

1. March 24, 2022 - Agenda

Documents:

[MARCH 24 2022 - AGENDA.PDF](#)

1.I. March 24, 2022 - Agenda Packet

Documents:

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1.II. March 24, 2022 - MEETING SLIDE DECK

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DAVID A. RETTIG, MAYOR

RENA HARDEMAN, COUNCIL PLACE 1
MICHAEL C. GANZ, COUNCIL PLACE 2
BRIAN MONTINI, COUNCIL PLACE 3

ROGER SESSIONS, COUNCIL PLACE 4
BILL MOORE, COUNCIL PLACE 5
WES BOYER, COUNCIL PLACE 6

**NORTHLAKE TOWN COUNCIL
REGULAR MEETING AGENDA
MARCH 24, 2022, AT 5:30 P.M.
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226**

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Northlake Town Council will meet in a Regular Meeting on March 24, 2022, at 5:30 p.m., 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. Briefing - Development Services Update
- B. Briefing - Impact of extending zoning change notification letters beyond 200' radius
- C. Briefing - Waste Connection Rate Increase per Contract
- D. Briefing - Bob Smith Management Co. Tract Annexation Process

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

- E. Consider approval of the Town Council Meeting Minutes for March 10, 2022
- F. Consider Resolution 22-18, approving the cancellation of the April 28, 2022, Regular Town Council Meeting

5. ACTION ITEMS

- G. Consider calling and authorizing a public hearing to be held on April 14, 2022, at 5:30 p.m., at the Town of Northlake, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, in the Council Chambers, regarding the proposed annexation of the remaining unannexed portion of the 237.569-acre Bob Smith Management Co. Tract, is generally located on the east side of Cleveland-Gibbs Road approximately 200 feet south of the intersection with Edna Lane
- H. Consider approving a Service Plan and Ordinance 22-0324A for the annexation of approximately 10.963 acres of land situated in the Lewis Medlin Survey, Abstract No. 830, generally located at the southwest corner of Chadwick Parkway and Cleveland-Gibbs Road at 15701 Cleveland-Gibbs Road. Saint Peter Lutheran Church is the owner/applicant. Case No. ANX-22-001
 - i. Service Plan
 - ii. Public Hearing
 - iii. Ordinance No. 22-0324A

6. EXECUTIVE SESSION

The Town Council will convene in an Executive Session, pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D:

- a. **Section 551.071** 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. Development and annexation of the CKD Holdings Tracts on approximately 24.8-acre, 11.9-acre, and 1.8-acre tracts of land generally located north of Oliver Creek and west of FM 156 in the extraterritorial jurisdiction of the Town.
 - ii. Development and annexation of the Barr Tract on approximately 9 acres generally located south of Blair Road west of FM 156 in the extraterritorial jurisdiction of the Town
 - iii. Development and annexation of the Petrus Tracts on approximately 100.6-acre, 64.9-acre, 225.8-acre, 58.5-acre, and 168.4-acre tracts of land generally located north of Victory Circle, west of Harmonson Road, and east of FM 156 in the extraterritorial jurisdiction of the Town; the Henderson Tracts on approximately 102.9-acre, 24.9-acre, 10.2-acre, 5.5-acre, and 2.7-acre tracts of land generally located west of FM 156 and south of Harmonson Road in the extraterritorial jurisdiction of the Town; and the Keith Tract on approximately 76.8-acre tract of land generally located east of Harmonson Road in Town limits.
 - iv. Development and annexation of the Gebert Tract on approximately 156.8-acre tract of land generally located west of FM 156 and north of Petty Place in the extraterritorial jurisdiction of the Town.
 - v. Application and Intent to Obtain Water Quality Permit by TCCI Land Development for a proposed domestic wastewater treatment facility located approximately 0.3 miles

southeast of the intersection of Blair Road and FM 156 in the extraterritorial jurisdiction of the Town.

- vi. Development and annexation of the Bob Smith Management Company Tract on approximately 239.6 acres general located east of Cleveland-Gibbs Road and south of American Lane partially in the extraterritorial jurisdiction of the Town.

b. Section 551.087 - Economic Development Negotiations

- i. Potential development agreement with Henry Northlake Development LLC on five tracts totaling approximately 122 acres generally located east of I-35W and north of Denton Creek.
- ii. Potential development agreement with Sport Facilities Company, Hat Trick Consultants, and Chadwick Farms for the development of indoor sports facility and surrounding retail development at Chadwick Parkway and SH 114.

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

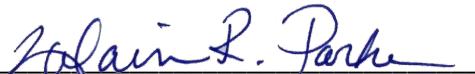
8. ADJOURN

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).

CERTIFICATION

I, Zolaina R. Parker, Town Secretary for the Town of Northlake, Texas, hereby certify that the above agenda was posted on the official bulletin board located at Town Hall, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, on March 18, 2022, by 5:00 p.m., in accordance with Chapter 551 of the Texas Government Code.




Zolaina R. Parker
Town Secretary

NOTICE: THE TOWN OF NORTHLAKE'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). THE TOWN WILL PROVIDE ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED IF REQUESTED AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE TOWN SECRETARY'S OFFICE AT 940-242-5702 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD), BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATIONS CAN BE ARRANGED.



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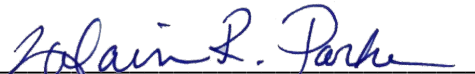
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TOWN OF NORTHLAKE COUNCIL ITEM NO. 1

DATE: MARCH 24, 2022

ITEM: CALL TO ORDER



TOWN OF NORTHLAKE COUNCIL ITEM NO. 2

DATE: MARCH 24, 2022

ITEM: ANNOUNCEMENTS-PROCLAMATIONS-PRESENTATIONS



NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 24, 2022

REF. DOC.: NORTHLAKE UNIFIED DEVELOPMENT CODE (UDC)

SUBJECT: DEVELOPMENT SERVICES DEPARTMENT UPDATE



GOALS/OBJECTIVES:

- Exercise Fiscal Responsibility/Build a robust commercial sales tax revenue base
- Build a robust commercial sales tax revenue base/Continue to leverage infrastructure upsizing opportunities; Provide an adequate/functional roadway system, including associated water, sewer and storm drainage facilities
- Reinforce our Identity/Preserve estate development, open spaces, and parks; Add beautification measures to roads and community entrances; Preserve existing zoning; Establish Council ownership of consensus-based plans
- Advance Northlake's Interests/Effectively plan and manage ahead of state restrictions; Capture and incorporate ETJ as opportunities develop

OVERVIEW:

- Core functions of Development Services Department
 - Economic Development
 - Planning & Zoning
 - Permits & Inspections
 - Code Compliance
- Department Staffing
 - 6 positions
 - Two new positions added this fiscal year
 - Positions to cover each of the core functions of the department
- Department Resources
 - Consultants utilized to provide core services
 - Subscription services provide additional resources
- Department Offices
 - New building space under construction
 - Approximately 2,000 square feet
 - Sized to accommodate current staffing levels with room to grow
 - Expected opening in April
- Department Activity Measures
 - Residential Building Permits Issued
 - Certificates of Occupancy Issued
 - Acres of land platted

COUNCIL ACTIONS:

- No action needed

DEVELOPMENT SERVICES



Town of Northlake

MARCH 24, 2022





Development Services

DEPARTMENT OVERVIEW

CORE FUNCTIONS

Economic Development

- New business recruitment
- Business retention & expansion
- Enhance tax base
- Staff support to
 - Economic Development Corp. (EDC)
 - Community Development Corp. (CDC)

Planning and Zoning

- Long-range planning
- Current planning
 - Zoning
 - Platting
 - Annexation
- Staff support to
 - Planning & Zoning Commission (P&Z)
 - Board of Adjustment (BOA)



Development Services

DEPARTMENT OVERVIEW

CORE FUNCTIONS

Permits and Inspections

- Permits handled
 - Building permits
 - Fence permits
 - Signs Permits
 - Health permits
- Permit processing
- Plan review
- Inspections

Code Compliance

- Zoning code compliance
 - Plan review
 - Inspections
- Code complaints
 - High grass & weeds
 - Trash & debris
- Routine patrol
 - Bandit signs
 - Construction sites



Development Services

DEPARTMENT OVERVIEW

COUNCIL GOAL ALIGNMENT

- Exercise Fiscal Responsibility
 - *Build a robust commercial sales tax revenue base*
- Invest in Infrastructure
 - *Continue to leverage infrastructure upsizing opportunities*
 - *Provide an adequate/functional roadway system, including associated water, sewer and storm drainage facilities*
- Reinforce our Identity
 - *Preserve estate development, open spaces, and parks*
 - *Add beautification measures to roads and community entrances*
 - *Preserve existing zoning*
 - *Establish Council ownership of consensus-based plans*
- Advance Northlake's Interests
 - *Effectively plan and manage ahead of state restrictions*
 - *Capture and incorporate ETJ as opportunities develop*

