



**NORTHLAKE TOWN COUNCIL**  
**AMENDED**  
**REGULAR MEETING AGENDA AGENDA**  
**JULY 25, 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 July 25, 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. Presentation - Sergeant Cody Leinweber Badge Pinning
- B. Briefing - Weather Alert Systems - Denton County Emergency Services District #1
- C. Briefing - Police and Court Services Contract - Town of Dish
- D. Briefing - Regulating Truck Traffic
- E. Briefing - Fiscal Year 2025 Preliminary Budget

**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 June 13, 2024
- B. Consider an Ordinance of the Town of Northlake, Texas, Amending the Code of Ordinances,

Appendix A "Fee Schedule", revising Section A1.002, "Administrative Activity Fees"

- C. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an Interlocal Agreement with Denton County Sheriff's Office to provide Talk Groups and programming for Northlake Police radios, in an amount not to exceed \$3,024.00
- D. Consider a Resolution of the Town of Northlake, Texas, making an appointment of one representative to the Board of Managers of the Denco Area 9-1-1 District
- E. Consider a Resolution of the Town of Northlake, Texas, approving an amendment to the Town of Northlake Financial Policy

5. **ACTION ITEMS**

The Following Items will be Considered:

- A. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute Amendment No. 1 to the Design-Build Agreement with Lee Lewis Construction, Inc., for the Dallas Stars Multi-Sports Center Project to establish the Guaranteed Maximum Price ("GMP") for early civil work, in an amount not to exceed \$6,262,644.00
- B. Consider approval of a preliminary plat of Northlake Acres, a proposed 3-lot commercial development on a 65.74-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located east of Faught Road and approximately 3,700 feet north of FM 407 in the extraterritorial jurisdiction of the Town of Northlake - Case # 23-PLA00036
- C. Consider an Ordinance of the Town of Northlake, Texas, amending Ordinance No. 18-1108, the concept plan as amended for the Pecan Square "MPD" Mixed-Use Planned Development, to revise the concept plan
- D. Consider approval of a Resolution of the Town of Northlake, Texas, approving an amendment to the Pioneer Grant for S.A.S. Boutique and authorizing the Northlake Economic Development Corporation and Northlake Community Development Corporation to enter into an amended performance agreement; and providing an effective date

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.
- v. Consider approval of a preliminary plat of Northlake Acres, a proposed 3-lot commercial development on a 65.74-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located east of Faught Road and approximately 3,700 feet north of FM 407 in the extraterritorial jurisdiction of the Town of Northlake - Case # 23-PLA00036
- vi. **Potential annexation and development agreement for Gaddy Commercial Venture LLC tracts consisting of a 0.964-acre tract, a 2.746-acre tract, and a 4.92-acre tract of land generally located on the east side of the 8000 block of Florance Road in the extraterritorial jurisdiction of the Town.**

**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 Number Three at or near the Dallas Stars Multi-Sports Center Project.
- ii. Consider S.A.S. Boutique Pioneer Grant Program Repayment Options.

**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.

- 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 0.964-acre tract, a 2.746-acre tract, and a 4.92-acre tract of land generally located on the east side of the 8000 block of Florance Road in the extraterritorial jurisdiction of the Town.**

**8. ADJOURN**

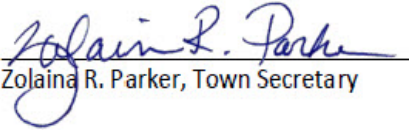
With no further items to consider, the meeting will be adjourned.

**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 **AMENDED AGENDA** was posted on the official bulletin board located at Town Hall, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, on July 22, 2024, by 5:30 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.