

1. 5:30 P.M. Town Council Agenda 3-11-21

Documents:

[3-11-21 TOWN COUNCIL AGENDA.PDF](#)

- 1.I. 5:30 PM Town Council Packet 3-11-21

Documents:

[3-11-21 COUNCIL PACKET.PDF](#)

- 1.II. March 11, 2021 - MEETING SLIDE DECK

[MARCH 11, 2021 - 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
MARCH 11, 2021 AT 5:30 PM
1500 COMMONS CIRCLE SUITE 300 - NORTHLAKE, TEXAS 76226**

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Northlake Town Council will meet in a regular meeting on Thursday, March 11, 2021 at 5:30 pm at the Northlake Town Hall in the Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas 76226. The items listed below are placed on the agenda for discussion and/or action.

1. Call to Order
Roll Call
Invocation
Pledge of Allegiance
2. Announcements, Proclamations and Presentations
 - A. Northwest ISD 2021 Bond Election Update - Dr. Ryder Warren, Superintendent
 - B. Home Rule Charter Transition - Presiding Judge Contract
 - C. Interim Conversion of Administrative Intern to Administrative Assistant
 - D. Economic and Community Development Corporations' Billboard and Grant Program Update
 - E. Capital Improvement Program Update
 - F. Winter Storm Relief Options and Financial Impact
3. Public Input
This item is available for citizens to address the Town Council on any matter. The presiding officer may ask the citizen to hold his or her comment on an agenda item until that agenda item is reached. By law, no deliberation or action may be taken on the topic if the topic is not posted on the agenda. The presiding officer reserves the right to impose a time limit on this portion of the agenda.
4. Consent Items
Any Council Member may request an item on the Consent Agenda to be taken up for individual consideration
 - G. Town Council Meeting Minutes of 2-11-21
 - H. Town Council Meeting Minutes of 2-25-21
 - I. Ordinance declaring unopposed candidates in the May 1, 2021 General Municipal Election elected to office, cancelling the election

5. Action Items

- J. Annexation of approximately 5.424 acres of Faught Road between FM 407 and Evelyn Lane within the Town's exclusive extraterritorial jurisdiction (ETJ)
 - i. Public Hearing
- K. Final plat of Lot 4R-1 and Lot 4R-2, Block 1, Texas Speedway Centre, being a replat of Lot 4R, Block 1, Texas Speedway Centre, a 7.97-acre lot located east of IH 35W at Gasoline Alley, and zoned Mixed-Use Planned Development (MPD). QuikTrip Corporation is the owner. Texas Surveyors is the surveyor. Case # FP-21-004
 - i. Public Hearing
- L. Site Plan of Katie's Car Wash, a proposed car wash on a 0.82-acre tract of land to be platted as Lot 4R-1, Block 1, Texas Speedway Centre, generally located at the southeast corner of IH 35W and Gasoline Alley, and zoned Mixed-Use Planned Development (MPD). Jacob Petrie is the applicant/developer. Dunaway Associates is the engineer. Case # SP-21-001
- M. 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
- N. Continue with Declaration of Local Disaster in response to severe weather in Town of Northlake, Texas, ordered by Mayor Rettig on February 22, 2021

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; and
 - ii. 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 152.3 acres of land generally located north of Evelyn Lane, west of Faught Road, and south of Robson Ranch Road; and
 - iii. 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 in the extraterritorial jurisdiction of the Town; and
 - iv. Legal advice related to the development and annexation of the IMA Development Group and AMI Development Group tracts, 3.4-acre, 1.7-acre and 1.3-acre tracts of land generally

located at the northwest corner of FM 407 and Thompson Road in the extraterritorial jurisdiction of the Town; and

- v. Legal advice related to the development and annexation of the Gebert Family Tract on approximately 156.8 acre tract of land generally located east of FM 156 and northwest of Victory Circle in the extraterritorial jurisdiction of the Town; and
- vi. Pending or contemplated litigation; and
- vii. Town of Northlake vs. City of Justin, Denton County District Court Cause No. 15-08170-367; and
- viii. City of Justin v. Toby Baker, Cause No. D-1-GN-20-002084.

- b. Section 551.072 Deliberation regarding the purchase, exchange, lease or value of real property to be acquired as right-of-way out of certain 12.6 acre tract of land

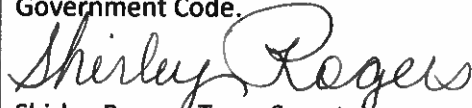
7. Reconvene into Open Session

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

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 76266, on the 5th day of March 2021 by 5:00 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 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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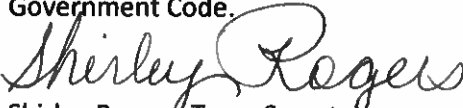
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TOWN OF NORTHLAKE COUNCIL ITEM NO. 1

DATE: MARCH 11, 2021

ITEM: CALL TO ORDER



TOWN OF NORTHLAKE COUNCIL ITEM NO. 2

DATE: MARCH 11, 2021

ITEM: ANNOUNCEMENTS-PROCLAMATIONS-PRESENTATIONS





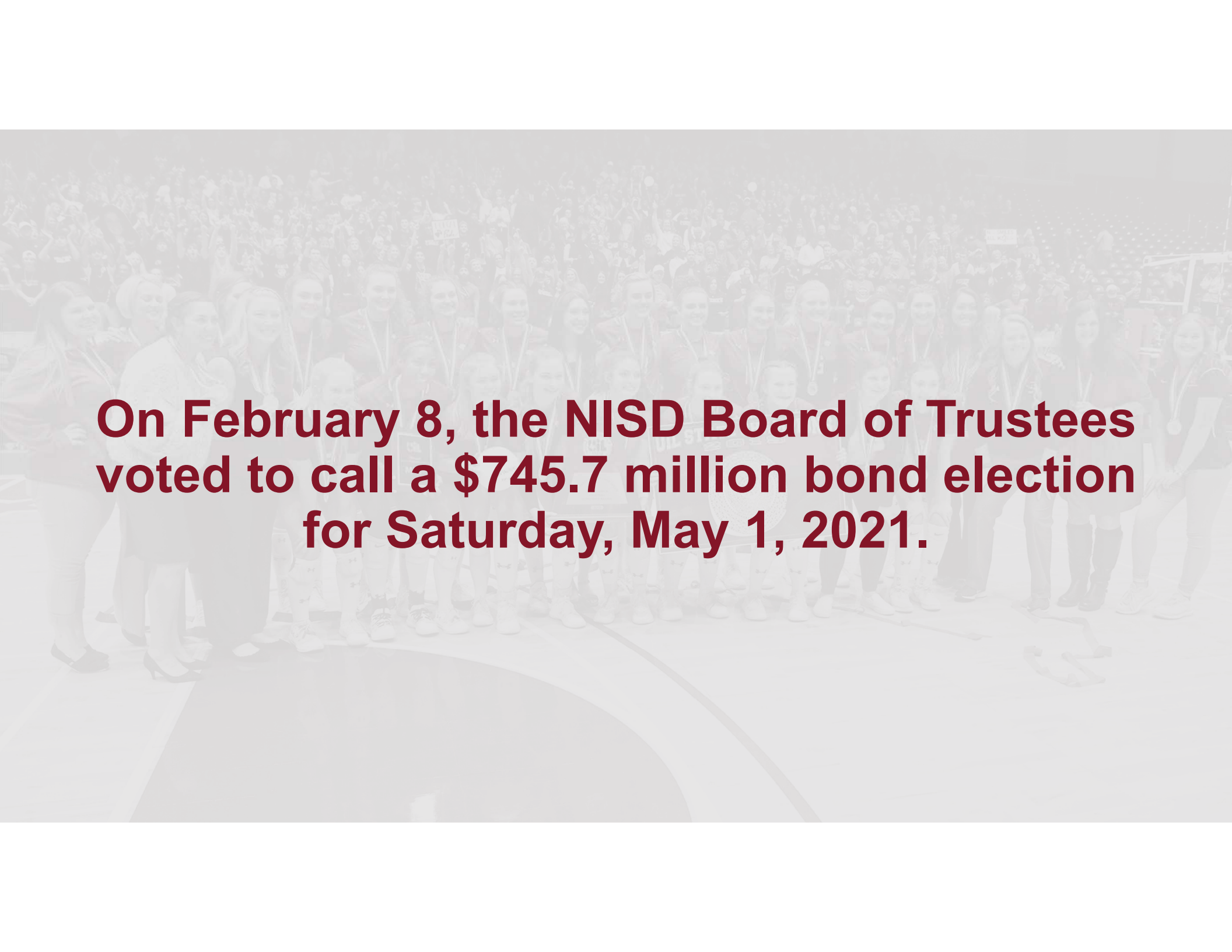
Northlake Town Council

March 11, 2021

About Northwest ISD

- Encompasses 234 square miles
- 8th fastest growing district in Texas
- 30 campuses (19 elementary schools, 6 middle schools, 3 comprehensive high schools, 1 accelerated high school, and special programs center)
- 14+ towns and cities
- 3 counties (Denton, Tarrant, and Wise)
- Approximately 27% built out, with 92 active developments

NORTHWEST ISD
BOND
2021

A large crowd of students and staff is gathered in a school gymnasium. In the foreground, a group of students, mostly girls, are standing in rows, many wearing medals around their necks. They are smiling and looking towards the camera. The background is filled with a large crowd of other students and staff, some holding up phones to take pictures. The scene is brightly lit, and the atmosphere appears to be celebratory.

**On February 8, the NISD Board of Trustees
voted to call a \$745.7 million bond election
for Saturday, May 1, 2021.**

Community Feedback

Following the November 2020 election:

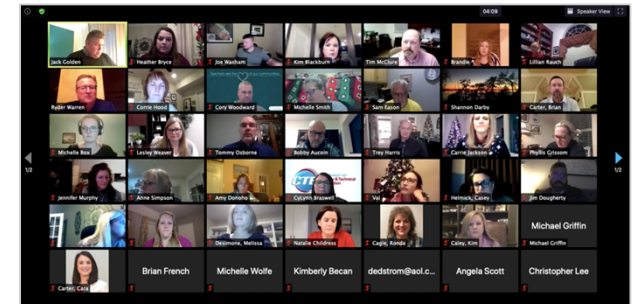
Post-Election Survey



Stakeholder Feedback Meeting



Reconvened the LRPC



Long Range Planning Committee

- Planning for our growth since 2000
- Reprioritized projects through a series of meetings
- Recommended a **\$240 million reduction** from the November ballot



nisdtxlrpc.org

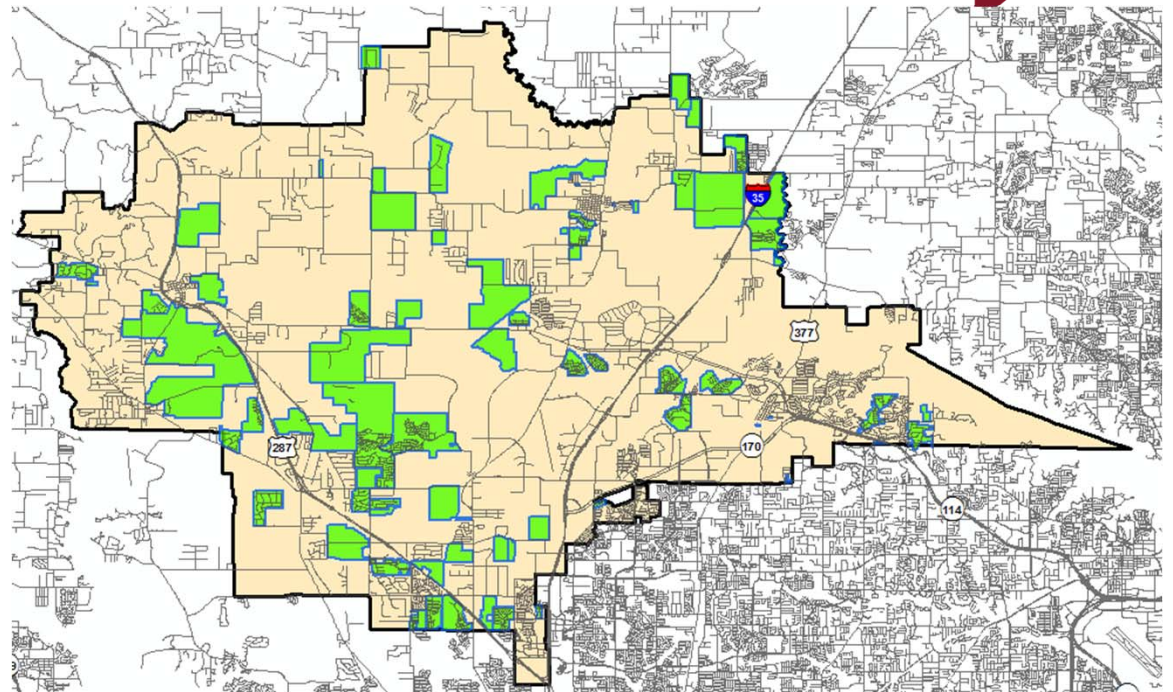


nisdtxbond.org

Preparing for Growth

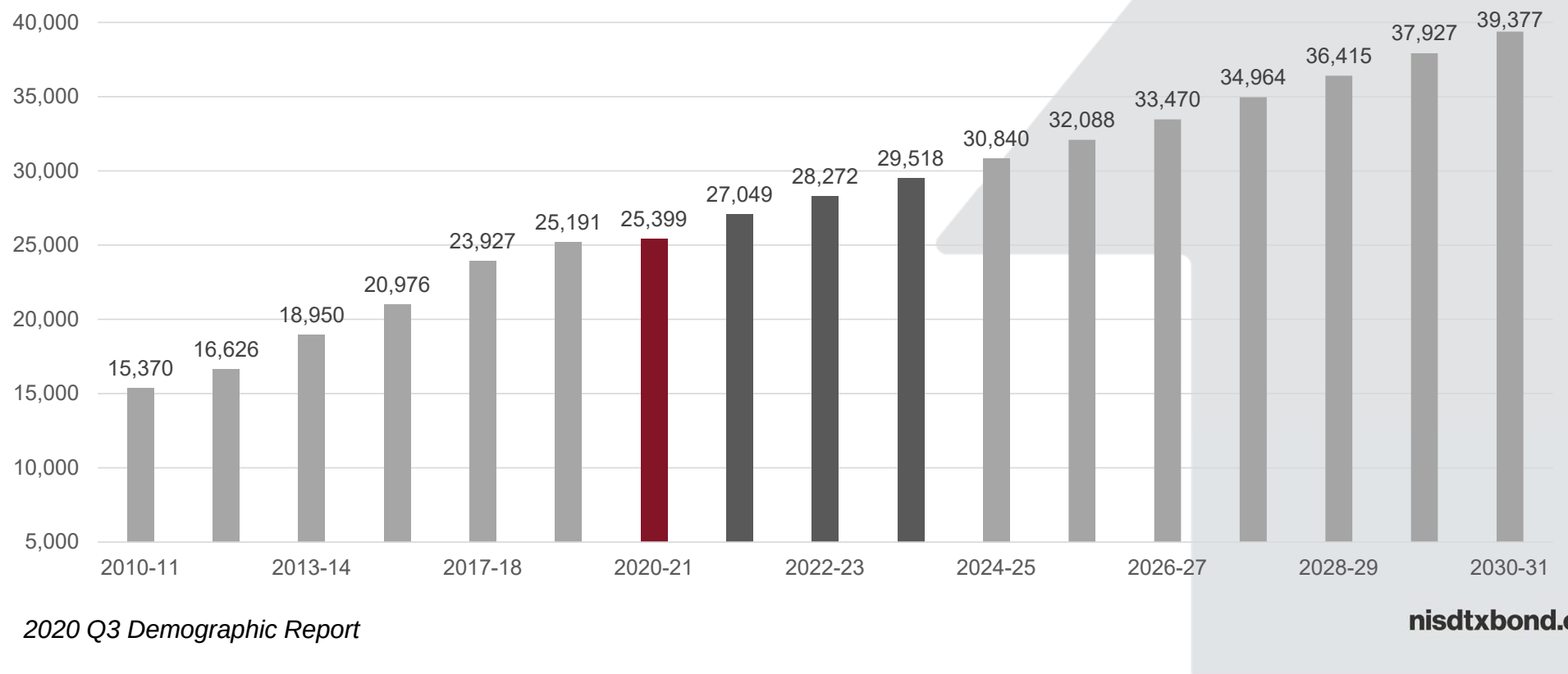
STUDENT ENROLLMENT CONTINUES TO INCREASE AS PROJECTED.

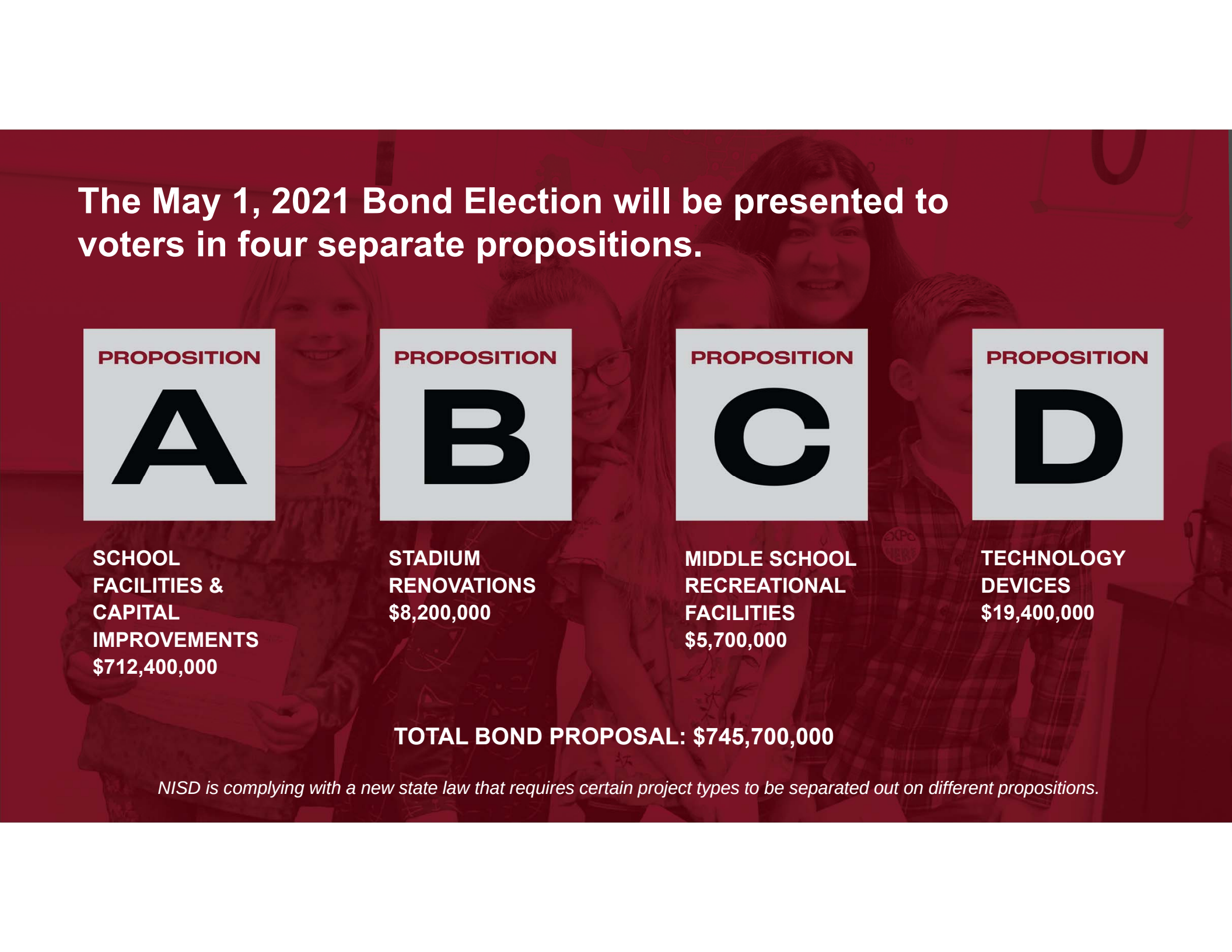
- Approximately 2,400 annual closings
- More than 3,400 vacant residential lots ready to build on
- Over 40,000 lots platted for future development



Preparing for Growth

This bond will **accommodate nearly 5,000 new students** to help NISD keep pace with a projected 4,000-5,400 new students by the 2024-25 school year.





The May 1, 2021 Bond Election will be presented to voters in four separate propositions.

PROPOSITION

A

**SCHOOL
FACILITIES &
CAPITAL
IMPROVEMENTS
\$712,400,000**

PROPOSITION

B

**STADIUM
RENOVATIONS
\$8,200,000**

PROPOSITION

C

**MIDDLE SCHOOL
RECREATIONAL
FACILITIES
\$5,700,000**

PROPOSITION

D

**TECHNOLOGY
DEVICES
\$19,400,000**

TOTAL BOND PROPOSAL: \$745,700,000

NISD is complying with a new state law that requires certain project types to be separated out on different propositions.

Proposition A

SCHOOL FACILITIES & CAPITAL IMPROVEMENTS: \$712,400,000

GROWTH

6 New Schools

- New Elementary School #22
- New Elementary School #23
- Middle School #7
- Replacement School for Hatfield Elementary School
- Replacement School for Seven Hills Elementary School
- Replacement School for Pike Middle School
- Northwest High School Additions and Renovations
- Classroom Additions to Satisfy State Mandated Full Day Pre-K
- Land Acquisition for New Schools
- New Buses

CAPITAL IMPROVEMENTS & RENOVATIONS

- Infrastructure Lifecycle Replacements (roofs, flooring, HVAC, fire alarms)
- Repurpose Hatfield Elementary School for Centralized Administrative Use
- Administration Building End-of-Life Renovations
- West Operations Facility Additions and Renovations

EQUITY & EVOLVING NEEDS

- Middle School Program Standardization
- Elementary Playground Equity and Safety

SAFETY & SECURITY

- Access Control, Public Address, and Cameras

TECHNOLOGY INFRASTRUCTURE

- Fiber and Equipment

New Schools

New Elementary School #22

- Estimated to open in 2023
- New elementary prototype design will be used (850-capacity)
- Potential Location: Either Denton County/Northlake area or Tarrant County/Highway 287 area

New Elementary School #23

- Estimated to open in 2024
- New elementary prototype design will be used (850-capacity)
- Location will be determined based on where fastest growth is occurring (after planning for ES #22) and where the district can secure land

New Elementary Prototype – similar to Lance Thompson, Haslet, and Berkshire



New Schools

Middle School #7

- Could open by the 2023-2024 school year
- Location: LeTara development in Haslet
- Capacity for 1,200 students
- Modern learning environments like other new NISD middle schools
- Will relieve current overcrowding at the Middle School level

New Middle School Design



Replacement Elementary Schools

Hatfield Elementary

- Built in 1998
- 450 Capacity
- Replacement School (850-capacity) will be Constructed in Nearby Residential Neighborhood
- Current School will be Repurposed for Administrative Use

Seven Hills Elementary

- Built in 1988
- 650 Capacity
- Replacement School (850-capacity) will be Built on Same Site
- Current School will be Removed once New School is Built

Hatfield – NISD's Central Campus in Justin



Seven Hills – Newark



Pike Replacement School

Constructing a New School

- Capacity for 1,200 students
- Modern learning environments like other new NISD middle schools
- Will be constructed on the same site as the current school. Once completed, the existing facility would be removed. Existing Pike Football/Soccer Field and Track will Remain.