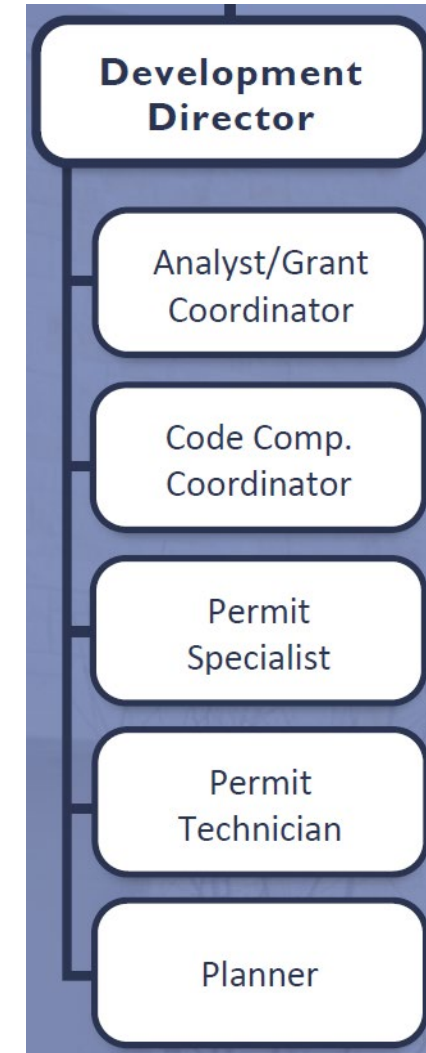


Development Services

DEPARTMENT STAFFING

STAFF POSITIONS BY FUNCTION

- Department Management
 - *Development Director*
- Economic Development
 - *Economic Development/Grants Analyst (new hire)*
- Planning & Zoning
 - *Planner (in hiring process)*
- Permits & Inspections
 - *Permit Technician*
 - *Permit Specialist*
- Code Compliance
 - *Code Compliance Coordinator*





Development Services

DEPARTMENT RESOURCES

CONSULTANTS & SERVICES BY FUNCTION

- Economic Development
 - *Subscription services: Buxton, CoStar, Impact Data Source, Retail Lease Trac*
- Planning & Zoning
 - *Halff Associates – Engineering development review*
 - *Consultants used for special planning projects such as Comprehensive Plan*
- Permits & Inspections
 - *SAFEbuilt – Building code plan review and inspections*
 - *Includes CommunityCore program used for permits, planning & code cases*
 - *Bureau Veritas – Health inspections & plan review*



Development Services

DEPARTMENT OFFICES

NEW BUILDING

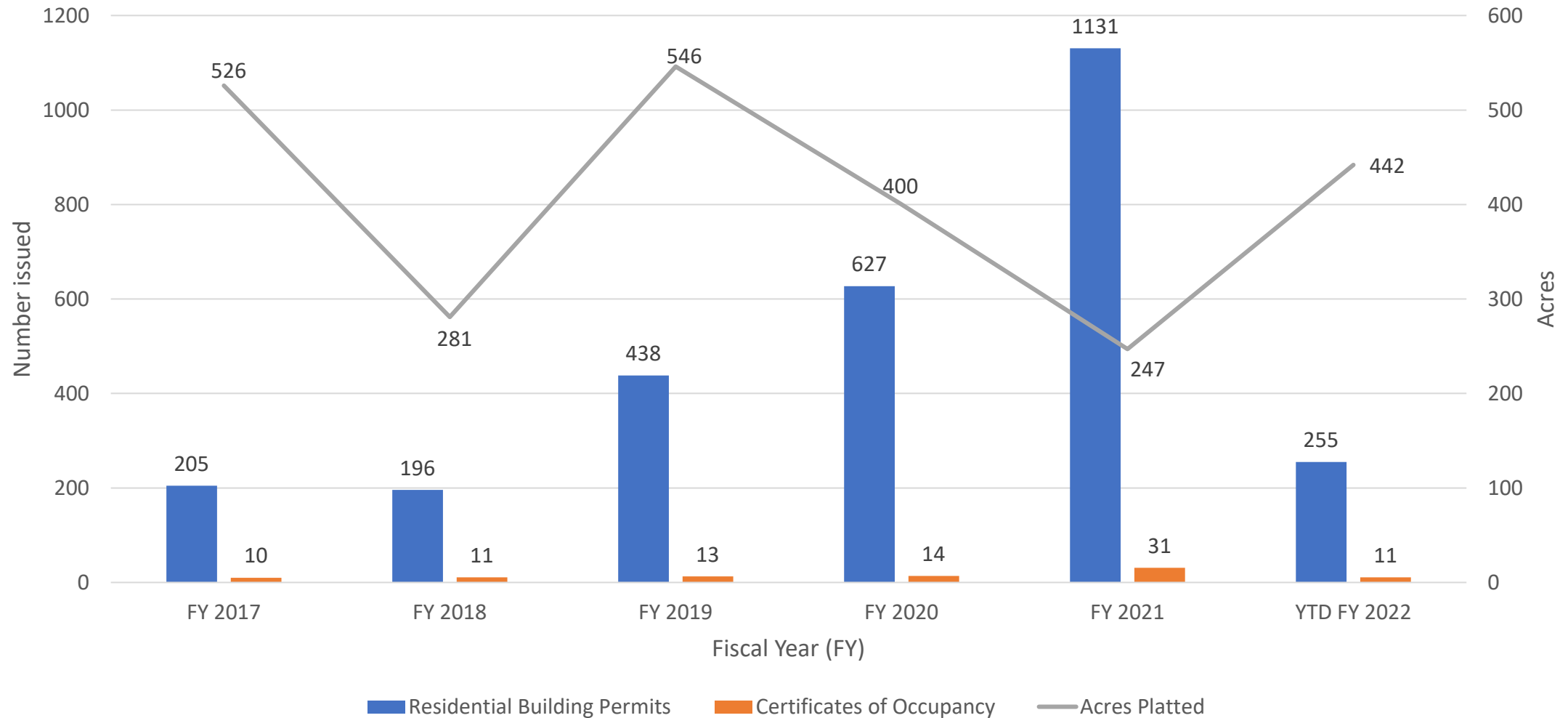
- Approximately 2,000 sf of space
- In new building west of Town Hall
 - 1700 Commons Circle, Suite 200
- Will house all department staff
 - Provides space for new positions
 - Room for growth of 2 more positions
- Ready to open in April





Development Services

ACTIVITY MEASURES



NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 24, 2022

REF. DOC.: NORTHLAKE UNIFIED DEVELOPMENT CODE (UDC); TEXAS LOCAL GOVERNMENT CODE SEC. 211.007 (C)

SUBJECT: IMPACT OF INCREASING ZONING CHANGE NOTIFICATION AREA



GOALS/OBJECTIVES:

- Reinforce our Identity; Define who we are (and don't settle for less)

BACKGROUND INFORMATION:

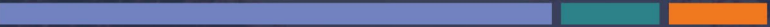
- Notification of zoning changes
 - Public hearings required before P&Z and Town Council
 - Current notification methods for zoning public hearings
 - Published in Denton Record Chronicle
 - Written notice mailed to property owners within 200 feet
 - Posted on website and on Town Hall bulletin board
 - New notification method required for zoning public hearings
 - Signs posted on property per UDC amendment approved 3/10/22
 - Increased notification area for letters to property owners discussed as option
- Current requirements for written notices
 - Required by UDC & TLGC
 - Sent to Northlake property owners (on tax roll) within 200 feet of proposed zoning change
 - Mailed at least 10 days before the public hearing
- Discussion items related to increasing zoning change notification area
 - Most area cities stay with the TLGC required notice area of 200 feet
 - A few area cities have increased their notification area up to 500 feet
 - Increased notification area will require more staff time and resources
 - Impact will depend on:
 - Amount notification area is increased
 - Specific location of a proposed zoning change
 - Alternatives requiring less staff time and resources
 - Post notice on social media
 - Send notice to nearby HOAs

COUNCIL ACTION:

