DAVID A. RETTIG, MAYOR
RENA HARDEMAN, COUNCIL PLACE 1
MICHAEL C. GANZ, COUNCIL PLACE 2

BRIAN MONTINI, MAYOR PRO TEM, COUNCIL PLACE 3
ROGER SESSIONS, COUNCIL PLACE 4
DANNY SIMPSON, COUNCIL PLACE 5

NORTHLAKE TOWN COUNCIL
REGULAR MEETING AGENDA
THURSDAY, DECEMBER 10, 2020 AT 6:30 PM
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 Thursday, December 10, 2020 at 6:30 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.

1. Call to Order
   Invocation
   Pledge of Allegiance

2. 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.

3. Announcements, Proclamations and Presentations
   - A. Recognition of Northlake's 60th Incorporation Anniversary (Proclamation No. 20-8)
   - B. Home Rule Charter Commission Update
   - C. Preferred Options for Waste Removal and Recycling Services
   - D. Legal Requirements for Local Option Election for Alcohol Sales
   - E. Review Options to Regulate Lighting Standards
   - F. Overview of Rural Residential Lot Dimensions and Setbacks

4. Consent Items
   Any Council member may request an item on the Consent Agenda to be taken up for individual consideration

   G. Approval of Resolution No. 20-40 suspending the January 23, 2021 effective date of CoServ Gas, LTD.'s requested increase to permit the town time to study the request and to establish reasonable rates; approving cooperation with other cities/towns in the CoServ Gas service area and hiring legal and consulting services to negotiate with the Company and direct any direct and necessary litigation and appeals

H. Approval of the Final Road Alignment of Dale Earnhardt Way
   i. Resolution No. 20-41 to accept dedication of Rights-of-Way from AIL Investment LP for Dale Earnhardt Way totaling 14,144 square feet
   ii. Ordinance No. 20-1210A to vacate a 6,803 square-foot portion of Right-of-Way for Dale Earnhardt Way
   iii. Ordinance No. 20-1210B to vacate a 4,494 square-foot portion of Right-of-Way for Dale Earnhardt Way

I. Approval of Fire Protection Project Expenditures
   i. Resolution No. 20-42 approving and authorizing the Town Administrator to enter into an agreement for the rental of equipment with United Rentals not to exceed $30,000
   ii. Resolution No. 20-43 approving and authorizing the Town Administrator to enter into an agreement for construction material at a fixed price with Denton Sand & Gravel Materials not to exceed $100,000
   iii. Resolution No. 20-44 approving and authorizing the Town Administrator to enter into an agreement for purchase of Construction Material with Atlas Utility Piping Materials not to exceed $135,000
   iv. Resolution No. 20- 45 approving and authorizing participation in various cooperative purchasing programs in accordance with the Town's procurement policy

J. Approval of the Town Council Meeting Minutes of November 12, 2020

5. Action Items

K. Approval of an Ordinance of the Town Council of Town of Northlake, Texas declaring results of a General Election held on November 3, 2020, for the purpose of electing three Council Members to Places 1, 2, & 3 for a two-year term
   i. Ordinance No. 20-1210C

L. Appointment of Mayor Pro Tem for a one-year term

M. Approval of an Ordinance amending Section 1.02.001 of the Code of Ordinances by amending the start time of Town Council Meetings and providing an effective date
   i. Ordinance No. 20-1210D

N. Approval of an Ordinance amending the comprehensive plan to change the land use designation from MU-Mixed Use to BP-Business Park and to change the zoning from RR-rural residential to I-Industrial on a certain 251.044 acres of land located within the Town (6 McFarm LLC)
   i. Public Hearing
   ii. Ordinance No. 20-1210E

O. Approval of an Ordinance for annexation of Northlake Office Park, 2.0 acres at the northwest corner of Thompson Road & FM 407 in the ETJ Northlake
   i. Public Hearing
   ii. Ordinance No. 20-1210F

