



**NORTHLAKE TOWN COUNCIL  
REGULAR MEETING AGENDA  
&  
TAX INCREMENT REINVESTMENT ZONE NUMBER THREE BOARD  
MEETING AGENDA  
AUGUST 8, 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 Three Board, will meet in a Regular Meeting on August 8, 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. Presentation - Metroport Chamber Annual Report
- B. Briefing - Fiscal Year 2025 Proposed Tax Rate and Budget
- C. Briefing - Resolutions for Texas Municipal League Legislative Agenda

**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 July 25, 2024
- B. Consider approval on setting the date for public hearing for the Fiscal Year 2024-2025 Proposed Tax Rate and set the adoption of the proposed tax rate during the Regular Town Council Meeting

on September 12, 2024

- C. Consider approval on setting the date for public hearing for the Fiscal Year 2024-2025 Proposed Budget and set the adoption of the proposed budget during the Regular Town Council Meeting on September 12, 2024
- D. Consider approval on setting the date for public hearings for the Fiscal Year 2024-2025 service and assessment plans of Northlake Public Improvement District No. 1 (Harvest) and Northlake Public Improvement District No. 2 (The Highlands) and set the adoption of the plans during the Regular Town Council Meeting on September 12, 2024
- E. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an amended purchase agreement/contract with GMcivil, for Chadwick Farms Mixed Use Development water, trail and drainage construction plans, in an amount not to exceed \$33,550

**5. TAX INCREMENT REINVESTMENT ZONE NUMBER THREE BOARD MEETING**

The Town Council will recess the Regular meeting, and convene for a meeting of the Tax Increment Reinvestment Zone Number Three 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 of a project and financing plan for Tax Increment Reinvestment Zone Number Three, Town of Northlake, Texas
- C. Consider approval and authorization of the Board Chairman to execute a Reimbursement Agreement with Chadwick Farms, Ltd., for public improvements in Tax Increment Reinvestment Zone Number Three, in an amount not to exceed \$1,500,000, and recommendation for the Town Council to approve the same, all subject to final approval of the project and financing plan for Tax Increment Reinvestment Zone Number Three, Town of Northlake, Texas

With no further items to consider, the Tax Increment Reinvestment Zone Number Three 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 an Ordinance of the Town of Northlake, Texas, approving a Final Project and Financing Plan for Tax Increment Reinvestment Zone Number Three, Town of Northlake, Texas; and providing an effective date
- B. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute a Reimbursement Agreement with Chadwick Farms, Ltd., for public improvements in TIRZ No. 3, in an amount not to exceed \$1,500,000

- C. Consider appointment for the Board of Adjustment Place 4, unexpired term, beginning August 8, 2024 and ending May 31, 2025
- D. Consider a Resolution of the Town of Northlake, Texas, awarding Bid No. 24-03 and authorizing the Town Manager to execute an agreement/contract with Acadia Services, LLC for construction of Catherine Branch Trunk Line Phase 2, in an amount not to exceed \$4,343,301
- E. Consider approval of a Resolution of the Town of Northlake, Texas, setting the proposed tax rate of \$0.295000 per \$100 valuation to be considered for Fiscal Year 2024-2025, and taking a record vote

## 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 development agreement for La Estancia Investments LP property consisting of a 110.6-acre and part of a 295.5-acre tracts of land, Bob Smith Management Co. LTD property consisting of a 239.6-acre tract of land, and JHGS Investments LTD property consisting of a 66.5-acre, a 8.6-acre, a 14.5-acre, 4.2-acre, a 13.6-acre, a 28.8-acre, and a 12.6-acre tracts of land generally located south of FM 1171 and west of Cleveland-Gibbs Road.
- ii. 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
- iii. 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
- iv. Potential annexation and development agreement for T and R Investment Holdings LLC property consisting of 0.8-acre, 1.3-acre, 2.1-acre, 0.4-acre, and part of 32.4-acre tracts of land generally located northeast of the intersection of FM 407 and Thompson Road in the extraterritorial jurisdiction of the Town.

### B. Section 551.072 - Real Property

The Town Council may convene in an executive session to discuss or deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

- i. Deliberation regarding the purchase, exchange, lease, or value of real property to be acquired

for the construction and maintenance of sanitary sewer improvements for commercial areas north of FM 407 and east of Faught Road.

C. **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.

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.

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 August 2, 2024, by 6:30 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.