- Provide direction to staff related to zoning change notices

TOWN OF NORTHLAKE

IMPACT OF INCREASING ZONING CHANGE NOTIFICATION AREA



MARCH 24, 2022



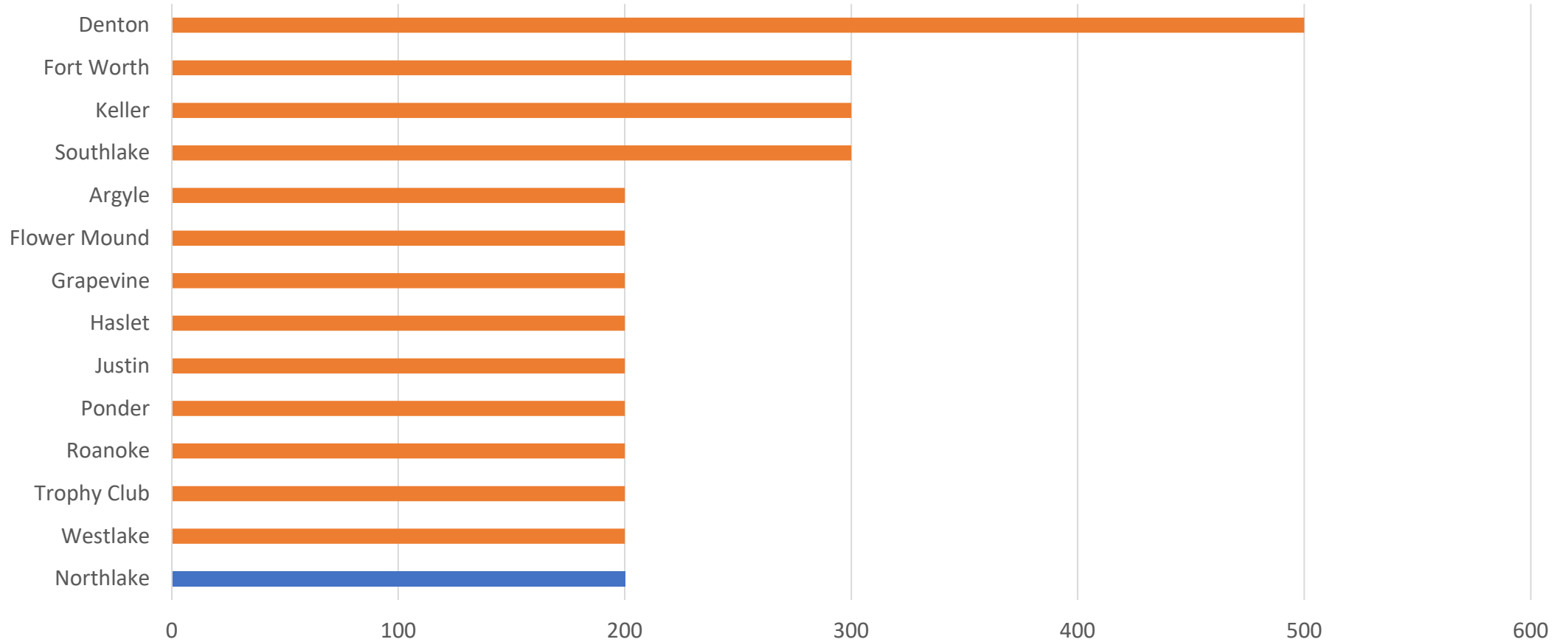
CURRENT NOTIFICATION REQUIREMENTS

- Public hearings required for all zoning changes
 - Planning & Zoning Commission
 - Town Council
- Notification methods required for zoning change public hearings
 - Published in Denton Record Chronicle (min. 15 days before hearing)
 - Mailed to property owners within 200 feet (min. 10 days before hearing)
 - Placed on agenda (min. 72 hours before meeting/hearing)
 - Posted on website (at time of published notice)
 - Posted at Town Hall on bulletin board (at time of published notice)
 - **New:** Signs posted on property (min. 21 days before hearing)

MAILED NOTICE REQUIREMENTS

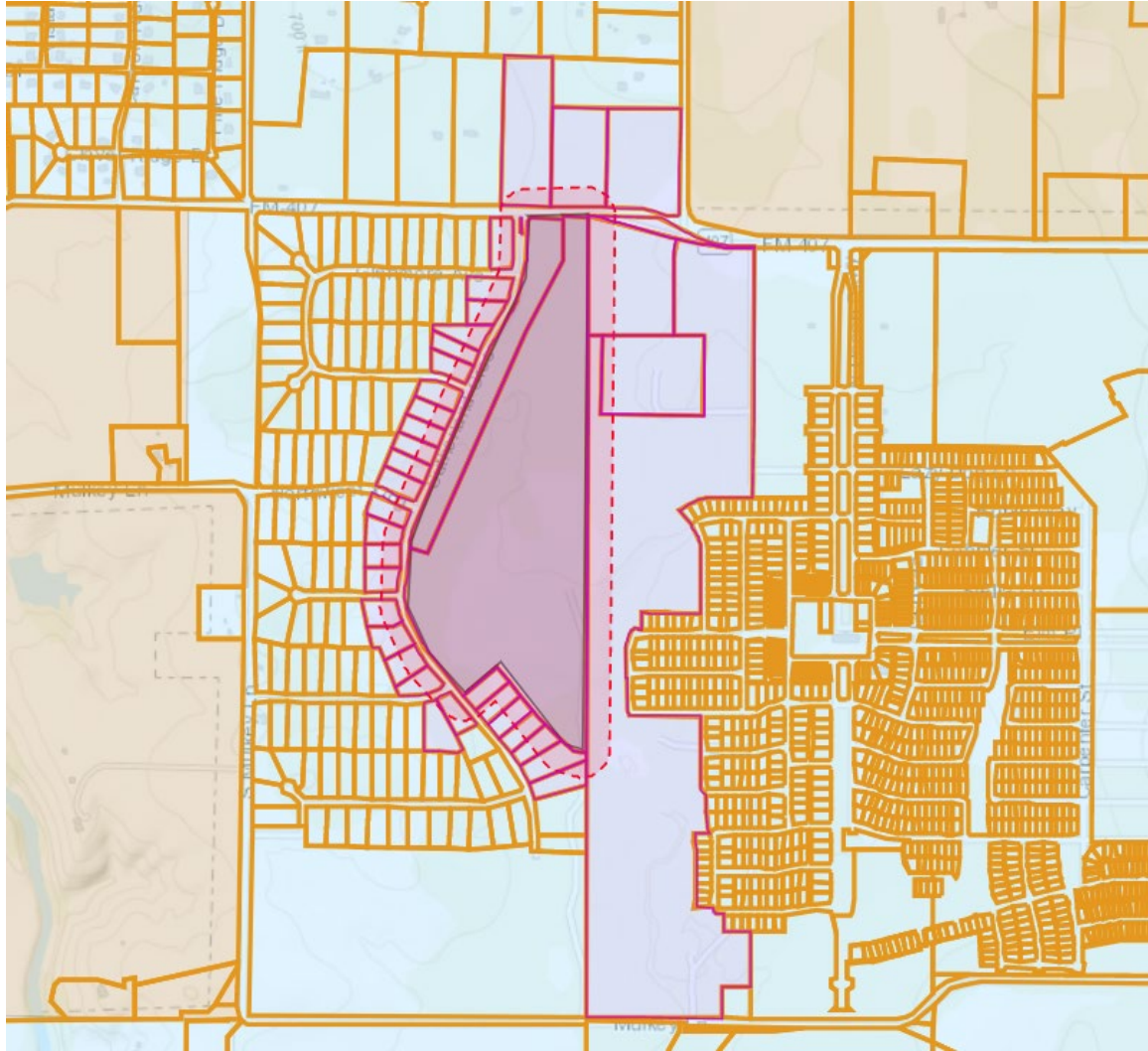
- Required by Texas Local Government Code (TLGC)
- Required by UDC which matches TLGC requirement
- Sent to property owners within 200 feet
 - Northlake property owners on latest tax roll
 - Not sent to property owners in ETJ or adjacent cities
- Mailed at least 10 days before public hearing

