT

By: _____

Printed Name: David M. Smith, P.E.

Title: Public Works Team Leader

ATTACHMENT “A” ADDITIONAL SERVICES

Route Study for Catherine Branch Wastewater Interceptor

This Attachment “A” defines the services to be performed by Halff Associates, Inc. in conjunction with preparation of a route study for the Catherine Branch Wastewater Interceptor. Our services include the following:

Project. The project includes a route study for a future wastewater interceptor to serve the area upstream of the Catherine Branch Wastewater Treatment plant current under design. The proposed wastewater treatment plant is located on the Buchanan tract west of IH-35W and north of Dale Earnhardt Way. The proposed wastewater interceptor will generally run west from the wastewater treatment plant along Catherine Branch in accordance with the Town of Northlake 2018 Impact Fee Study Capital Improvement Plan. The wastewater interceptor will cross Harmonson Road, continue through the Foster tract and the Petrus tract, cross FM 156 and ultimately cross Boss Range Road terminating at the Baker tract. The alignment across the Buchanan and Foster tracts will be determined by the development plan currently under design by Goodwin & Marshall.

Our proposal is based on the following assumptions:

- Property owners will grant the Consultant right-of-entry.
- The Developers’ Engineer, Goodwin & Marshall, Inc., will share existing and proposed CAD files for the Buchanan tract and Foster tract developments.
- SUE and survey services have not been included in this scope of services
- Easement acquisition costs will be based on Denton County Central Appraisal District property values.

Route Study. Halff will prepare an alignment study (up to 3 alignments) utilizing GIS shape files of Denton County parcels, lidar topography and aerial imagery. Halff will evaluate the pros and cons of each alignment considering at a minimum the following: feasibility of utilizing existing City and State right-of-ways, number of required easements, tree removal, natural and man-made obstacles, permitting requirements, access for construction and maintenance, utility conflicts, construction and easement acquisition costs.

Deliverables will include a narrative report containing tabulated pros and cons, cost estimates, 11"x17" color exhibits of each alignment and a recommendation.

Schedule. Route study shall be completed within 90 calendar days from the notice to proceed.

Services Not Included in this Contract:

- Environmental coordination, protection, permitting, or other Environmental Services
- USACE permitting (wetlands, 404, etc.)
- Right of Entry Coordination in addition to mailed letters to property owners
- Site visits or meetings in excess of number specified
- Design of overall development site
- Property appraisals

ATTACHMENT “B” COMPENSATION

Route Study for Catherine Branch Wastewater Interceptor

This Attachment “B” further defines the basis of compensation to the Consultant for the services rendered.

- I. Basic Fee Services** - The basic fee for the services as described in Attachment “A” will be **\$55,000.00** which includes printing, direct costs and computer charges normally associated with production of these services.

These services shall be billed lump sum monthly based on percent completion of the design tasks and may include partial payments of the total amounts designated for each of the items.

- II. Miscellaneous Services** – The fee for additional services not provided herein will be negotiated based on the scope of work and included in a contract amendment.

EXHIBIT "B-1"
(SUPPLEMENT TO EXHIBIT "B")

ROUTE STUDY FOR CATHERINE BRANCH WASTEWATER INTERCEPTOR
TOWN OF NORTHLAKE
ESTIMATED EFFORT

Project Phases and Tasks	Director	Sr. Project Manager	Engineer in Training	GIS Professional	CADD Technician	Sr. Environmental Scientist	Environmental Scientist	Clerical/ Administrative Support	Effort Subtotal	Fee Subtotal	Direct Costs	Project Total
Basic Services												
Project Kick-off Meeting		3	3						6	\$1,200		\$1,200
Plan Review Meetings (2)		6	6						12	\$2,400		\$2,400
QA/QC (60% & 100%)	4								4	\$1,100		\$1,100
Field Assessment		8	8						16	\$3,200		\$3,200
Environmental Services						10	24		34	\$5,200		\$5,200
Data Collection		4	8	8					20	\$2,900		\$2,900
Conceptual Alignments and Exhibits		24	80		56				160	\$22,600		\$22,600
Narrative Report		8	40					10	58	\$7,900		\$7,900
Address Comments	0.5	4	8		8				20.5	\$3,100		\$3,100
Quantities and Cost Estimates	1	8	24						33	\$5,400		\$5,400
PROJECT TOTALS	5.5	65	177	8	64	10	24	10	363.5	\$55,000		\$55,000

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: DECEMBER 10, 2020

REF. DOC.: LOCAL GOVERNMENT CODE, SECTION 271, GOVERNMENT CODE,
SECTION 2254

SUBJECT: CONTRACT PRICE WITH FELIX CONSTRUCTION COMPANY FOR
PUMP INSTALLATION AT OLD TOWN HALL



GOALS/OBJECTIVES:

- Effectively Manage Public Resources (Council Goal)
- Systematically Invest in Infrastructure; Maintain a safe, reliable water system (Council Goal)

BACKGROUND INFORMATION:

- FY 2021 adopted budget for North Area Pump station improvements - \$60,000
- Budgeted amount included pump equipment but not installation
- Installation of pump including electrical, telemetry, piping, and warranty - \$50,000
- Total project costs not to exceed price - \$110,000
- Additional funding source Harvest Cost Participation Fee
 - o Budget amendment later in the year

COUNCIL DIRECTION:

- Approve quote for purchase and installation of pump at Old Town Hall Pump Station



TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION

NO. 20-47

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, APPROVING AND AUTHORIZING THE TOWN ADMINISTRATOR TO ENTER INTO AN AGREEMENT FOR THE PURCHASE OF A PUMP STATION

WHEREAS, the Town Council of the Town of Northlake, Texas, has determined that a public need and necessity exists for the Town to acquire an additional pump station; and

WHEREAS, the Town Council approved and budgeted for the expenditure of \$60,000 in the 2020-2021 budget year from the Water Capital Project Fund for the purchase of a pump station, an additional \$50,000 will be provided by the Cost Recovery Fee Fund; and

WHEREAS, the Town Council has determined that it is advisable and in the best interests of the Town to authorize the Town Administrator to enter into an agreement to purchase pump station in an amount deemed reasonable and appropriate, but not to exceed \$110,000; and

WHEREAS, vendors Felix Construction Company is the only authorized Odessa Pump distributor in Texas area and thus is the sole source provider, thus exempting it from the competitive bidding process Texas Local Government code 252.022(a)(7)(A) ; and

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

SECTION 1. All of the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified and incorporated into the body of this resolution as if copied in their entirety.