Existing Pike Middle School

- Pre-Engineered Building opened in 1992 as Northwest Middle School
 - Converted in 1999 to High School “B” Building
 - Converted in 2003 to Pike Middle School
 - Cafeteria, Kitchen, Library, and Hallways are Undersized
 - Not Able to Accommodate Growth or Collaboration Spaces
- Undersized Stage which is Smaller than Most Elementary School Stages
 - Major Gas, Plumbing, and Power Lines are Aging and Undersized
 - Some Lighting Replacement Needed
 - Flooring Replacement Needed
 - Roof Replacement Needed
 - Site/Drainage Issues

Pike Middle School



Northwest High School Additions & Renovations

ADD 200,000 SQUARE FEET

- Create Capacity for 3,200 Students (like Byron Nelson HS and Eaton HS)
- Expand Core Spaces (Cafeteria, Library, Gyms, etc.)
- Expand Career & Technical Education Spaces
- Increase Circulation Efficiency and Create Collaboration Spaces

REMODEL & RENOVATE

- Reconfigure Entrance(s), Creating One Main Entrance to Centralize Administration and Increase Security
- Update Aesthetics and Facades
- Significant Remodel of 280,000 Square Feet
- New Walls, Flooring, Paint, LED Lighting, and Updated Restrooms Throughout

Exterior entrances and aesthetics will change

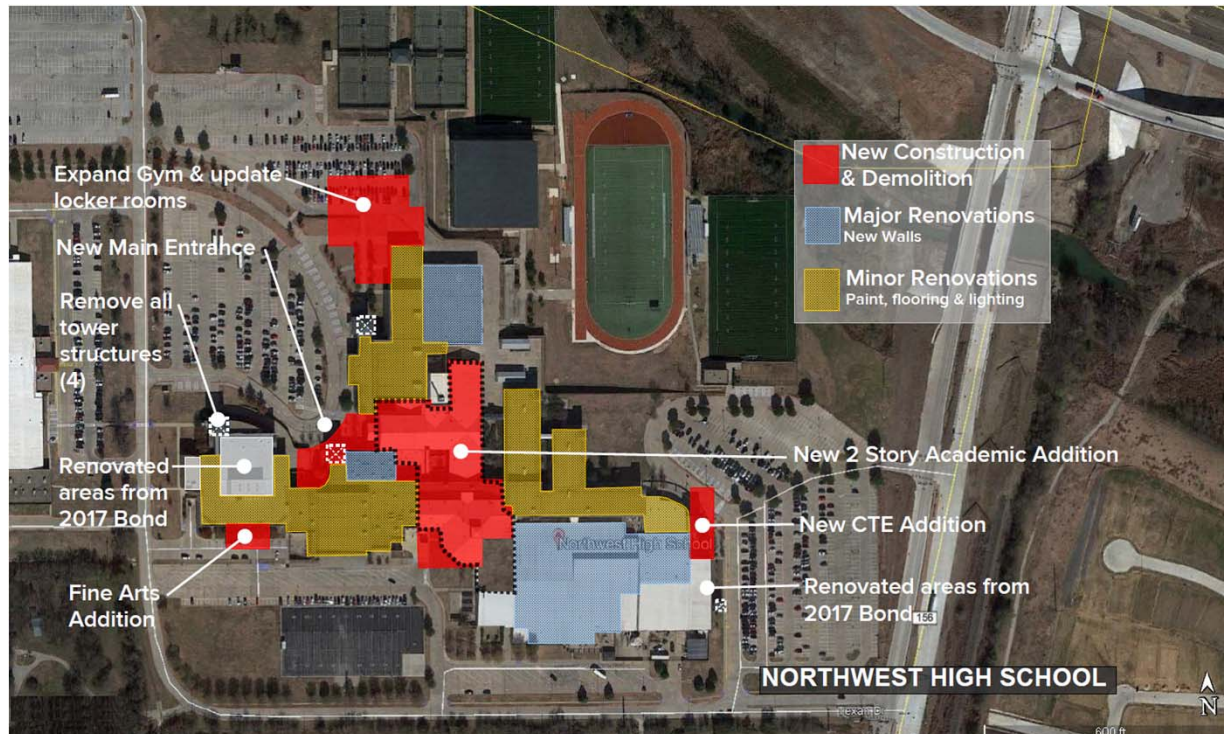


Interior renovations throughout the building



Northwest High School Additions & Renovations

Conceptual Site Plan for NHS Additions & Renovations



Northwest's flagship high school was first built in its current location in 1982.

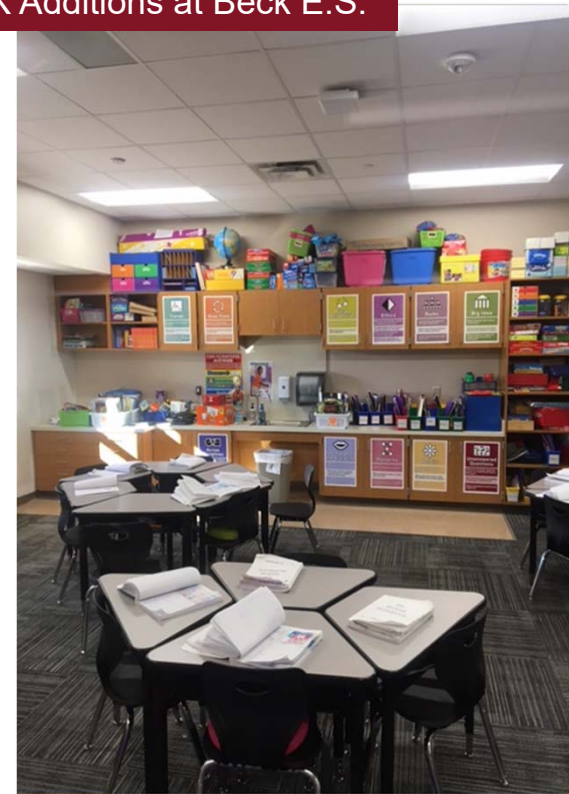
- Circulation patterns will be streamlined and clarified, including centralizing and enhancing the campus main entry.
- Finishes and systems that have reached the end of their lifecycle will be replaced.
- Additions will be created to house expanded programs (especially CTE and AVID curriculums) that require the most updated technology and electrical services.

Pre-K Classroom Additions

Pre-K Classrooms

- State Mandated Full-Day Program (House Bill 3)
- Additions to Allow for Pre-K Classrooms at 11 Elementary Schools
 - Cox
 - Granger
 - Hughes
 - Lakeview
 - Clara Love
 - Peterson
 - Prairie View
 - Roanoke
 - Schluter
 - Sendera Ranch
 - J.C. Thompson
- Additions to Include Age-Appropriate Restrooms

2017 Bond - Pre-K Additions at Beck E.S.



Propositions B, C, and D

Proposition B



Stadium Renovations: \$8,200,000

- Track and Field Complex (Texan Stadium, constructed in 1950) - Renovate End-of-Life Materials (bleachers, press box, restrooms, turf, track, lights)
- NISD Stadium (constructed in 2005) - Replace Lighting at End of Lifecycle

Proposition C



Middle School Recreational Facilities: \$5,700,000

- Tennis Courts, Athletic Field and Track at Middle School #7 (school building in Prop. A)
- Tennis Court Resurfacing at 4 Middle School campuses
- Add Tennis Courts at Medlin Middle School (currently do not have)

Proposition D



Technology Devices: \$19,400,000

- New Devices for Students and Teachers (Lifecycle Replacements and Enrollment Growth)

Any bonds issued for technology devices will not exceed three years.

One Tax Rate – Two Different Buckets

\$1.3363

District Budget (Maintenance & Operations)

Day-to-day operations and expenses

**FOR SCHOOL
DISTRICTS, THIS
INCLUDES:**

- Staff Salaries
- Utilities
- Program Expenses
- Supplies
- Fuel



\$0.9163

District Bonds (Interest & Sinking)

Principal and interest payments on debt issued

**FOR SCHOOL
DISTRICTS, THIS
INCLUDES:**

- New construction
- Renovations
- HVAC Systems
- Roofing
- Technology



\$0.42

One Tax Rate – Two Different Buckets

District Budget

(Maintenance & Operations)

Day-to-day operations and expenses

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- Staff Salaries
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District Bonds

(Interest & Sinking)

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- New construction
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- HVAC Systems
- Roofing
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Bonds cannot be used for salaries or operating costs.

No Change to the Tax Rate

NISD will be able to issue the May 2021 bonds without an increase to the tax rate because:

- Strong growth in new construction (both residential and commercial)
- Rising Taxable Assessed Values (set by County Appraisal Districts)
- Board of Trustees has refinanced existing debt
- This portion of the total tax rate is not subject to recapture (Robin Hood)

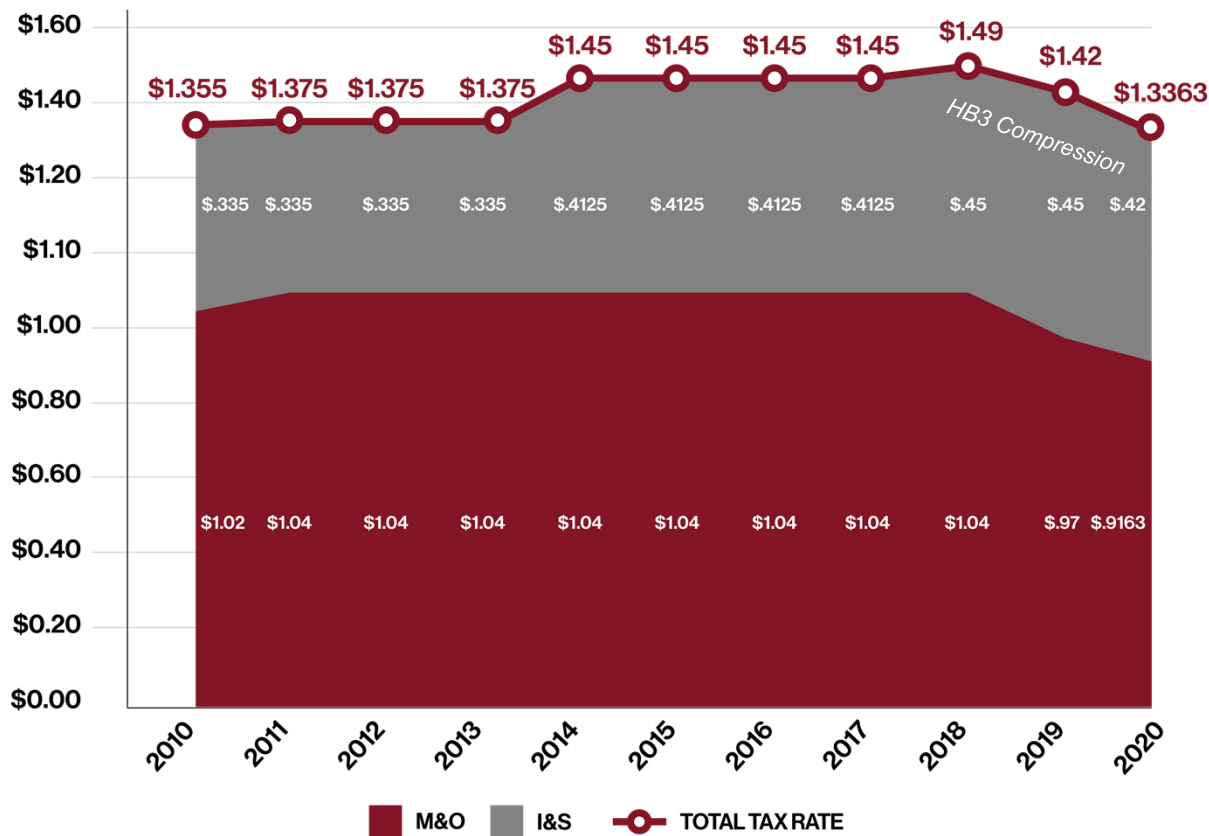
NISD Debt Service Rate

2020-2021

2021-2022



Tax Rate History



The current total tax rate in NISD is the lowest it has been in over 10 years and will not increase as a result of the 2021 bond election. In fact, the NISD Board of Trustees voted on August 10, 2020 to lower the I&S rate by \$0.03.

Over 65 Property Tax Ceiling



If you qualify your residence homestead for an age 65 or older exemption for school district taxes, the school district taxes on that homestead **cannot increase** as long as you own and live in that home. The school district taxes on your homestead may go below but not above the ceiling amount.

If you improve the homestead (other than normal repairs or maintenance), the tax ceiling may go higher because of the new additions. For example, if you add on a garage or game room to the house after you have established a tax ceiling, the ceiling may be adjusted to a higher level to reflect the value of that addition.

NISD Bond Management & Fiscal Highlights

- Bond **interest rates** are at **historical lows**.
- NISD has completed **three bond refundings** since Nov. 2019 resulting in over **\$50 million in savings**.
- NISD sells bonds **in increments over time as needed to fund the projects**, and not until necessary growth has occurred.
- NISD finances bonds for **25 years** (state law allows up to 40), and with refunding opportunities and tax base growth has **paid off past bonds in 15-20 years**.
- NISD maintains its **high credit ratings** from two agencies, AA from Fitch and Aa2 from Moody's, which provide the district with competitive interest rates and buyers market.

Vote on All Four Propositions

NORTHWEST INDEPENDENT SCHOOL DISTRICT SPECIAL ELECTION NORTHWEST INDEPENDENT SCHOOL DISTRICT PROPOSITION A

FOR ☐) THE ISSUANCE OF \$712,400,000 OF BONDS BY
) THE NORTHWEST INDEPENDENT SCHOOL
AGAINST ☐) DISTRICT FOR **SCHOOL FACILITIES AND THE**
) **PURCHASE OF LAND, BUSES AND VEHICLES**
) AND LEVYING THE TAX IN PAYMENT THEREOF.
) THIS IS A PROPERTY TAX INCREASE.

NORTHWEST INDEPENDENT SCHOOL DISTRICT SPECIAL ELECTION NORTHWEST INDEPENDENT SCHOOL DISTRICT PROPOSITION C

FOR ☐) THE ISSUANCE OF \$5,700,000 OF BONDS BY THE
) NORTHWEST INDEPENDENT SCHOOL DISTRICT FOR
AGAINST ☐) **MIDDLE SCHOOL RECREATIONAL FACILITIES** AND
) LEVYING THE TAX IN PAYMENT THEREOF. THIS IS A
) PROPERTY TAX INCREASE.

NORTHWEST INDEPENDENT SCHOOL DISTRICT SPECIAL ELECTION NORTHWEST INDEPENDENT SCHOOL DISTRICT PROPOSITION B

FOR ☐) THE ISSUANCE OF \$8,200,000 OF BONDS BY THE
) NORTHWEST INDEPENDENT SCHOOL DISTRICT FOR
AGAINST ☐) **RENOVATIONS TO THE TRACK AND FIELD COMPLEX**
) **(TEXAN STADIUM) AND NORTHWEST ISD STADIUM**
) AND LEVYING THE TAX IN PAYMENT THEREOF. THIS
) IS A PROPERTY TAX INCREASE.

NORTHWEST INDEPENDENT SCHOOL DISTRICT SPECIAL ELECTION NORTHWEST INDEPENDENT SCHOOL DISTRICT PROPOSITION D

FOR ☐) THE ISSUANCE OF \$19,400,000 OF BONDS (WITH A
) MAXIMUM MATURITY OF THREE YEARS) BY THE
AGAINST ☐) NORTHWEST INDEPENDENT SCHOOL DISTRICT FOR
) **INSTRUCTIONAL TECHNOLOGY** AND LEVYING THE
) TAX IN PAYMENT THEREOF. THIS IS A PROPERTY
) TAX INCREASE.

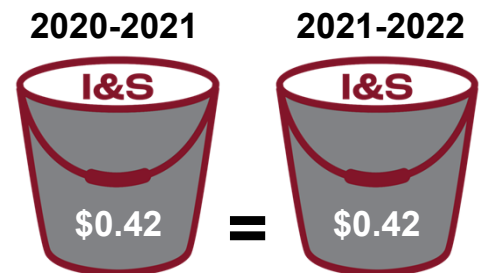
No tax rate increase is required as a result of Props A-D.

On the Ballot

“Property Tax Increase” vs Tax Rate Increase

Due to a new state law, **you will see “THIS IS A PROPERTY TAX INCREASE” on your ballot for each Proposition. However, Propositions A-D will not change your tax rate.**

This is standard language required on all school bonds. NISD can make all existing and new bond payments with the current I&S tax rate.



NISD BOND BALLOT EXPLAINED

Proposition A

FOR _____
AGAINST _____

THE ISSUANCE OF \$712,400,000 OF BONDS BY THE NORTHWEST INDEPENDENT SCHOOL DISTRICT FOR **SCHOOL FACILITIES AND THE PURCHASE OF LAND, BUSES AND VEHICLES** AND LEVYING THE TAX IN PAYMENT THEREOF. **THIS IS A PROPERTY TAX INCREASE.**

Proposition B

FOR _____
AGAINST _____

THE ISSUANCE OF \$8,200,000 OF BONDS BY THE NORTHWEST INDEPENDENT SCHOOL DISTRICT FOR **RENOVATIONS TO THE TRACK AND FIELD COMPLEX (TEXAN STADIUM) AND NORTHWEST ISD STADIUM** AND LEVYING THE TAX IN PAYMENT THEREOF. **THIS IS A PROPERTY TAX INCREASE.**

Proposition C

FOR _____
AGAINST _____

THE ISSUANCE OF \$5,700,000 OF BONDS BY THE NORTHWEST INDEPENDENT SCHOOL DISTRICT FOR **MIDDLE SCHOOL RECREATIONAL FACILITIES** AND LEVYING THE TAX IN PAYMENT THEREOF. **THIS IS A PROPERTY TAX INCREASE.**

Proposition D

FOR _____
AGAINST _____

THE ISSUANCE OF \$19,400,000 OF BONDS (WITH A MAXIMUM MATURITY OF THREE YEARS) BY THE NORTHWEST INDEPENDENT SCHOOL DISTRICT FOR **INSTRUCTIONAL TECHNOLOGY** AND LEVYING THE TAX IN PAYMENT THEREOF. **THIS IS A PROPERTY TAX INCREASE.**

NO CHANGE TO THE TAX RATE

State law now requires all school propositions to include **“This is a property tax increase”** regardless of the impact to the school district’s tax rate.

In NISD, the school district tax rate **will not** change as a result of this bond election.

What this means:

NISD is able to make all existing and proposed bond payments with the \$0.42 I&S tax rate residents are currently paying.

A large crowd of people, many wearing medals, at a sporting event. The image is faded and serves as a background for the text.

Register to Vote by April 1.

EARLY VOTING
April 19-27, 2021

ELECTION DAY
Saturday, May 1, 2021

www.nisdtxbond.org

[Home](#) [Bond Proposal](#) [Tax Info](#) [Voting Info](#) [Questions](#)

MAY 1, 2021 BOND ELECTION

ON FEBRUARY 8, THE NISD BOARD OF TRUSTEES VOTED TO CALL A \$745.7 MILLION BOND ELECTION FOR SATURDAY, MAY 1, 2021.



Four Bond Propositions: A - D

The bond proposal will be presented to voters in four separate propositions. This bond will accommodate 5,000 additional students with new schools and replacement buildings, as well as address aging facilities, safety, equity and standardization across the district.

[LEARN MORE ABOUT WHAT'S IN EACH PROPOSITION](#)



No Change to the Tax Rate

Due to a new state law, you will see "This Is a Property Tax Increase" on your ballot. However, Props A-D will not change your tax rate. This is standard language required on all school bonds. NISD can make all existing and new bond payments with the \$0.42 IRS tax rate residents are currently paying.

[LEARN MORE ABOUT THE NISD TAX RATE AND BOND FINANCING](#)

[Home](#) [Bond Proposal](#) [Tax Info](#) [Voting Info](#) [Questions](#)

BOND PROPOSAL



Following the November 2020 election, NISD worked to seek feedback from the community and reevaluate the bond proposal presented to voters. The Long Range Planning Committee, a 20-year standing citizen group who formed the recommendations for the bond, was reappointed to help the district determine next steps. After studying results from a parent decision survey and educational facilities and repurposing projects through a series of meetings, the LRPC recommended the Board of Trustees call for a bond election for May 1, 2021, to fund the following projects:

Based on conservative assumptions, NISD is able to issue these new bonds, if approved by voters, with no change to the working tax rate of \$0.42. The bonds will be issued over time to match bond sales as needed to complete the projects.

PROPOSITION A	PROPOSITION B	PROPOSITION C	PROPOSITION D
SCHOOL FACILITIES CAPITAL IMPROVEMENTS \$75,000,000	GENERAL IMPROVEMENTS \$20,000,000	SCHOOL SCHOOLS, RECREATIONAL FACILITIES \$4,000,000	TECHNOLOGY SERVICES \$7,000,000

TOTAL BOND PROPOSAL
\$745,700,000

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TAX INFORMATION

No Change to the Tax Rate

STATE LAW REQUIRES "PROPERTY TAX INCREASE" LANGUAGE ON BALLOT FOR BOND PROPOSITIONS DESPITE NISD'S NO TAX RATE INCREASE.

In compliance with a new 2020 law, bond ballot propositions must include the following statement: "THIS IS A PROPERTY TAX INCREASE. As a result of this law, residents who pay NISD will see the language on all bond propositions. However, the NISD tax rate will not increase as a result of the 2021 bond election. In fact, the NISD Board of Trustees voted on August 6, 2020 to lower the \$0.42 rate by \$0.03.

HOW IS THE DISTRICT ABLE TO ISSUE NEW BONDS WITHOUT RAISING THE RATE?

The state knows that allows NISD to issue new bonds without raising the amount of property taxes. The state is going to grow the district's Total Available Value (TAV). The amount of money raised by NISD is calculated by multiplying the tax rate set by the district by the taxable value of the property within the district. The taxable value is set by the county appraiser's office. The district's tax rate is set by the board of trustees and is not a constitutional or independent development value. The additional tax rate will generate more tax revenue, even if the tax rate rate is raised.

THEN WHY IS THIS "PROPERTY TAX INCREASE" LANGUAGE REQUIRED?

State law requires this language on all school bond referendums. If economic conditions in the district become adverse, the district would be legally obligated to pay on \$0.42 tax rate sufficient to pay the bonds.