NOTIFICATION RADIUS BY CITY



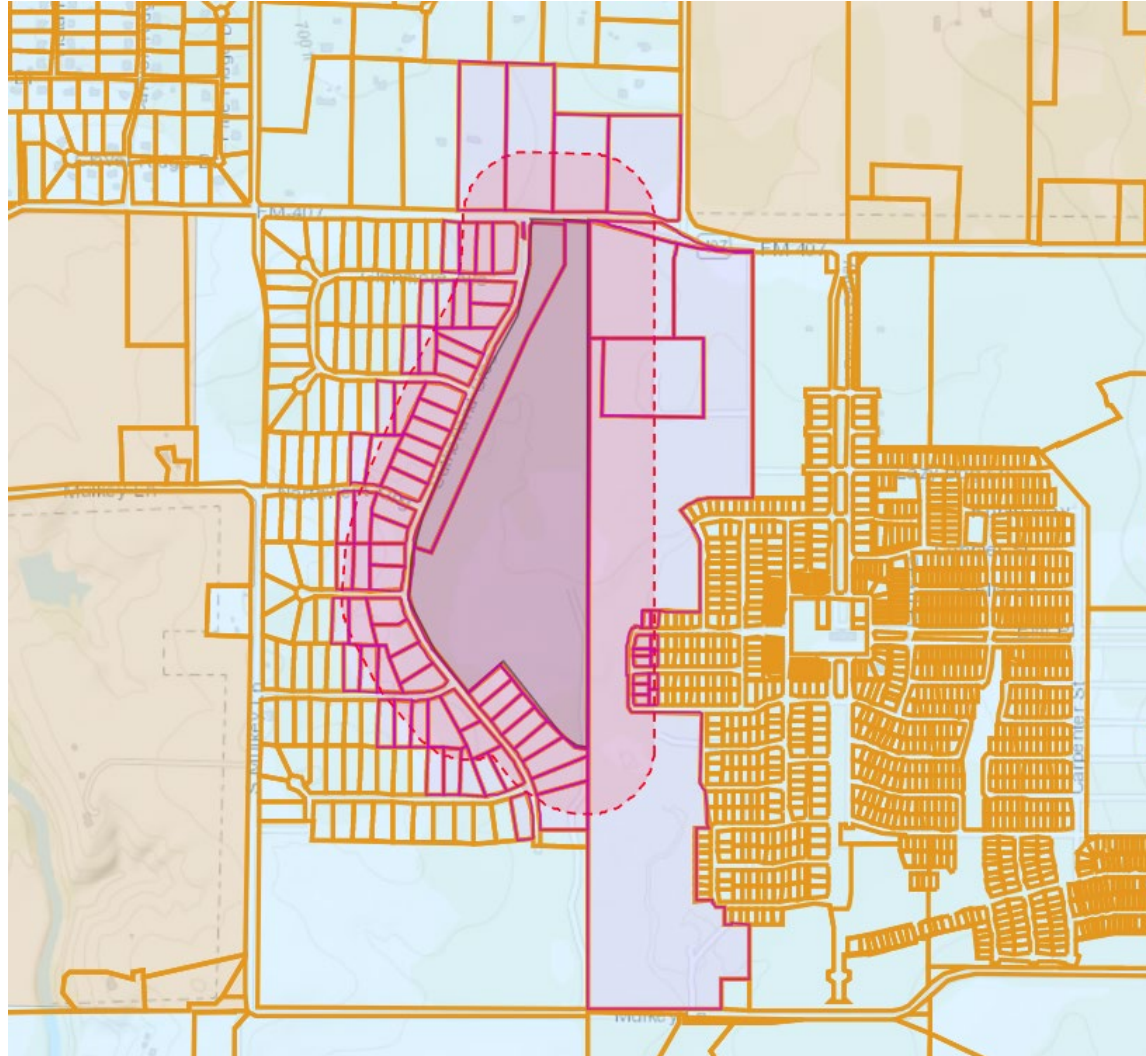
EXAMPLE 200-FOOT NOTIFICATION

- 39 parcels
- Subdivisions
 - Highlands
 - Northlake Country Estates
 - Pecan Square



EXAMPLE 500-FOOT NOTIFICATION

- 84 parcels
- Subdivisions
 - Highlands
 - Northlake Country Estates
 - Pecan Square



OTHER NOTIFICATION OPTIONS

- Post notice on social media
 - Easy to share
 - Can include direct link to more information
 - May go viral
 - May generate unwanted comments
- Send notice to nearby HOAs
 - HOAs can distribute to their communities

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: MARCH 24, 2022

REF DOC.: FRANCHISE AGREEMENT WITH WASTE CONNECTIONS FOR
MUNICIPAL SOLID WASTE & RECYCLABLE MATERIALS

SUBJECT: RATE INCREASE FOR MUNICIPAL SOLID WASTE SERVICES



GOALS/OBJECTIVES:

- Exercise Fiscal Responsibility/Define Future Amenities

BACKGROUND INFORMATION:

- Waste Connections increasing Northlake pricing for waste and recycling services by 6.98%
- Waste Connections indicated increase due to rise in operating costs from inflation
 - 7.8% inflation rate in the DFW area over the last 12-months as of January 2022
 - City of Denton Landfill usage cost increased 5.01% as of January 2022
- Increase result in following rate changes:

Service	Current Rate	New Rate
Trash and Recycling	\$15.26	\$16.33
Additional Cart	\$4.59	\$5.63

- Price increase in accordance with Section 10 of franchise agreement
- Price increase effective at April 2022 billing cycle
- Notification of increase included in utility bill insert and posted on social media

COUNCIL ACTION:

- No action required



WASTE CONNECTIONS INC.

Connect with the Future®

February 22, 2022
City of Northlake
Attn: Honorable Mayor and Members of Council
1500 Commons Circle Suite 300
Northlake, TX 76226

RE: Price Adjustment based on Consumer Price Index (CPI)

Dear Honorable Mayor and Members of Council,

Waste Connections would like to sincerely thank you for the great opportunity we have had to serve the community of Northlake.

Each year we evaluate cost per our contract with the city. This year the CPI-U (All urban consumer price index) for Dallas Fort Worth not seasonally adjusted is 7.83% increase year over year. In lieu of this large increase we are increasing Northlake pricing 6.98%.

Inflation and operating costs have gone up considerably such as employee wages 7%, maintenance on equipment. The CPI is a clear indication of these costs going up. We are certainly sensitive to the fact that we also need to keep our relationship strong and not requesting additional increases due to operating increases.

Per contract this will take effect on the April bill cycle. .

Should you have any questions or concerns regarding this adjustment or anything else, please feel free to contact me at the office at 817-222-2221.

Best Regards,

Hyon Cho
Site Manager
Waste Connections of TX
Hyon.cho@wasteconnections.com

Northlake CPI Adjustment 2022

Series Id: CUURS37ASA0, CUUSS37ASA0

Not Seasonally Adjusted

Area: Dallas-Fort Worth-Arlington, TX

Item: All items

Base Period: 1982-84=100

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2021	242.513		246.995		251.228		253.319		254.95		257.394		251.62
2022	261.499												
Net % Change	7.83%												
70% of Net change	5.48%												

Landfill: City of Denton Landfill

Item: MSW Tonnage

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2021	\$ 27.36												
2022	\$ 28.73												
Net % Change	5.01%												
30% of Net % Change	1.50%												

Rate Changes

<u>Service</u>	<u>Current Rate</u>	<u>Increase %</u>	<u>New Rate 4/1/22</u>
Residential Curbside Service	\$ 1.00	6.98%	\$ 1.07
Additional Residential Carts	\$ 1.00	6.98%	\$ 1.07
Residential Recycling	\$ 1.00	6.98%	\$ 1.07

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 24, 2022

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

SUBJECT: PETITION TO VOLUNTARY ANNEX BOB SMITH MANAGEMENT CO.
LTD PROPERTY



GOALS/OBJECTIVES:

- Advance Northlake's Interests/Capture and incorporate ETJ as opportunities develop

BACKGROUND INFORMATION:

- Bob Smith Management Co. LTD owns a 237-acre tract south of Northwest Regional Airport
 - Most of property within Northlake Town limits
 - Approximately 37-acre portion not yet annexed
 - Unannexed portion of property within Northlake ETJ
- Owner submitted petition to annex property currently in ETJ
- Increased development interest in property due to planned improvements in area
 - Cleveland-Gibbs Realignment
 - Proposed development of Henry property
- Hayden Family Capital purchasing property with plans to develop as industrial park
- Zoning change application submitted
 - Current zoning is RR – Rural Residential
 - Proposed zoning is I – Industrial

NEXT STEPS:

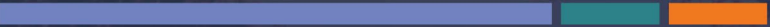
- Call public hearing for voluntary annexation
- Advertise notice and post on Town website
- Approve service agreement, hold public hearing, and annex property
- Consider zoning change
 - April 5th P&Z meeting – Public hearing and consider recommendation
 - April 14th Town Council meeting – Public hearing and consider for approval

COUNCIL ACTIONS:

- Call public hearing for April 14, 2022, to receive comments on the annexation request

