



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, FEBRUARY 11, 2021 AT 5:30 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, February 11, 2021 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.

1. Call to Order  
Invocation by Josh Wright, Roanoke Campus Pastor, Compass Church  
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. Recognitions:

Cody Long, Northlake Police Officer	-	5 Years of Service
Alvin Carey, Northlake Police Officer	-	5 Years of Service
  - B. Home Rule Charter Commission Update
  - C. Police Vehicle Graphics Update
  - D. Northlake Commons Lease Space Opportunity
4. Consent Items  
*Any Council member may request an item on the Consent Agenda to be taken up for individual consideration*
  - E. Management and Improvement Services Agreement for the Northlake Public Improvement District No. 1 (Harvest Residential) managed by First Service Residential Texas, Inc., and authorizing the Town Administrator to sign the agreement

F. Town Council Meeting Minutes of 1-14-21

5. Action Items

- G. Preliminary Plat of Harvest Phase 7 & 8B, a subdivision consisting of 173 residential lots and 3 non-residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on a 43.832-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located north of Old Justin Road and west of Cleveland-Gibbs Road. Belmont 407, LLC is the owner/applicant/developer Jones & Carter, Inc. is the engineer/surveyor. Case # PP-20-009
- H. Final Plat of Harvest Phase 7, a subdivision consisting of 92 residential lots and 2 non-residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on a 25.072-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located north of Old Justin Road and approximately 900 feet west of Cleveland-Gibbs Road. Belmont 407, LLC is the owner/applicant/developer. Jones & Carter, Inc. is the engineer/surveyor. Case # FP-21-001
- I. Final Plat of Harvest Phase 8A, a subdivision consisting of 91 residential lots and 2 non-residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on a 19.067-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located east of Cleveland-Gibbs Road and approximately 900 feet north of Old Justin Road. Belmont 407, LLC is the owner/applicant/developer. Jones & Carter, Inc. is the engineer/surveyor. Case # FP-21-002
- J. Final Plat of Harvest Phase 8B, a subdivision consisting of 81 residential lots and 3 non-residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on a 18.760-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located north of Old Justin Road and west of Cleveland-Gibbs Road. Belmont 407, LLC is the owner/applicant/developer. Jones & Carter, Inc. is the engineer/surveyor. Case # FP-21-003
- K. Solid Waste Disposal and Recycling Service, select provider and authorize Town Administrator to enter into Contract for Services
- L. Ordinance of the Town Council of the Town of Northlake, Texas declaring the Town has 5,000 inhabitants and providing for an immediate effective date  
i. Ordinance No. 21-0211A
- M. Resolution of the Town of Northlake, Texas authorizing and calling a General Municipal Election to be held on May 1, 2021 for the purpose of electing one resident for Mayor and two residents to Places 4 & 5; authorizing the Notice of Election; authorizing a joint election with other Denton County Political Subdivisions; authorizing the Town Administrator to enter into a contract with Denton County, Texas for Election Services  
i. Resolution No. 21-4
- N. Ordinance of the Town Council of the Town of Northlake, Texas authorizing and calling a Special Election to be held on Saturday, May 1, 2021 for the purpose of submitting a Home-Rule Charter to the voters of the Town and electing one person to serve on the Town Council, Place 6 should the Home Rule Charter be approved; authorizing the Notice of Election; directing the Town Secretary to mail a copy of the proposed Home Rule Charter to each registered voter of the Town;

authorizing a joint election with other Denton County Political Subdivisions; authorizing the Town Administrator to enter into a contract with Denton, Texas for Election Services

i. Ordinance No. 21-0211B

- O. Discuss and consider approval of Town of Northlake COVID-19 Leave Policy for Town Employees
- P. Resolution of the Town of Northlake, Texas, supporting the proposed expansion of Interstate 35W and construction of I-35W frontage road from Dale Earnhardt Way to Interstate Highway 35E/35W
- Q. 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; and
  - ii. 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 152.3 acres of land generally located north of Evelyn Lane, west of Faught Road, and south of Robson Ranch Road; and
  - iii. 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 in the extraterritorial jurisdiction of the Town; and
  - iv. Legal advice related to the development and annexation of the IMA Development Group and AMI Development Group tracts, 3.4-acre, 1.7-acre and 1.3-acre tracts of land generally located at the northwest corner of FM 407 and Thompson Road in the extraterritorial jurisdiction of the Town; and
  - v. Legal advice related to the development and annexation of the Gerbert Family Tract on approximately 156.8 acre tract of land generally located east of FM 156 and northwest of Victory Circle in the extraterritorial jurisdiction of the Town; and
  - vi. Pending or contemplated litigation; and
  - vii. Town of Northlake vs. City of Justin, Denton County District Court Cause No. 15-08170-367; and
  - viii. City of Justin v. Toby Baker, Cause No. D-1-GN-20-002084.

- b. Section 551.072 Deliberation regarding the purchase, exchange, lease or value of real property to be acquired as right-of-way out of certain 12.6 acre tract of land
- 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*
- R. Memorandum of Agreement between the Town of Northlake, City of Justin and City of Fort Worth
- 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 76266, on the 5<sup>th</sup> day of February 2021 by 5:00 pm in accordance with Chapter 551, Texas Government Code.

Shirley Rogers, Town Secretary

**NOTE:** The Town Council reserves the right to adjourn into executive session at any time 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).