



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING AGENDA
AUGUST 22, 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 August 22, 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. Proclamation - Declaring September 2024 as LIVE UNITED Month
- B. Briefing - Fiscal Year 2024 Third Quarter Investment Report (Apr - Jun 2024)
- C. Briefing - Fiscal Year 2024 Third Quarter Financial Report (Apr - Jun 2024)
- D. Briefing - Fiscal Year 2025 Proposed Tax Rate and Budget
- E. Briefing - Pending Annexations

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 August 8, 2024
- B. Consider a Resolution of the Town of Northlake, Texas, approving the cancellation of the September 26, 2024 Regular Town Council Meeting

- C. Consider a resolution of the Town Council of the Town of Northlake, Texas adopting legislative priorities for the Town's legislative program for the 89th session of the State of Texas Legislature in 2025
- D. Consider a resolution of the Town Council of the Town of Northlake, Texas approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex division regarding the company's 2024 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this resolution to the company and the ACSC's legal counsel.
- E. Consider calling and authorizing a public hearing to be held on September 12, 2024, 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 approximately 34.032 acres of land generally located east of Faught Road approximately 1,500 feet north of Carpenter Road contiguous to the current town limits of Northlake, Texas, in the Town's exclusive extraterritorial jurisdiction
- F. Consider calling and authorizing a public hearing to be held on September 12, 2024, 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 approximately 67.95 acres of land generally located north of FM 407 in the 1600 and 1700 blocks of FM 407 contiguous to the current town limits of Northlake, Texas, in the Town's exclusive extraterritorial jurisdiction

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 negotiate and execute an amendment to the development agreement between Chadwick Farms, Ltd. and the Town of Northlake to reimburse for site preparation for the StarCenter site an amount not to exceed \$145,000
- B. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to negotiate and execute an Interlocal Cooperation Agreement with Northlake Municipal Management District No. 1 for the pro-rata shared costs to design and construct a wastewater line and for related capacity increase in the total estimated amount of \$ 300,000.00
- C. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to negotiate and execute an Agreement for Construction and Funding of Sanitary Sewer Line with Northlake Municipal Management District No. 1, Pecan Square II, LLC, MHI Partnership, LTD, and Pecan Square Development, LLC, to construct wastewater line improvements in Pecan Square in the total estimated amount of \$ 200,000.00
- D. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to negotiate and execute an Agreement for Construction and Funding of Wastewater

Treatment Plant Expansion and Escrow Agreement with Northlake Municipal Management District No. 1 and Hillwood Communities, or its affiliates, for the wastewater treatment plant expansion and future wastewater improvements in the total estimated amount of \$ 250,000.00

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 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. 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.
- iv. Potential annexation and development agreement for Texas Industries, Inc., property consisting of a 38.1-acre tract, a 20.0-acre tract of land, and a 2.8-acre tract generally located at the southeast corner of Harmonson Road and McPherson Drive 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.

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

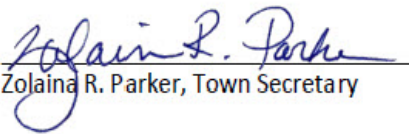
With no further items to consider, the meeting will be adjourned.

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 August 16, 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.