



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING AGENDA
&
TAX INCREMENT REINVESTMENT ZONE NUMBER TWO BOARD
MEETING AGENDA
MAY 23, 2024, AT 5:30 PM
TOWN HALL - COUNCIL CHAMBER ROOM
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 and Tax Increment Reinvestment Zone Number Two Board, will meet in a Regular Meeting on May 23, 2024, 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. Town Councilmembers/Board Members may appear virtually via video conference pursuant to Texas Government Code § 551.127. The following items will be considered:

1. CALL TO ORDER

- A. Roll Call, Invocation, Pledge of Allegiance

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

The following will be addressed:

- A. Announcement - Government Finance Officers Association's Distinguished Budget Presentation Award
- B. Presentation - Employee Anniversary
 - i. Finance - Parwaiz Broker - 5 Years
- C. Proclamation - Public Works Week: May 19-25, 2024
- D. Briefing - Water Conservation Plan Updates
- E. Briefing - Fiscal Year 2023-2024 Second Quarter Investment & Financial Report (Jan - Mar 2024)
- F. Presentation - Budget Focus Areas and Calendar

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

Items listed under Consent will be enacted with one motion, one second, and one vote. Any Council member may request an item on the Consent Agenda to be taken up for Individual Consideration.

- A. Consider approval of the Town Council Meeting Minutes for April 11, 2024, April 15, 2024, and May 13, 2024
- B. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute a purchase agreement/contract with Sam Pack's Five Star Ford, for a 2024 F550 Truck, in an amount not to exceed \$114,209.11
- C. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to terminate the professional services agreement with Bureau Veritas North America, Inc. and to execute the first amendment of agreement for Building Official Consultant Services with Countywide Inspection Services, a wholly owned subsidiary of SAFEbuilt, LLC, to add health services
- D. Consider a Resolution of the Town of Northlake, Texas, approving the cancellation of the June 27, 2024, and July 11, 2024 Regular Council Meetings

5. TAX INCREMENT REINVESTMENT ZONE NUMBER TWO BOARD MEETING

The Town Council will recess the Regular meeting, and convene for a meeting of the Tax Increment Reinvestment Zone Number Two Board to consider the following:

- A. Public Input - This item is available for citizens to address the Board 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.
- B. Consider approval and recommendation for Town Council to approve a project and financing plan for Tax Increment Reinvestment Zone Number Two, Town of Northlake, Texas

With no further items to consider, the Tax Increment Reinvestment Zone Number Two Board will adjourn the meeting, and the Regular Town Council Meeting will be reconvened.

6. ACTION ITEMS

The Following Items will be Considered:

- A. Consider a Resolution of the Town of Northlake, Texas, appointing a Mayor Pro Tem to serve a one-year term beginning June 1, 2024 and ending May 31, 2025
- B. Consider appointment for the Board of Adjustment Place 5, unexpired term, beginning June 1, 2024 and ending May 31, 2025
- C. Consider appointments/reappointments for the Northlake Community Development Corporation - Board of Director Places 1-7, for a full term or an unexpired term, as applicable
- D. Consider appointments/reappointments for the Northlake Economic Development Corporation - Board of Director Places 1-7, for a full term or an unexpired term, as applicable

- E. Consider appointments/reappointments for the Planning & Zoning Commission Places 1-7 for a one-year term beginning June 1, 2024 and ending May 31, 2025
- F. Consider a Resolution of the Town of Northlake, Texas, making board nominations for the Denco Area 9-1-1 District Board of Managers
- G. Consider an Ordinance of the Town of Northlake, Texas, approving a Final Project and Finance Plan for Tax Increment Reinvestment Zone Number Two, Town of Northlake, Texas; and providing an effective date
- H. Consider an Ordinance of the Town of Northlake, Texas, amending Ordinance No. 22-0127A, the 2022 Master Thoroughfare Plan update, by replacing the Master Thoroughfare Plan map to revise thoroughfares generally located northeast of FM 407 and Faught Road and southeast of FM 1171 and Cleveland-Gibbs Road - Case # MTP-24-001
 - i. Public Hearing
 - ii. Consider Approval
- I. Consider an Ordinance of the Town of Northlake, Texas, amending Article 12, Subdivisions, of the Unified Development Code (UDC) to update provisions for approval of plats - Case # UDC-24-002
 - i. Public Hearing
 - ii. Consider Approval
- J. Consider an Ordinance of the Town of Northlake, Texas, amending Article 11, Signs, and Article 14, Definitions, of the Unified Development Code (UDC) to update provisions for Window Signs, Billboards, and Off-Location or Off-Premises Signs - Case # UDC-24-001
 - i. Public Hearing
 - ii. Consider Approval