TOWN OF NORTHLAKE

BOB SMITH MGMT ANNEXATION PROCESS



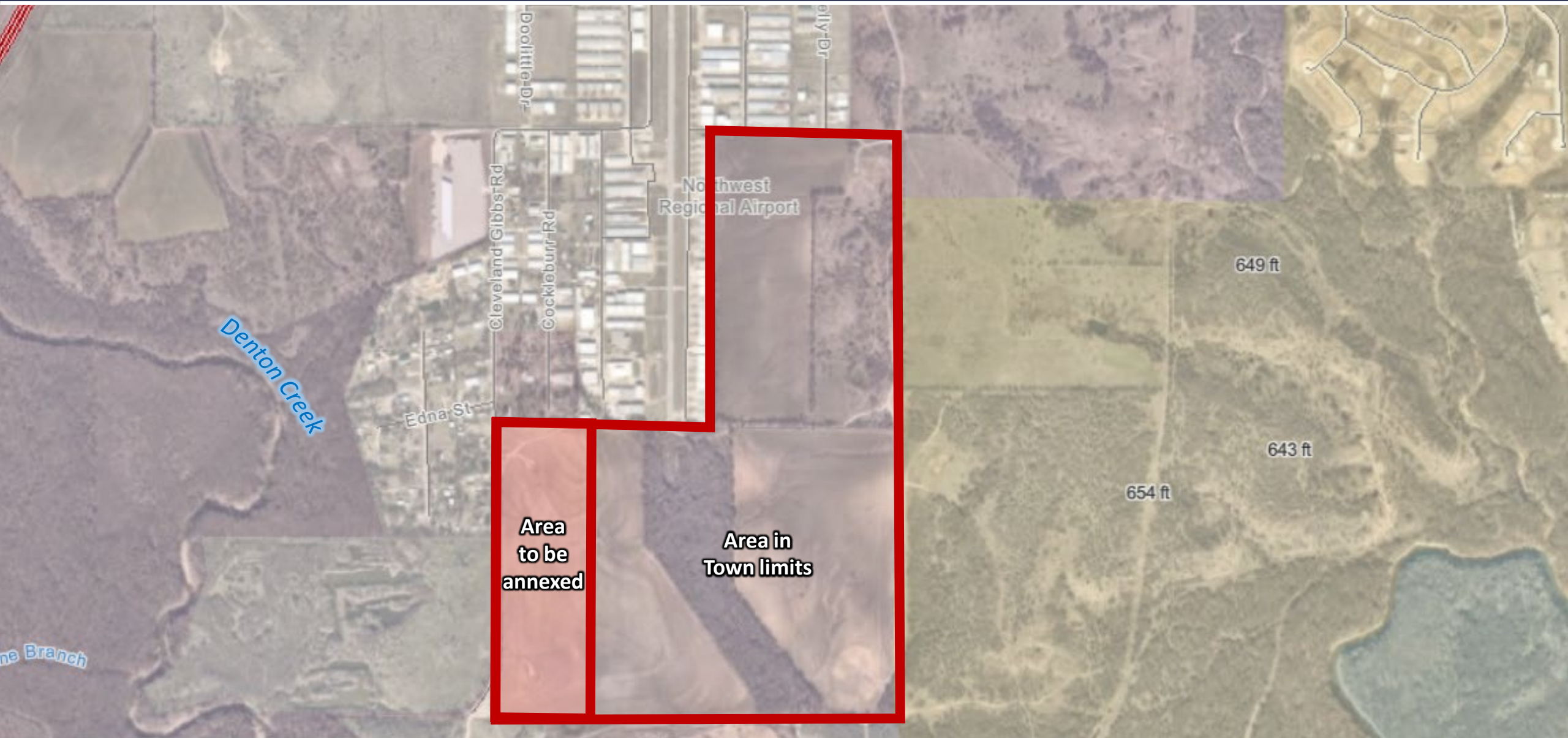
MARCH 24, 2022



BACKGROUND

- Bob Smith Management Co. owns 237-acre tract south of airport
 - Most of property within Town limits
 - Approx. 37 acres not yet annexed but within Northlake ETJ
- Owner submitted petition to annex property currently in ETJ
- Increased development interest in property
- Hayden Family Capital plans to develop industrial park on property
- Zoning change requested from RR – Rural Residential to I - Industrial

BOB SMITH MANAGEMENT CO. PROPERTY



ANNEXATION PROCESS

Timeline for Annexation:

- **March 24:** Call public hearing for April 14th Council Meeting
- **April 3:** Advertise notice of public hearing and post on Town website
- **April 14:** Hold public hearing; adopt service agreement; annex property

TOWN OF NORTHLAKE COUNCIL ITEM NO. 3

DATE: MARCH 24, 2022

ITEM: PUBLIC INPUT



TOWN OF NORTHLAKE COUNCIL ITEM NO. 4

DATE: MARCH 24, 2022

ITEM: CONSENT ITEMS





RENA HARDEMAN, COUNCIL PLACE 1
MICHAEL C. GANZ, COUNCIL PLACE 2
BRIAN MONTINI, COUNCIL PLACE 3

DAVID A. RETTIG, MAYOR

ROGER SESSIONS, COUNCIL PLACE 4
BILL MOORE, COUNCIL PLACE 5
WES BOYER, COUNCIL PLACE 6

**NORTHLAKE TOWN COUNCIL
REGULAR MEETING MINUTES
MARCH 10, 2022**

The Northlake Town Council convened in a Regular Meeting on March 10, 2022, at 5:31 p.m., in the Northlake Town Hall - Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas.

1. CALL TO ORDER

Mayor David Rettig called the meeting to order at 5:31 p.m., and a quorum was present as follows:

- Roll Call:

David Rettig, Mayor
Rena Hardeman, Place 1
Michael Ganz, Place 2
Brian Montini, Mayor Pro Tem

Roger Sessions, Place 4
Bill Moore, Place 5
Wes Boyer, Place 6

Also present were Drew Corn, Town Manager and Ashley Dierker, Town Attorney.

- Invocation was given by Pastor Ben Scheck, The Grove Church.
- The Pledge of Allegiance to the United States and Texas Flags was recited.

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

- A. Intergovernmental Relations - Discussion of May Local Election Early and Election Day Voting Locations for Northlake Town Council and Argyle Independent School District

Mayor Rettig provided a brief update and advised Argyle Independent School District would add Harvest Hall as an early voting location and Town Hall would remain a polling location during early voting and on election day.

- B. Presentation - Anniversary recognition to Daniel Hansen for five years of service to the Town of Northlake

The item was presented by Robert Crawford, Chief of Police, and no discussion followed.

C. Presentation - Introduction of new Police Officers

The item was presented by Robert Crawford, Chief of Police, and no discussion followed.

D. Briefing - Communications and Marketing Update

The item was presented by Jennifer Goldfield, Communications and Marketing Coordinator, and commentary followed.

Following commentary, Town Council consensus was to continue social media and marketing efforts.

E. Briefing - St. Peter Annexation Process

The item was presented by Drew Corn, Town Manager, and discussion followed.

Following discussion, Town Council consensus was to proceed with the annexation timeline presented.

F. Briefing - Northlake Wholesale Water Supply and Wholesale Sewer Treatment Capacity Planning

The item was presented by Drew Corn, Town Manager, and discussion followed.

There was no direction provided as the item was for presentation purposes.

3. PUBLIC INPUT

The following public comments were received:

- Ben Scheck, address on file, regarding possible appointment to Capital Improvement Advisory Committee.
- Joel McGregor, address on file, regarding water/sewer.

4. CONSENT ITEMS

The Consent Agenda consisted of items 4.G.- 4.M. Mayor Pro Tem Montini pulled Item 4.K. and Council Member Hardeman pulled Item 4.L.

Mayor Pro Tem Montini moved to approve the Consent Agenda now consisting of Items 4.G.-J. and 4.M. Motion seconded by Council Member Ganz. Motion carried.

AYES (7): Rettig, Montini, Hardeman, Ganz, Sessions, Moore, Boyer

NAYS (0): None

G. Consider approval of the Town Council Meeting Minutes for February 10, 2022

APPROVED

H. Consider acceptance of the Northlake Police Department Racial Profiling Report for 2021

ACCEPTED

- I. Consider Resolution 22-10, approving and authorizing the Town Manager to enter into Interlocal agreement with the Town of Argyle, City of Bartonville, City of Keller, City of Southlake, and City of Watauga, to provide for the formation of a Crash Reconstruction Team ("Crash Team") comprised of Police Officers from each municipality
APPROVED RESOLUTION NO. 22-10
- J. Consider Resolution 22-11, declaring certain personal property owned by the Town of Northlake to be surplus property and authorizing the Town Manager to dispose of such property
APPROVED RESOLUTION NO. 22-11
- M. Consider Resolution 22-14, approving and authorizing the Town Manager to enter into Agreements for the purchase of police equipment in an amount not to exceed \$77,000
APPROVED RESOLUTION NO. 22-14

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

- K. Consider Resolution 22-12, approving a Pioneer Program Grant in the amount of \$20,000 for S.A.S. Boutique and authorizing the Town Manager to enter into a Performance Agreement
Item pulled for Individual Consideration by Mayor Pro Tem Montini.
APPROVED RESOLUTION NO. 22-12

There was no presentation on the item and discussion followed.

Mayor Pro Tem Montini moved to approve Resolution 22-12, authorizing a Pioneer Program Grant in the amount of \$15,000 for S.A.S. Boutique and authorizing the Town Manager to enter into a Performance Agreement. Motion seconded by Council Member Sessions. Motion carried.

AYES (5): Rettig, Montini, Hardeman, Ganz, Sessions

NAYS (2): Moore, Boyer

- L. Consider Resolution 22-13, establishing a Program and approving a Chapter 380 Agreement with Northlake Innkeepers in the amount of \$250,000, to promote Economic Development and stimulate business and commercial activity in the Town of Northlake
Item pulled for Individual Consideration by Council Member Hardeman.
APPROVED RESOLUTION NO. 22-13

There was no presentation on the item and discussion followed.

Mayor Pro Tem Montini moved to approve the item as presented. Motion seconded by Council Member Sessions. Motion carried.

AYES (6): Rettig, Montini, Ganz, Sessions, Moore, Boyer

NAYS (1): Hardeman

5. ACTION ITEMS

- N. Consider calling and authorizing a public hearing be held on March 24, 2022 at 5:30 p.m. at the Town of Northlake, 1500 Commons Circle, Suite 300, Northlake, Texas, 76226, in the Council Chambers, regarding the proposed annexation of St. Peter Church, located at 15701 Cleveland Gibbs Road

APPROVED

The item was presented, and no discussion followed.

Mayor Pro Tem Montini moved to approve the item as presented. Motion seconded by Council Member Sessions. Motion carried.

AYES (7): Rettig, Montini, Hardeman, Ganz, Sessions, Moore, Boyer

NAYS (0): None

- O. Consider Resolution 22-15, creating a Capital Improvement Advisory Committee; appointing the Planning and Zoning Commission members to serve as the Capital Improvement Advisory Committee, appointing Ad Hoc Member from Town Extraterritorial Jurisdiction, establishing the duties of the committee; and providing for an effective date

APPROVED RESOLUTION NO. 22-15

The item was presented, and discussion followed.

Mayor Pro Tem Montini moved to approve the item as presented and appoint Mr. Ben Scheck as the Ad Hoc Member. Motion seconded by Mayor Rettig. Motion carried.

AYES (6): Rettig, Montini, Hardeman, Ganz, Moore, Boyer

NAYS (1): Sessions

- P. Consider awarding the bid and contract to AUC Group for equipment installation in amount of \$379,925, and equipment pre-purchase in amount of \$1,694,300 or lease in amount of \$289,200 annually

APPROVED

The item was presented, and discussion followed.

Council Member Sessions moved to approve the item as presented. Motion seconded by Council Member Boyer. Motion carried.