Understanding the Tax Rate

Public school taxes include two figures which divide the school district budget into two "buckets." The first bucket is the Maintenance and Operations Budget (MOB), which funds day-to-day costs and requires no voter approval. The second bucket is the Capital and Debt Service Budget (CDSB), which funds capital projects and requires voter approval. The second bucket is the Maintenance and Debt Service Budget (MDSB), also known as Debt Service, and that is used to pay for long-term capital improvements approved by voters through bond elections.

[Home](#) [Bond Proposal](#) [Tax Info](#) [Voting Info](#) [Questions](#)

QUESTIONS

Have a question? Submit it here.

Name *

First Name Last Name

Email *

Message *

Frequently Asked Questions

Informational Presentations

Residents are also encouraged to attend an informational presentation or engage with the district through one of its Facebook Live broadcasts, Zoom and Open House events.

We want our community to be informed.

If your organization would like to schedule a meeting, please send a request to:



superintendent@nisdtx.org



817-215-0030

A large group of female volleyball players and coaches are posing on a court. The players are wearing maroon jerseys and white socks, and many are holding medals. A coach in a white jacket is on the left. In the center, a player holds a sign that says "UIL STATE CHAMPIONS". The background is filled with a large crowd of spectators in bleachers.

Bond Proposal by Campus

Love Elementary

WHAT'S PROPOSED FOR OUR SCHOOL:

PROPOSITION A

GROWTH

- Add Pre-K Classrooms with Restrooms to Meet State Mandated Full Day Pre-K

SAFETY & SECURITY

- New Access Control
- New Security Cameras
- Convert Analog Radios to Digital and Add Repeaters

LIFECYCLE REPLACEMENTS

- Replace Carpet

FUNDED BY 2008 BOND
OPENED IN 2009

TECHNOLOGY

- Fiber Upgrades
- Cell Phone Boosters

PLAYGROUND EQUITY & SAFETY

- Replace Surface
- Expand Play Space for PreK-1st Grades
- Add Additional Accessible Play Elements

PROPOSITION D

DEVICE REFRESH FOR TEACHERS AND STUDENTS

nisdtxbond.org

Justin Elementary

WHAT'S PROPOSED FOR OUR SCHOOL:

PROPOSITION A

SAFETY & SECURITY

- New Access Control
- New Security Cameras
- Fire Alarm Panel Replacement
- Convert Analog Radios to Digital and Add Repeaters

LIFECYCLE REPLACEMENTS

- Replace Flooring
- Partial Roof Replacement
- Partial HVAC Replacement

FUNDED BY 1990 BOND
OPENED IN 1992

TECHNOLOGY INFRASTRUCTURE

- Fiber Upgrades
- Copper Wiring
- Cell Phone Boosters

PLAYGROUND EQUITY & SAFETY

- Replace Surface
- Expand Play Space for PreK-1st Grades
- Add Additional Accessible Play Elements

PROPOSITION D

DEVICE REFRESH FOR TEACHERS AND STUDENTS

nisdtxbond.org

Lance Thompson Elementary

The new campus, which was funded by the 2017 bond, includes all of the modern safety features and instructional spaces now standard in NISD's newest elementary schools.

FUNDED BY 2017 BOND
NEW CAMPUS OPENED IN 2019

2021 BOND PROPOSAL PROJECTS FOR LANCE THOMPSON ELEMENTARY:

PROPOSITION A

PLAYGROUND EQUITY & SAFETY

- To be equitable with accessibility updates proposed across the district, the following playground updates would occur at the new Lance Thompson Elementary:
- Expand Play Space for PreK-1st Grades
- Add Additional Accessible Play Elements

PROPOSITION D

DEVICE REFRESH FOR TEACHERS AND STUDENTS

Roanoke Elementary

WHAT'S PROPOSED FOR OUR SCHOOL:

**FUNDED BY 2008 BOND
OPENED IN 2010**

PROPOSITION A

GROWTH

- Add Pre-K Classrooms with Restrooms to Meet State Mandated Full Day Pre-K

SAFETY & SECURITY

- New Access Control
- New Security Cameras
- Convert Analog Radios to Digital and Add Repeaters

LIFECYCLE REPLACEMENTS

- Replace Carpet

TECHNOLOGY INFRASTRUCTURE

- Fiber Upgrades
- Cell Phone Boosters

PLAYGROUND EQUITY & SAFETY

- Replace Surface
- Expand Play Space for PreK-1st Grades
- Add Additional Accessible Play Elements

PROPOSITION D

DEVICE REFRESH FOR TEACHERS AND STUDENTS

nisdtxbond.org

Cox Elementary

WHAT'S PROPOSED FOR OUR SCHOOL:

PROPOSITION A

GROWTH

- Add Pre-K Classrooms with Restrooms to Meet New State Mandated Full Day Pre-K

SAFETY & SECURITY

- New Access Control
- New Security Cameras
- Convert Analog Radios to Digital and Add Repeaters

TECHNOLOGY INFRASTRUCTURE

- Fiber Upgrades
- Cell Phone Boosters

FUNDED BY 2008 BOND
OPENED IN 2013

PLAYGROUND EQUITY & SAFETY

- Replace Surface
- Expand Play Space for PreK-1st Grades
- Add Additional Accessible Play Elements

PROPOSITION D

DEVICE REFRESH FOR TEACHERS AND STUDENTS

Pike Middle School

A REPLACEMENT SCHOOL IS PROPOSED AS PART OF THIS BOND:

PROPOSITION A

CONSTRUCTING A NEW SCHOOL

- Could open by the 2024-25 school year
- Capacity for 1,200 students
- Will be constructed on the same site as the current school. Once completed, the existing facility would be removed. Existing Pike Football/Soccer Field and Track and Tennis Courts will Remain.
- To be designed based on the design of MS #7
- Making minor adjustments in design and floor plans allows the district to save money on design, create equity between campuses, and establish continuity in learning and instructional spaces.
- MS #7 incorporates the use of collaborative learning that NISD is establishing in the new elementary prototypes. Continuing to provide these spaces for students as they advance encourages and reinforces 21st century skill sets.

PROPOSITION C

RESURFACE EXISTING TENNIS COURTS

PROPOSITION D

DEVICE REFRESH FOR TEACHERS AND STUDENTS

New Middle School Design



Pike Middle School

ABOUT EXISTING PIKE MIDDLE SCHOOL:

HISTORY

- Pre-Engineered Building - *This provides some initial cost savings but does not allow for easy growth and infrastructure changes that may be required over time.*
- Opened in 1992 as Northwest Middle School
- Converted in 1999 to High School “B” Building
- Converted in 2003 to Pike Middle School

CURRENT CONDITION

- Major Gas, Plumbing, and Power Lines are Aging and Undersized
- Some Lighting Replacement Needed
- Flooring Replacement Needed
- Roof Replacement Needed
- Site/Drainage Issues

CURRENT CAPACITY

- Cafeteria, Kitchen, Library, and Hallways are Undersized - Expansions in Current Location are Not Feasible
- Not Able to Accommodate Growth - Several new neighborhoods are currently under construction in the Pike Middle School feeder pattern and the current campus is designed to hold 1,100 students
- Not able to Accommodate Collaboration Spaces to Make Equitable to Other NISD Middle Schools
- Undersized Stage which is Smaller than Elementary School Stages in NISD

Medlin Middle School

WHAT'S PROPOSED FOR OUR SCHOOL:

PROPOSITION A

SAFETY & SECURITY

- New Access Control
- New Security Cameras
- Convert Analog Radios to Digital and Add Repeaters

LIFECYCLE REPLACEMENTS

- Replace Flooring
- P.E. Gym: Replace Gym Floor, Bleachers, Wall Pads & Sound System

MIDDLE SCHOOL PROGRAM STANDARDIZATION

- Renovate Life Skills Room
- Renovate Skills for Living Classroom

FUNDED BY 1996 BOND
OPENED IN 1998

TECHNOLOGY INFRASTRUCTURE

- Cell Phone Boosters

PROPOSITION C

ADD TENNIS COURTS

Currently do not have any and use city-owned courts

PROPOSITION D

DEVICE REFRESH FOR TEACHERS AND STUDENTS

nisdtxbond.org

Tidwell Middle School

WHAT'S PROPOSED FOR OUR SCHOOL:

FUNDED BY 2005 BOND
OPENED IN 2011

PROPOSITION A

SAFETY & SECURITY

- New Access Control
- New Security Cameras
- Convert Analog Radios to Digital and Add Repeaters

MIDDLE SCHOOL PROGRAM STANDARDIZATION

- Convert Traditional Classroom Space to Project Lead the Way (STEM) Lab

TECHNOLOGY INFRASTRUCTURE

- Fiber Upgrades
- Cell Phone Boosters

PROPOSITION C

RESURFACE EXISTING TENNIS COURTS

PROPOSITION D

DEVICE REFRESH FOR TEACHERS AND STUDENTS

Byron Nelson High School

WHAT'S PROPOSED FOR OUR SCHOOL:

FUNDED BY 2005 BOND
OPENED IN 2009

PROPOSITION A

SAFETY & SECURITY

- New Access Control
- New Security Cameras
- Convert Analog Radios to Digital and Add Repeaters

TECHNOLOGY INFRASTRUCTURE

- Fiber Upgrades
- Cell Phone Boosters

PROPOSITION D

DEVICE REFRESH FOR TEACHERS AND STUDENTS

Northwest High School

SIGNIFICANT RENOVATIONS AND EXPANSIONS ARE PROPOSED FOR OUR SCHOOL:

PROPOSITION A

ADD 200,000 SQUARE FEET

- Create Capacity for 3,200 Students (like Byron Nelson HS and Eaton HS)
- Expand Core Spaces (Cafeteria, Library, Gyms, etc.)
- Expand Career & Technical Education Spaces
- Increase Circulation Efficiency and Create Collaboration Spaces

REMODEL & RENOVATE

- Reconfigure Entrance(s), Creating One Main Entrance to Centralize Administration and Increase Security
- Update Aesthetics and Facades
- Significant Remodel of 280,000 Square Feet
- New Walls, Flooring, Paint, LED Lighting, and Updated Restrooms Throughout

SAFETY & SECURITY

- New Access Control
- New Security Cameras
- Fire Alarm Panel Upgrade at Indoor Athletic Center
- Convert Analog Radios to Digital and Add Repeaters

TECHNOLOGY INFRASTRUCTURE

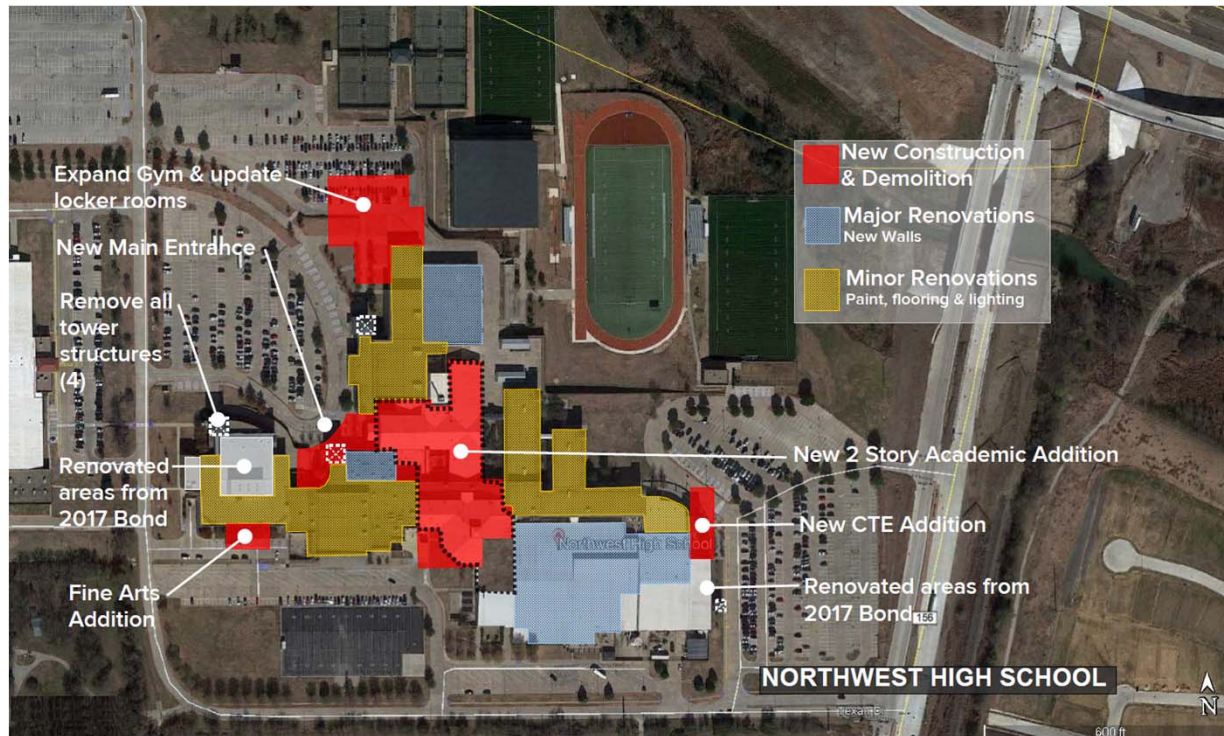
- Cell Phone Boosters

PROPOSITION D

DEVICE REFRESH FOR TEACHERS AND STUDENTS

Northwest High School

Conceptual Site Plan for NHS Additions & Renovations



Northwest's flagship high school was first built in its current location in 1982.

- Circulation patterns will be streamlined and clarified, including centralizing and enhancing the campus main entry.
- Finishes and systems that have reached the end of their lifecycle will be replaced.
- Additions will be created to house expanded programs (especially CTE and AVID curriculums) that require the most updated technology and electrical services.

Steele Accelerated High School

WHAT'S PROPOSED FOR OUR SCHOOL:

PROPOSITION A

SAFETY & SECURITY

- New Access Control
- New Security Cameras
- Convert Analog Radios to Digital and Add Repeaters

LIFECYCLE REPLACEMENTS

- Replace Carpet

TECHNOLOGY INFRASTRUCTURE

- Data Center Upgrades
- Fiber Upgrades
- Cell Phone Boosters

RENOVATIONS FUNDED BY 2008 BOND
OPENED AS STEELE AHS IN 2012

PROPOSITION D

DEVICE REFRESH FOR TEACHERS AND STUDENTS

NORTHWEST ISD
BOND
2021

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 11, 2020

REF. DOC. : HOME RULE CHARTER COMMISSION – PROPOSED CHARTER

SUBJECT: HOME RULE CHARTER TRANSITION:
MUNICIPAL JUDGE APPOINTMENT, LICENSED ATTORNEY



STRATEGIC GOALS/OBJECTIVES:

- Control our Own Destiny; Plan and prepare for a future Home Rule Charter election (Council Goal)
- Operate Efficiently and Effectively; Attract and retain top-quality staff (Council Goal)

BACKGROUND INFORMATION:

- Charter Commission proposed charter requires Municipal Court Judge be licensed attorney
- Requirement effective immediately upon passage of charter
- Municipal Court prepared in event of charter passage
- Court Administrator contacted various attorneys who serve as municipal judges in region
- Recommend available and qualified judges to Council for appointment

COUNCIL DIRECTION:

- Review contract and prepare to appoint municipal court judge, if and when charter passes

PRESIDING MUNICIPAL COURT JUDGE LETTER AGREEMENT

On or about _____, 2021, the Mayor of the Town of Northlake, with the concurrence of the Town Council for the Town of Northlake ("Town"), appointed _____ to serve as the Presiding Municipal Court Judge ("Judge") for the Town of Northlake. This Letter Agreement ("Agreement") shall become effective on _____, 2021, subject to the following terms and conditions for such professional services.

Section 1. Appointment.

- a. The Judge shall be appointed in accordance with the Town Charter, and upon approval of the Town Council.
- b. The Town shall appoint one or more Alternate Judges in accordance with the Town Charter and upon approval by the Town Council.
- c. The Judge shall be the liaison between the Alternate Judge(s) and any Town departmental staff. The Judge shall conduct a performance review of each Alternate Judge no less than twice per year.

Section 2. Term and Termination.

- a. The Judge shall be, at all times and for all purposes, an independent contractor of the Town, as that term is defined by Texas legal authority. The Judge agrees that no property right shall be created by the execution of this Agreement.
- b. The Judge shall serve as Presiding Municipal Court Judge beginning on the effective date of this Agreement and shall end on _____, 2022. This Agreement shall automatically renew for concurrent one (1) year terms beginning _____, 2022, until terminated by either party; nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of the Town to terminate the services of the Judge at any time.
- c. The Judge shall serve at the pleasure of the Town Council. This Agreement and the Judge's services may be terminated at any time by the Town Council, with or without cause, and without notice.

Section 3. Duties.

- a. The Judge shall perform the functions and duties specified in the applicable sections of the Town Charter and Town Ordinances and shall perform such other legally permissible and proper duties and functions as the Town shall assign from time to time. The Judge shall provide the Town Council with updates of matters in the Northlake Municipal Court. Such updates shall occur at scheduled Town Council meetings.

- b. The Judge shall perform all services and duties customarily performed by a judge of a municipal court in the State of Texas.
- c. The Judge is required to keep abreast of state law and local ordinances, including state-mandated fees for the Northlake Municipal Court. Although a recognized function of judicial discretion, the Judge shall endeavor to enforce the law consistently and within suggested state guidelines and pursuant to the Standing Orders, and shall be uniform and consistent in the implementation of judicial policy in accordance with State law and local ordinances. The Judge shall apply the law and enter judgments in accordance with State law and local ordinances, shall abide by all mandatory provisions of the law, and shall not create or apply exceptions where none exist under law. Judicial discretion shall only be applied where allowed under law.
- d. The Judge shall operate within the docket schedule prepared and coordinated by the Judge, the Court Administrator, the Municipal Court Prosecutor, the Town Attorney and the Town Manager, or designees thereof. The Judge shall timely perform all duties, including, but not limited to, the dockets set forth in the docket schedule.

Section 4. *Standing Orders.*

- a. The Town Council desires uniformity and consistency in the implementation of judicial policy in accordance with state law and local ordinances. Therefore, the Judge shall utilize the “Bench Book” produced by the Texas Municipal Court Education Center.
- b. The Judge shall promulgate and maintain judicial policies and procedures for insertion into “Standing Orders” which addresses the daily administration of the municipal court and trial procedures, for matters such as dismissals, installment payments, deferred disposition, and continuances. The Court Administrator will be available for consultation and comment with regard to any proposed procedures should the Judge so desire. The Town will provide the necessary secretarial staff to the Judge for clerical assistance. The Standing Orders shall be signed by each judge appointed by the Town Council. Any changes to the Standing Orders must be in writing and signed by the Judge prior to incorporation. No policy will be implemented by the clerks of the court prior to the same being in written form and executed by the Judge. Court clerks will not enforce oral policies.
- c. The Judge shall adhere to the Standing Orders.

Section 5. *On Call Procedures.*

- a. A written schedule setting the assigned judges' duty report days shall be created and provided by the Judge to the Court and to the Police Department on a monthly basis no later than seven (7) days prior to the end of the previous month. Each day of the month shall have an assigned judge on duty for arraignments and on duty for the scheduled court sessions. Duty days for the assigned judge shall begin at 7:00 a.m. and continue for the next twenty-four (24) hours. Changes to the "On Call" status shall be made by agreement between the Judge and any alternate judges; any modification to the schedule shall be submitted to the Court and to the Police Department, in writing, including the effective date, seven (7) days prior to any previously established schedule, excluding exigent circumstances. It is the responsibility of each judge to notify the Court and the Police Department of current telephone numbers and locations where the "On Call" judge may be reached while on duty if said number or locations are different from any such numbers or locations on file.
- b. When "On Call," the judge must return calls within thirty (30) minutes. The Town shall provide a \$100/month mobile phone allowance for this purpose.

Section 6. *Municipal Court.*

- a. Court shall commence promptly for scheduled docket times on designated court dates. The Judge shall make every effort to take the bench and convene court dockets at the designated docket time.
- b. Court shall convene up to three times every month based on a yearly schedule, unless otherwise noted in advance and in writing, after consultation with the Court Administrator and the Municipal Court Prosecutor.

Section 7. *Arraignments.*

- a. Jail arraignments shall be performed on an as needed basis in accordance with the rules in the Standing Orders and all applicable state and federal laws. This schedule shall be a permanent responsibility, which must be maintained other than for emergencies or upon advance notice.
- b. All paperwork from jail arraignments must be properly completed. The Judge shall ensure that no judicially-inputted information is omitted on judgments, warrants and probable cause affidavits. Any documents prepared by Town staff that are not properly completed will be returned for correction by the Judge; however, this shall in no way be read to create a duty for the Judge to correct the document or to give legal advice to Town staff.
- c. The Judge shall be available when "On Call" to sign warrants, probable cause affidavits or emergency arraignments (such as for medical emergencies) at times

other than as scheduled, or for times outside the normal business day of 8:00 a.m. to 5:00 p.m. The Police Department shall use all reasonable efforts to ensure that each situation receives immediate judicial attention. The Judge will be compensated according to the rate(s) specified in Section 8 – *Compensation and Evaluation* of this Agreement for each additional job duty required.

- d. An alternate judge shall be “On Call” on the days where the Judge is not “On Call,” which shall be decided between the alternate judge(s) and the Judge. The alternate judge shall be available when “On Call,” and when acting as a substitute for the Judge, unless alternate arrangements have been agreed upon twenty-four (24) hours prior to the changed date and time. Additionally, when “On Call” the Judge must be available to sign both search and arrest warrants. Every effort will be made to do so during the normal business day; however, blood search warrants often require immediate attention outside normal business hours.
- e. Every effort shall be made by the Judge to give at least thirty (30) minutes’ notice to police personnel (either by contacting the CSO on duty or the main Northlake Police Department telephone number) prior to arrival on Town premises to conduct arraignments.

Section 8. *Compensation and Evaluation.*

- a. As compensation for all required services, and as outlined above, the Town agrees to pay to the Judge according to a rate-based/flat fee compensation plan. The Judge will receive a monthly stipend of Two Thousand and No/100 Dollars (\$2,000.00) for such required duties as schedule making, developing policies, issuing Judge’s orders, legal reviews, telephone calls, and meetings with staff. The Judge shall also receive a flat rate per job duty according to the following schedule:

Arraignments	\$100.00
Night Court	\$500.00
Blood Draw Warrants (personally reviewed or issued between 10:00 p.m. and 7:00 a.m., per warrant)	\$125.00
Faxed Warrants (personally reviewed or issued between 10:00 p.m. and 7:00 a.m., per warrant)	\$50.00

- b. In the event the Judge is required to testify at a court proceeding relative to his duties as Judge, the Judge shall be entitled to receive compensation at an amount \$100.00 per half day of appearance in court, to be approved by the Town in advance of such testimony, when feasible.
- c. The Judge shall send a bill to the Town once per month not later than the fifth day of each month. The bill shall indicate each date that the Judge performed a compensable duty outlined in Section 8(a), above, the duty performed, and the

applicable flat daily rate. The bill shall also provide a total invoiced amount for the month.

