



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
APRIL 14, 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 April 14, 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. Proclamation - Declaring May 2022 Mental Health Awareness Month and May 7, 2022, Children's Mental Health Awareness Day
- B. Presentation - Anniversary recognition to Tyler Lenderman for five years of service to the Town of Northlake
- C. Briefing - Indoor Sports Facility Funding and Operations Options
- D. Briefing - Hotel Conference Center Construction Cost Increases and Proposed Funding Methodology
- E. Briefing - Fiscal Year 2021 Audit Presentation by Town Auditor
- F. Briefing - Quarterly Reports
 - i. Investments
 - ii. Finances

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 March 24, 2022

H. Consider acceptance of the Audit for Fiscal Year 2021

5. ACTION ITEMS

I. Consider calling and authorizing a public hearing to be held on May 12, 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 the remaining unannexed portion of the 237.569-acre Bob Smith Management Co. Tract, is generally located on the east side of Cleveland-Gibbs Road approximately 200 feet south of the intersection with Edna Lane

J. Consider Resolution 22-19, approving and authorizing the Town Manager to execute a lease agreement with NextLink to locate an antenna on the Town of Northlake North Water Tower for an annual amount to be paid to the Town of Northlake not to exceed \$2,500, pending an engineering report on installation

K. Consider Resolution 22-20, approving and authorizing the Town Manager to enter into an agreement with Neel Schaffer for the design and project management of the North 0.6 MG Ground Storage Tank and Pump in an amount not to exceed \$233,330

L. Consider Resolution 22-21, approving a Unified Sign Development Plan for Chadwick Commons Phases 1 & 2, a mixed-use development consisting of 249 apartments, a 17,400 square-foot commercial building, and another 17,400 square-foot building proposed to be built on 24.638 acres situated in the L. Medlin Survey, Abstract No. 830, generally located south of State Highway 114 (SH 114) approximately 1,000 feet east of Interstate Highway 35W (IH 35W), and zoned Mixed-Use Planned Development (MPD). Chadwick Farms Ltd, Chadwick Retail Ltd, and Chadwick Apartments Phase II Ltd are the owners. Signs Manufacturing Corporation is the applicant. Case # USDP-22-001

M. Consider Ordinance 22-0414A, approving a zoning change from RR - Rural Residential to I - Industrial for the approximately 200-acre portion within the Town limits of a 237.569-acre tract of land situated in the G. Ramsdale Survey, Abstract No. 1128, generally located on the east of Cleveland-Gibbs Road approximately 200 feet south of the intersection with Edna Lane. Bob Smith Management Co., Ltd. is the owner/applicant. Case # Z-22-001

- ii. Public Hearing
- iii. Consider approval

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. 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.
- iii. 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.
- iv. Claim filed against Town of Northlake for reimbursement of materials submitted by Amy Donoho, 211 Bingham Road

b. Section 551.087 - Economic Development Negotiations

The Town Council may convene in an executive session to discuss or deliberate regarding commercial or financial information that the Town has received from a business prospect that the Town seeks to have locate, stay, or expand in or near the Town and with which the Town is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described below.

- 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. Potential development agreement with potential operator, and Chadwick Farms for the development of indoor sports facility and surrounding retail development at Chadwick Parkway and SH 114.
- iii. Potential development agreement for regional headquarters seeking to locate in Northlake

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 April 8, 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.