



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

**AMENDED AGENDA**  
**NORTHLAKE TOWN COUNCIL**  
**REGULAR MEETING**  
**MARCH 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 March 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. **Intergovernmental Relations - Discussion of May Local Election Early and Election Day Voting Locations for Northlake Town Council and Argyle Independent School District**
- B. Presentation - Anniversary recognition to Daniel Hansen for five years of service to the Town of Northlake
- C. Presentation - Introduction of new Police Officers
- D. Briefing - Communications and Marketing Update
- E. Briefing - St. Peter Annexation Process
- F. Briefing - Northlake Wholesale Water Supply and Wholesale Sewer Treatment Capacity Planning

**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*

- G. Consider approval of the Town Council Meeting Minutes for February 10, 2022
- H. Consider acceptance of the Northlake Police Department Racial Profiling Report for 2021
- I. Consider Resolution 22-10, approving and authorizing the Town Manager to enter into Interlocal agreement with the Town of Argyle, City of Bartonville, City of Keller, City of Southlake, and City of Watauga, to provide for the formation of a Crash Reconstruction Team ("Crash Team") comprised of Police Officers from each municipality
- J. Consider Resolution 22-11, declaring certain personal property owned by the Town of Northlake to be surplus property and authorizing the Town Manager to dispose of such property
- K. Consider Resolution 22-12, approving a Pioneer Program Grant in the amount of \$20,000 for S.A.S. Boutique and authorizing the Town Manager to enter into a Performance Agreement
- L. Consider Resolution 22-13, establishing a Program and approving a Chapter 380 Agreement with Northlake Innkeepers in the amount of \$250,000, to promote Economic Development and stimulate business and commercial activity in the Town of Northlake
- M. Consider Resolution 22-14, approving and authorizing the Town Manager to enter into Agreements for the purchase of police equipment in an amount not to exceed \$77,000

#### **5. ACTION ITEMS**

- N. Consider calling and authorizing a public hearing be held on March 24, 2022 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 St. Peter Church, located at 15701 Cleveland Gibbs Road
- O. Consider Resolution 22-15, creating a Capital Improvement Advisory Committee; appointing the Planning and Zoning Commission members to serve as the Capital Improvement Advisory Committee, appointing Ad Hoc Member from Town Extraterritorial Jurisdiction, establishing the duties of the committee; and providing for an effective date
- P. Consider awarding the bid and contract to AUC Group for equipment installation in amount of \$379,925, and equipment pre-purchase in amount of \$1,694,300 or lease in amount of \$289,200 annually
- Q. Consider Resolution 22-16, authorizing the Town Manager to execute an amendment to the professional services contract with Halff Associates, Inc., for Public Project Tracker Maps in an amount not to exceed \$32,500

- R. Consider Resolution 22-17, authorizing the Town Manager to execute an amendment to the professional services contract with Halff Associates, Inc., for the Alignment Study of Fort Worth Water Supply Lines in amount not to exceed \$50,000
- S. Consider Ordinance 22-0310A, Nunc Pro Tunc, correcting, ratifying, and, to the extent required, readopting certain fees as set out in Ordinance 15-0910C
- T. Consider Ordinance 22-0310B, amending Section 4.3 “Notice Requirements” and Article 5 “Zoning Districts” of the Unified Development Code (UDC) to require and set standards for the posting of signs on a property subject to a proposed zoning change. Case # UDC-22-001
  - a. Public Hearing
  - b. Consider approval
- U. Consider approval of an agreement with Guardian Association Management for exclusive lease of Hay Barn at Pooch Park in Canyon Falls to be subleased to the public
- V. Consider 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

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 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.
  - ii. Town of Northlake vs. RKM Utility Services Inc. & Philadelphia Indemnity Insurance Company Denton County District Court Cause No. 20-0649-367.
  - iii. Development and annexation of the Barr Tract on approximately 9 acres generally located south of Blair Road west of FM 156 in the extraterritorial jurisdiction of the Town
  - iv. Development and annexation of the Petrus Tracts on approximately 100.6-acre, 64.9-acre, 225.8-acre, 58.5-acre, and 168.4-acre tracts of land generally located north of Victory Circle, west of Harmonson Road, and east of FM 156 in the extraterritorial jurisdiction of the Town; the Henderson Tracts on approximately 102.9-acre, 24.9-acre, 10.2-acre, 5.5-acre, and 2.7-acre tracts of land generally located west of FM 156 and south of Harmonson Road in the

extraterritorial jurisdiction of the Town; and the Keith Tract on approximately 76.8-acre tract of land generally located east of Harmonson Road in Town limits.

- v. Development and annexation of the Gebert Tract on approximately 156.8-acre tract of land generally located west of FM 156 and north of Petty Place in the extraterritorial jurisdiction of the Town.
- vi. Oliver Creek Ranch Municipal Utility District of Denton County, generally located south of FM 1384 (Drop Road) partially in the extraterritorial jurisdiction of the Town, request for provision of water and wastewater service by the Town of Northlake.
- vii. Application and Intent to Obtain Water Quality Permit by TCCI Land Development for a proposed domestic wastewater treatment facility located approximately 0.3 miles southeast of the intersection of Blair Road and FM 156 in the extraterritorial jurisdiction of the Town.

**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*

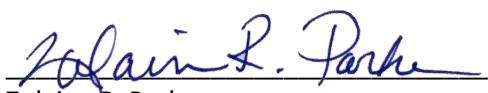
**8. ADJOURN**

**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 amended agenda was posted on the official bulletin board located at Town Hall, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, on March 7, 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.