



**NORTHLAKE TOWN COUNCIL  
REGULAR MEETING AGENDA  
JUNE 13, 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 will meet in a Regular Meeting on June 13, 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 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. Briefing - Fiscal Year 2024-2025 Preliminary Budget
- B. Briefing - Upper Trinity Irrigation Checkups

**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 May 23, 2024
- B. Consider a Resolution approving the Town of Northlake Investment Policy
- C. 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 Ford Explorer, in an amount not to exceed \$39,672.43
- D. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an agreement/contract with Grapevine Dodge Chrysler Jeep, for Dodge

Durango, in an amount not to exceed \$45,308

- E. Consider a Resolution of the Town of Northlake, Texas, awarding Bid No. 24-02 and authorizing the Town Manager to execute an agreement/contract with McMahon Contracting for construction of Dale Earnhardt Way South Paving, in an amount not to exceed \$1,124,670
- F. Consider an Ordinance of the Town Council of the Town of Northlake, Texas, Amending Article 12.08 "Water Conservation and Drought Contingency Plan" of Chapter 12 "Utilities" of the Code of Ordinances of the Town of Northlake, Texas
- G. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute the first amendment to Northlake StarCenter Lease and Operating Agreement to update exhibits for the site plan, property description, and parking area

## 5. ACTION ITEMS

The Following Items will be Considered:

- A. Consider an Ordinance of the Town Council of the Town of Northlake, Texas, amending Ordinance No. 13-0124A, the Northlake Unified Development Code as amended, by approving a Specific Use Permit ("SUP") to authorize Church/Place of Worship; Day Care; and School, Primary and Secondary (Private) uses in accordance with certain conditions on a 16.942-acre tract of land situated in the Lewis Medlin Survey, Abstract No. 830, and being Lot 1, Block 25, Chadwick Farms Addition (Case # 24-SUP00001)
  - i. Public Hearing
  - ii. Consider Approval
- B. Consider a Resolution of the Town of Northlake, Texas, ratifying the actions taken by the Northlake Economic Development Corporation and Northlake Community Development Corporation Boards of Directors, approving a Pioneer Program Grant for Timekeeper's Haus in the amount of \$25,000 and authorizing the Town Manager to enter into a performance agreement
- C. Consider an Ordinance providing for the issuance of Town Of Northlake, Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligation, Taxable Series 2024 in the approximate aggregate principal amount of \$15,230,000, levying a tax in payment thereof; prescribing the form of said certificates and awarding the sale thereof; authorizing the execution and delivery of a paying Agent/Registrar Agreement; approving the official statement; and enacting provisions incident and relating to the subject and purposes of this ordinance
- D. Consider a Resolution of the Town of Northlake, Texas, authorizing the Town Manager to negotiate and execute a Design-Build Work Change Directive and Change Order, with Lee Lewis Construction, for sanitary sewer improvements for the Dallas Stars Multi-Sports Center Project; and providing an effective date
- E. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute a professional services agreement with Ernst & Young LLP, to assist with the Internal Revenue Code Section 48 Energy Credit application for the Dallas Stars Multi-Sports Center Project, in an amount not to exceed \$95,000
- F. Consider an Ordinance of the Town Council of the Town of Northlake, Texas, reauthorizing Article

A2.000 "Building and Construction fees," of Appendix A "Fee Schedule," of the Code of Ordinances

- i. Public Hearing
- ii. Consider Approval

- G. Consider an Ordinance of the Town Council of the Town of Northlake, Texas, amending the Adopted Budget for the Northlake Economic Development Corporation and the Northlake Community Development Corporation for the fiscal year beginning October 1, 2023, and ending September 30, 2024; providing that expenditures for the said fiscal year shall be made in accordance with said Amended Budget
- H. Consider a Resolution of the Town of Northlake, Texas, adopting revisions to the Northlake Employee Handbook

## 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 - 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 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.
- iii. Potential 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
- iv. Decertification of water and sewer Certificates of Convenience and Necessity in the Extraterritorial Jurisdiction and impacted service requests.

### B. **Section 551.087 - Economic Development Negotiations**

The Town Council may convene in an executive session to discuss or deliberate regarding commercial or financial information that the Town has received from a business prospect that the Town seeks to have locate, stay, or expand in or near the Town and with which the Town is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described below.

- i. Discuss economic development negotiations regarding financial or other incentives for expanded development in TIRZ No. 3 at or near the Dallas Stars Multi-Sports Center Project.

## 7. 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.

## 8. ADJOURN

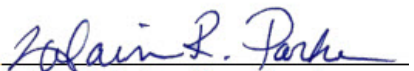
With no further items to consider, the meeting will be adjourned.

**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 June 7, 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 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.