AYES (7): Rettig, Montini, Hardeman, Ganz, Sessions, Moore, Boyer

NAYS (0): None

- Q. Consider Resolution 22-16, authorizing the Town Manager to execute an amendment to the professional services contract with Halff Associates, Inc., for Public Project Tracker Maps in an amount not to exceed \$32,500

APPROVED RESOLUTION NO. 22-16

The item was presented, and discussion followed.

Council Member Ganz moved to approve the item as presented. Motion seconded by Mayor Pro Tem Montini. Motion carried.

AYES (7): Rettig, Montini, Hardeman, Ganz, Sessions, Moore, Boyer

NAYS (0): None

- R. Consider Resolution 22-17, authorizing the Town Manager to execute an amendment to the professional services contract with Halff Associates, Inc., for the Alignment Study of Fort Worth Water Supply Lines in amount not to exceed \$50,000

APPROVED RESOLUTION NO. 22-17

The item was presented, and discussion followed.

Council Member Ganz moved to approve the item as presented. Motion seconded by Mayor Rettig. Motion carried.

AYES (7): Rettig, Montini, Hardeman, Ganz, Sessions, Moore, Boyer

NAYS (0): None

- S. Consider Ordinance 22-0310A, Nunc Pro Tunc, correcting, ratifying, and, to the extent required, readopting certain fees as set out in Ordinance 15-0910C

APPROVED ORDINANCE NO. 22-0310A

The item was presented, and discussion followed.

Mayor Pro Tem Montini moved to approve the item as presented. Motion seconded by Mayor Rettig. Motion carried.

AYES (7): Rettig, Montini, Hardeman, Ganz, Sessions, Moore, Boyer

NAYS (0): None

- T. Consider Ordinance 22-0310B, amending Section 4.3 "Notice Requirements" and Article 5 "Zoning Districts" of the Unified Development Code (UDC) to require and set standards for the posting of signs on a property subject to a proposed zoning change. Case # UDC-22-001

APPROVED ORDINANCE NO. 22-0310B

The item was presented, and discussion followed.

Mayor Retting opened the public hearing at 7:52 p.m.

The following spoke during the public hearing:

- Joel McGregor, address on file, regarding 200' notice requirement.

With no other speakers coming forward, the public hearing was closed at 7:54 p.m.

Mayor Pro Tem Montini moved to approve the item as presented. Motion seconded by Council Member Boyer. Motion carried.

AYES (5): Rettig, Montini, Hardeman, Moore, Boyer

NAYS (2): Sessions, Ganz

- U. Consider approval of an agreement with Guardian Association Management for exclusive lease of Hay Barn at Pooch Park in Canyon Falls to be subleased to the public

The item was presented, and discussion followed.

Mayor Rettig moved to approve the item as presented. Motion seconded by Council Member Hardeman. Motion carried.

AYES (6): Rettig, Montini, Hardeman, Ganz, Moore, Boyer

NAYS (1): Sessions

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

The item was presented, and discussion followed.

Council Member Ganz moved to suspend the Declaration of Local and Public Health. Motion seconded by Council Member Hardeman. Motion carried.

AYES (7): Rettig, Montini, Hardeman, Ganz, Sessions, Moore, Boyer

NAYS (0): None

6. EXECUTIVE SESSION

The Town Council convened into an Executive Session at 8:08 p.m., consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law to address the following:

a. Section 551.071 - Consultation with Attorney

- i. Development and annexation of the CKD Holdings Tracts on approximately 24.8-acre, 11.9-acre, and 1.8-acre tracts of land generally located north of Oliver Creek and west of FM 156 in the extraterritorial jurisdiction of the Town.
- ii. Town of Northlake vs. RKM Utility Services Inc. & Philadelphia Indemnity Insurance Company Denton County District Court Cause No. 20-0649-367.
- iii. Development and annexation of the Barr Tract on approximately 9 acres generally located south of Blair Road west of FM 156 in the extraterritorial jurisdiction of the Town.

- iv. Development and annexation of the Petrus Tracts on approximately 100.6-acre, 64.9-acre, 225.8-acre, 58.5-acre, and 168.4-acre tracts of land generally located north of Victory Circle, west of Harmonson Road, and east of FM 156 in the extraterritorial jurisdiction of the Town; the Henderson Tracts on approximately 102.9-acre, 24.9-acre, 10.2-acre, 5.5-acre, and 2.7-acre tracts of land generally located west of FM 156 and south of Harmonson Road in the extraterritorial jurisdiction of the Town; and the Keith Tract on approximately 76.8-acre tract of land generally located east of Harmonson Road in Town limits.
- v. Development and annexation of the Gebert Tract on approximately 156.8-acre tract of land generally located west of FM 156 and north of Petty Place in the extraterritorial jurisdiction of the Town.
- vi. Oliver Creek Ranch Municipal Utility District of Denton County, generally located south of FM 1384 (Drop Road) partially in the extraterritorial jurisdiction of the Town, request for provision of water and wastewater service by the Town of Northlake.
- vii. Application and Intent to Obtain Water Quality Permit by TCCI Land Development for a proposed domestic wastewater treatment facility located approximately 0.3 miles southeast of the intersection of Blair Road and FM 156 in the extraterritorial jurisdiction of the Town.

b. Section 551.087 Economic Development Negotiations

- i. Potential development agreement with Henry Northlake Development LLC on five tracts totaling approximately 122 acres generally located east of I-35W and north of Denton Creek.
- ii. Development agreement with Lodging Host Hotel Corp. for the development of a hotel conference center.

7. RECONVENE INTO OPEN SESSION

Mayor Rettig reconvened the Regular Meeting at 9:35 p.m., to address any Council action regarding the items deliberated during Executive Session. No votes or actions were taken on any of the items deliberated.

8. ADJOURN

With no further business, Mayor Rettig adjourned the meeting at 9:36 p.m.

David Rettig, Mayor

Attest:

Zolaina R. Parker, Town Secretary

MINUTES APPROVED ON: _____

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 24, 2022

REF. DOC.: TEXAS COUNCIL RULES OF ORDER AND PROCEDURES

SUBJECT: CANCELLATION OF APRIL 28TH TOWN COUNCIL MEETING



BACKGROUND INFORMATION:

- Town Council agreed to serve as a polling location for May 2022 General Election
- Voting equipment will remain at Town Hall during early voting and on election day
 - Early Voting - April 25th through May 3rd
 - Election Day - May 7th
- Cancellation will not have an impact on business operations
 - Items slated for April 28th will be addressed during April 14th meeting

COUNCIL ACTION:

- Cancel the April 28th, Regular Town Council Meeting



TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION

NO. 22-18

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, CANCELLING THE REGULAR TOWN COUNCIL MEETING SCHEDULED FOR APRIL 28, 2022

WHEREAS, the Town Council of the Town of Northlake, Texas, regularly meets on the second and fourth Thursday of every month at 5:30 p.m., in accordance with the Town Council Rules of Order and Procedures; and

WHEREAS, Town Hall-Council Chamber will be an early voting location for the May 2022 General Election, which is scheduled to begin on April 25, 2022, and end on May 3, 2022; and

WHEREAS, the Town Council has determined that it is advisable to cancel the April 28, 2022, Regular Town Council Meeting and allow Denton County Elections Administration to use the facility during early voting.

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

SECTION 1. That the Town Council hereby cancels the Regular Town Council Meeting scheduled for April 28, 2022.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, this 24th day of March 2022.

Town of Northlake, Texas

David Rettig, Mayor

Attest:

Zolaina R. Parker, Town Secretary

TOWN OF NORTHLAKE COUNCIL ITEM NO. 5

DATE: MARCH 24, 2022

ITEM: ACTION ITEMS





NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Northlake Town Council at a meeting to begin at 5:30 p.m. on Thursday, April 14, 2022, at Northlake Town Hall, 1500 Commons Circle, Suite 300, Northlake, Texas, where all interested persons may appear and be heard on the petition filed by the landowner pursuant to Local Government Code, Section 43.0671 requesting annexation of the remaining unannexed portion of the 237.569-acre Bob Smith Management Co. Tract, generally located on the east side of Cleveland-Gibbs Road approximately 200 feet south of the intersection with Edna Lane, contiguous to the current town limits of Northlake, Texas, in the Town's exclusive extraterritorial jurisdiction. A map of the area proposed for annexation is available at Town Hall and at www.town.northlake.tx.us. Case # ANX-22-002.

CERTIFICATION

I, Zolaina R. Parker, Town Secretary for the Town of Northlake, hereby certify that the above notice was posted on the official bulletin board at the Town of Northlake, Town Hall, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, and on the Town's website on April 1st, 2022, by 5:00 p.m.

Scheduled for publication in the Denton Record-Chronicle on April 3, 2022.