P. Approval of a Preliminary Plat of Creek Meadows West, a proposed residential development consisting of 74 single-family residential lots and 2 HOA lots on 101.07 acres out of the J.M. Paine Survey, Abstract No. 1529, generally located on the west side of Faught Road between Faith Lane and Evelyn Lane. Peggy DeAnne Hatfield, Lynda Faye Green and Billie Louise Brasher are the owners. Westcreek 407, LLC is the applicant/developer. Greg Edwards Engineering Services is the engineer/surveyor. Case#PP-20-006

Q. Approval of Resolution No. 20-46 approving and authorizing the Town Administrator to contract with Halff and Associates for professional services to conduct the Catherine Branch Sewer Alignment Study not to exceed $55,000

R. Approval of Resolution No. 20-47 approving and authorizing the Town Administrator to contract with Felix Construction to install a water pump at the Old Town Hall Pump Station not to exceed $110,000

S. Approval of Resolution No. 20-48 consenting to the issuance of tax bonds and utility bonds by Northlake Municipal Management District No. 1, a conservation and reclamation District located within the corporate boundaries of the Town

T. Approval of Resolution No. 20-36 consenting to the creation of Oliver Creek Ranch Municipal Utility District to contain certain territory within the extraterritorial jurisdiction of the Town of Northlake, Texas

U. Approval of Resolution No. 20-49 Revising the Northlake Employee Handbook to Define Holiday Leave as Hours-Worked in Overtime Calculation

V. Approval of modifying, continuing and/or suspending the First Amended Declaration of Local and Public Health Emergency as modified by the Town Council on April 23, 2020

6. Executive Session

Pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D:

a. Section 551.071 authorizes a governmental body to consult with its attorney in an executive session to seek his or her 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. Legal advice on any matter related to any posted agenda item;

ii. Legal advice related to development and annexation of the Chadwick Tracts, 6-acre and 3-acre tracts of land generally located at the corner of Cleveland Gibbs Road and Chadwick Parkway; and

iii. Legal advice related to development and annexation of the Henderson Tracts, seven tracts totaling 146 acres of land generally located at the southwest corner of FM 156 and Harmonson Road; and the development of the 6McFarm tracts totaling approximately 234.4 acres of land generally located north and east of Harmonson Road approx. 2,358 feet north of Victory Circle; and

iv. Legal advice related to the development and annexation of the Hatfield, Brasher, Green Tract on approximately 97.9 acre tract of land generally located south of Evelyn Lane, west of Faught Road and north of Faith Lane in the extraterritorial jurisdiction of the Town; and the development of the Charles Faught tracts totaling approximately 102.3 acres of land generally located north of Evelyn Lane, west of Faught Road, and south of Robson Ranch Road

v. Legal advice related to the development and annexation of the Scrivner Tract totaling 44.8 acres of land generally located east of Florance Road approximately 2,533 feet north of FM 407; and

vi. Legal advice related to the development and annexation of the Withee Tract totaling approximately 74.3 acres of land located at 1700 FM 407

vii. Pending or contemplated litigation;

viii. Brandon K. Thrasher vs. Fort Worth Police Department, Northlake Police Department, Denton County Sheriff's Department, US District Court Case No. 4:20cv350-SDJ-KPJ; and

ix. Town of Northlake vs. City of Justin, Denton County District Court Cause No. 15-08170-367; and

x. City of Justin v. Toby Baker, Cause No. D-1-GN-20-002084.

7. Reconvene into Open Session

In accordance with Texas Government Code, Section 551, the Town Council will reconvene into Open Session and consider action, if any, on matters discussed in Executive Session

W. Approval of Memorandum of Understanding with City of Justin and City of Fort Worth in regards to Denton County District Court Cause No. 15-08170-367

8. Adjourn

CERTIFICATION

I hereby certify that the above agenda was posted on the bulletin board at Town Hall 1500 Commons Circle, Suite 300, Northlake Texas on the 4th day of December 2020 by 5:30 pm in accordance with Chapter 551, Texas Government Code.

Shirley Rogers

Shirley Rogers, Town Secretary

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).