SECTION 2. That the Town Council hereby authorizes the Town Administrator to enter into an agreement for the purchase of equipment at the quoted unit prices, provided that the total amount to be expended pursuant to this grant of authority shall not, in total, exceed the sum of \$110,000.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, this 10th day of December 2020.

Town of Northlake, Texas

Attest:

David Rettig, Mayor

Shirley Rogers, Town Secretary

Monday, June 08, 2020

Town of Northlake, Texas
Brandon Doughty
1400 FM 407
Northlake, Texas 76247

Attn: Brandon Doughty

Re: Heritage Pump Station Upgrade

Subject: Quote

Mr. Doughty,

Thank you for allowing us to quote the Heritage Pump Station Split Case Pump Replacement.

Inclusions:

- Pentair Split Case Pump- See attached quote
- All Electrical & Communication Wiring & Conduit (H&H Electrical)
- All Piping, Valves, ARV, Small Piping
- Painting Of New Piping & Valves
- Grouting of Split Case Pump
- Disposal of Existing Components & Piping
- Warranty On All Labor, Piping, Valves, & Painting

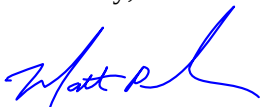
Exclusions:

- Sales Tax
- Permits
- Bond

Grand Total: **\$103,380.00**

If you have any questions or wish to discuss this quote further, please contact me at (469) 458-0011 or mobile (469) 404-6716.

Sincerely,



Matt Phillips
Felix Construction Company
Project Manager

Xc: FCC Project Files



ODESSA PUMPS - DFW

QUOTE

(972) 522-1296
IRVING TX 75061-8807

Number	242953
Date	06/04/2020
Page	1

A DISTRIBUTION **NOW** COMPANY

Bill-to: 4550
FELIX CONSTRUCTION COMPANY
1326 W INDUSTRIAL DR
COOLIDGE AZ 85128-8237

Ship-to: 02
FELIX CONSTRUCTION COMPANY
MENTONE, TX 79754

Reference #	Slsp	Terms	Whse	Freight	Ship Via
TOWN OF NORTHLAKE HARVEST PS	101	NET 30 DAY	09	PREPAID	SERVICE MAN
Quoted By: MAW	Quoted To: SCOTT	Effective:	NONE	Expires:	07/03/2020

Item	Description	Ordered	UM	Price	UM	Extension
SERIES 410-5X6X17	TOWN OF NORTHLAKE HERITAGE PUMP STATION UPGRADE PENTAIR SPLIT CASE PUMP UNIT PUMP UNIT INCLUDES : SPLIT CASE PUMP-5" X 6" X 17" BRONZE FITTED WITH ALPHA NICKEL ALUMINUM BRONZE IMPELLER BRONZE CASE RINGS BRONZE SHAFT SLEEVES CAST IRON SEAL GLANDS STAINLESS STEEL GLAND HARDWARE JOHN CRANE TYPE 21 MECHANICAL SEALS 1/4" COPPER FLUSH LINES WITH 1/4" PETCOCK VENT CASING, CAST IRON, ASTM A48 1045 STEEL SHAFT GREASED BEARINGS TB WOODS SURE FLEX COUPLINGS	1	EA	24808.00	EA	24808.00

QUOTE

Customer Copy

Continued on next page ...



ODESSA PUMPS - DFW

QUOTE

(972) 522-1296
IRVING TX 75061-8807

Number	242953
Date	06/04/2020
Page	2

A DISTRIBUTION **NOW** COMPANY

Bill-to: 4550
FELIX CONSTRUCTION COMPANY
1326 W INDUSTRIAL DR
COOLIDGE AZ 85128-8237

Ship-to: 02
FELIX CONSTRUCTION COMPANY
MENTONE, TX 79754

Reference #	Slsp	Terms	Whse	Freight	Ship Via
TOWN OF NORTHLAKE HARVEST PS	101	NET 30 DAY	09	PREPAID	SERVICE MAN
Quoted By: MAW	Quoted To: SCOTT	Effective:	NONE	Expires:	07/03/2020

Item	Description	Ordered	UM	Price	UM	Extension
SERVICE FIELD FZ206PEASC18U	MOTOR TECO DHP1504 150HP 1800RPM 460V 3PH 60HZ 120 VOLT SPACE HEATERS BASE ROLLED STEEL BASE OSHA APPROVED COUPLING GAURD START UP FOR PUMP UNIT SZ 5 STARTER, BUCKET LEAD TIME 14-16 WEEKS FOB IRVING, TX FREIGHT ALLOWED TO JOB SITE THANK YOU, MARK WILLIAMS	1	EA	29300.00	EA	29300.00

QUOTE

Merchandise	Tax	Total
54108.00	.00	\$54108.00

WE WOULD APPRECIATE YOUR BUSINESS!!

Customer Copy

... Last Page

Item number	: NORTHLAKE	Size	: 410 - 5x6x17
Service	:	Stages	: 1
Quantity	: 1	Based on curve number	: 14-5x6x17-1775 Rev 11/15/12
Quote number	: 1006341	Date last saved	: 02 Jun 2020 11:04 AM

Operating Conditions

Flow, rated	: 1,777.0 USgpm
Differential head / pressure, rated (requested)	: 237.0 ft
Differential head / pressure, rated (actual)	: 238.3 ft
Suction pressure, rated / max	: 0.00 / 0.00 psi.g
NPSH available, rated	: Ample
Frequency	: 60 Hz

Performance

Speed, rated	: 1775 rpm
Impeller diameter, rated	: 16.13 in
Impeller diameter, maximum	: 16.50 in
Impeller diameter, minimum	: 13.00 in
Efficiency	: 82.07 %
NPSH required / margin required	: 18.63 / 0.00 ft
nq (imp. eye flow) / S (imp. eye flow)	: 23 / 164 Metric units
Minimum Continuous Stable Flow	: 566.6 USgpm
Head, maximum, rated diameter	: 292.6 ft
Head rise to shutoff	: 23.42 %
Flow, best eff. point	: 1,831.8 USgpm
Flow ratio, rated / BEP	: 97.01 %
Diameter ratio (rated / max)	: 97.73 %
Head ratio (rated dia / max dia)	: 95.36 %
Cq/Ch/Ce/Cn [ANSI/HI 9.6.7-2010]	: 1.00 / 1.00 / 1.00 / 1.00
Selection status	: Acceptable