Zolaina R. Parker, Town Secretary

NORTHLAKE MAYOR AND COUNCIL COMMUNICATION

DATE: MARCH 24, 2022

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

SUBJECT: ST. PETER CHURCH ANNEXATION



GOALS/OBJECTIVES:

- Advance Northlake's Interests/Capture and incorporate ETJ as opportunities develop

BACKGROUND INFORMATION:

- In 2020 City of Fort Worth agreed to release certain property into Northlake ETJ
- St. Peter Church located in recently released area and petitioned Northlake to annex
- St. Peter Church is existing water and sewer customer of Northlake
- St. Peter Church is a tax-exempt religious organization, so there is no property tax impact
- Council called a public hearing to be held at this meeting
- All required notice has been provided

COUNCIL ACTIONS:

- Approve Service Plan outlining standard services provided by the Town
- Hold public hearing
- Approve annexation ordinance



15701 Cleveland Gibbs Road
Roanoke, TX 76262
817-491-2010
stpeterfw.org

STATE OF TEXAS
COUNTY OF DENTON

LANDOWNER ANNEXATION PETITION
TO THE MAYOR AND TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, A GENERAL LAW
MUNICIPALITY:

Saint Peter Lutheran Church of Fort Worth, Inc. (the "Owner"), the owner of approximately 10.963 acres of land described by metes and bounds in **Exhibit A** attached and incorporated herein (the "Property"), hereby petition the Town Council to annex the Property into the corporate limits of the Town of Northlake, Texas (the "Town") pursuant to Texas Local Government Code, Section 43.028.

Owner certifies that this petition is signed and acknowledged by all persons having an interest in the Property and further certifies that the Property is within the Town's extraterritorial jurisdiction, contiguous to the Town, and without residents or on which fewer than three qualified voters reside.

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

Owner:
Saint Peter Lutheran Church of Fort Worth, Inc.
a Texas 501c(3) corporation

By: Jeff Heath
Name: Jeff Heath
Title: President

STATE OF TEXAS
COUNTY OF DENTON

This instrument was acknowledged before me on the 7 day of February 2022, by Jeff Heath, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Renee Burchell
Notary Public, State of Texas

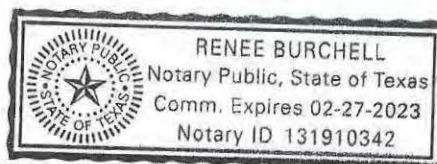


EXHIBIT "A"

PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF DENTON:

BEING a tract of land situated in the Lewis Madlin Survey, Abstract No. 830, Denton County, Texas, being those tracts of land as described in deeds to Saint Peter Lutheran Church, recorded in 2009-11646 & 2009-11647, Official Records, Denton County, Texas (ORDCT), being a portion of Lot 1, Block 25 of the final plat of Lot 1X, Block 24 and Lot 1, Block 25, Chadwick Farms Addition, an addition to the City of Fort Worth, Denton County, Texas as recorded in 2010-2, ORDCT, and being more particularly described as follows:

BEGINNING at the most southerly clip corner of the intersection of the westerly line of Cleveland-Gibbs Road (120' R.O.W. per 2009-30, ORDCT) and the southwesterly line of Chadwick Parkway (60' R.O.W. per 2009-30, ORDCT);

THENCE along the westerly line of said Cleveland-Gibbs Road and the east line of said Lot 1, Block 25, as follows:

Southwesterly, along a curve to the left, having a radius of 1860.00 feet, a central angle of 19°39'50", an arc distance of 638.35 feet, and a chord that bears S 28°32'08" W, 635.22 feet to the end of said curve;

S 18°42'13" W, tangent to said curve, a distance of 22.35 feet to the most southerly corner of said Lot 1, Block 25 and the most easterly corner of said Lot 1X, Block 24 of said Chadwick Farms Addition;

THENCE departing the westerly line of said Cleveland-Gibbs Road, along the line common to the southerly and westerly line of said Lot 1, Block 25 and the easterly line of said Lot 1X, Block 24, as follows:

N 74°09'27" W, a distance of 272.49 feet;

N 53°46'13" W, a distance of 144.99 feet;

N 26°43'21" W, a distance of 113.17 feet;

N 36°18'19" W, a distance of 406.87 feet;

N 36°01'20" W, a distance of 26.19 feet to the northwest corner of said Saint Peter Lutheran Church tract recorded in 2009-11647, ORDCT;

THENCE N 70°53'08" E, departing the easterly line of said Lot 1X, Block 24, across said Lot 1, Block 25, along the northerly line of said Saint Peter Lutheran Church tracts, a distance of 750.46 feet to a point in the southwesterly line of said Chadwick Parkway (60' R.O.W. per 2009-218 & 2009-30, ORDCT), being the northeast corner of said Saint Peter Lutheran Church tract recorded in 2009-11646, ORDCT;

THENCE along the southwesterly line of said Chadwick Parkway and the northeasterly line of said Lot 1, Block 25, as follows:

Southeasterly, along a non-tangent curve to the left, having a radius of 1830.00 feet, a central angle of 08°25'54", an arc distance of 269.30 feet, and a chord that bears S 46°11'04" E, 269.06 feet to the end of said curve;

S 50°24'01" E, tangent to said curve, a distance of 119.66 feet;

S 05°56'22" E, a distance of 14.27 feet to the POINT OF BEGINNING and containing 477,561 square feet or 10.963 acres of land.

NOTES:

1. The bearings hereon are referenced to the deed recorded under County Clerk's File No. 99-R0075117 of the Deed Records of Denton County, Texas.

2. This document was prepared under 22TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used 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.

**GOODWIN &
MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, TX. 76051
Metro (817) 329-4373
TBPLS FIRM No. 10021700

Joel S. Barton

Scale: NONE
Date: 1/27/2022
Job No.: 10313
Drafted: T. J. M.
Checked: J. S. B.



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of
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(REMAINDER)
TRACT 1
CHADWICK FARMS, LTD.
VOL. 4861, PG. 1173
VOL. 4861, PG. 1180
VOL. 5534, PG. 4450
D.R.D.C.T.

LOT 1, BLOCK A
PREMIER ACADEMY - NORTHLAKE
2015-255, O.R.D.C.T.

EXHIBIT "A"
FORT WORTH
CAB M. PG. 27
P.D.C.T.



LOT 1X, BLOCK 27
CHADWICK FARMS
ADDITION
2009-217, O.R.D.C.T.

(REMAINDER)
TRACT 1
CHADWICK FARMS, LTD.
VOL. 4387, PG. 566
VOL. 4850, PG. 2754
D.R.D.C.T.

LOT 1X, BLOCK 26
CHADWICK FARMS
ADDITION
2009-218, O.R.D.C.T.

(REMAINDER)
TRACT ONE

(REMAINDER)
TRACT TWO

CHADWICK HOLDINGS, LTD.
VOL. 4851, PG. 1073
VOL. 5019, PG. 2723
D.R.D.C.T.

LOT 1, BLOCK 1
OF
LOTS 1 AND 2, BLOCK 1
CHADWICK FARMS SUBDIVISION,
BEING THE CHADWICK APARTMENTS
2010-41, O.R.D.C.T.

LOT 2, BLOCK 1
THE CHADWICK APARTMENTS
2010-41, O.R.D.C.T.

LOT 1, BLOCK 25
OF
LOT 1X, BLOCK 24
AND
LOT 1, BLOCK 25
CHADWICK FARMS
ADDITION
2010-2, O.R.D.C.T.

SAINT PETER
LUTHERAN CHURCH
2009-111646
O.R.D.C.T.

SAINT PETER
LUTHERAN CHURCH
2009-111647
O.R.D.C.T.

LEWIS MEDLIN SURVEY
ABSTRACT No. 830

SEE SHEET 3
FOR LINE AND
CURVE DATA

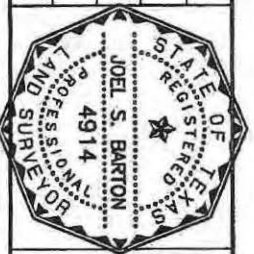
LOT 1X, BLOCK 24
OF
LOT 1X, BLOCK 24
AND
LOT 1, BLOCK 25
CHADWICK FARMS
ADDITION
2010-2, O.R.D.C.T.

GOODWIN &
MARSHALL

CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, TX 76051
Metro (817) 328-4373
TBPLS FIRM No. 10021700

Joel S. Barton

Scale: 1"=200'
Date: 1/27/2022
Job No.: 10313
Drafted: T. J. M.
Checked: J. S. B.



Sheet
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of
3

EXHIBIT "A"

LINE DATA

LINE	BEARING	DISTANCE
L1	S18°42'13"W	22.35'
L2	N53°46'13"W	144.99'
L3	N26°43'21"W	113.17'
L4	N36°01'20"W	26.19'
L5	S50°24'01"E	119.66'
L6	S05°56'22"E	14.27'

CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	1860.00'	19°39'50"	638.35'	S28°32'08"W	635.22'
C2	1830.00'	8°25'54"	269.30'	S46°11'04"E	269.06'

GOODWIN
AND
MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, TX. 76051
Metro (817) 329-4373
TBPLS FIRM No. 10021700

Joel S. Barton

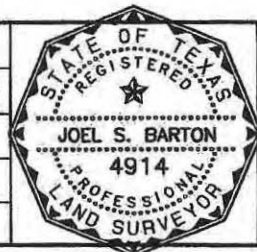
Scale: NONE

Date: 1/27/2022

Job No.: 10313

Drafted: T. J. M.

Checked: J. S. B.