- d. The Town shall pay the Judge once per month within twenty-one (21) days from the date the invoice is received by the Town unless the invoice is disputed by the Town, in which instance the Town may withhold the amount(s) of the disputed charges until such dispute is settled.
- e. The Town Council will endeavor to evaluate the Judge no less than once every year.
- f. The Town understands and agrees that certain judicial training is mandated by the State of Texas for the Judge. Such training and expenses associated with such training, and payment therefor, shall be coordinated with the Town's Chief Financial Officer in advance of any such training. Judge will not be otherwise compensated for such training.

Section 9. General Provisions.

- a. The text herein, or as amended hereafter, in writing, by agreement of Town and Judge, shall constitute the entire agreement between the parties.
- b. This Agreement shall become effective on _____, 2021.
- c. This Agreement shall be governed by the laws of the State of Texas and venue for any proceeding related to this Agreement shall be in Denton County, Texas.
- d. If any provision, or any portion thereof, contained in this Agreement is held to be unconstitutional, invalid, or unenforceable, the remainder of this Agreement, or portion thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

ACKNOWLEDGED AND ACCEPTED:

David Rettig, Mayor
Town of Northlake, Texas

Date Signed

Date Signed

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 11, 2021

REF DOC: N/A

SUBJECT: INTERIM CONVERSION OF INTERN TO ASSISTANT



GOALS/OBJECTIVES:

Operate Efficiently and Effective; Enhance Town staffing levels to address growth

BACKGROUND INFORMATION:

- Administrative intern position
 - Public Administration Masters program candidate
 - Part-time position
- Current organizational needs
 - Utility billing – winter storm changes, waste collection addition, online application
 - Process improvements – paperless time sheets, digital entry, building permit interface
 - Financial reports – FY 2020 audit, FY 2021 budget online presentation, FY 2022 budget preparation and data gathering
- Current incumbent multiple years experience in human resources and administration

PROPOSED INTERIM CHANGE:

- Convert intern position to full-time assistant for six-month period
- Budget impact approximately \$12,500 (offset by vacancy savings)
- Position returns to part-time intern after September 30, 2021



1

ADMINISTRATIVE INTERN POSITION

- Candidates in Masters program for Public Administration
- Assists primarily with budget but includes other projects
- Typically works 20 to 30 hours per week

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2

CURRENT ONGOING ASSIGNMENTS

- Incorporating waste collection charges on to utility bill
- Winter storm changes to utility billing
- Wrapping up FY 2020 financial audit
- Starting data gathering for FY 2022 budget process
- Implement digital scanner and other entry process automation
- Online water application form implementation
- Paperless time sheet system creation
- Building permit payment interface with finance system
- Online FY 2021 budget presentation entry



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3

INTERN VERSUS ASSISTANT

Intern

- Part-time
- No benefits
- 30 hours per week
- \$25,000 annualized cost

Assistant

- Full-time
- Includes benefits
- 40 hours per week
- \$50,000 annualized cost



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4

CURRENT INCUMBENT

- Former Captain in Marines
- Area of focus Human Resources and Administration
- Maturity and capacity to handle additional workload
- Background and experience to tackle more complex projects



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5

PROPOSAL

- Temporarily convert part-time intern to full-time assistant
- Focus on specific projects
- Interim arrangement to end September 30, 2021
- Position reverts to part-time intern on October 1, 2021



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6

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 11, 2021

REF DOC.: NORTHLAKE INCENTIVES POLICY, RESOLUTION 14-32

SUBJECT: UPDATE ECONOMIC AND COMMUNITY DEVELOPMENT
CORPORATIONS' BILLBOARD AND GRANT PROGRAMS



GOALS/OBJECTIVES:

- Define and Strengthen Our Identity; Develop an identifiable Northlake brand (Council Goal)
- Diversify the Tax Base; Secure grocery, restaurant, and other retail projects (Council Goal)

BACKGROUND INFORMATION:

- Councilor Hardeman requested information on EDC/CDC Billboard Program and Grants
- Mayor Rettig directed staff to prepare briefing to Council on requested information
- EDC/CDC Billboard Program
 - Northlake EDC/CDC leases property to Lamar Advertising
 - Proceeds from lease used to promote Northlake and Northlake businesses
- EDC/CDC Sales Tax Grants
 - Pioneer Grant – incentive for restaurant and retail to located in Northlake
 - Jobs Grant – incentive based on number of employees and local spending
 - Construction Sales Tax Reimbursement – incentive to locate new sales situs in Northlake
 - Public Infrastructure Participation – cost sharing to construct complete infrastructure

COUNCIL UPDATE:

- Provide overview of Economic and Community Development Corporation activities



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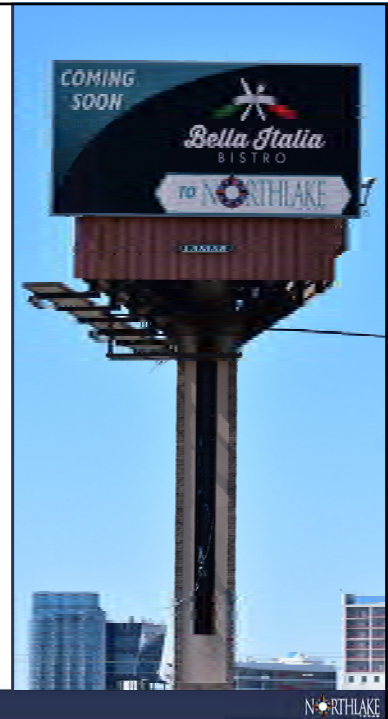
BACKGROUND

• 2010

- Partnership with Town, County and TXDOT to clean up north east corner of 114 and 35W and replace previously removed billboard sign

• 2012

- TXDOT declared land surplus and Northlake Economic and Community Development Corporations (EDC/CDC) acquired site
- CDC & EDC contracted jointly with Lamar Advertising to lease land for 15 years at \$100 per month and for 15% of gross income generated from the leased premises

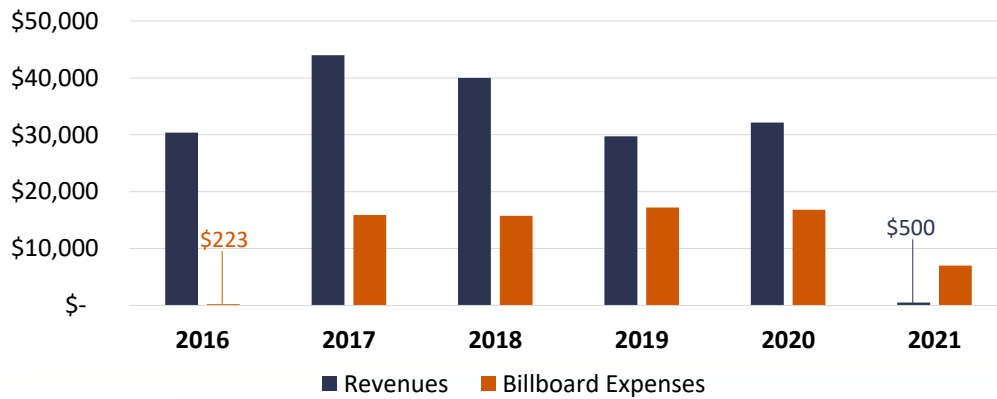


PROGRAM AND PURPOSE

- **Program:** Use proceeds from lease to fund business announcements
- **Primary Purpose:** Promote the Town of Northlake
- **Secondary Purpose:** Announce and promote businesses in Northlake to help draw customers to Northlake businesses
- **Self Funded:** NO taxpayer money used

RENT REVENUES VS. BILLBOARD SPENDING

- Since 2016, Northlake CDC and EDC has received \$176,686 from Lamar and spent \$72,891 on billboards promoting Northlake businesses



BUSINESS ANNOUNCEMENTS BY YEAR

- **2021:** Grace Donuts, Lamar National Bank, and Bella Italia Bistro
- **2020:** Rosa's Café, Amano Italian Bistro, IHOP, Sonic, Wing Stop, Popeyes, Burger IM, and Taco Casa
- **2018:** Milestone, Popeyes, and IHOP
- **2017:** IHOP, Home 2 Suites, Farmer Brothers, and Rosa's Cafe
- **2016:** Sonic, Farmer Brothers, and Rosa's

PART II: EDC/CDC GRANTS UPDATE



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BACKGROUND – TYPES OF INCENTIVES

- **Pioneer Grant:** copied from successful Roanoke program; incentivizing businesses to come to Northlake; providing a lump-sum grant to qualifying businesses
- **Jobs Grant:** incentive for recruiting new businesses based on hiring and keeping a specified number of employees; employees will shop and spend at Northlake businesses
- **Construction Sales Tax Reimbursement:** reimburses using EDC/CDC sales tax on construction newly sited in the Town
- **Public Infrastructure Participation:** participation by EDC/CDC in public infrastructure to ensure ultimate improvement constructed

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PIONEER GRANTS

Year	Business	Grant Amount	Projected Tax Revenue (5 Years after Initial Grant)
2021	Post Net	\$25,000	\$19,080
2021	Texas Roadhouse*	\$250,000	\$500,000
2021	Bella Italia	\$50,000	\$77,215
2019	Amano Italian Bistro	\$100,000	\$72,933
2019	Burger IM	\$25,000	\$44,512
2018	IHOP	\$150,000	\$160,887
2017	Rosa's Café	\$150,000	\$455,004
2017	Sonic Drive-In	\$62,500	\$116,767
TOTAL		\$587,500	\$1,446,398

* Future sales tax reimbursement based on EDC/CDC sales tax generated annually



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JOB GRANTS

Grant Year	Business	Employees Added	Amount per Employee	Total Amount Distributed
2021	Hempel, Inc	50	\$1,000	\$50,000
2019	Farmer Brothers	86	\$1,000	\$86,000
2018	Farmer Brothers	101	\$1,000	\$101,000
2018	Wesco Aircraft Parts	80	\$1,000	\$80,000
2017	Farmer Brothers	120	\$1,000	\$120,000
TOTAL		437		\$437,000



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CONSTRUCTION SALES TAX REIMBURSEMENTS

Year	Business	Reimbursement to Developer	New Revenue to General Fund
2018	Farmer Brothers	\$209,007	\$209,007
2017	Northport 35/Stream Realty	\$134,900	\$134,900
Total		\$343,907	\$343,907


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PUBLIC INFRASTRUCTURE PARTICIPATION

Year	Development	Project	Public Cost	Total Cost
2019	Alliance Northport	Public Infrastructure	\$350,000	\$5,283,353
2019	Alliance Northport	DEW Culvert Extension	\$300,000	\$324,240
2016	Northport 35	Sam Lee Lane	\$500,000	\$1,065,521
Total			\$1,150,000	\$6,672,844


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NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 11, 2021

REF. DOC. : TOWN OF NORTHLAKE FISCAL YEAR 2020-2021 ADOPTED BUDGET

SUBJECT: UPDATE CURRENT CAPITAL IMPROVEMENT PROJECTS



STRATEGIC GOALS/OBJECTIVES:

- Systematically Invest in Infrastructure; Maintain and improve public roadways
- Systematically Invest in Infrastructure; Maintain a safe, reliable water system

BACKGROUND INFORMATION:

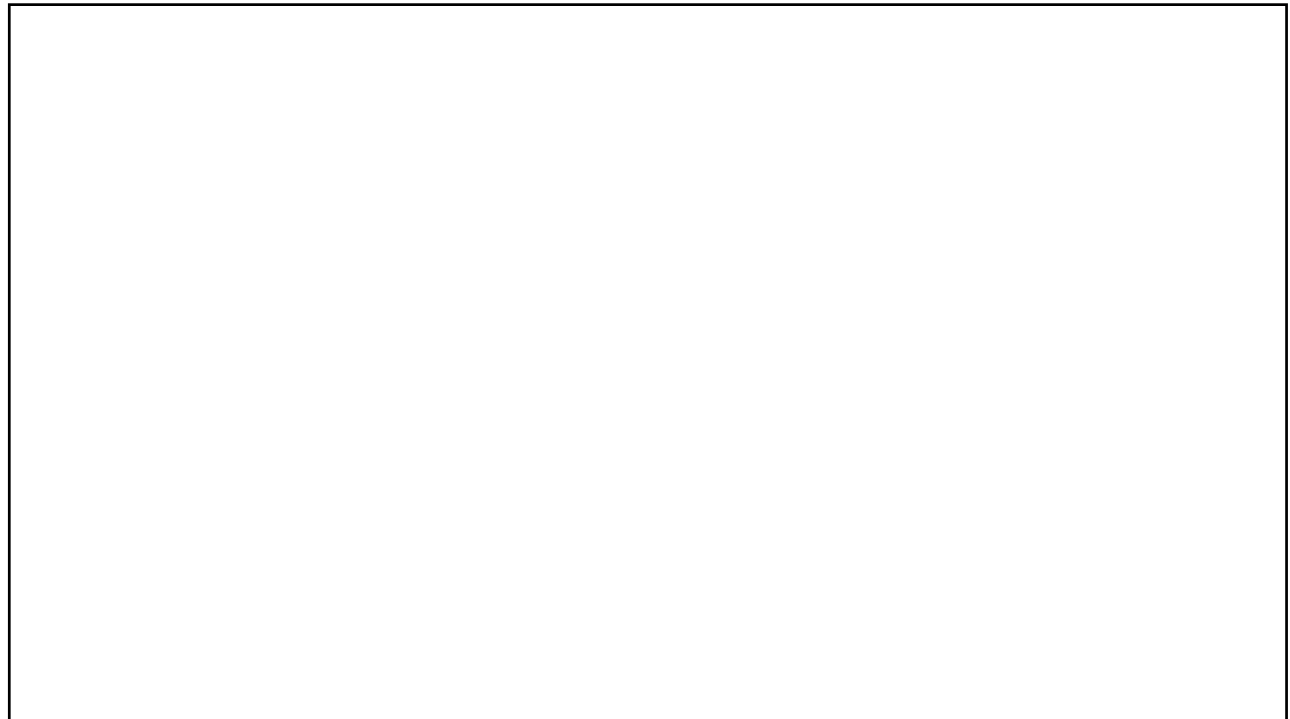
- Town allocation of resources for public infrastructure investment
 - o 2016 Certificates of Obligation (\$1,105,000)
 - o 2018 Certificates of Obligation (\$11,100,000)
 - o 2020 Tax Notes (\$7,000,000)
 - o Harvest Cost Recovery Fees (\$1,060,000)
 - o Impact Fees: Roadway, Sewer and Water (\$1,800,000, \$800,000 and \$1,200,000)
- Roadway projects
 - o Reconstruction of Old Justin Road including drainage improvements and sidewalk extension
 - o Reconstruction of Canyon Falls and Dale Earnhardt Way road failures
 - o Reconstruction of Florance Road (Strader to Yarbrough)
 - o Reconstruction of Faught Road (Old Justin to Robson Ranch)
- Utility projects
 - o North elevated water storage tank (1.25 MG), pump station
 - o South elevated water storage tank (0.75 MG), ground storage tank (1.0 MG), pump station
 - o Fire protection lines (Schober and Bingham)
 - o Water transmission line (16", along Dale Earnhardt Way and Victory Circle)
 - o Sewer collection line (24", along Catherine Branch), wastewater treatment plant

COUNCIL UPDATE:

- Update Council on status of ongoing capital improvement projects



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CIP FUNDING SOURCES SUMMARY

Fund Type	Amount
2016 & 2018 Certificates of Obligation	\$12,205,000
2020 Tax Notes	\$7,000,000
Cost Recovery Fees	\$1,060,000
Roadway Impact Fees	\$1,800,000
Sewer Impact Fees	\$800,000
Water Impact Fees	\$1,200,000
Total	\$24,065,000

CIP ROADWAY PROJECTS SUMMARY

PROJECT NAME	PHASE	COMPLETION YEAR	LIFE OF ASSET	FUNDING SOURCE	PROJECT COST	COST-TO-DATE
OLD JUSTIN RD (FAUGHT TO 1,800 FT. EAST)	Construction	2021	20 Years	2016 COs	\$503,000	\$197,454
ROAD FAILURES (CANYON FALLS AND DALE EARNHARDT WAY)	Bid Awarded	2021	20 Years	2016 COs	\$602,000	\$0
FLORANCE ROAD (STRADER TO YARBOUGH)	Design	2022	20 Years	2020 Tax Notes	\$2,600,000	\$0
FAUGHT ROAD (OLD JUSTIN TO ROBSON RANCH)	Design	2022	20 Years	2020 Tax Notes; NW & NE Roadway Impact Fees	\$2,400,000	\$0
TOTAL COST OF CIP ROADWAY PROJECTS					\$6,105,000	\$197,454

OLD JUSTIN RD (FAUGHT TO 1,800 ft. EAST)



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OLD JUSTIN RD (FAUGHT TO 1,800 ft. EAST)

Project Scope & Update

- Reconstruct Old Justin Road from Faught Road to 1,800 ft. east
- Improve mobility and mitigate flood risk
- Remove and replace existing culvert with a properly sized and aligned culvert

Project Cost	Cost-to-Date	Status	Completion
\$503,000	\$197,454	Construction	Jun-2021

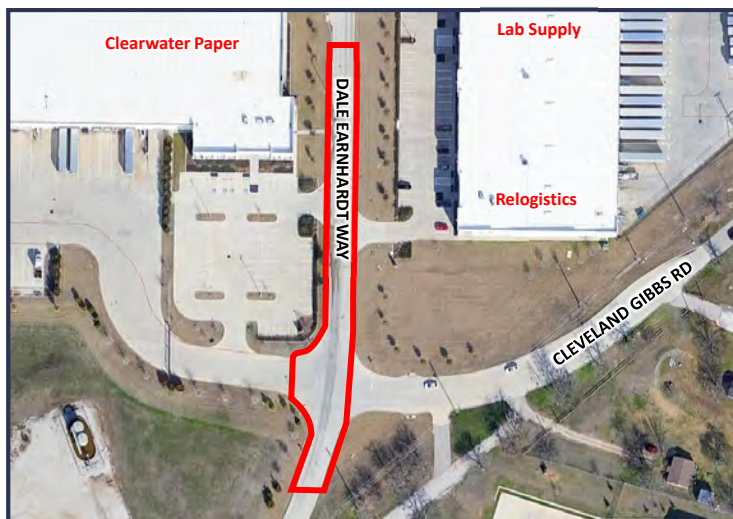
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CANYON FALLS ROAD FAILURES



7

DALE EARNHARDT WAY ROAD FAILURES



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ROAD FAILURES

Project Scope & Update

- Roads within Canyon Falls and on DEW have failed from foundational problems; Town improving these assets to extend long term use; Pursuing reimbursement through legal avenues
- Repairs will ensure streets remain safe and property values are maintained as the area rapidly develops and approaches buildout
- Awaiting schedule from contractor before starting repairs

Project Cost	Cost-to-Date	Status	Completion
\$602,000	\$0	Bid Awarded	May-2021



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FLORANCE ROAD (STRADER TO YARBROUGH)



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FLORANCE ROAD (STRADER TO YARBROUGH)

Project Scope & Update

- Asphalt and subgrade failures as a result of heavy truck usage make repairs necessary
- Repairs will address problems and strengthen road for heavy use
- Need to acquire right-of-way

Project Cost	Cost-to-Date	Status	Completion
\$2,600,000	\$0	Design	2022

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FAUGHT ROAD (OLD JUSTIN TO ROBSON RANCH)



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FAUGHT ROAD (OLD JUSTIN TO ROBSON RANCH)

Project Scope & Update

- Asphalt and subgrade failures as a result of heavy truck usage make repairs necessary
- Repairs will address problems, strengthen road for heavy use, improve mobility, and mitigate flood risk
- Need to acquire right-of-way

Project Cost	Cost-to-Date	Status	Completion
\$2,400,000	\$0	Design	2022

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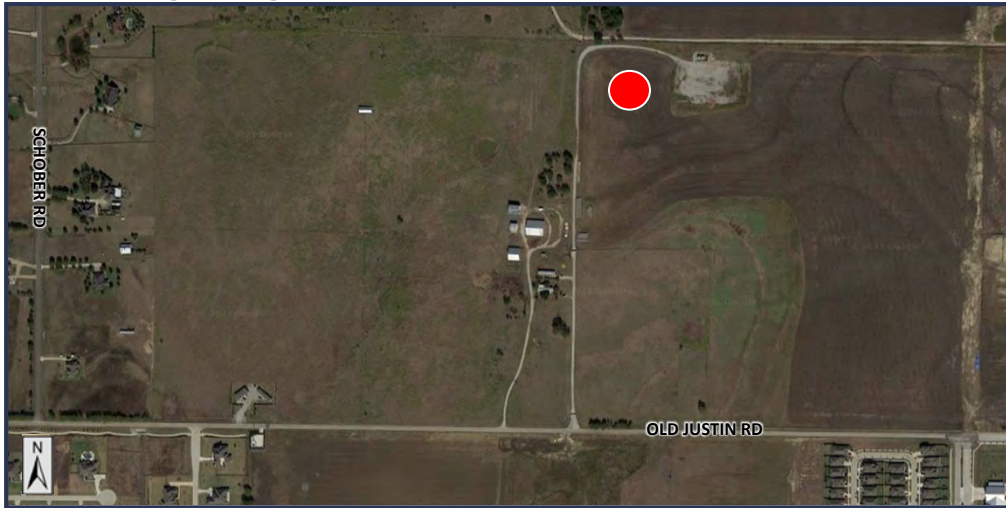
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CIP UTILITY PROJECTS SUMMARY

PROJECT NAME	PHASE	COMPLETION YEAR	LIFE OF ASSET	FUNDING SOURCE	PROJECT COST	COST-TO-DATE
1.25 MG NORTH ELEVATED STORAGE TANK & LINE	Construction	2021	30 Years	2018 COs; Cost Recovery Fee	\$3,600,000	\$2,916,483
0.75 MG SOUTH ELEVATED STORAGE TANK	Construction	2021	30 Years	2018 COs	\$2,750,000	\$727,485
SOUTH PUMP STATION & GROUND STORAGE TANK	Bid Awarded	2022	30 Years	2018 COs	\$4,200,000	\$0
SOUTH TRANSMISSION LINE	Bid Awarded	2023	30 Years	2018 COs	\$1,500,000	\$0
SCHOBER AND BINGHAM FIRE PROTECTION LINES	Construction	2021	30 Years	2020 Tax Notes	\$300,000	\$60,000
NORTH AREA PUMP STATION & SCADA	Construction	2021	30 Years	Cost Recovery Fee	\$110,000	\$0
CATHERINE BRANCH WATER IMPROVEMENTS	Design	2022	30 Years	2020 Tax Notes; South Water Impact Fees	\$1,900,000	\$0
CATHERINE BRANCH SEWER IMPROVEMENTS	Design	2022	30 Years	2020 Tax Notes; Sewer Impact Fee	\$3,600,000	
TOTAL COST OF CIP PROJECTS					\$17,960,000	\$3,703,968