Liquid

Liquid type	: Water
Additional liquid description	:
Solids diameter, max	: 0.00 in
Solids diameter limit	: 0.69 in
Solids concentration, by volume	: 0.00 %
Temperature, max	: 68.00 deg F
Fluid density, rated / max	: 1.000 / 1.000 SG
Viscosity, rated	: 1.00 cP
Vapor pressure, rated	: 0.34 psi.a

Material

Material selected	: Standard
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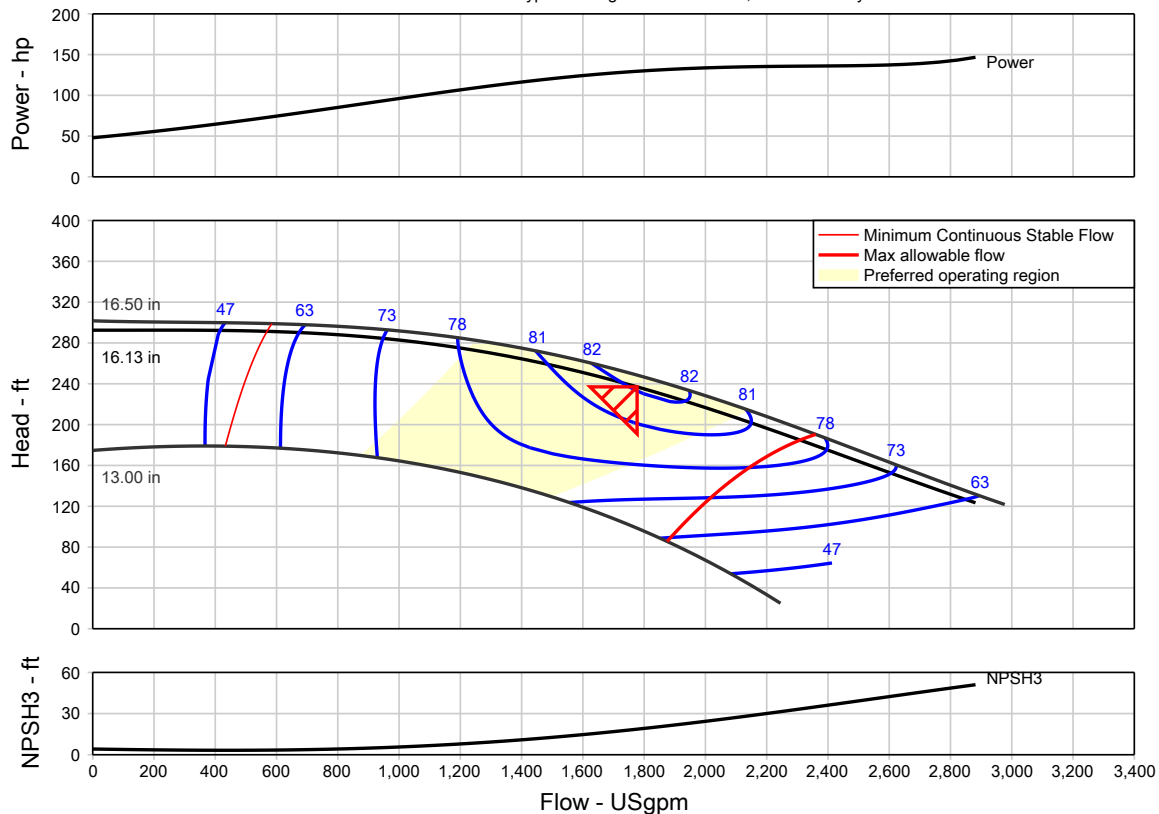
Pressure Data

Maximum working pressure	: 126.6 psi.g
Maximum allowable working pressure	: 250.0 psi.g
Maximum allowable suction pressure	: 250.0 psi.g
Hydrostatic test pressure	: 153.9 psi.g

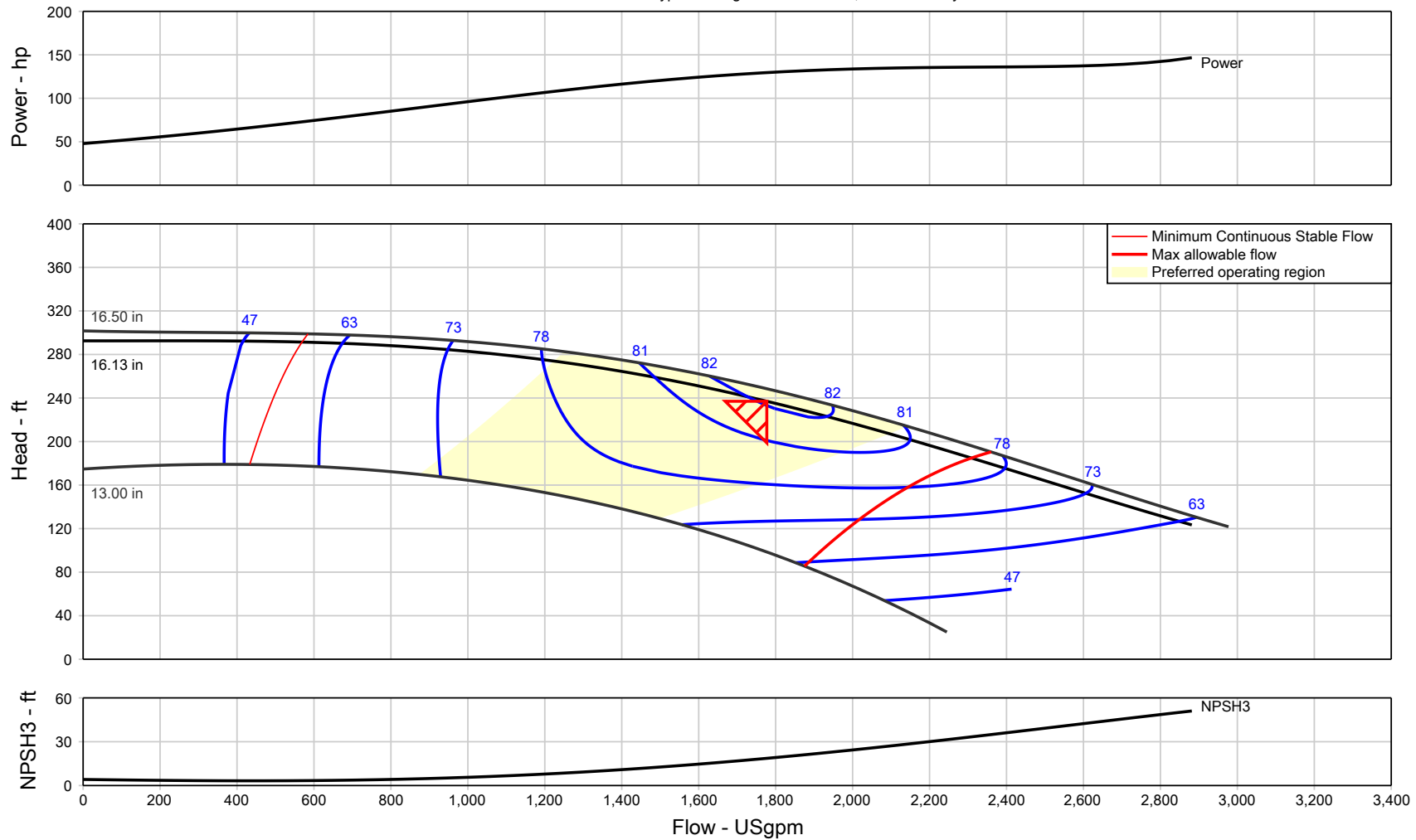
Driver & Power Data (@Max density)