Sheet

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of
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TOWN OF NORTHLAKE, TEXAS
SERVICE PLAN AGREEMENT FOR ANNEXED AREA

Property Subject to Plan: 10.693 acres of land (the Annexation Area) out of the Chadwick Farms Addition Block 25, Denton County, Texas.

Location: Located at 15701 Cleveland-Gibbs Road.

County: Denton

The Town Council of the Town of Northlake, Texas, finds and determines that this Service Plan will provide full municipal services to the Annexation Area commensurate with the levels of services provided in other parts of the Town with the same or similar topography, land use and population density, and it will not provide a lower level of service in the area proposed to be incorporated than were in existence at the time immediately preceding the effective date of annexation.

Municipal services to the Annexation Area will be furnished by or on behalf of the Town of Northlake, Texas, at the following levels and in accordance with the following service plan programs:

I. PROGRAM FOR SERVICES TO BE PROVIDED ON THE EFFECTIVE DATE OF THE ANNEXATION

The Town will provide the following services in the Annexation Area on the effective date of the annexation, unless otherwise noted.

1. POLICE PROTECTION

The Town of Northlake, Texas will provide police protection to the Annexation Area at the same or similar level of service now being provided to other areas of the Town of Northlake, Texas with similar topography, land use and population density.

2. FIRE PROTECTION

Fire protection is provided by the Denton County Emergency Services District (ESD) No. 1.

3. MAINTENANCE OF ROADS AND STREETS

Any and all roads, streets or alleyways which have been dedicated to the public, and which are owned by the Town of Northlake, Texas, shall be maintained to the same degree and extent that other roads, streets and

alleyways are maintained in areas with similar topography, land use and population density. Any and all lighting of roads, streets and alleyways which may be positioned in a right-of-way, roadway, or utility company easement shall be maintained by the applicable utility company servicing the Town of Northlake, Texas, pursuant to the current rules, regulations and fees of the Town of Northlake, Texas.

4. **MAINTENANCE OF PARKS, PLAYGROUNDS AND SWIMMING POOLS**

The Town Council of the Town of Northlake, Texas, is not aware of the existence of any public parks, public playgrounds or public swimming pools now located in the area proposed for annexation. In the event any such public parks, public playgrounds, or public swimming pools do exist and are public facilities, the Town of Northlake, Texas, will maintain such areas to the same extent and degree that it maintains public parks, public playgrounds and public swimming pools and other similar areas of the Town now incorporated in the Town of Northlake, Texas.

5. **MAINTENANCE OF WATER AND WASTEWATER FACILITIES**

Any and all water or wastewater facilities owned or maintained by the Town of Northlake, Texas, at the time of annexation shall continue to be maintained by the Town of Northlake, Texas. Any and all water or wastewater facilities which may be acquired subsequent to the annexation of the proposed area shall be maintained by the Town of Northlake, Texas, to the extent of its ownership.

II. PROGRAM FOR PROVIDING ADDITIONAL SERVICES

In addition to the services identified above, the following services will be provided in the Annexation Area on the effective date of the annexation, unless otherwise noted:

1. **MUNICIPAL ADMINISTRATION**

The Town of Northlake, Texas will provide general municipal administration and administrative services commencing on the effective date of the annexation.

2. **ENFORCEMENT OF CODES AND ORDINANCES**

Enforcement of the Town's ordinances and regulatory codes will be provided within the Annexation Area on the effective date of the annexation. The Town's health, environmental, building, plumbing, mechanical, electrical, and all other codes will be enforced within the Annexation Area beginning with the effective date of the annexation. The Town's zoning ordinance, subdivision regulations, design standards manual and related

ordinances shall be enforced in the Annexation Area beginning on the effective date of the annexation. Complaints of ordinance or regulation violations within the area will be answered and investigated by existing personnel.

3. INSPECTION SERVICES

All inspection services furnished by the Town of Northlake, Texas, but not mentioned above, will be provided to the Annexation Area beginning on the effective date of the annexation.

III. CONSTRUCTION OF CAPITAL IMPROVEMENTS

1. GENERAL

- a. The Town policy for extending water and wastewater service is to extend service on an as required basis when development applications or subdivision plats are submitted to the Town in accordance with the Town's subdivision and development ordinances.
- b. Landowners may be required to fund capital improvements necessary to provide service in a manner consistent with law. Nothing in this plan shall be interpreted to require a landowner within the newly annexed area to fund capital improvements necessary to provide municipal services in a manner inconsistent with Chapter 395 of the Local Government Code, unless otherwise agreed to by the landowner.

2. WATER FACILITIES AND SERVICES

Water service is available and will be provided in accordance with the Town's utility policies and Water Plan. Upon connection to existing mains, water will be provided at rates established by the water service provider.

3. WASTEWATER SERVICES

The Town of Northlake, Texas will undertake to provide waste water mains for points of connection for serviceable extensions, and/or contract with other utilities to provide service, for the establishment of water and wastewater service within the Annexation Area pursuant to the Town's standard wastewater extension policies now in existence or as may be amended by the Town Council. Upon connection to existing mains, waste water services will be provided at rates established by the Town.

AGREED TO AND APPROVED ON THIS 24th DAY OF MARCH 2022.

TOWN OF NORTHLAKE, TEXAS

David A. Rettig, Mayor

ATTEST:

Zolaina Parker, Town Secretary

By: _____

Printed Name: _____

STATE OF TEXAS §

§

COUNTY OF DENTON §

Before me on this day personally appeared _____, who
acknowledged that he is the _____ of _____,
and that he executed the same for the purposes and consideration therein expressed.

[Notary Seal]

Notary Public, State of Texas



TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE

NO. 22-0324A

AN ORDINANCE PROVIDING FOR THE ANNEXATION OF A TERRITORY MORE SPECIFICALLY DESCRIBED HEREIN, BUT GENERALLY COMPRISING APPROXIMATELY 10.963 ACRES LOCATED IN A PORTION OF THE LEWIS MEDLIN SURVEY, ABSTRACT NO. 830, SITUATED IN THE EXTRA-TERRITORIAL JURISDICTION OF THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS; EXTENDING THE BOUNDARY LIMITS OF SAID TOWN OF NORTHLAKE, TEXAS, FOR ALL MUNICIPAL PURPOSES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Northlake, Texas is a home rule municipality acting under its charter adopted by the electorate pursuant to article XI, section 5 of the Texas Constitution and chapter 9 of the Texas Local Government Code; and

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

WHEREAS, on or about February 7, 2022, the owner of certain property located within the extraterritorial jurisdiction of the Town submitted a petition for voluntary annexation into the Town pursuant to Chapter 43, Subchapter C-3; and

WHEREAS, pursuant to the requirements of subchapter C-3 of chapter 43 of the Local Government Code, a public hearing to hear arguments for and against the requested annexation was held before the Northlake Town Council on March 24, 2022; and

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

WHEREAS, pursuant to § 43.0672 of the Texas Local Government Code, the Town has entered into a service plan agreement concerning the hereinafter described property to provide for the services to be provided to the property; and

WHEREAS, all requirements of the law have been met for this annexation, including compliance with Section 43.0673 of the Texas Local Government Code.

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

**SECTION 1.
ANNEXATION**

All of the territory described herein is, for all purposes, annexed into the Town, and the Town limits are extended to include such territory, to wit: An approximate 10.963-acre tract of land located in a portion of the Lewis Medlin Survey, Abstract No. 830 more particularly described in Exhibit "A" attached hereto and incorporated herein, for all purposes.

**SECTION 2.
RIGHTS AND DUTIES OF OWNERS AND INHABITANTS IN NEWLY ANNEXED AREAS**

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

**SECTION 3.
OFFICIAL MAP**

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

**SECTION 4.
FILING CERTIFIED COPY**

The Town Secretary is directed to file or cause to file the certified copy of this Ordinance in the office of the County Clerk of Denton County, Texas, and provide a copy of this Ordinance to the Denton County, mapping department and the Denton County Central Appraisal District pursuant to Section 43.028(f) of the Texas Local Government Code.

**SECTION 5.
CUMULATIVE CLAUSE**

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

**SECTION 6.
SEVERABILITY CLAUSE**

If any section, sentence, phrase, paragraph or word of this ordinance be found to be illegal, invalid or unconstitutional, or if any portion of said property is incapable of being annexed by the town, for any reason whatsoever, the adjudication shall not affect any other section, sentence, phrase, word,

paragraph, or provision of any other ordinance of the town. The town council declares that is would have adopted the valid portion and applications of this ordinance and would have annexed and does hereby annex the valid property without the invalid part, and to this end the provisions of the ordinance are declared to be severable.

**SECTION 7.
EFFECTIVE DATE**

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

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, this 24th day of March 2022.

TOWN OF NORTHLAKE, TEXAS

David Rettig, Mayor

ATTEST:

Zolaina R. Parker, Town Secretary

TOWN OF NORTHLAKE COUNCIL ITEM NO. 6

DATE: MARCH 24, 2022

ITEM: EXECUTIVE SESSION



TOWN OF NORTHLAKE COUNCIL ITEM NO. 7

DATE: MARCH 24, 2022

ITEM: OPEN SESSION



TOWN OF NORTHLAKE COUNCIL ITEM NO. 8

DATE: MARCH 24, 2022

ITEM: ADJOURNMENT