I.25 MG NORTH ELEVATED STORAGE TANK (ETS) & LINE



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I.25 MG NORTH ELEVATED STORAGE TANK & LINE

Project Scope & Update

- 1.25-million-gallon elevated water storage tank in the North Pressure Plain
- Provide safe and reliable water by expanding water capacity, storage ability, and improve water distribution to resident's homes and commercial businesses

Project Cost	Cost-to-Date	Status	Completion
\$3,600,000	\$2,916,483	Construction	May-2021

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0.75 MG SOUTH ELEVATED STORAGE TANK



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0.75 MG SOUTH ELEVATED STORAGE TANK

Project Scope & Update

- 0.75-million-gallon elevated water storage tank in the Southern Pressure Plain
- Includes Town logo, SCADA design, and geotechnical surveying
- Provide safe and reliable water by expanding water capacity, storage ability, and improve water distribution to resident's homes and to commercial businesses

Project Cost	Cost-to-Date	Status	Completion
\$2,750,000	\$727,485	Construction	Dec-2021

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SOUTH PUMP STATION & GROUND STORAGE TANK



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SOUTH PUMP STATION & GROUND STORAGE TANK

Project Scope & Update

- 1.0-million-gallon ground water storage tank and pump for the South Pressure Plain and will have a pumping capacity of 3.1 million-gallons per day
- Allow Town to deliver water to the elevated site and residents
- Expected project start date is March 1, 2021

Project Cost	Cost-to-Date	Status	Completion
\$4,200,000	\$0	Bid Awarded	2022

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SOUTH TRANSMISSION LINES



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SOUTH TRANSMISSION LINES

Project Scope & Update

- Extend 16" pipeline from Fort Worth to Town's south pump station
- Second half of line is a 24" pipeline extending from the discharge station and connecting the Town to the North side of SH114
- Lines will service multiple apartment complexes and communities
- Expected project start date is March 1, 2021

Project Cost	Cost-to-Date	Status	Completion
\$1,500,000	\$0	Bid Awarded	2023

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SCHOBER & BINGHAM FIRE PROTECTION LINES



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SCHOBER & BINGHAM FIRE PROTECTION LINES

Project Scope & Update

- Expand fire lines to provide access to fire safety personnel, mitigate risk, and lower insurance rates for residents
- Will help to reduce response times and prevent property damage
- Bingham is about 90% complete and Schober will start April 1st

Project Cost	Cost-to-Date	Status	Completion
\$300,000	\$60,000	Construction	May-2021

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NORTH AREA PUMP STATION & SCADA



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NORTH AREA PUMP STATION & SCADA

Project Scope & Update

- Will allow the Town to monitor and control system from a central location
- Will help to inform decision making by collecting field information and data from the Town's water storage tanks
- Pump and motor ordered; project expected to start April 2021

Project Cost	Cost-to-Date	Status	Completion
\$110,000	\$0	Construction	Jun-2021

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CATHERINE BRANCH WATER IMPROVEMENTS



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CATHERINE BRANCH WATER IMPROVEMENTS

Project Scope & Update

- Will incentivize and serve future commercial growth that will help diversify the Town's tax base
- Developers expected to contribute \$1.95 million towards water improvements; total cost of water improvements estimated to be \$3.8 million

Project Cost	Cost-to-Date	Status	Completion
\$1,900,000	\$0	Planning	2022

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CATHERINE BRANCH SEWER IMPROVEMENTS



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CATHERINE BRANCH SEWER IMPROVEMENTS

Project Scope & Update

- Will incentivize and serve future commercial growth that will help diversify the Town's tax base
- Developers expected to contribute \$1.31 million towards sewer improvements; total cost of sewer improvements estimated to be \$4.89 million

Project Cost	Cost-to-Date	Status	Completion
\$3,600,000	\$0	Planning	2022

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NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 11 2021

REF DOC.: MAYORAL DECLARATION OF SEVERE WEATHER DISASTER

SUBJECT: FINANCIAL IMPACT OF VARIOUS WINTER STORM BILLING OPTIONS



GOALS/OBJECTIVES:

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

BACKGROUND INFORMATION:

- Severe weather disaster declaration made February 25, 2021
- Changes to winter averaging formula
 - February removed from December to February formula
 - Average reduction of 500 gallons from sewer bill (\$42 annual savings per customer in 2021)
- Waive plumbing inspection fee for water heater replacement for 90 days
 - Required by State law (\$50 fee)
 - Very few residents have applied to date

PROPOSED CHANGE:

- Water drip credit
 - Average consumption increased from January to February – 2,000 gallons
 - Cost for 90% of residential customers - \$8.00
 - One-time water drip credit of \$8,00 per residential account with revenue loss of \$38,400

COUNCIL DIRECTION:

- Provide input and direction to Staff



1



2

WINTER AVERAGING CHANGES

- Winter averaging period - December – February
 - Period assumes low water usage - no irrigation
 - Provides a better estimate of sewer consumption
- February was dropped from winter averaging due to:
 - Longer billing cycle due to winter storm
 - Increased consumption due to dripping faucets to prevent property damage
- Average reduction 500 gallons of water on winter average
 - Avoided \$42.00 of residential utility customer costs in 2021



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WATER DRIP CREDIT

- Average consumption increase from January to February - 2,000 gal
- 90% of customer cost for 2,000 gal - \$8.00
- One-time water drip credit of **\$8.00** per residential account
 - Approximately 4,800 residential accounts (including apartment units)
 - Revenue loss to Town - **\$38,400 one-time**
- Credit on next utility bill



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TOWN OF NORTHLAKE COUNCIL ITEM NO. 3

DATE: MARCH 11, 2021

ITEM: PUBLIC INPUT



TOWN OF NORTHLAKE COUNCIL ITEM NO. 4

DATE: MARCH 11, 2021

ITEM: CONSENT ITEMS





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
MEETING MINUTES
THURSDAY, FEBRUARY 11, 2021
1500 COMMONS CIRCLE SUITE 300 - NORTHLAKE, TEXAS 76226**

1. Mayor David Rettig called the meeting to order at 5:33 pm, quorum present

Roll Call:

Mayor David Rettig - present
Place 2-Michael Ganz - present
Place 4-Roger Sessions - present

Place 1-Rena Hardeman - present
Place 3-Brian Montini, Mayor Pro Tem - via phone
Place 5-Danny Simpson - present

Staff Present:

Drew Corn, Town Administrator
John Zagurski, Finance Director
Brandon Doughty, PW Superintendent
John Thomson, Management Analyst
Chance Willeford, Admin Intern

Nathan Reddin, Development Director
Robert Crawford Police Chief
Cody Long, Police Officer
Tara Barton, Marketing & Comm. Coordinator
Shirley Rogers, Town Secretary

Consultant present:

Ashley Dierker, Town Attorney

Invocation by Josh Wright, Roanoke Campus Pastor, Compass Church
Mayor Rettig led the Pledge of Allegiance to the US Flag

3. Announcements, Proclamations and Presentations
 - A. Mayor Rettig recognized the employees listed below for the years of service
 - Cody Long, Northlake Police Officer - 5 Years of Service
 - Alvin Carey, Northlake Police Officer - 5 Years of Service
 - B. Mayor Pro Tem Montini updated the council on Home Rule Charter Commission
 - Had excellent participation from the commission members with overwhelming majority in attendance at all meetings, proposed language had significant consensus after in-depth discussions.
 - Final copy before council this evening for discussion and action

- C. Police Vehicle Graphics Update
Consensus from council - continue with existing police vehicle graphics for the two new vehicles; look for an alternative graphic design in the future and consider going out for an RFP for graphic design

- D. Town Administrator Drew Corn briefed the Council on Northlake Commons Lease Space Opportunity

Move Development Services to new lease space , frees up space for additional employees at Town Hall

Consensus from council a need for a long term plan for land and a building but proceed with leasing space to meet current needs and pay the month rental fee to reserve the space. Began the research for a proposed location for a more permanent space

2. Public Input

- Northlake resident Sonya Wooley spoke on item K – selection of Solid Waste and Recycling Services received comments from residents in Prairie View Farms Subdivision - complimentary of Waste Connections - good customer service and response, had one issue with oil leaking on streets came out and cleaned the road. Strong interest in community wanting autopay and continued recycling program. Even with the cost factor, neighborhood wants the best service, best customer and employee relations, the right equipment as well as the ability to keep up with the growth of Northlake's customer base.
- Northlake resident Michael Savoie stated his opposition for Item N- authorizing a Special Election for Adoption of a Home Rule Charter. Had time to review the document, saw several grammatical errors that should be addressed, believes the Police Chief should report directly to the Town Council and not the Town Manager; no definitions associated with the terminology; and throughout the document there are terms such as 'should' or 'may' used, would rather see terms say 'shall' or 'must'. The interpretation could lead to lawsuits involving the town. No criticism with the committee members, worked with the document they had. Believes more time is needed to review the proposed charter before it goes to the Northlake residents for a vote.
- Northlake resident Joel McGregor stated his opposition to Item N- authorizing a Special Election for Adoption of a Home Rule Charter. Stated the document does not have any protection for the citizens of the town; commission chose not to put any restrictions on imminent domain or annexation. As a member of the charter commission, could not get anybody to put something in the charter that protects citizen's rights; committee members wanted to give the town as much power as possible. Believes the document should protect the citizens from the government, that's what constitutions are about. Wants Northlake to be the town that supports, protects and serves the people.
- Frontier Waste Services President & CEO John Gustafson spoke on Item K – selection of Solid Waste and Recycling Services. Submitted a proposal for services, been in business for 5 years, has approx. 35,000 customers in the Denton, Tarrant and Wise counties

- Republic Services Municipal Services Manager Jeri Harwell spoke on Item K— selection of Solid Waste and Recycling Services. Submitted a proposal for services, is a national company in forty-one states, has recycling centers and owns landfills, employs 350 people in the DFW area
- Rhino Removal President/Founder Jake Pavelka spoke on Item K - selection of Solid Waste and Recycling Services. Submitted a proposal for services, 4 year old employee owned company, located in North Ft Worth, makes 100,014 stops per year
- Waste Connections District Manager Abel Moreno spoke on Item K - selection of Solid Waste and Recycling Services. Submitted a proposal for services, is Northlake's current provider, added new vehicles to fleet and additional employees to handle the growth in the area

4. Consent Items

At the request of Council Member Hardeman, Mayor Rettig pulled the two items for discussion

- E. Mayor Pro Tem Montini made the motion to approve the Management and Improvement Services Agreement for the Northlake Public Improvement District No. 1 (Harvest Residential) managed by First Service Residential Texas, Inc., and authorizing the Town Administrator to sign the agreement.

2nd by Council Member Simpson

Vote: motion passed unanimous

For: Montini, Simpson, Sessions, Ganz, Hardeman

Against: none

- F. Council Member Ganz made the motion to approve the Town Council Meeting Minutes of 1-14-21.

2nd by Council Member Simpson

Vote: motion passed unanimous

For: Ganz, Simpson, Sessions, Montini, Hardeman

Against: none

5. Action Items

- K. Council Member Ganz made the motion to select Waste Connections as the Solid Waste Disposal and Recycling Service provider and authorize Town Administrator to enter into Contract for Services. 2nd by Council Member Simpson

Vote: motion passed

For: Ganz, Simpson, Sessions, Montini

Against: Hardeman

Council Member Simpson moved to approve items G-H-I-J. 2nd by Mayor Pro Tem Montini

Vote: motion passed

For: Simpson, Montini, Sessions, Ganz

Against: Hardeman

- G. Preliminary Plat of Harvest Phase 7 & 8B, a subdivision consisting of 173 residential lots and 3 non-residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on a 43.832-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located north of Old Justin Road and west of Cleveland-Gibbs Road. Belmont 407, LLC is the owner/applicant/developer Jones & Carter, Inc. is the engineer/surveyor. Case # PP-20-009

- H. Final Plat of Harvest Phase 7, a subdivision consisting of 92 residential lots and 2 non-residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on a 25.072-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located north of Old Justin Road and approximately 900 feet west of Cleveland-Gibbs Road. Belmont 407, LLC is the owner/applicant/developer. Jones & Carter, Inc. is the engineer/surveyor. Case # FP-21-001
- I. Final Plat of Harvest Phase 8A, a subdivision consisting of 91 residential lots and 2 non-residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on a 19.067-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located east of Cleveland-Gibbs Road and approximately 900 feet north of Old Justin Road. Belmont 407, LLC is the owner/applicant/developer. Jones & Carter, Inc. is the engineer/surveyor. Case # FP-21-002
- J. Final Plat of Harvest Phase 8B, a subdivision consisting of 81 residential lots and 3 non-residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on a 18.760-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located north of Old Justin Road and west of Cleveland-Gibbs Road. Belmont 407, LLC is the owner/applicant/developer. Jones & Carter, Inc. is the engineer/surveyor. Case # FP-21-003
- L. Mayor Rettig pulled this item on the advice of the town attorneys – Approval of Ordinance No. 21-0211A of the Town Council of the Town of Northlake, Texas declaring the Town has 5,000 inhabitants and providing for an immediate effective date
- M. Mayor Pro Tem Montini made the motion to approve Resolution No. 21-4 of the Town of Northlake, Texas authorizing and calling a General Municipal Election to be held on May 1, 2021 for the purpose of electing one resident for Mayor and two residents to Places 4 & 5; authorizing the Notice of Election; authorizing a joint election with other Denton County Political Subdivisions; authorizing the Town Administrator to enter into a contract with Denton County, Texas for Election Services. 2nd by Council Member Sessions

Vote: motion was unanimous
 For: Montini, Ganz, Hardeman, Sessions, Simpson
 Against: none

Mayor Rettig convened the Town Council into the Executive Session at 7:29 pm to discuss under Section 551.071 Legal Matters. Mayor Rettig reconvened the Town Council into open session at 7:46 pm.

- N. Ordinance No. 21-0211B of the Town Council of the Town of Northlake, Texas authorizing and calling a Special Election to be held on Saturday, May 1, 2021 for the purpose of submitting a Home-Rule Charter to the voters of the Town and electing one person to serve on the Town Council, Place 6 should the Home Rule Charter be approved; authorizing the Notice of Election; directing the Town Secretary to mail a copy of the proposed Home Rule Charter to each registered voter of the Town; authorizing a joint election with other Denton County Political Subdivisions; authorizing the Town Administrator to enter into a contract with Denton, Texas for Election Services.

(1) Vote: Council Member Hardeman moved to table this item. The motion died for a lack of a 2nd

(2) Vote: Council Member Ganz moved to approve Ordinance 21-0211B to include
*"Whereas, the number of inhabitants of the Town will reach at least 5000 persons
prior to the date of the charter election;"*. 2nd by Council Member Sessions

Vote: motion passed
For: Ganz, Sessions, Sessions, Montini
Abstained: Hardeman

- O. Council Member Ganz made the motion to approve the Town of Northlake COVID-19 Leave Policy for Town Employees. 2nd by Council Member Sessions

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

- P. Council Member Simpson made the motion to approve Resolution No. 21-5 of the Town of Northlake, Texas, supporting the proposed expansion of Interstate 35W and construction of I-35W frontage road from Dale Earnhardt Way to Interstate Highway 35E/35W. 2nd by Council Member Ganz

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

- Q. Tabled - 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. Mayor Rettig convened the Town Council into a second Executive Session at 8:49 pm to discuss the items pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D listed below:

- a. Section 551.071 authorizes a governmental body to consult with its attorney in an executive session to seek his or her advice on a legal matter. It provides as follows: A governmental body may not conduct a private consultation with its attorney except: (1) When the governmental body seeks the advice of its attorney about: (a) pending or contemplated litigation; or (b) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter. The Town Council may adjourn into executive session for consultation with the Town Attorney regarding:
- i. Legal advice on any matter related to any posted agenda item; and
 - ii. 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 152.3 acres of land generally located north of Evelyn Lane, west of Faught Road, and south of Robson Ranch Road; and

- iii. 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 in the extraterritorial jurisdiction of the Town; and
- iv. Legal advice related to the development and annexation of the IMA Development Group and AMI Development Group tracts, 3.4-acre, 1.7-acre and 1.3-acre tracts of land generally located at the northwest corner of FM 407 and Thompson Road in the extraterritorial jurisdiction of the Town; and
- v. Legal advice related to the development and annexation of the Gebert Family Tract on approximately 156.8 acre tract of land generally located east of FM 156 and northwest of Victory Circle in the extraterritorial jurisdiction of the Town; and
- vi. Pending or contemplated litigation; and
- vii. Town of Northlake vs. City of Justin, Denton County District Court Cause No. 15-08170-367; and
- viii. City of Justin v. Toby Baker, Cause No. D-1-GN-20-002084.

- b. Section 551.072 Deliberation regarding the purchase, exchange, lease or value of real property to be acquired as right-of-way out of certain 12.6 acre tract of land

7. Mayor Rettig reconvened into Open Session at 10:00 pm

- R. No action was taken - Memorandum of Agreement between the Town of Northlake, City of Justin and City of Fort Worth

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

PASSED AND APPROVED BY THE NORTHLAKE TOWN COUNCIL on the 11th day of March 2021.

Town of Northlake, Texas

David Rettig, Mayor

Attest:

Shirley Rogers, Town Secretary



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
MEETING MINUTES
THURSDAY, FEBRUARY 25, 2021
1500 COMMONS CIRCLE SUITE 300 - NORTHLAKE, TEXAS 76226**

1. Mayor David Rettig called the meeting to order at 5:31 pm, quorum present

Roll Call:

David Rettig, Mayor	Present
Rena Hardeman, Place 1	Present
Michael Ganz, Place 2	Present
Roger Sessions, Place 4	Via Phone
Danny Simpson, Place 5	Absent

Staff Present:

Drew Corn, Town Administrator	Nathan Reddin, Development Services Director
Robert Crawford, Chief of Police	John Zagurski, Finance Director
Shirley Rogers, Town Secretary	Eric Tamayo, Public Works Director
Brandon Doughty, PW Superintendent	Michael Coleman, Police Captain
John Thomson, Management Analyst	

Consultant Present:

Ashley Dierker, Town Attorney

Invocation by Ben Scheck, Pastor, The Grove Church

Mayor Rettig led the Pledge of Allegiance to the US Flag

3. Announcements, Proclamations and Presentations

- A. Nathan Reddin gave an update on Jefferson Northlake Apartment Development Rezoning
 - Located on SH 114, in the Northlake Industrial District on a 12 acre tract
 - Reserved for 360 multi-family residential units, 5 acre tract reserved for commercial site (18,000 sf)
 - JPI in DFW area developed 51 apartment communities totaling 20,122 homes
 - Current 30 communities under various phases of development located in 17 different cities at a value of over \$2.9 billion

- Headquartered in DFW with over 30 years of development, construction and investment management experience
- Gated community, amenities, enclosed conditioned and carpeted corridors in all buildings

JPI Representatives present: Miller Sylvan, Sr. Vice President, Tommy Mann and David Martin, Attorney Land Use & Zoning, Winstead PC, Rusty Ross, Sr. Development Site Manager, Peyton Magee, Kimley Horn Civil Engineer; Property Owner present: Bill Vaughn

- B. Mayor David Rettig and Town Administrator Drew Corn briefed on the Winter Averaging
- Wintering Averaging- water usage average of three winter months (December, January, February), assumes minimal irrigation activity, relatively accurate with minimal expense
 - Winter Average charged beginning in March; interim average of 8,000 gallons per month until actual average usage established; based on industry standards of wastewater usage, commercial accounts are affected
 - Potential winter storm impact – February 14th on Northlake experienced five sub-freezing temperature days, required dripping of faucets to protect pipes, others turned off water or reduced irrigation

Consensus of council is to reduce impact – waive month of February for winter average calculation, waive permit fees on water heater replacement damage caused by winter storm for 90 days starting on February 25, 2021 and ending on May 25, 2021.

- C. Chief of Police Robert Crawford briefed the Council on Criminal Activity and Police Response
- Part 1 Crimes reported remains consistently flat, decrease in overall reports
 - Burglary of Motor Vehicles increased from previous year
 - Initiate a Public Education - Curb the Crime Campaign
 - Technology and Equipment Enhancements (Bicycle Patrols, License Plate Readers and Drone Stake-out)
- D. Public Works Director Eric Tamayo updated the council on Recent Weather Event and Public Works Response
- Thanked his crews working rotating shifts to maintain 24-hour coverage, kept vehicles and generators running to avoid diesel gelling, moved SCADA to pump station with emergency generator to continue operation during sporadic power outages
 - Canyon Falls Pump Station – emergency generator tripped, pressure stayed above 20 psi (boil water notice not required), precautionary water samples showed no contaminants
 - Harvest Pump Station – reduced flows due to repairs of UTRWD line west of Florance, increased demand due to dripping faucets
 - Able to avoid boil water notice in the northern pressure plain
 - South Pressure Plain – Ft Worth wholesale supply experienced multiple line breaks and power loss at treatment facilities; because of the issues, boil water notice was issued to all wholesale customers south of Dale Earnhardt Way. Customers notified via website and Facebook; Ft Worth's samples negative and rescinded boil water notice on Friday, February 19th, Northlake's samples negative, lifted boil water notice on Saturday, February 20th

2. Public Input

Northlake resident Laura McGregor commented on the proposed Home Rule Charter, stated her husband was on the committee but chose not to sign the statement when charter was given to the council because he does not agree with the document. Does not believe the charter is good for the citizens of the town and is unconstitutional, does not protect the rights of the residents.

Stated her opposition to the apartments on the agenda tonight, people who rent apartments are transient have nothing to invest in the town, usually brings in crime which needs more police services, and reminded council this project was turned down six months ago

Mayor Pro Tem Brian Montini stated the next council meeting scheduled for March 11th would fall during spring break and asked the Mayor to consider cancelling it. Mayor Rettig stated he would check with staff to see if we had any obligations on items before he made a decision

Northlake resident Bill Moore stated as a member of the Home Rule Charter Commission, he thanked Brian Montini for chairing the committee. Everyone was given an opportunity to talk, discuss, and vote throughout the meetings. It was a total democratic process. Supports the Adoption of the Home Rule Charter Election scheduled for May 1, 2021

4. Action Items

E. No action - 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

F. Council Member Ganz made the motion to continue indefinitely the Declaration of Local Disaster in response to severe weather in Town of Northlake, Texas, ordered by Mayor Rettig on February 22, 2021. 2nd by Mayor Pro Tem Montini

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

5. Mayor Rettig convened the council into Executive Session at 7:12 pm to discuss 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; and
- ii. 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 the development of the Charles Faight tracts totaling approximately 152.3 acres of land generally located north of Evelyn Lane, west of Faight Road, and south of Robson Ranch Road; and

- iii. 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 in the extraterritorial jurisdiction of the Town; and
- iv. Legal advice related to the development and annexation of the IMA Development Group and AMI Development Group tracts, 3.4-acre, 1.7-acre and 1.3-acre tracts of land generally located at the northwest corner of FM 407 and Thompson Road in the extraterritorial jurisdiction of the Town; and
- v. Pending or contemplated litigation; and
- vi. Consideration of issues in furtherance of settlement negotiations in Town of Northlake vs. City of Justin, Denton County District Court Cause No. 15-08170-367; and
- vii. City of Justin v. Toby Baker, Cause No. D-1-GN-20-002084.