Driver sizing specification	: Max Power
Margin over specification	: 0.00 %
Service factor	: 1.00
Power, hydraulic	: 106 hp
Power, rated	: 130 hp
Power, maximum, rated diameter	: 147 hp
Minimum recommended motor rating	: 150 hp / 112 kW

Curve efficiencies are typical. For guaranteed values, contact factory



Curve efficiencies are typical. For guaranteed values, contact factory



Item number	: NORTHLAKE	Size	: 410 - 5x6x17	Flow, rated	: 1,777.0 USgpm
Service	:	Stages	: 1	Differential head / pressure, rated	: 237.0 ft
Quantity	: 1	Speed, rated	: 1775 rpm	NPSH required	: 18.63 ft
Quote number	: 1006341	Based on curve number	: 14-5x6x17-1775 Rev	Fluid density, rated / max	: 1.000 / 1.000 SG
Date last saved	: 02 Jun 2020 11:04 AM		: 11/15/12	Viscosity	: 1.00 cP
		Efficiency	: 82.07 %	Cq/Ch/Ce/Cn [ANSI/HI 9.6.7-2010]	: 1.00 / 1.00 / 1.00 / 1.00
		Power, rated	: 130 hp		

Item number	NORTHLAKE	Size / Stages	410 - 5x6x17 /
Quote number	1006341	Pump speed	

Pump

Qty Description

1 *Series 410 - 5x6x17*

Pump information

Parameters

Impeller Diameter Selection Criteria: Impeller diameter calculated from 1777 USgpm and 237 Ft

Flow: 1777.0 US gpm

Head: 237.0 ft

Impeller diameter: 16.1250 inches - based on curve data

Speed: 1775 RPM

Suction Pressure (max): 0.00 psi

Pump model: Model 411 - Horizontal, single-stage, split case pump

Rotation: Left

Paint: Standard

Materials of Construction

Pump: 5x6x17 - Split case, Model 411, bronze fitted

Low lead for potable water: No

Casing: Cast iron, ASTM A48

Impeller: Alpha nickel aluminum bronze

Shaft: Steel, AISI C1045

Case wear ring: Bronze, ASTM B62

Shaft sleeve: Bronze, high lead tin

Gland material: Cast Iron A48

Gland hardware: Gland hardware - stainless steel eyebolts and nuts

Sealing: Mechanical Seal, John Crane, Type 21; hot water, 225 °F max; Buna-N, Carbon, Ceramic, 18-8 SS

