



DAVID A. RETTIG, MAYOR

RENA HARDEMAN, COUNCIL PLACE 1  
MICHAEL C. GANZ, COUNCIL PLACE 2  
BRIAN MONTINI, COUNCIL PLACE 3

ROGER SESSIONS, COUNCIL PLACE 4  
BILL MOORE, COUNCIL PLACE 5  
WES BOYER, COUNCIL PLACE 6

**NORTHLAKE TOWN COUNCIL  
REGULAR MEETING AGENDA  
FEBRUARY 10, 2022, AT 5:30 P.M.  
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 February 10, 2022, at 5:30 p.m., 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**

- Roll Call
- Invocation
- Pledge of Allegiance

**2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**

- A. Briefing - Update on Denton County and Texas Department of Transportation Projects
- B. Briefing - Northlake Capital Projects Update
- C. Briefing - Fiscal Year 2022 Quarterly Financial Update

**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**

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

- D. Consider approval of the Town Council Meeting Minutes for January 27, 2022
- E. Consider Resolution 22-06, authorizing and ordering a municipal election to be held in the Town of Northlake on May 7, 2022, and if required, a Runoff Election on June 18, 2022, for the purpose of electing Council Members to Places 1, 2, and 3; prescribing the time and designating the locations, and manner of conducting the election to be in accordance with the Joint Election Agreement and Contract for Election Services with Denton County and the Denton County Elections Administrator; authorizing the Town Manager to execute the agreement and contract; and providing an effective date

- F. Consider Resolution 22-07, authorizing continued participation with the Steering Committee of Cities served by Oncor; and authorizing the payment of ten cents per capita to the Steering Committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC

## 5. ACTION ITEMS

- G. Consider Resolution 22-08, authorizing the Town Manager to execute an amendment to the professional services contract with Halff Associates, Inc., for professional engineering services and conceptual design and discharge permitting for expansion of the Catherine Branch Wastewater Treatment Plant, in an amount not to exceed \$80,000
- H. Consider Resolution 22-09, authorizing the Town Manager to execute an amendment to the professional services contract with Halff Associates, Inc., for professional engineering services and Utility Impact Fee Update, in an amount not to exceed \$200,000 (Impact Fee Funds)

## 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** 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. 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.
  - ii. Development of the Chadwick Farms Tracts on approximately 41.0-acre, 15.8-acre, and 15.6-acre tracts of land generally located south of SH 114, east of Chadwick Pkwy., and west of Cleveland-Gibbs Road.
  - iii. Development and annexation of the Aspire Development Tract (Stateson Property) on approximately 3.1-acre tract of land generally located north of Old Justin Road. at Harvest Way in the extraterritorial jurisdiction of the Town.
  - iv. Development and annexation of the CKD Holdings Tracts on approximately 24.8-acre, 11.9-acre, and 1.8-acre tracts of land generally located north of Oliver Creek and west of FM 156 in the extraterritorial jurisdiction of the Town.
  - v. Town of Northlake vs. RKM Utility Services Inc. & Philadelphia Indemnity Insurance Company Denton County District Court Cause No. 20-0649-367.

- vi. Potential amendment to January 2021 development agreement with Sandstrom Development Tx, LTD (Hawthorne Estates) on approximately 34.0 acres of land generally located at the 800 block of Faught Rd.
- vii. Expansion of Denton County Emergency Services District No. 1.

**b. Section 551.087 - Economic Development Negotiations**

- i. Potential development agreement with Henry Northlake Development LLC on five tracts totaling approximately 122 acres generally located east of I-35W and north of Denton Creek.
- ii. Development agreement with Lodging Host Hotel Corp. for the development of a hotel conference center.

**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*

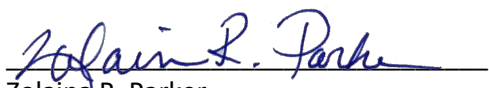
**8. ADJOURN**

**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).

**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 February 4, 2022, by 5:00 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.