- b. Section 551.072 Deliberation regarding the purchase, exchange, lease or value of real property to be acquired as right-of-way out of certain 12.6 acre tract of land

- 6. Mayor Rettig reconvened the council into open session at 7:50 pm.
No action was taken as a result of the closed session
- 7. By general consent, the meeting was adjourned at 7:50 pm.

PASSED AND APPROVED BY NORTHLAKE TOWN COUNCIL on the 11th day of March 2021.

Town of Northlake, Texas

David Rettig, Mayor

Attest:

Shirley Rogers, Town Secretary

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 11, 2021

REF. DOC.: TEXAS ELECTION CODE, CHAPTER 2 CANCELLATION OF ELECTION
FOR LOCAL POLITICAL SUBDIVISIONS (NOT COUNTY)

SUBJECT: CANCELING GENERAL MUNICIPAL ELECTION-MAY 1, 2021



STRATEGIC GOALS/OBJECTIVES:

- Promote Public Involvement (Council Goal)

BACKGROUND INFORMATION:

- Per statute Town Council may cancel a general election if each candidate for an office that is to appear on the ballot is unopposed
- Certification of Unopposed Candidates prepared by Town Secretary and presented to Town Council if no candidate in the election is opposed on the ballot or by a declared write-in candidate
- A copy of the notice of cancellation will be posted on Election Day at the polling locations and a copy will be sent to Denton County Elections Department

COUNCIL ACTION:

- Town Council may by order or ordinance declare the unopposed candidates elected to office in which case, the election is not held



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

NO. 21-0311

AN ORDINANCE DECLARING UNOPPOSED CANDIDATES IN THE MAY 1, 2021 GENERAL MUNICIPAL ELECTION, ELECTED TO OFFICE; CANCELLING THE ELECTION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the General Municipal Election was called for May 1, 2021, for the purpose of electing citizens to the Town Council; and

WHEREAS, the Town Secretary has certified in writing that no person has made a declaration of write-in candidacy, and that each candidate on the ballot is unopposed for election to office; and

WHEREAS, under these circumstances, Subchapter C, Chapter 2 Election Code, authorizes the Town Council to declare the candidates elected to office and cancel the election.

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

SECTION 1. The following candidates, who are unopposed in the May 1, 2021 General Municipal Election, are declared elected to office, and shall be issued a certificate of election following the time the election would have been canvassed:

David A. Rettig, Mayor

Roger Sessions, Place 4

William 'Bill' Moore, Place 5

SECTION 2. The May 1, 2021 General Municipal Election is cancelled and the Town Secretary is directed to cause a copy of this Ordinance to be posted on Election Day at the polling place (Town Hall Council Chamber) used or that would have been used in the election.

SECTION 3. It is declared to be the intent of the 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 is declared invalid by the judgment or decree of a court of competent jurisdiction, the invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance since the Town Council would have enacted them without the invalid portion.

SECTION 4. This Ordinance shall take effect upon its passage and so it is ordained.

PASSED AND APPROVED BY THE TOWN COUNCIL on this the 11th day of March 2021.

Town of Northlake, Texas

Attest:

David Rettig, Mayor

Shirley Rogers, Town Secretary

CERTIFICATION OF UNOPPOSED CANDIDATES FOR OTHER POLITICAL SUBDIVISIONS (NOT COUNTY)
CERTIFICACION DE CANDIDATOS UNICOS PARA OTRAS SUBDIVISIONES POLITICAS (NO EL CONDADO)

To: Mayor David Rettig, Presiding Officer of Governing Body
Al: Alcalde David Rettig, Presidente de la entidad gobernante

As the authority responsible for having the official ballot prepared, I hereby certify that the following candidates are unopposed for general election to office for the election scheduled to be held on May 1, 2021.

Como autoridad a cargo de la preparacion de la boleta votacion oficial, por la prente certifico que los siguientes candidatos son candidatos unicos para general eleccion para un cargo en la eleccion que se llevara a cabo el Mayo 1, 2021.

List offices and names of candidates:
Lista de cargos y nombres de los candidatos:

Office(s) Cargo(s):

Mayor Alcalde

Place 4 Lugar 4

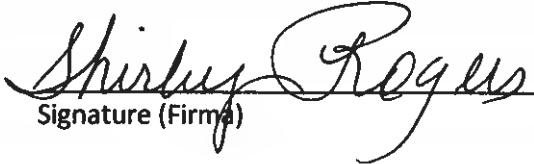
Place 5 Lugar 5

Candidate(s) Candidato(s):

David A. Rettig

Roger Sessions

William "Bill" Moore


Signature (Firma)

Shirley Rogers

Printed name (Nombre en letra de molde)

Town Secretary

Title (Puesto)

February 22, 2021

Date of signing (Fecha de firma)



Seal (sello)

TOWN OF NORTHLAKE COUNCIL ITEM NO. 5

DATE: MARCH 11, 2021

ITEM: ACTION ITEMS



NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 11, 2021

REF DOC.: TEXAS LOCAL GOVERNMENT CODE SECTION 43.1055

SUBJECT: ANNEXATION OF FAUGHT ROAD



GOALS/OBJECTIVES:

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

ANNEXATION INFORMATION:

- Site:** Approximately 5.424 acres of Faught Road between FM 407 and Evelyn Lane within the Town's exclusive extraterritorial jurisdiction (ETJ).
- Background:** Section 43.1055 of the Texas Local Government Code allows a municipality to annex a road or right-of-way upon the request of the governing body of the political subdivision that owns or maintains the road or right-of-way. Denton County has requested that Northlake annex the remaining portions of Faught Road within Northlake's ETJ and not within the Town limits so that the full roadway would be within the Town's jurisdiction. Annexation of the roadway will provide for more efficient maintenance of the road and clear up confusion relating to providing police, fire and emergency services. Upon annexation the Hawthorne Estates property may be annexed since it is contiguous with Faught Road.
- Public Hearing:** A public hearing on the annexation is 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 at this meeting
- Hold a second public hearing on March 25th
- Act on an ordinance to annex roadway on April 8th



Court Resolution

WHEREAS, the Town of Northlake ("Town") has informed the Commissioners Court that the owner of a tract of land known as "Hawthorne Estates" desire to annex into the Town; and

WHEREAS, in order to complete the annexation the Town must also annex portion of Faught Road, as depicted on Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, Section 43.1055 of the Texas Local Government Code allows a municipality to annex a road or right-of-way upon the request of the governing body of the political subdivision that owns or maintains the road or right-of-way; and

WHEREAS, the Denton County Commissioners Court deems it appropriate for the Town of Northlake to annex the portion of Faught Road depicted on Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE DENTON COUNTY COMMISSIONERS COURT, OF DENTON COUNTY, TEXAS that the Court hereby consents to and requests the annexation by the Town of Northlake of the portion of Faught Road on Exhibit "A".

DONE IN OPEN COURT, this the 3RD day of March 2021 upon a motion made by _____ and seconded by _____ and _____ members of the court being present and voting.

ANDY EADS, COUNTY JUDGE

RYAN WILLIAMS, COMMISSIONER
PRECINCT 1

RON MARCHANT, COMMISSIONER
PRECINCT 2

BOBBIE J. MITCHELL, COMMISSIONER
PRECINCT 3

DIANNE EDMONDSON, COMMISSIONER
PRECINCT 4

ATTEST: JULI LUKE, County Clerk and Ex-Officio
Clerk of the Commissioners Court of Denton County

BY: _____

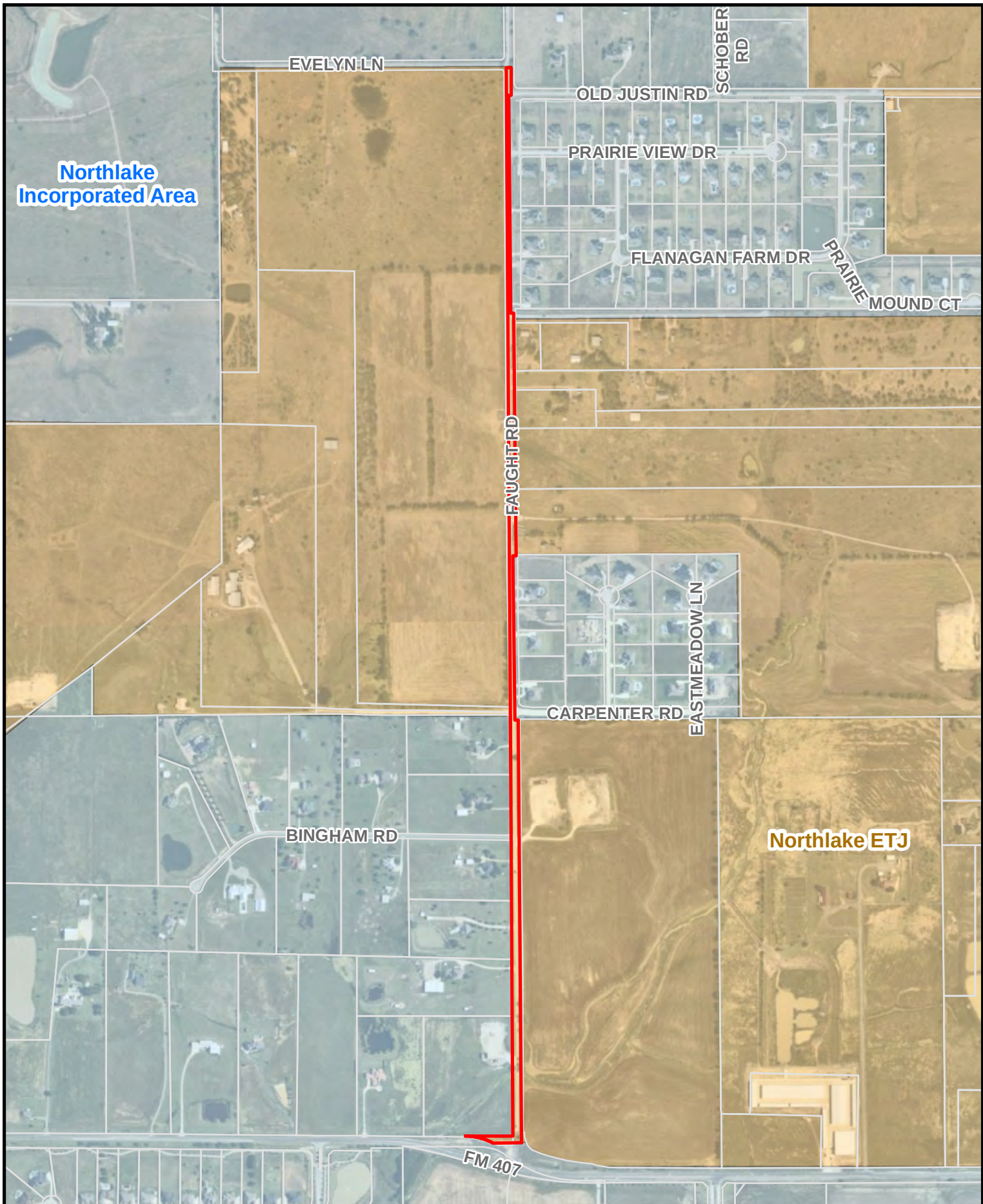


EXHIBIT A
FAUGHT ROAD ANNEXATION

Being a tract of land in the Patrick Rock Survey Abstract No. 1063, the J. M. Paine Survey, Abstract No. 1529, and the Texas and Pacific Railway Company Survey, Abstract No. 1305 Denton County, Texas, being a part of that called 1429 acre tract of land described in Ordinance 910131 of the Town of Northlake, and being more particularly described as follows:

BEGINNING at an ell corner on the north line of that called 23.856 acre tract of land described in Ordinance No. 98-1015 A, and being on the west line of that called 388.91 acre tract of land described in Town of Northlake, Texas Ordinance No. 98-0720;

THENCE South 89 degrees 28 minutes 49 seconds West, along the north line of said Ordinance No. 98-1015 A, a distance of 170.73 feet, more or less to the point of curvature of a circular curve to the left, not being tangent to the preceding course, having a radius of 358.31 feet, whose chord bears North 75 degrees 35 minutes 50 seconds West, a distance of 173.12 feet;

THENCE Northwesterly, continuing along said north line and along said circular curve to the left, through a central angle of 27 degrees 57 minutes 34 seconds, an arc length of 174.85 feet, more or less point for corner on the north line of F.M. 407 and being on a line of said Ordinance 910131;

THENCE South 89 degrees 34 minutes 55 seconds East, departing said Ordinance 98-1015 A and along said Ordinance 910131, a distance of 287.53 feet, more or less, to an ell corner of said Ordinance 910131 being on the west right-of-way line of Faught Road;

THENCE North 00 degrees 20 minutes 00 seconds West, continuing along said Ordinance 910131 and along said west right-of-way line, a distance of 2,543.00 feet, more or less to an ell corner of said Ordinance 910131;

THENCE North 00 degrees 22 minutes 47 seconds West, departing the line of said Ordinance 910131, over and across said Ordinance 910131 and continuing along said west right-of-way line, a distance of 3,930.29 feet, more or less to a point for corner on a north line of said Ordinance No. 910131 and being on the south right-of-way line of North Evelyn Lane;

THENCE North 89 degrees 40 minutes 00 seconds East, departing said west right-of-way line and across said Faught Road, a distance of 29.29 feet, more or less to a point on the west line of that called 208 acre tract of land described in Town of Northlake Ordinance No. 44, being on the east right-of-way line of Faught Road;

THENCE South 00 degrees 06 minutes 11 seconds East, a distance of 166.00 feet, more or less to a point for corner on the north line of that called 73.77 acre tract of land described in Town of Northlake Ordinance No. 15-0514 B, being at the intersection of the south right-of-way line of Old Justin Road and the east right-of-way line of Faught Road;

THENCE South 89 degrees 59 minutes 15 seconds West, a distance of 13.43 feet, more or less to a point for the northwest corner of said Ordinance No. 15-0514B, being in Faught Road;

THENCE South 00 degrees 30 minutes 46 seconds East, along said Faught Road, a distance of 1,320.50 feet, more or less, to the southwest corner of said Ordinance No. 15-0514B;

THENCE North 89 degrees 35 minutes 15 seconds East, along the south line of said Ordinance No. 15-0514B, a distance of 16.39 feet, more or less to a point for corner on the east right-of-way line of said Faught Road;

THENCE South 00 degrees 38 minutes 28 seconds East, along the east right-of-way line of said Faught road, a distance of 1,470.93 feet, more or less to a point for corner on the north line of that called 6.65 acre tract of land described in Town of Northlake, Texas Ordinance No. 17-032A;

THENCE South 89 degrees 43 minutes 48 seconds West, a distance of 19.77 feet, more or less to the northwest corner of said Ordinance No. 17-0323A, being in Faught Road;

THENCE South 00 degrees 35 minutes 49 seconds East, along said Faught Road, a distance of 994.84 feet, more or less to the southwest corner of that called 24.74-acre tract of land described in Town of Northlake, Texas Ordinance No. 17-103A;

THENCE North 89 degrees 45 minutes 10 seconds East, a distance of 20.54 feet, more or less to a point for corner to the northwest corner of said Ordinance No. 98-0720;

THENCE South 00 degrees 26 minutes 33 seconds East, along the east right-of-way line of said Faught Road and the west line of said Ordinance No. 98-0720. a distance of 2,560.86 feet, more or less to the POINT OF BEGINNING AND CONTAINING 236,274 square feet or 5.424 acres of land, more or less.

“This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.”

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 11, 2021

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

SUBJECT: LOTS 4R-1 & 4R-2, BLOCK1, TEXAS SPEEDWAY CENTRE (FP-21-004)



GOALS/OBJECTIVES:

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

FINAL PLAT INFORMATION:

Owner: QuikTrip Corporation

Applicant: Jacob Petrie

Surveyor: Texas Surveyors

Site: The site is currently platted as Lot 4R, Block 1, Texas Speedway Centre, an approximately 7.970-acre lot located at 8141 Gasoline Alley. QuikTrip is located on the portion of the site proposed as Lot 4R-2. The portion of the site proposed as Lot 4R-1 is currently vacant and is the proposed site of a car wash with a site plan for approval on this same agenda.

Summary: This application is to replat Lot 4R into two separate lots.

Staff Analysis: The applicant has provided a replat application in accordance with requirements and procedures for replats outlined in Section 12.11 and Section 12.12 of the Unified Development Code (UDC). Among the requirements of these sections is that Town Council hold a public hearing. Since the property being replatted is not currently zoned or deed-restricted for single or two family dwellings and has not been so zoned or deed-restricted within the last five years, compliance with the notification and protest procedures of Sections 12.12. C. and 12.12. D. is not required. The application was considered filed on February 10, 2021, and will be approved on March 12, 2021, if no action is taken.

COUNCIL ACTIONS:

- Approve or take no action (results in approval on March 12th).

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 11, 2021

REF DOC.: UNIFIED DEVELOPMENT CODE (UDC); ENGINEERING DESIGN
MANUAL (EDM); MIXED-USE PLANNED DEVELOPMENT

SUBJECT: SITE PLAN OF KATIE'S CAR WASH (SP-21-001)



GOALS/OBJECTIVES:

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

SITE PLAN INFORMATION:

Applicant/ Developer:	Jacob Petrie
Engineer:	Dunaway Associates
Zoning:	Mixed-Use Planned Development (MPD) which includes car wash as a permitted use and provides development standards in addition to the UDC.
Site:	0.82-acre tract of land to be platted as Lot 4R-1, Block 1, Texas Speedway Centre, generally located at the southeast corner of IH 35W and Gasoline Alley.
Summary:	This application is for a site plan of Katie's Car Wash, a proposed self-serve drive-thru tunnel car wash, to go on the proposed lot to be created out of the QuikTrip site by the replat item on this same agenda.
Staff Analysis:	The applicant has provided a site plan package in accordance with requirements of the Unified Development Code (UDC). The application was considered filed February 10, 2021, and will be approved on March 12, 2021, if no action is taken. The site plan package includes a site plan and landscape plan as well as building elevations showing all sides of the building. All elements of the site plan package meet or exceed the development standards outlined in the MPD and all applicable requirements of the UDC.

COUNCIL ACTIONS:

- Approve or take no action (results in approval on March 12th)