Pump Options

Base: None

Coupling: None

Bearing lubrication: None

Impeller wear ring: Bronze

Drip pan (Available for Steel Base Only): None

Flush lines: 1/4" Copper Tubing, from volute to stuffing boxes

Abrasive separator: None

Flange rating: 125 lb. suction, 125 lb. discharge

3M Scotchkote 134-fusion bonded casing: None

Petcock: 1/4" in casing vent

Bypass orifice nipple: None

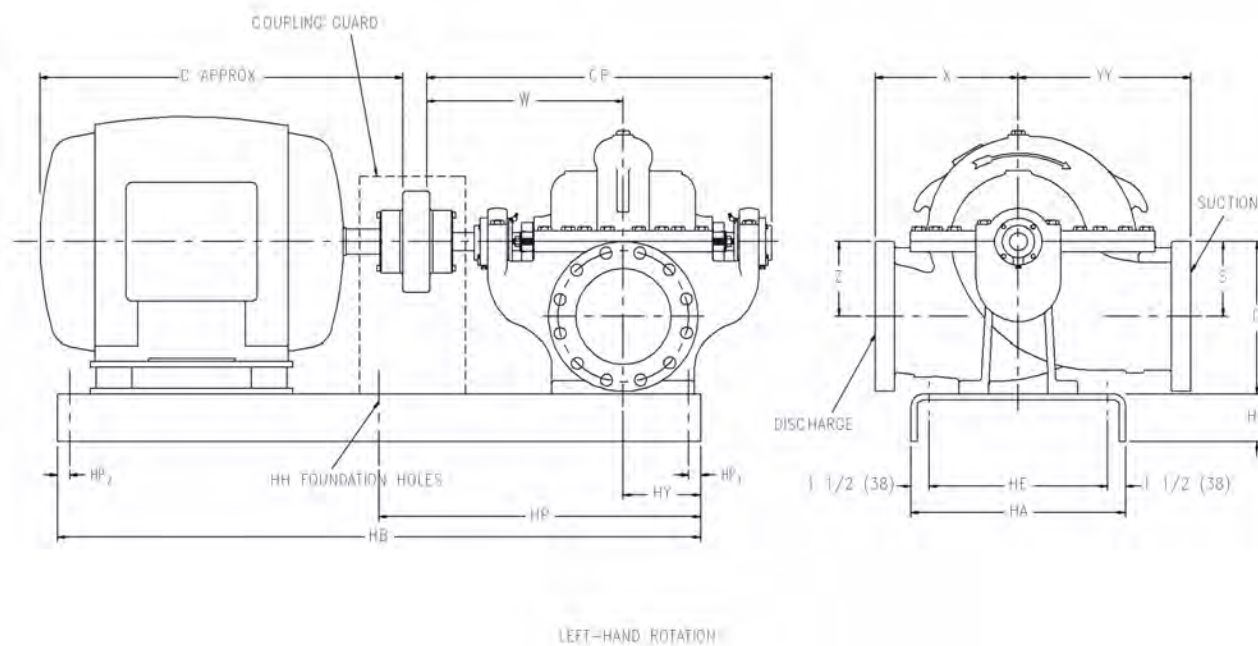
Engineering Options from Section 5000

Special Coating: None - STD

Special Surface Preparation: Remove any oil, grease, dirt, etc., by cleaning with solvent in accordance with SSPC-SP1 - STD

Elevated Skid: None

General Arrangement Drawing



CP	S	W	X	Z	HY	YY	D	C	HA	HB	HE	HG	HH	HP	HP1	HP2
28.50	6.25	16.00	14.00	6.25	6.00	15.00	12.50	34.00	22.00	60.00	19.00	4.00	0.75	N/A	1.00	1.00

Notes:

All dimensions are in inches.

Dimensions may vary $\pm 1/2"$ (13mm) due to normal manufacturing tolerances.

Discharge and suction flanges - ANSI Standard flat face.

Pump Data

Pump series	410	Power series	4
Model	411	Discharge size	5.00 in
Size	5x6x17	Suction size	6.00 in
Flow	1,777.0 USgpm	Impeller diameter	16.13 in
Head	237.0 ft	Pressure rating	250.0 psi
RPM	1775 rpm	Temperature rating	68.00 deg F
Rotation	Left	Connection suc/disc	125#/125#
Paint	Standard	Base type	Steel Base
Liquid type	Water	Coupling type	Rubber-in-shear

Motor Data

Horsepower	150 hp	-	-
Phase	3	Efficiency (%)	95.8
Hertz	60 Hz	Rating	premium
Volts	460	Enclosure	
RPM	1800 rpm	Manufacturer	
Frame	444TS		

Pump Materials of Construction

Pump material	Bronze fitted	Shaft	Steel, AISI C1045
Casing	Cast iron, ASTM A48	Shaft sleeve	Bronze, high lead tin
Casing wear ring	Bronze, ASTM B62	Gland	-
Impeller	Alpha nickel aluminum bronze	Sealing type	Mechanical
Impeller wear ring	Bronze	Sealing material	-
Flush lines	1/4" Copper Tubing, from volute to stuffing boxes		

Estimated Weights

Pump	635.0 lb
Driver	1,100.0 lb
Base type	270.0 lb
Coupling	60.00 lb
Total	2,140.0 lb

Additional Options

-
-
-
-
-
-
-
-
-

Quote Information

Customer	-
Customer quote	1006341
Job name	Default
Market	-

NORTHLAKE TOWN COUNCIL COMMUNICATION

DATE: DECEMBER 10, 2020

REF. DOC.: HP GIBBS, LP (HILLWOOD) DEVELOPMENT AGREEMENT

SUBJECT: CONSENT FOR NORTHLAKE MMD #1 TO ISSUE DEBT



GOALS/OBJECTIVES:

- Systematically Invest in Infrastructure; maintain and improve public roadways (Council Goal)

BACKGROUND INFORMATION:

Per the development agreement with HP Gibbs, LP (a Hillwood subsidiary) for the Pecan Square development, Town Council agreed to consent to the issuance of debt to construct waterworks system, a sanitary sewer system, a storm water system, and a roadway system. The MMD last came to Council in July 2019 for the consent of debt for road improvements. The current consent is for both road bonds and utility bonds.

Municipal Management Districts are governed by the Texas Commission on Environmental Quality and must prove adequate assessed property value prior to debt issuance. This debt will reimburse the developer for private financing of the public infrastructure. Denial of consent will not lower the MMD tax rate and shorten the existence of the district. Because private financing is more costly than public financing, failure to issue public debt will result in greater debt costs to taxpayers in the district.

COUNCIL DIRECTION:

- Consent for Northlake MMD #1 to issue up to \$9,000,000 in tax road bonds and \$9,010,000 in tax utility bonds



TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION

No. 20-48

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS GIVING CONSENT TO THE ISSUANCE OF TAX BONDS AND UTILITY BONDS BY NORTHLAKE MUNICIPAL MANAGEMENT DISTRICT NO. 1, A CONSERVATION AND RECLAMATION DISTRICT LOCATED WITHIN THE CORPORATE BOUNDARIES OF THE TOWN.

WHEREAS, the Town of Northlake, Texas (the "Town") is a Texas municipal corporation as defined by the Texas Local Government Code; and

WHEREAS, Northlake Municipal Management District No. 1 (the "District") is a conservation and reclamation district operating pursuant to Chapter 49 of the Texas Water Code and Chapter 375 of the Texas Local Government Code, and is located within the corporate boundaries of the Town; and

WHEREAS, the District desires to proceed with the issuance of Northlake Municipal Management District No. 1 Unlimited Tax Road Bonds, Series 2021 in an amount not to exceed \$9,000,000, and Unlimited Tax Utility Bonds, Series 2021 in an amount not to exceed \$9,010,000 (collectively, the "Bonds"); and

WHEREAS, the District desires that the Town give its written consent to the issuance of the Bonds.

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

SECTION 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2. That the Town Council of the Town hereby specifically gives its written consent to the issuance of the Bonds.

PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE on this the 10th day of December 2020.

