



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING AGENDA
AUGUST 11, 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 August 11, 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. Presentation - Citizen's Police Academy Alumni Association Update
- B. Briefing - Proposed Fiscal Year 2022-2023 Budget
- C. Briefing - Proposed Agricultural Zoning District 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 July 14, 2022
- E. Consider Resolution 22-43, approving and authorizing the Town Manager to execute an Advance Funding Agreement with the Texas Department of Transportation, for design and construction of the bridge replacement located at Elizabeth Cemetery Road and Elizabeth Creek, in an amount not to exceed 10% of project costs
- F. Consider Resolution 22-44, declaring certain personal property owned by the Town of Northlake to be surplus property and authorizing the Town Manager to dispose of such property

- G. Consider approving Resolution 22-45, approving and authorizing the Town Manager to execute an Amendment to the Interlocal Cooperation Agreement with Denton County for the design and construction of the realignment and widening of Cleveland Gibbs Road from FM 1171 to 11757 Cleveland Gibbs Road in an amount not to exceed \$4,646,000

5. ACTION ITEMS

- H. Consider approving Ordinance 22-0811A amending Article 6.03, "Fireworks," of the Code of Ordinances of the Town of Northlake, Texas; prohibiting the detonation of fireworks in certain situations; providing a severability clause; providing a savings clause; providing that this ordinance is cumulative; providing a penalty for violation; providing for publication; and providing an effective date
- I. Consider approval on setting the date for public hearings for the Fiscal Year 2022-2023 Proposed Tax Rate and Town Budget and set the adoption of the proposed tax rate and budget during the Regular Town Council Meeting on August 25, 2022
- J. Consider approval on setting the date for public hearings for the Fiscal Year 2022-2023 service and assessment plans of Northlake Public Improvement District No. 1 (Harvest) and Northlake Public Improvement District No. 2 (The Highlands) and set the adoption of the plans during the Regular Town Council Meeting on August 25, 2022
- K. Consider denial of Denton County Appraisal District Annual Budget for Fiscal Year 2022

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 - Consultation with Attorney**

The Town Council may convene in an executive session to consult with its attorney to seek 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 of Charles Faight tracts totaling approximately 152.3 acres of land generally located north of Evelyn Lane, west of Faight Road, and south of Robson Ranch Road.
- ii. Notice of Violation involving property located at 8921 E. Sam Lee, Northlake, Texas.
- iii. Development of Virgil Jackson Brown Trust tract totaling approximately 66 acres of land located in extraterritorial jurisdiction generally east of Faight Road, north of Carpenter Road.
- iv. Development of Oneta Lee Cope Trust tract totaling approximately 69 acres of land located in extraterritorial jurisdiction west of FM 156, north of Sam Reynold Rd., and east of Boss Range Rd.

- v. Development of Northlake Land Development Partners LLC and Northlake MOB Development Partners LLC tracts totaling approximately 6.53 acres of land located in the extraterritorial jurisdiction north of FM 407 approximately 1,200 feet west of Thompson Road.

b. Section 551.074 - Personnel Matters

The Town Council may convene in an executive session to discuss or deliberate regarding the to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

- i. Town Manager Compensation.

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.
- ii. Potential development agreement 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.

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

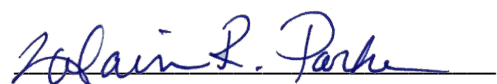
8. ADJOURN

NOTE: The Town Council reserves the right to adjourn into executive session at any time during 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 August 5, 2022, by 5:00 p.m., in accordance with Chapter 551 of the Texas Government Code.




Zolaina R. Parker, Town Secretary