



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  
MAY 12, 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 May 12, 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 - Peace Officers' Memorial Day, May 15<sup>th</sup>, and National Police Week, May 15-21, 2022
- B. Briefing - Cleveland Gibbs Extension
- C. Briefing - Municipal Court Update
- D. Briefing - Town Secretary's Office 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*

- E. Consider approval of the Town Council Meeting Minutes for April 14, 2022
- F. Consider Resolution 22-22, approving and authorizing the Town Manager to execute an Interlocal Agreement with Denton County for the use of the Denton County Radio Communications System

## 5. ACTION ITEMS

- G. Consider Resolution 22-23, approving and authorizing the Town Manager to execute an amendment to the Hotel Conference Center Master Developer Agreement with Lodging Host Hotel Corporation to increase the amount of the construction participation from \$4,500,000 to \$5,900,000
- H. Consider Resolution 22-24, approving all matters incident and related to the adoption of the resolution expressing official intent to reimburse costs of projects
- I. Consider Resolution 22-25, approving and authorizing the Town Manager to execute a professional services agreement with Plummer & Associates for Denton Creek Sewer Line in the amount of \$1,587,563

## 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 Revival Fire tract on approximately 5.1 acres of land generally located east of Florance Road and north of Hill Ridge Drive in the extraterritorial jurisdiction of the Town.
- b. **Section 551.072 – Real Property**

The Town Council may convene in an executive session to discuss or deliberate regarding the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

  - i. Acquisition of right-of-way, drainage easement, and temporary construction easement from a parent tract of approximately 152.3 acres generally located west of Faught Road, south of Robson Ranch Road, and north of Evelyn Lane.
  - ii. Partial easement acquisition participation regarding CV-2020-03039 - County of Denton, Texas vs. Texas Air Classics, Inc.
- c. **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. 551.087

**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*

- a. Consider authorizing the Town Manager to take all necessary actions and execute all necessary documents regarding easement acquisition related to CV-2020-03039 - County of Denton, Texas vs. Texas Air Classics, Inc.

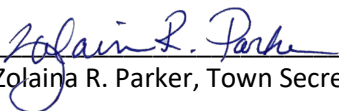
**8. ADJOURN**

**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 May 6, 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.