TOWN OF Northlake, Texas

ATTEST:

David Rettig, Mayor

Shirley Rogers, Town Secretary

COATS | ROSE

A PROFESSIONAL CORPORATION

MINDY L. KOEHNE
DIRECTOR

MKOEHNE@COATSROSE.COM
DIRECT: (972) 982-8461
FAX: (713) 890-3979

November 06, 2020

VIA FEDERAL EXPRESS

Mr. Drew Corn, Town Administrator
The Town of Northlake, Texas
1500 Commons Circle, Suite 300
Northlake, Texas 76226

Re: Northlake Municipal Management District No. 1 Unlimited Tax Road Bonds, Series 2021 (the "Road Bonds") in an amount not to exceed \$9,000,000.00 and Unlimited Tax Utility Bonds, Series 2021 in the amount of \$9,010,000.00 (the "Utility Bonds")

Dear Mr. Corn:

Pursuant to the terms of that certain Development Agreement between HP Gibbs, LP (the "Developer") and the Town of Northlake, Texas (the "Town"), the Developer has agreed to construct a waterworks system, a sanitary sewer system, a storm water drainage system and a roadway system (collectively, the "Public Infrastructure").

Northlake Municipal Utility District No. 1 (the "District") desires to proceed with the issuance of the Road Bonds and the Utility Bonds to reimburse the Developer for the costs of such Public Infrastructure. Enclosed please find a proposed form of resolution consenting to the issuance of the Bonds for the Town's review and approval. If you have any questions or concerns on the matter, feel free to contact me at (972) 982-8461.

Very truly yours,



Mindy L. Koehne

Enclosure

14755 PRESTON ROAD, SUITE 600, DALLAS, TEXAS 75254
PHONE: (972) 788-1600 FAX: (972) 702-0662
coatsrose.com

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4845-6841-7996.v1

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: DECEMBER 10, 2020

REF. DOC.: OCTOBER 12, 2020, PETITION FOR CONSENT TO THE CREATION OF A MUNICIPAL UTILITY DISTRICT

SUBJECT: CONSENT TO CREATION OF OLIVER CREEK RANCH MUNICIPAL UTILITY DISTRICT



GOALS/OBJECTIVES:

- Responsibly Manage Growth (Council Goal)

BACKGROUND INFORMATION:

- October 12, 2020, Town received petition for consent of the creation of a municipal utility district
- 2020 interlocal agreement with Fort Worth confirms Northlake's jurisdictional authority
- Portion of proposed MUD within Northlake ETJ

DEVELOPMENT OVERVIEW:

- **Site:** 565.61 acres located along Oliver Creek and south of FM 1384
- **Development:** Oliver Creek Ranch
- **Developer:** Shoop Partnership GP, LLC
- **Current Use:** Large undeveloped tract in Fort Worth and Northlake ETJ
- **Proposed Use:** Single-family residential planned development

COUNCIL ACTION:

- Consent to creation of Oliver Creek Ranch Municipal Utility District



TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION

No. 20-36

A RESOLUTION OF THE TOWN OF NORTHLAKE, TEXAS, CONSENTING TO THE CREATION OF THE OLIVER CREEK RANCH MUNICIPAL UTILITY DISTRICT TO CONTAIN CERTAIN TERRITORY WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE TOWN OF NORTHLAKE, TEXAS

WHEREAS, pursuant to Section 42.042 of the Texas Local Government Code a political subdivision whose purpose is in part to supply fresh water for domestic or commercial use or to furnish sanitary sewer services, roadways, or drainage, may not be created in the extraterritorial jurisdiction of a municipality unless the governing body of the municipality gives its written consent; and

WHEREAS, by petition dated October 12, 2020, Glenn and Louise Shoop Family Partnership, Ltd. , a Texas limited liability partnership, did request the Town of Northlake (the "Town") to consent to the creation of a municipal utility district located within the extraterritorial jurisdiction of the Town, such district to be known as "Oliver Creek Ranch Municipal Utility District" (the "District"), said District to encompass the land described in Exhibit "A"; and

WHEREAS, the Town desires to consent to the creation of the District.

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

Section 1. All of the matters and facts set out in the preamble hereof are true and correct.

Section 2. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of this meeting of the Town Council was posted at a place convenient to the public at the Town Hall of the Town for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Resolution and the subject matter thereof has been discussed, considered and formally acted upon. Town Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 3. The Town does hereby consent to the creation of the District, subject to the following conditions and restrictions authorized by Section 42.042 of the Texas Local Government Code:

A. The District shall construct all facilities that are to be owned or operated by the Town or would have been owned or operated by the town in the absence of the District in accordance with plans and specifications which have been approved by the Town;



TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION

PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS on this the 10th day of December 2020.

Town of Northlake, Texas

David Rettig, Mayor

Attest:

Shirley Rogers, Town Secretary

COATS | ROSE

A PROFESSIONAL CORPORATION

MELISA MONTAGUE
PARALEGAL

MMONTAGUE@COATSROSE.COM
DIRECT: (972) 419-4782
FAX: (972) 702-0662

October 13, 2020

VIA FEDERAL EXPRESS

Ms. Shirley Rogers
City Secretary
Town of Northlake
1500 Commons Circle, Suite 300
Northlake, Texas 76226

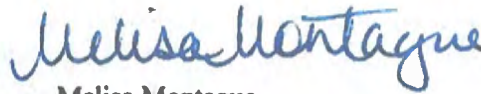
Re: Proposed Oliver Creek Ranch Municipal Utility District of Denton County

Dear Ms. Rogers:

Enclosed please find a copy of the Petition for Consent to Creation of the proposed Oliver Creek Ranch Municipal Utility District of Denton County. Also enclosed are three (3) copies of a certificate of receipt of the petition. I would appreciate it if you would sign these certificates and return them to me in the enclosed overnight envelope.

If you need any additional information, please contact me at (972) 419-4782.

Very truly yours,



Melisa Montague

Enclosures

14755 PRESTON ROAD, SUITE 600, DALLAS, TEXAS 75254
PHONE: (972) 788-1600 FAX: (972) 702-0662
WEB: www.coatsrose.com

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016804.000001\4815-1439-7386.v1

- (1) provide a water supply for the District for municipal and domestic uses;
- (2) collect, transport, process, dispose of and control all domestic, industrial, or communal wastes whether in fluid, solid, or composite state;
- (3) gather, conduct, divert and control local storm water or other local harmful excesses of water in the District;
- (4) construct, acquire, improve, maintain and operate macadamized, graveled, or paved roads and turnpikes, or other improvements in aid of those roads; and
- (5) such other construction, installation, maintenance, purchase, and operation of such additional facilities, systems, plants and enterprises as shall be consistent with the purposes for which the District is organized.