7. 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 - Consultation with Attorney**

The Town Council may convene in an executive session to consult with its attorney to seek 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. Potential annexation and development agreement for a property consisting of a 137.6-acre tract, an 84.3-acre tract, and a 53.8-acre tract of land generally located northwest of the intersection of McPherson Drive and Harmonson Road in the extraterritorial jurisdiction of the Town.
- ii. Potential annexation and development agreement of a property consisting of a 5.001-acre tract of land generally located on the north side of FM 407, northeast of the intersection with Pecan Parkway, in the extraterritorial jurisdiction of the Town.

- iii. Potential development agreement for La Estancia Investments LP tracts consisting of a 111.6-acre and part of a 295.5-acre tract of land generally located south of FM 1171 and west of Cleveland-Gibbs Road.

B. Section 551.074 - Personnel Matters

The Town Council may convene in an executive session to discuss or deliberate regarding the to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

- i. Discuss and deliberate public officer appointments and reappointment to the Board of Adjustment Place 5, Northlake Community Development Corporation - Board of Directors Places 1-7, Northlake Economic Development Corporation - Board of Directors Places 1-7, and Planning & Zoning Commission Places 1-7.

8. RECONVENE INTO OPEN SESSION

The Town Council will reconvene into Open Session for possible action resulting from any items posted and legally discussed or deliberated in Executive Session.

- A. Consider a resolution authorizing the Town Manager to negotiate and execute a development agreement providing municipal services and authorizing fee waivers and other economic development incentives related to the voluntary annexation and development of property consisting of a 3.7-acre tract, a 3.2-acre tract, and a 5.0-acre tract of land generally located at the northeast corner of SH 114 and Dale Earnhardt Way in the extraterritorial jurisdiction of the Town.
- B. Consider a resolution authorizing the Town Manager to negotiate and execute a development agreement providing municipal services and authorizing fee waivers and other economic development incentives related to the voluntary annexation and development of property consisting of a 156.8-acre tract of land generally located east of FM 156 and northwest of Victory Circle in the extraterritorial jurisdiction of the Town.
- C. Consider a resolution authorizing the Town Manager to negotiate and execute a development agreement providing municipal services and authorizing fee waivers and other economic development incentives related to the voluntary annexation and development of property consisting of a 69.0-acre, 0.8-acre, 1.5-acre, 3.9-acre, 4.0-acre, and 1.0-acre tracts of land generally located at the northwest corner of Sam Reynolds Rd. and FM 156 in the extraterritorial jurisdiction of the Town.
- D. Consider a resolution authorizing the Town Manager to negotiate and execute a reimbursement agreement with MHI Partnerships LTD for public infrastructure improvements related to economic development incentives with DFW Northlake Business Park LLC.

9. ADJOURN

With no further items to consider, the meeting will be adjourned.

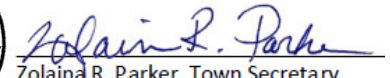
NOTE: The Town Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by Texas Government Code Section

551.071(Consultation with Attorney); Section 551.072 (Deliberations about Real Property);551.073 (Deliberations about Gifts and Donations); 551.074 (Personnel Matters); 551.076 (Deliberations about Security Devices); 551.087(Economic Development Negotiations).

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 May 17, 2024, by 6:00 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 I MPAIRED 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 CALLI NG 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATIONS CAN BE ARRANGED.