214.766.5905
PO BOX 383023
DUNCANVILLE, TX 75138



711 N. FIELDER RD.
ARLINGTON, TX 76012
PH: (817) 635-5696
FAX: (817) 635-5699

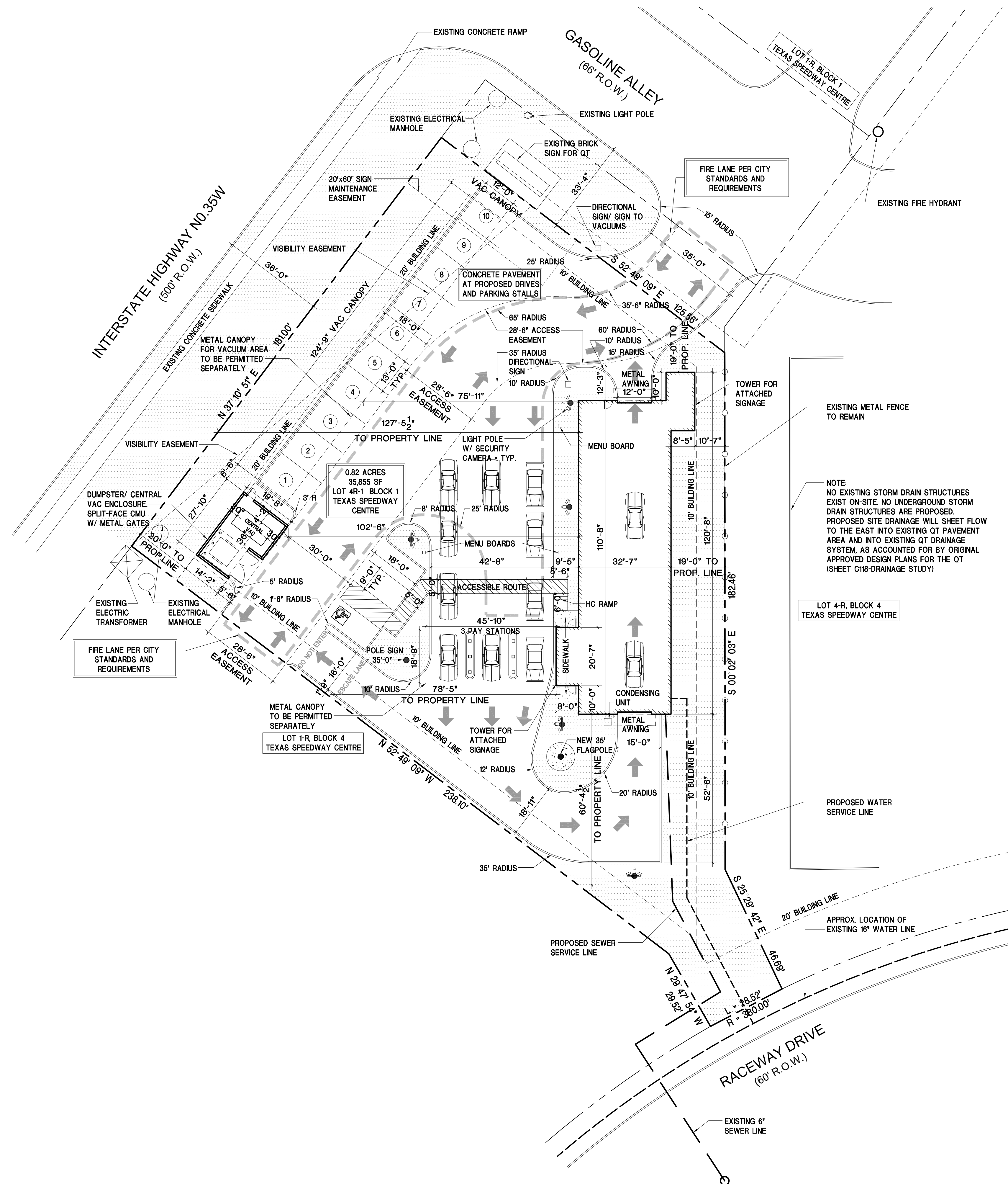
KATIE'S CAR WASH
I-35W AND RACEWAY DR.
NORTHLAKE, TX

REVISIONS

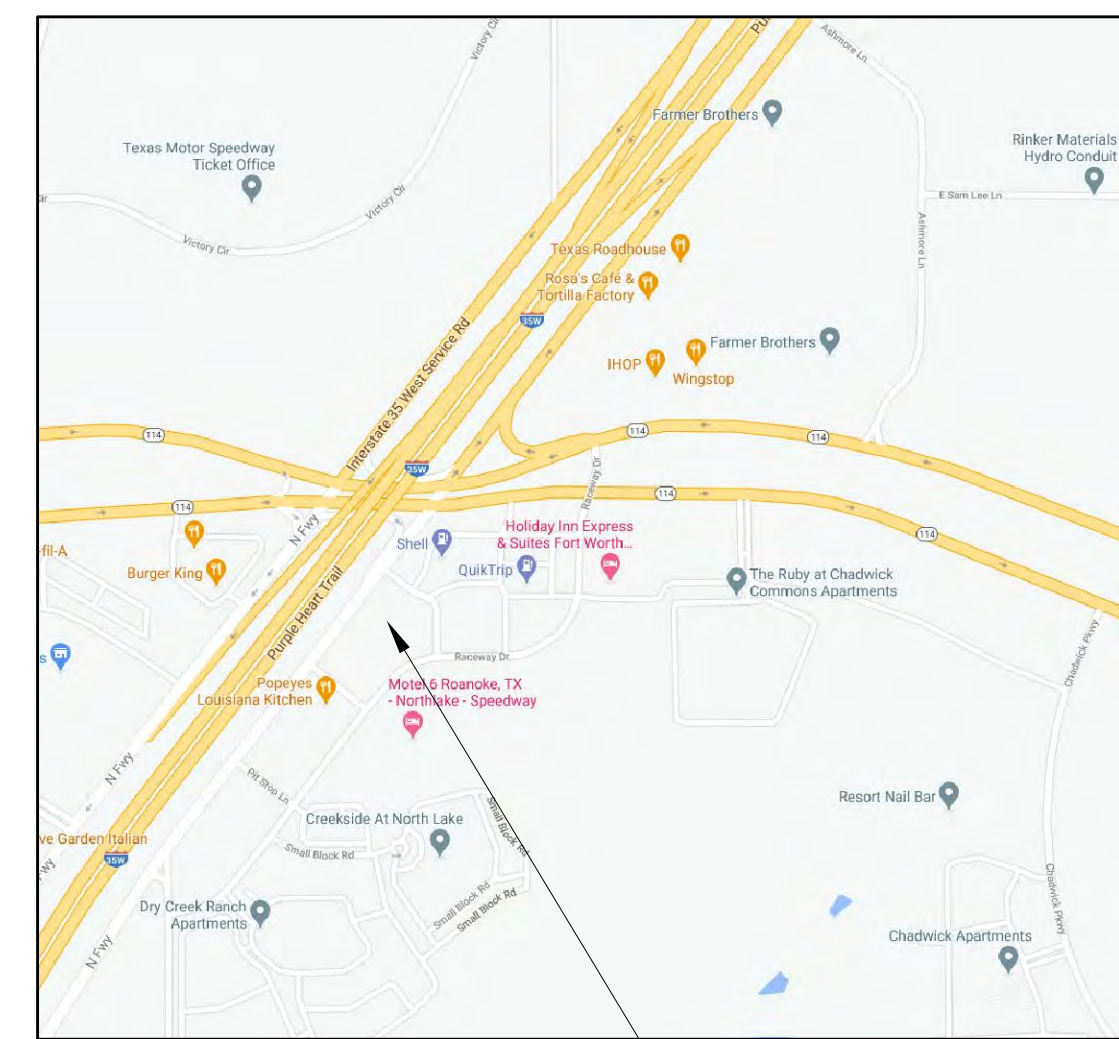
SITE PLAN

SHEET NUMBER

A1.00



SITE DATA SUMMARY	
ZONING:	M-PD TEXAS SPEEDWAY CENTRE
PROPOSED USE:	CAR WASH
BUILDING AREA:	3,964 SF
BUILDING HEIGHT:	20'-6" AT TUNNEL / 29'-0" AT TOWERS
AREA OF:	23,614 SF
IMPERVIOUS SURFACE PARKING:	SELF SERVICE CAR WASH REQUIRED: 1 SPACE PER BAY/STALL PROVIDED: 10 VAC STALLS 2 EMPLOYEE STALLS
HANDICAP PARKING:	REQUIRED: 1 PROVIDED: 1
TOTAL PARKING:	PROVIDED: 13 TOTAL STALLS



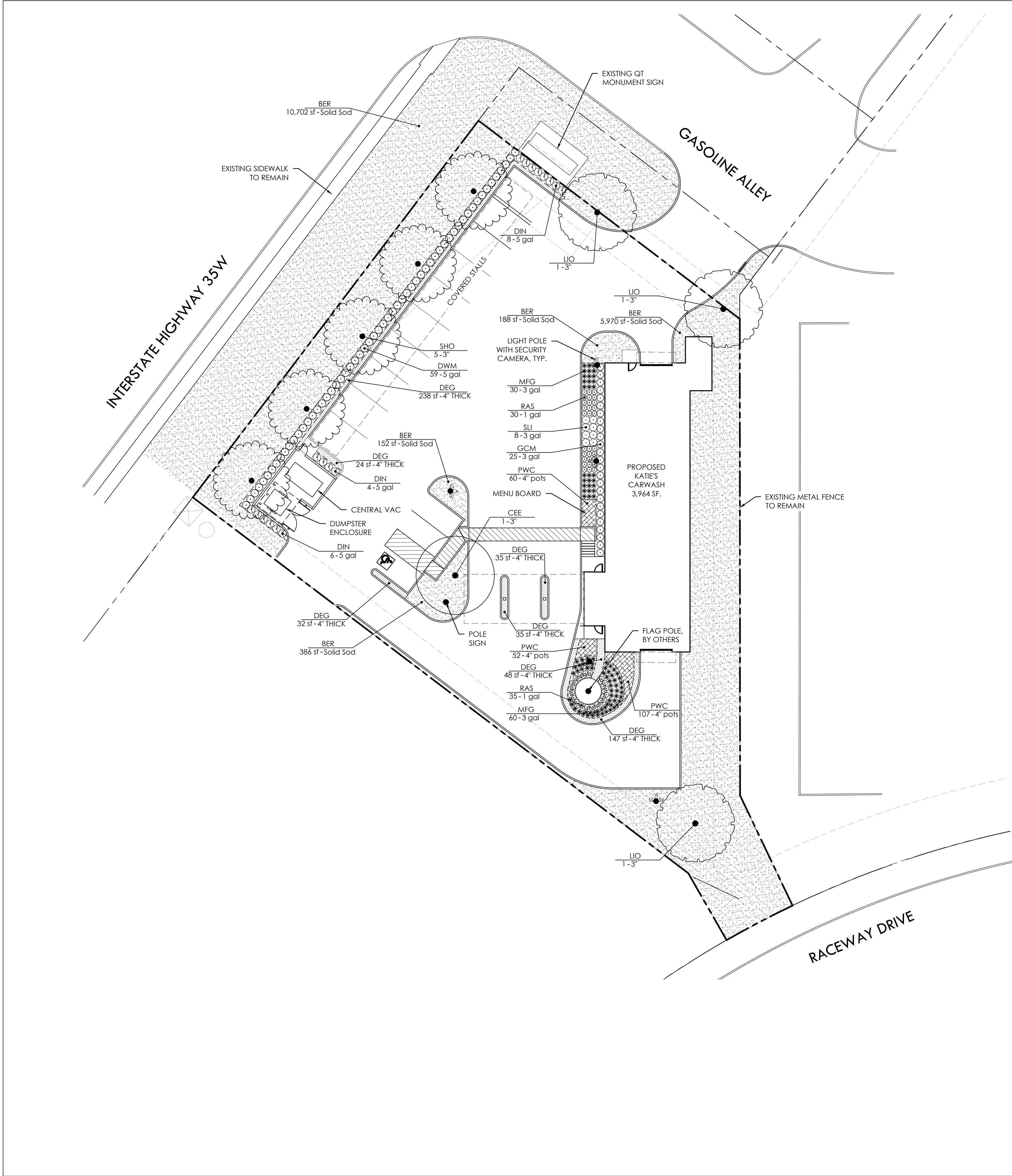
OWNER:
ROBERT PETRIE
1924 JACKSBORO HIGHWAY
FORT WORTH, TEXAS
817.401.1617

SURVEYOR:
TEXAS SURVEYORS
DONNIE TUCKER
250 NW TARRANT AVE., SUITE B
BURLESON, TX 76097
817.295.2999

FINAL PLAT
TEXAS SPEEDWAY CENTRE
LOT 4R-1, BLOCK 1
0.82 ACRES

BEING A REPLAT OF A PORTION OF LOT 4R, BLOCK 1,
TEXAS SPEEDWAY CENTRE (DOCUMENT NO.2015-346)
DEED RECORDS, DENTON COUNTY, TEXAS

IN THE
LEWIS MEDLIN SURVEY, ABSTRACT NO.830 AND
G.W. SHAMBLIN SURVEY, ABSTRACT NO.1191
CITY OF NORTHLAKE, DENTON COUNTY, TEXAS
PREPARED NOVEMBER, 2020

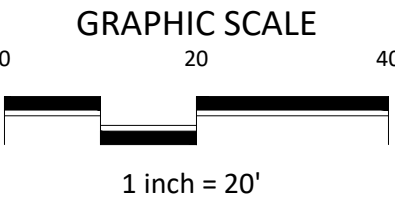


LANDSCAPE DATA CHART

	REQUIRED	PROVIDED
ZONED M-PD TEXAS SPEEDWAY CENTRE SITE AREA 35,855 SF. BUILDING AREA 3,964 SF.		
OPEN SPACE TO BE 10% GROSS ACREAGE 35,855 SF. X 10%	3,586 SF.	11,439 SF.
ONE SHADE TREE, 3" CAL., FOR EVERY 35' OF FRONTAGE (PD REQUIREMENT) INTERSTATE HIGHWAY 35 180'/35' GASOLINE ALLEY 85'/35' RACEWAY DRIVE 29'/35'	5 SHADE TREES 2 SHADE TREES 1 SHADE TREE	5 SHADE TREES 2 SHADE TREES 1 SHADE TREE
PARKING LOT SCREENING BY CONTINUOUS HEDGE, 10 GAL. MIN.	SHRUBS, 10 GAL.	SHRUBS 10 GAL.
PARKING LOT LANDSCAPE ONE SHADE TREE, 2.5" CAL., FOR EVERY 10 PARKING SPACES 13 SPACES/10 PARKING LOTS TO HAVE MINIMUM 8% OPEN SPACE 13,603 SF X 8%	1 SHADE TREE 1,088 SF.	1 SHADE TREE 2,083 SF.
FOUNDATION PLANTING 5' WIDE PLANTING BED ALONG 50% OF FACADE 111' FACADE / 50	56' PLANTING BED	73' PLANTING BED

PLANT SCHEDULE

LARGE TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL.	CONT.	HEIGHT	SPREAD
	CEE	1	CEDAR ELM	ULMUS CRASSIFOLIA	3"	65 GAL	10'-12'	5'-7"
	LIO	3	LIVE OAK	QUERCUS VIRGINIANA	3"	65 GAL	12'-14'	5'-7"
	SHO	5	SHUMARD OAK	QUERCUS SHUMARDII	3"	65 GAL	10'-12'	5'-7"
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HEIGHT	SPREAD	SPACING
	DWM	59	DWARF WAX MYRTLE	MYRICA CERIFERA 'PUMILA'	5 GAL	18"-24"	18"-24"	3' OC.
	DIN	18	DWF INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'ENCHANTRESS'	5 GAL	14"-16"	12"-16"	3' OC.
	GCM	25	GULF COAST MUHLY	MUHLENBERGIA CAPILLARIS	3 GAL	18"-20"	15"-18"	3' OC.
	MFG	90	MEXICAN FEATHERGRASS	NASSELLA TENUISSIMA 'PONY TAILS'	3 GAL	12"-18"	12"-18"	2' OC
	RAS	65	RED AUTUMN SAGE	SALVIA GREGGI	1 GAL	10"-12"	10"-12"	2' OC.
	SLI	8	SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GAL	10"-12"	10"-12"	3' OC.
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HEIGHT	SPREAD	SPACING
	PWC	219	PURPLE WINTER CREEPER	EUONYMUS FORTUNEI 'COLORATUS'	4" POTS	2'-3"	6'-10"	12" OC.
ROCK/GRAVEL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HEIGHT	SPREAD	SPACING
	DEG	559 SF	DECOMPOSED GRANITE	DECOMPOSED GRANITE	4" THICK	NA	NA	NA
SOD/SEED	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HEIGHT	SPREAD	SPACING
	BER	17,397 SF	BERMUDA GRASS	CYNODON DACTYLON	SOLID SOD	NA	NA	NA
----- STEEL EDGING								



KATIE'S CAR WASH
I-35 AND RACEWAY DR.
NORTHLAKE WORTH, TX

DATE:
JOB NO: 20.03RP
DRAWN: JMM
CHECKED: MEA

711 N. FIELDER RD.
ARLINGTON, TX 76012
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FAX: (817) 635-5699

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Purposes. They were
prepared by, or under the
supervision of:
Megan Abernathy
LA#2706
3/3/2021

REVISIONS

LANDSCAPE PLAN

SHEET NUMBER

L1.00

LANDSCAPE NOTES:

1. ORDINANCE PLAN MAY REQUIRE REVISIONS WHEN TREE SURVEY IS PROVIDED.
2. ALL PLANTED AREAS SHALL BE WATERED WITH AN UNDERGROUND IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE AUTOMATICALLY CONTROLLED WITH A FULLY PROGRAMMABLE ET BASED CONTROLLER WITH RAIN AND FREEZE SENSORS. THE IRRIGATION SYSTEM, AND INSTALLATION SHALL MEET ALL OF THE APPROPRIATE REQUIREMENTS OF THE LOCAL MUNICIPALITY.
3. ISOLATED PLANT MATERIAL TO RECEIVE DRIP TUBING IN A RING PATTERN AROUND THE ROOT BALL. WHERE POSSIBLE, ELIMINATE DRIP TUBING FROM LARGE AREAS VOID OF PLANT MATERIAL.
4. SOIL MIX FOR ALL PLANTING AREAS SHALL BE MANUFACTURED SOIL, CONSISTING OF MANUFACTURER'S BASIC TOPSOIL, BLENDED IN A MANUFACTURING FACILITY WITH SAND, STABILIZED ORGANIC SOIL AMENDMENTS, AND OTHER MATERIALS TO PRODUCE VIABLE PLANTING SOIL. MANUFACTURED SOIL SHOULD ACHIEVE PH OF 5 TO 7.5 AND MINIMUM OF 4 PERCENT ORGANIC-MATTER CONTENT, FRIABLE, AND WITH SUFFICIENT STRUCTURE TO GIVE GOOD TILL AND AERATION.
5. AMEND MANUFACTURER'S BASIC SOIL WITH SULFUR (1-1/2 POUNDS PER CUBIC YARD), AND COMMERCIAL FERTILIZER (1/2 POUND PER CUBIC YARD).
6. IN TREE AND SHRUB PLANTINGS, APPLY AMENDED SOIL TO MINIMUM DEPTH OF 12 INCHES. FOR TURF AREAS, TILL 2" OF AMENDED MANUFACTURERS SOIL MIX INTO EXISTING SUBGRADE.

A) CONTRACTOR SHALL PREPARE AND FURNISH PROPER SUBGRADE ELEVATIONS FOR USE BY THE LANDSCAPE CONTRACTOR.

B) ALL TOPSOIL SHALL BE FREE OF STONES, ROOTS, CLODS, CONCRETE, BASE, CALICHE, CONSTRUCTION DEBRIS, AND ANY OTHER FOREIGN MATERIAL NOT BENEFICIAL FOR PLANT GROWTH
7. ALL TREES AND SHRUB AREAS TO BE MULCHED TO A DEPTH OF 3 INCHES WITH SHREDDED TEXAS NATIVE MULCH. MAINTAIN A 1FT CLEAR AREA FROM THE BASE OF THE TREE FREE OF MULCH TO ALLOW OXYGEN EXCHANGE.
8. LAY SOD WITHIN 24 HOURS OF HARVESTING. DO NOT LAY SOD IF DORMANT OR IF GROUND IS FROZEN OR MUDDY.
7. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD; DO NOT STRETCH OR OVERLAP. STAGGER SOD STRIPS OR PADS TO OFFSET JOINTS IN ADJACENT COURSES. AVOID DAMAGE TO SOIL OR SOD DURING INSTALLATION. TAMP AND ROLL LIGHTLY TO ENSURE CONTACT WITH SOIL. ELIMINATE AIR POCKETS, AND FORM A SMOOTH SURFACE. WORK SIFTED SOIL OR FINE SAND INTO CRACKS BETWEEN PIECES OF SOD; REMOVE EXCESS TO AVOID SMOTHERING SOD AND ADJACENT GRASS.

A) LAY SOD ACROSS SLOPES EXCEEDING 1:3.

B) ANCHOR SOD ON SLOPES EXCEEDING 1:6 WITH WOOD PEGS OR STEEL STAPLES SPACED AS RECOMMENDED BY SOD MANUFACTURER BUT NOT LESS THAN TWO ANCHORS PER SOD STRIP TO PREVENT SLIPPAGE.
8. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF 1-1/2 INCHES BELOW SOD.
9. GENERAL: MAINTAIN AND ESTABLISH TURF BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE TURF. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH TURF. PROVIDE MATERIALS AND INSTALLATION THE SAME AS THOSE USED IN THE ORIGINAL INSTALLATION. MAINTENANCE PERIOD FOR TURF AREAS ONLY IS 60 DAYS PAST SUBSTANTIAL COMPLETION.
10. MOW TURF AS SOON AS TOP GROWTH IS TALL ENOUGH TO CUT. REPEAT MOWING TO MAINTAIN SPECIFIED HEIGHT WITHOUT CUTTING MORE THAN ONE-THIRD OF GRASS HEIGHT. REMOVE NO MORE THAN ONE-THIRD OF GRASS-LEAF GROWTH IN INITIAL OR SUBSEQUENT MOWINGS.
11. TURF INSTALLATIONS SHALL MEET THE FOLLOWING CRITERIA AS DETERMINED BY LANDSCAPE ARCHITECT:

A) SATISFACTORY SODDED TURF: AT END OF MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE TURF HAS BEEN ESTABLISHED, FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.

B) SATISFACTORY SEEDED TURF: AT END OF MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 SQ. FT. AND BARE SPOTS NOT EXCEEDING 5 BY 5 INCHES.
12. USE SPECIFIED MATERIALS TO REESTABLISH TURF THAT DOES NOT COMPLY WITH REQUIREMENTS, AND CONTINUE MAINTENANCE UNTIL TURF IS SATISFACTORY.
13. SPECIAL WARRANTY: INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD.

A) FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

A)A) DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM ABUSE, LACK OF ADEQUATE MAINTENANCE, OR NEGLECTED BY OWNER.

A)B) STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.

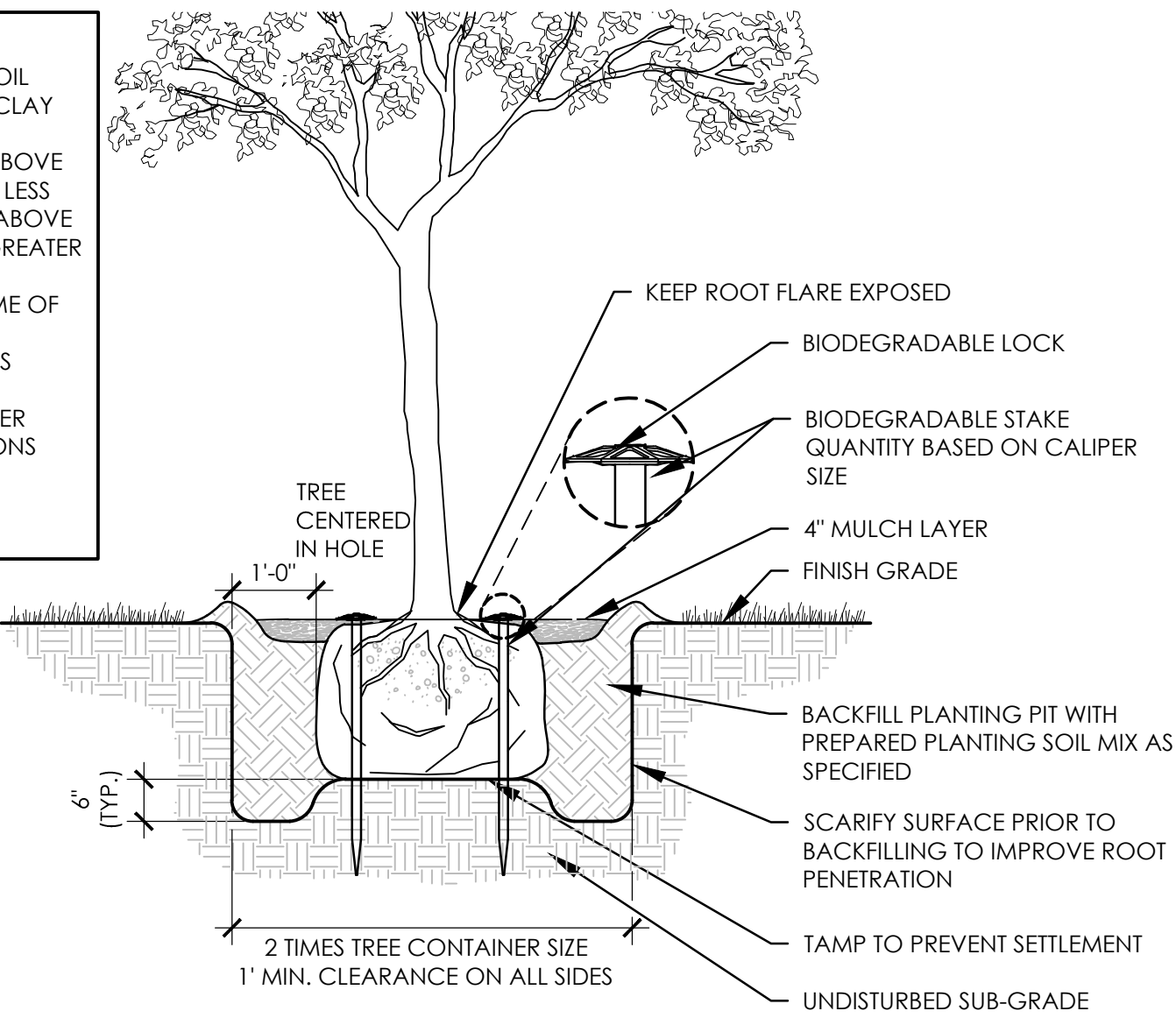
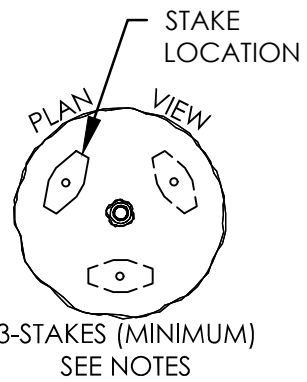
B) WARRANTY PERIODS: FROM DATE OF SUBSTANTIAL COMPLETION.