The aforementioned purposes may be accomplished by any mechanical and chemical means and processes incident, necessary or helpful to such purposes, to the extent authorized by law and the creation of the District, to the end that public health and welfare may be conserved and promoted, and the purity and sanitary condition of the State's waters protected, effected and restored.

VI.

The general nature of the work anticipated to be done by the District at the present time is: (i) the construction of a water distribution system for domestic purposes; (ii) the construction of a sanitary sewer system; (iii) the control, abatement and amendment of the harmful excess of waters and the reclamation and drainage of overflowed lands within the District; (iv) the construction and financing of macadamized, graveled, or paved roads and turnpikes, or improvements in aid of those roads; and (v) such other construction, installation, maintenance, purchase and operation of such other facilities, systems, plants and enterprises as shall be consistent with the purposes for which the District is organized, all to the extent authorized by law from time to time.

VII.

There is a necessity for the improvements above described because the District is located within an area which will experience a substantial and sustained residential growth within the foreseeable future, is urban in nature and is not supplied with adequate water, sanitary sewer, drainage facilities and services, or roads. The health and welfare of the future inhabitants of the District require the provision of adequate water, storm and sanitary sewer facilities and services, and roads.

The provisions of such water, storm and sanitary sewer facilities and services, and roads will conserve and preserve the natural resources of this State by promoting and protecting the purity and sanitary condition of the State's waters, and will promote and protect the public health and welfare of the community; therefore, a public necessity exists for the organization of said District.

RESPECTFULLY SUBMITTED this the 12 day of October, 2020.

PETITIONER:

GLENN AND LOUISE SHOOP FAMILY
PARTNERSHIP, LTD., a Texas limited
Partnership,

By: SHOOP PARTNERSHIP GP, LLC,
its General Partner

By: Nancy Shoop Caver Jeffery
Nancy Shoop Caver Jeffery,
Manager

STATE OF NEW MEXICO §
§
COUNTY OF Taos §

This instrument was acknowledged before me on the 12 day of October, 2020 by
Nancy Shoop Caver Jeffery, Manager of Shoop Partnership GP, LLC, the General Partner of
Glenn and Louise Shoop Family Partnership, Ltd., a Texas limited partnership.



Jamaica M. Ramsey
Notary Public in and for The State Of New Mexico
exp. 01/30/22

post for the northeast corner of said Tract III, same being an ell corner of a called 185.4 acre tract as described in deed to Robert Baker Knox, filed 08 December 1943, and recorded in Volume 304 Page 339 of said Deed Records;

THENCE: South 01 degrees 10 minutes 06 seconds West, with the east line of said Tract III, and with the west line of said Knox tract, a distance of 2362.40 feet to a wood fence corner post for an ell corner of this tract, same being the western most northwest corner of said Tract V, and said post being the southern most southwest corner of said Knox Tract;

THENCE: North 89 degrees 41 minutes 24 seconds East, with the north line of said Tract V, and with the south line of said Knox tract, and with a barbed wire fence, a distance of 689.40 feet to a wood fence corner post for an ell corner of said Tract V, same being the southern most southeast corner of said Knox tract;

THENCE: North 00 degrees 40 minutes 55 seconds East, with the west line of said Tract V, and with the east line of said Knox tract, and with a barbed wire fence, a distance of 311.78 feet to a wood fence corner post for the northern most northwest corner of said Tract V, same being an ell corner of said Knox tract;

THENCE: North 89 degrees 19 minutes 09 seconds East, with the north line of said Tract V, and with the south line of said Knox tract, and with a barbed wire fence, a distance of 1240.70 feet to a wood fence corner post for an ell corner of this tract, said post being the northeast corner of said Tract V, same being the eastern most southeast corner of said Knox tract, and said post being on the west line of said Tract VII;

THENCE: North 00 degrees 23 minutes 18 seconds West, with the west line of said Tract VII, and with the east line of said Knox tract, and with an old barbed wire fence and tree line, a distance of 2290.64 feet to a set 1½ inch rebar on the south side of Farm to Market Road Number 1384 as described in deed to the State of Texas, filed 23 June 1950, and recorded in Volume 348 Page 262 of said deed records for a northwest corner of this tract;

THENCE: With the south line of said road the following five (5) calls:

South 89 degrees 43 minutes 00 seconds East, a distance of 919.41 feet to a set 1½ inch rebar for an angle point in the south line of said road,

South 89 degrees 59 minutes 19 seconds East, a distance of 1874.35 feet to a set 1½ inch rebar for the start of a curve to the right, having a central angle of 11 degrees 10 minutes 26 seconds,

thence with said curve to the right with an arc length of 177.84 feet, with a radius of 911.89 feet, with a chord bearing of South 84 degrees 24 minutes 06 seconds East, with a chord length of 177.55 feet,

South 78 degrees 48 minutes 32 seconds East, a distance of 700.75 feet to the start of a curve to the left, having a central angle of 03 degrees 23 minutes 36 seconds,

thence with said curve to the left with an arc length of 44.41 feet, with a radius of 749.85 feet, with a chord bearing of South 80 degrees 30 minutes 41 seconds East, with a chord length of 44.40 feet to a set 1½ inch rebar in a lane going south for the northeast corner of this tract, same being the northwest corner of Tract One, a called 165.08 acre tract as

THENCE: South 88 degrees 49 minutes 57 seconds West, with the north line of said Carter 41 acre tract, a distance of 506.57 feet to a found rod for the western most northwest corner of said Carter 41 acre tract, same being the monumented and occupied northeast corner of a called 131.6291 acre tract as described in deed to Marey E. Smith et al, filed 12 August 1991, and recorded in Volume 3038 Page 702 of the Real Property Records of said Denton County, Texas;

THENCE: South 86 degrees 30 minutes 29 seconds West, with a barbed wire fence being the occupied north line of said Mary Smith tract, a distance of 130.74 feet to an angle point in said fence;

THENCE: South 88 degrees 05 minutes 08 seconds West, with said barbed wire fence and occupied north line of said Mary Smith tract, a distance of 888.24 feet to a wood fence corner post for the northwest corner of said Mary Smith tract, same being the northeast corner of a called 18.00 acre tract as described in deed to Anne E. Smith, filed 12 August 1991, and recorded in Volume 3028 Page 731 of said Real Property Records;

THENCE: With an existing barbed wire fence and occupied line the following four (4) calls:

North 88 degrees 19 minutes 54 seconds West, a distance of 342.20 feet to found 3/8 inch rebar,

South 89 degrees 52 minutes 01 seconds West, a distance of 690.08 feet to a found 3/8 inch rebar,

South 89 degrees 08 minutes 49 seconds West, a distance of 205.87 feet to a found 1/2 inch rebar,

North 89 degrees 44 minutes 49 seconds West, a distance of 418.46 feet to a found 1/2 inch rebar at the base of a wood fence corner post, said post being the northwest corner of a called 18.0 acre tract as described in deed to Laura Carter Johnson, filed 12 August 1991, and recorded in Volume 3038 Page 713 of said Real Property Records, same being the eastern most northeast corner of said Johnson Bank tract;

THENCE: South 89 degrees 51 minutes 07 seconds West, with the south line of said Tract V, and with the north line of said Bank tract, a distance of 651.30 feet to a found 1/2 inch rebar in a Stone Mound for the southwest corner of said Tract V, same being an ell corner of said Bank tract, said rebar also being the southwest corner of said Simmons Survey, same being an inner ell corner of the W. Brookfield Survey, Abstract Number 34;

THENCE: North 00 degrees 38 minutes 39 seconds East, with the west line of said Tract V, and with the east line of said Bank tract, and with the west line of said Simmons Survey, same being the east line of said Brookfield Survey, a distance of 352.67 feet to a found 1/2 inch rebar in a Stone Mound for an ell corner of this tract, said rebar being the southeast corner of said Tract III, same being the northern most northeast corner of said Bank tract, said rebar also being the northernmost corner of said Brookfield Survey, same being the southeast corner of said Reynolds Survey;

THENCE: North 89 degrees 32 minutes 14 seconds West, with the north line of said Bank tract, and passing at 987.43 feet a found capped iron rod, and continuing on said course and passing at 2776.49 feet a set 1/2 inch rebar, and continuing on said course and passing at 4527.46 feet a

South 80 degrees 38 minutes 21 seconds West, passing at a distance of 24.50 feet to a wood fence corner post, continuing along a barbed wire fence a total distance of 197.40 feet to a point for corner;

South 79 degrees 48 minutes 06 seconds West, continuing along said fence, a distance of 122.22 feet to a point for corner;

South 77 degrees 15 minutes 37 seconds West, continuing along said fence, a distance of 173.28 feet to a point for corner;

South 75 degrees 33 minutes 19 seconds West, continuing along said fence, a distance of 59.27 feet to a point for corner;

South 70 degrees 53 minutes 37 seconds West, continuing along said fence, a distance of 103.09 feet to a point for corner;

South 67 degrees 32 minutes 32 seconds West, continuing along said fence, a distance of 13.97 feet to a point for corner; said point being the beginning of a non-tangent curve to the right;

THENCE, in a northeasterly direction with said curve to the right, departing the south line of said Fourth Part of Tract VII and the north line of said Justin Timberbrook tract and over and across said Fourth Part of Tract VII, having a central angle of 22 degrees 12 minutes 30 seconds, a radius of 2,640.00 feet, a chord bearing and distance of North 39 degrees 41 minutes 13 seconds East, 1,016.89 feet, and an arc distance of 1,023.29 feet to the **POINT OF BEGINNING**;

CONTAINING: 5.370 acres or 233,922 square feet of land, more or less.

NET AREA: 565.61 acres

AFFIDAVIT

THE STATE OF TEXAS §
COUNTY OF DENTON §

I, Shirley Rogers, Town Secretary of the Town of Northlake, hereby certify that on October _____, 2020 I received a copy of the Petition for Consent to Creation of Oliver Ranch Municipal Utility District No. 1 of Denton County, a copy of which is attached hereto as Exhibit "A."

Shirley Rogers
Town Secretary of the Town of Northlake

THE STATE OF TEXAS §
COUNTY OF DENTON §

This instrument was acknowledged before me on this ____ day of _____, 2020, by Shirley Rogers, Town Secretary of the Town of Northlake.

Notary Public in and for the State of Texas

(NOTARY SEAL)

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: DECEMBER 10, 2020

REF. DOC.: TOWN OF NORTHLAKE EMPLOYEE HANDBOOK

SUBJECT: EMPLOYEE HANDBOOK REVISIONS – HOLIDAY HOURS DEFINED AS
HOURS WORKED WHEN CALCULATING OVERTIME



GOALS/OBJECTIVES:

- Operate efficiently and effectively; Attract and retain top-quality staff (Council Goal)

BACKGROUND INFORMATION

- Last revision to Northlake employee handbook passed on September 10, 2020
- Revision standardized hours-worked across all employee types
- Primary goal of consistency achieved, however revision caused decrease or loss in benefits to some employee types (Police impacted most)
- Further revision will ensure Town remains competitive in recruitment and retention of employees

PROPOSED REVISION:

- Add holiday hours to “Hours-Worked” definition for overtime calculation
- Overtime cost increase offset by current vacancy savings, primarily in Police

COUNCIL DIRECTION:

- Approve or amend changes to the Northlake Employee Handbook



TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION

No. 20-49

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 showing holiday hours as "hours worked" for the calculation of overtime; and

WHEREAS, the purpose of 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 RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, that:

1. The Town of Northlake Employee Handbook is hereby amended as such, adopted and the same shall hereby constitute the Employee Handbook of the Town of Northlake.

PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS on this the 10th day of December 2020.

Town of Northlake, Texas

Attest:

David Rettig, Mayor

Shirley Rogers, Town Secretary

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: DECEMBER 10, 2020

REF. DOC.:

SUBJECT: MODIFYING, CONTINUING AND/OR SUSPENDING FIRST AMENDED
DECLARATION OF LOCAL AND PUBLIC HEALTH EMERGENCY
MODIFIED ON APRIL 23, 2020 BY TOWN COUNCIL



TOWN OF NORTHLAKE COUNCIL ITEM NO. 6

DATE: DECEMBER 10, 2020

ITEM: EXECUTIVE SESSION



TOWN OF NORTHLAKE COUNCIL ITEM NO. 7

DATE: DECEMBER 10, 2020

ITEM: OPEN SESSION



TOWN OF NORTHLAKE COUNCIL ITEM NO. 8

DATE: DECEMBER 10, 2020

ITEM: ADJOURNMENT