B)A) TREES, SHRUBS, VINES, AND ORNAMENTAL GRASSES: 12 MONTHS.

B)B) GROUNDCOVERS, BIENNIALS, PERENNIALS, AND OTHER PLANTS: 12 MONTHS.
14. LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY QUESTIONS REGARDING APPLICATION OF PROPOSED PLANT MATERIAL PRIOR TO INSTALLATION - ESPECIALLY QUESTIONS THAT MAY AFFECT OR ALTER THE WARRANTY OF SAID MATERIAL.
15. STAKE OR GUY TREES ONLY IF THEY ARE NOT ABLE TO STAND VERTICAL ON THEIR OWN.
16. REMOVE ALL STONES AND DEBRIS LARGER THAN 1 INCH IN ANY DIMENSION ON THE SURFACE IN AREAS WHERE TURF IS APPLIED.
17. ALL QUANTITIES SHOWN ON PLANS TO BE VERIFIED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL LABELED PLANT MATERIAL ON PLANS.
18. ALL FINAL SHAPING AND RAKING OF THE TOPSOIL/FINISH GRADES SHALL BE REVIEWED BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO APPLICATION OF PLANT MATERIAL. BERMS, IF REQUIRED SHALL BE INSTALLED IN 12 INCH LAYERS/LIFTS AND COMPACTED. EXCESSIVE SLOPES ON BERMS WHICH MAY CAUSE MAINTENANCE PROBLEMS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT.
19. VERIFY EXISTENCE OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR SITE WORK AND PLANTING.
20. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT EXISTING UTILITIES AT ALL TIMES.
21. INSTALL IRRIGATION SYSTEM PRIOR TO APPLICATION OF TOPSOIL OR PLANTING SOIL MIX.
22. ANY EXISTING SITE IMPROVEMENT OR UTILITY REMOVED, DAMAGED, OR UNDERCUT BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CONTRACTING OFFICER'S REPRESENTATIVE AND APPROVED BY THE RESPECTIVE UTILITY AT THE CONTRACTOR'S EXPENSE.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGES DONE TO EXISTING FENCES, CONCRETE ISLANDS, STREET PAVING, CURBS, SHRUBS, TREES, DRIVEWAYS, ETC.,. SCHEDULE TO REMAIN (NO SEPARATE PAY ITEM).
24. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AND REPLACED AT CONTRACTOR'S EXPENSE.
25. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE, BUT IS NOT LIMITED TO: WATERING THE ROOT PROTECTION ZONE, WASHING FOLIAGE, FERTILIZATION, PRUNING, ADDITIONAL MULCH APPLICATIONS, AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT.
26. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION SHALL BE HYDROMULCHED AS DESCRIBED ON PLANS.
27. ROOTS SHALL BE CUT WITH A ROCK SAW OR BY HAND, NOT BY AN EXCAVATOR OR OTHER ROAD CONSTRUCTION EQUIPMENT.
28. METAL EDGER: COL-MET COMMERCIAL GRADE STEEL EDGING $\frac{3}{8}$ " THICK. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

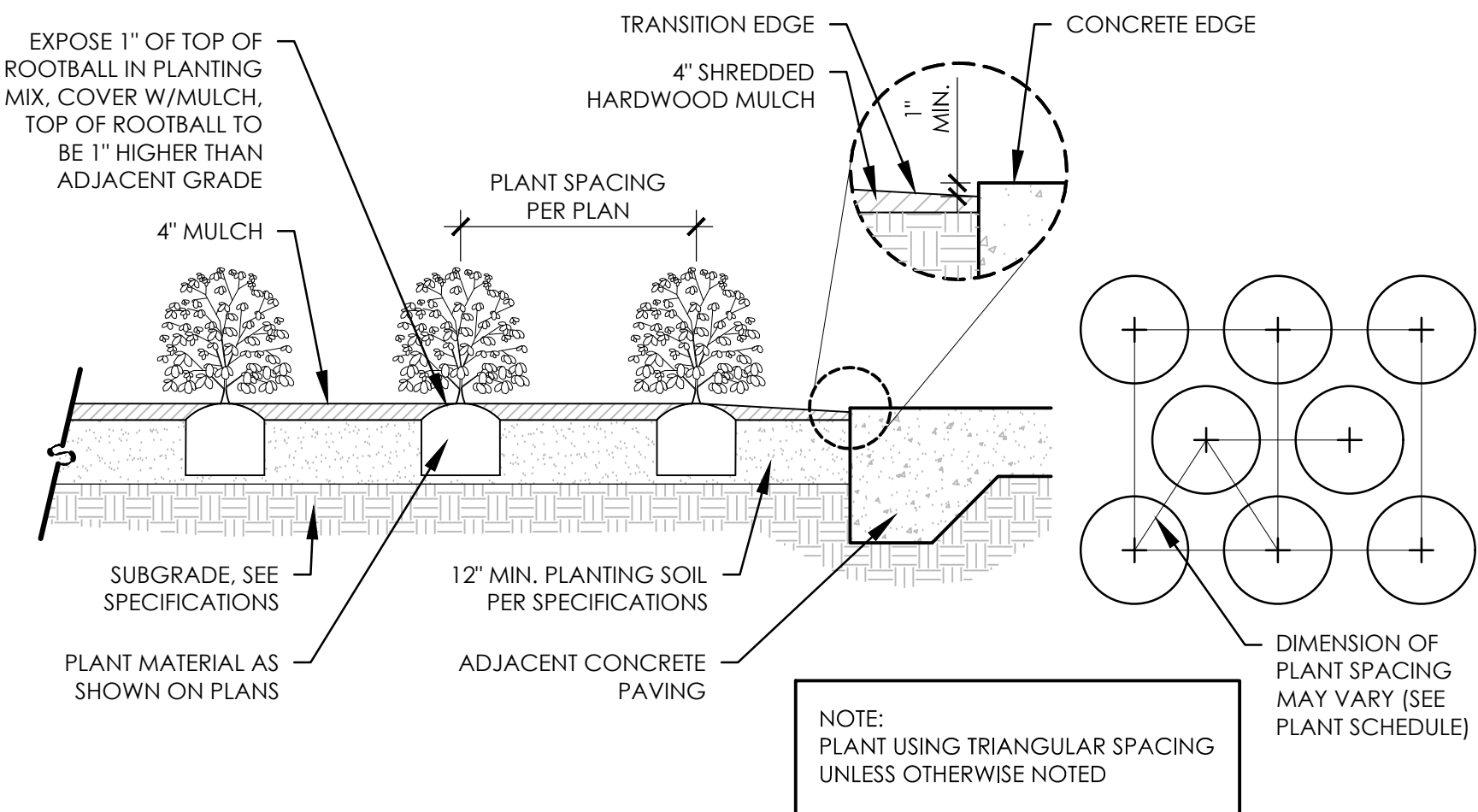
NOTES:

1. THIS TREE TO BE PLANTED IN SOIL WITHOUT HIGH CONTENT OF CLAY OR HIGH CONTENT OF SAND.
2. TREE CALIPER MEASURED 6" ABOVE TOP OF ROOTBALL FOR TREES LESS THAN 4" IN CALIPER AND 12" ABOVE ROOTBALL FOR TREES 4" OR GREATER IN CALIPER.
3. ANY TREE PRUNING AT THE TIME OF INSTALLATION SHALL BE COORDINATED WITH OWNER'S REPRESENTATIVE.
4. INSTALL STAKING SYSTEM AS PER MANUFACTURER'S INSTRUCTIONS (MIN. 3 PER TREE)
WWW.ARBORSTAKES.COM
TEL. 214-810-6678



SINGLE-TRUNK TREE

SCALE: 1/2"=1'-0"

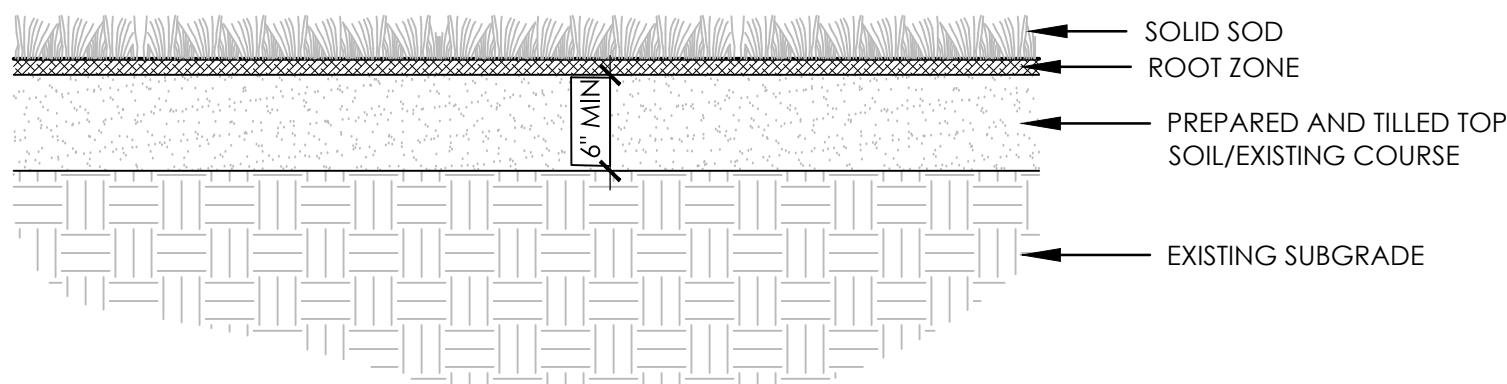


SHRUBS PLANTED W/BARK MULCH

SCALE: NTS

NOTES:

1. LAY THE SOD THE SAME DAY AS DELIVERY. DELAY CAN RESULT IN THE GRASS DRYING OUT AND DAMAGE TO THE ROOTS.
2. REMOVE WEEDS, TRASH AND ANY ROCKS OR CLUMPS OF SOIL LARGER THAN 3".
3. EXCAVATE EXISTING SOIL TO ALLOW FOR INSTALLATION OF QUALITY TOP SOIL AT A MINIMUM DEPTH OF 4", IN ALL AREAS TO RECEIVE SOD.
4. TILL 4" OF QUALITY TOP SOIL TO A DEPTH OF 6" IN ALL AREAS TO RECEIVE SOD.
5. FINE GRADE TILLED AND PREPPED SOIL PER GRADING PLANS TO MINIMIZE DRAINAGE ISSUES.
6. WATER SOIL UNTIL LIGHTLY MOISTENED BEFORE LAYING SOD.
7. LAY SOD ALONG SIDEWALK EDGE AND WORK OUTWARD, MAKING SURE ALL PIECES ARE ROLLED OUT IN THE SAME DIRECTION.
8. ENSURE SOD IS LEVEL WITH ADJACENT FINISH GRADE OF SIDEWALK.
9. LAY SOD IN A STAGGERED BOND PATTERN, ENSURING THAT EDGES ARE BUTTED UP TIGHTLY AGAINST EACH OTHER, LEAVING NO GAPS AT SEAMS.
10. IN AREAS OF STEEP SLOPES, USE FABRIC STAPLES TO HOLD THE SOD IN PLACE.
11. SEAM ALL EDGES BY FIRMLY ROLLING THE SOLID SOD AREA WITH A LAWN ROLLER.
12. FERTILIZE SOLID SOD USING A HIGH PHOSPHATE STARTER PER THE MANUFACTURER'S RECOMMENDATIONS.
13. WATER SOLID SOD AREA, KEEPING THE AREA MOIST FOR TWO WEEKS OR UNTIL FULLY ESTABLISHED.
14. AFTER TWO WEEKS, REPLACE ANY DEAD OR DECLINING AREAS OF SOD.



SOLID SOD ON PREPARED BASE

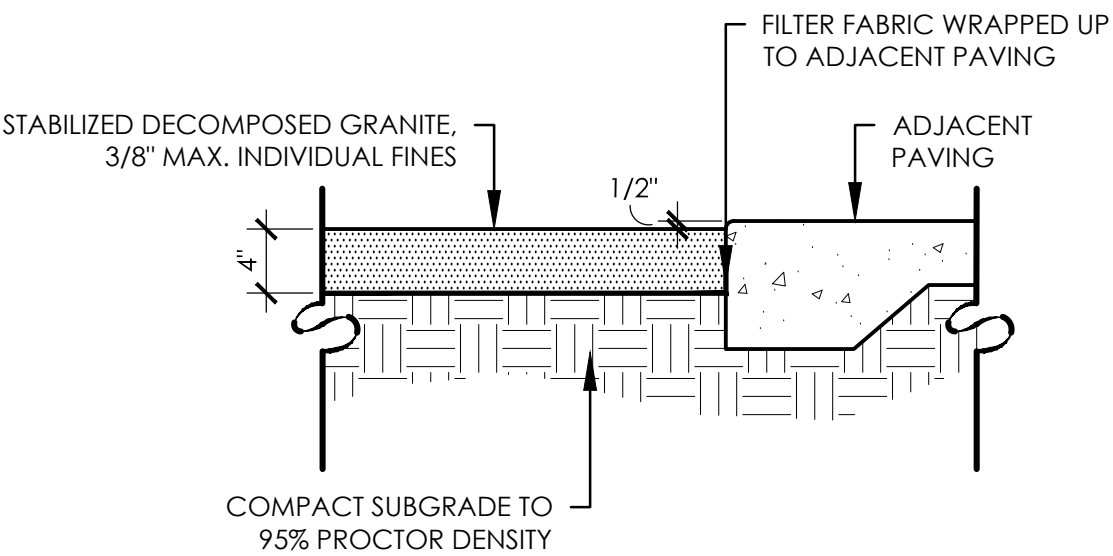
SCALE: 1"=1'-0"

STEEL EDGING

SCALE: 1"=1'-0"

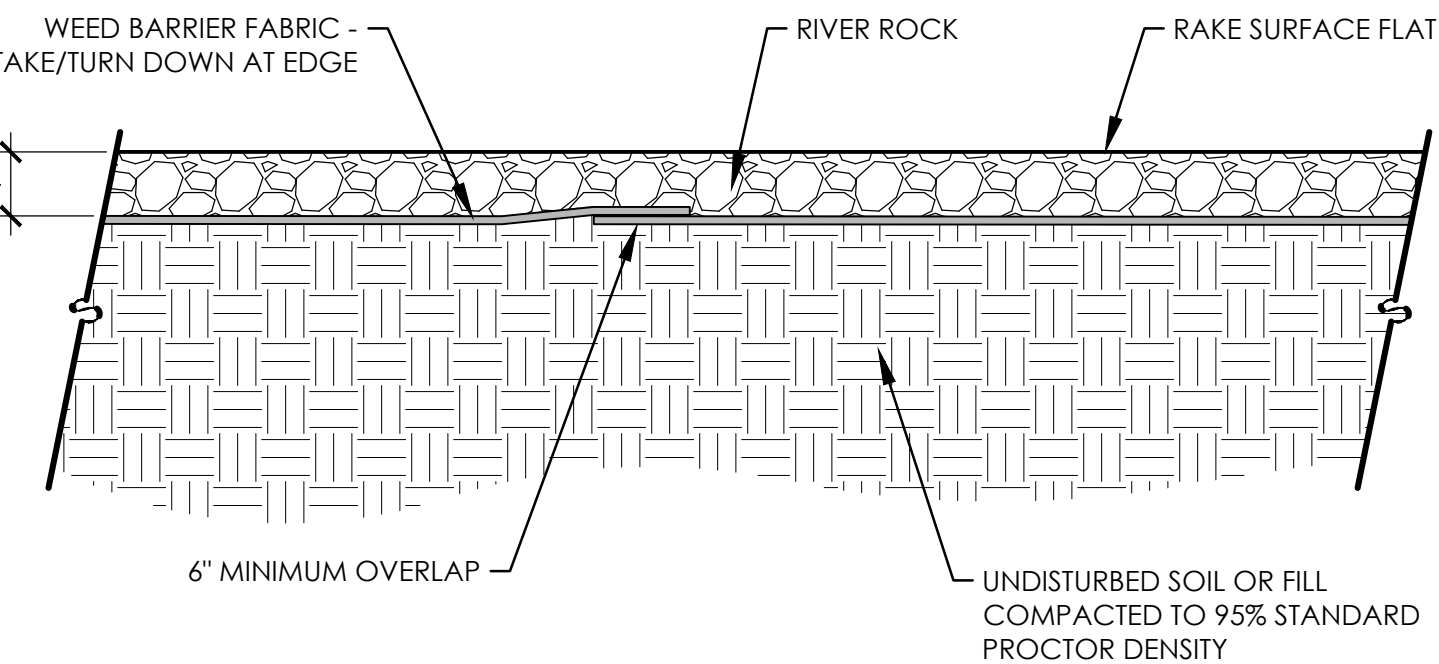
NOTES:

1. STABILIZER TO BE A PATENTED, NON-TOXIC, ORGANIC, COLORLESS AND ODORLESS, CONCENTRATED POWDER WHICH BINDS DECOMPOSED GRANITE.
2. CONTACT: STABILIZER SOLUTIONS, INC. 1-800-336-5902, OR APPROVED EQUAL.
3. COMPACT DECOMPOSED GRANITE IN 2" LIFTS. HAND-TAMP WHEN PLACING ADJACENT TO WALLS, PLANTING AREAS, OR IRRIGATION SYSTEMS.
4. CONTRACTOR SHALL PROVIDE GRANITE SAMPLES FOR APPROVAL PRIOR TO CONSTRUCTION OF MOCK UP.



STABILIZED DECOMPOSED GRANITE

SCALE: 1"=1'-0"



DECORATIVE STONE COBBLE



DATE:
JOB NO: 20.03RP
DRAWN: JMM
CHECKED: MEA



711 N. FIELDER RD.
ARLINGTON, TX 76012
PH: (817) 635-5696
FAX: (817) 635-5699

KATIE'S CAR WASH
I-35 AND RACEWAY DR.
NORTHLAKE WORTH, TX

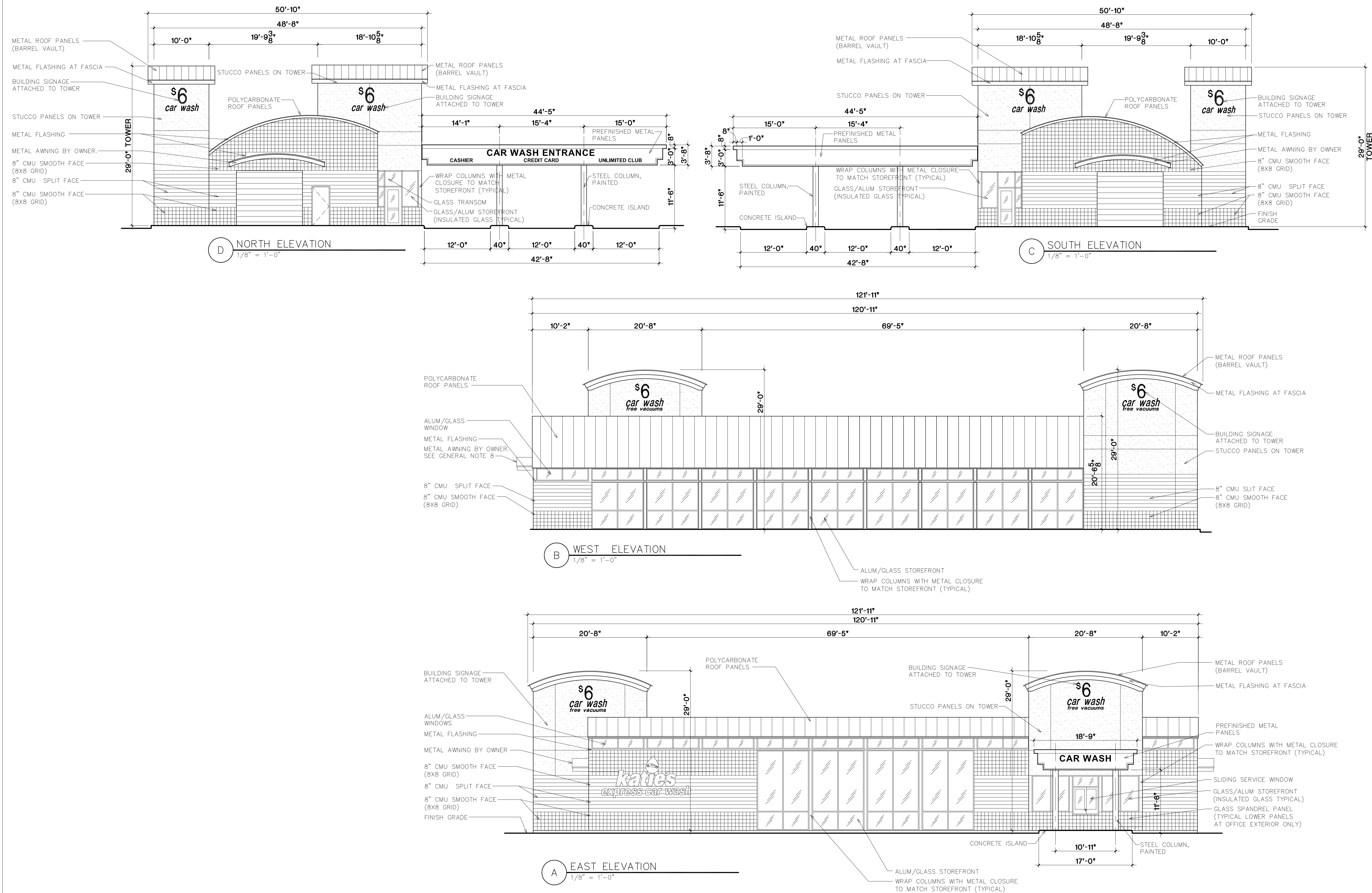
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LA#2706
3/3/2021

REVISIONS

PLANTING NOTES
& DETAILS

SHEET NUMBER

L1.01



DATE: 03.03.2021
JOB NO: 21002
DRAWN: STAFF
CHECKED: AG

AG

214.766.5905
PO BOX 383023
DUNCANVILLE, TX 75138

CM
CORTLAND
MORGAN
ARCHITECT

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KATIE'S CAR WASH
I-35W AND RACEWAY DR.
NORTHLAKE, TX

REVISIONS

NO.	DESCRIPTION	DATE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A2.01

Representative photos of similar projects to depict color and materials to be used





NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 11, 2021

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



NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 11, 2021

REF. DOC.:

SUBJECT: DECLARATION OF LOCAL DISASTER SEVERE WEATHER
APPROVED AT FEBRUARY 25, 2021 MEETING



TOWN OF NORTHLAKE COUNCIL ITEM NO. 6

DATE: MARCH 11, 2021

ITEM: EXECUTIVE SESSION



TOWN OF NORTHLAKE COUNCIL ITEM NO. 8

DATE: MARCH 11, 2021

ITEM: ADJOURNMENT



TOWN OF NORTHLAKE COUNCIL ITEM NO. 7

DATE: MARCH 11, 2021

ITEM: OPEN SESSION

