



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING AGENDA
AUGUST 25, 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 25, 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 - Presented to Denton County MHMR - Suicide Prevention Month, September 2022
- B. Proclamation - Presented to United Way of Denton County - Live United Month, September 2022
- C. Briefing - Human Resources Update
- D. Briefing - Proposed Terms for Amendment to Fort Worth Wholesale Water Agreement to Provide Additional Capacity and Related Infrastructure Improvements

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 August 11, 2022
- F. Consider Ordinance 22-0825A, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2022 Rate Review Mechanism Filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an

attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC's reasonable ratemaking expenses

- G. Consider Resolution 22-46, accepting the Northlake Economic Development Corporation and Northlake Community Development Corporation, Fiscal Year 2022-2023 Budgets as approved and recommended by their respective boards
- H. Consider Resolution 22-47, approving the cancellation of the September 22, October 27, November 24, and December 22, 2022, Regular Town Council Meetings

5. ACTION ITEMS

- I. Consider Resolution 22-48, approving and authorizing the Town Manager to execute an agreement with Hawkins and Walker, PC, to serve as Town Prosecutor, in an amount not to exceed \$25,000
- J. Consider Ordinance 22-0825B, amending the adopted budget for the Town of Northlake, Texas for the Fiscal Year October 1, 2021 through September 30, 2022; providing that expenditures for the said fiscal year shall be made in accordance with said amended budget
- K. Consider Ordinance 22-0825C, of the Town Council of the Town of Northlake, Texas, levying assessments for the cost of services provided in Northlake Public Improvement District No. 1 (Harvest) during the Fiscal Year 2022-2023; setting the charges and liens against property in the District and against the owners thereof; providing for the collection of such assessments; reserving unto the Town Council the right to allow credits reducing the amount of the respective assessment to the extent of any credit granted
 - i. Public Hearing
 - ii. Consider approval
- L. Consider Ordinance 22-0825D, of the Town Council of the Town of Northlake, Texas, accepting and approving the update of the Fiscal Year 2022-2023 Service and Assessment Plan and an updated assessment roll for The Highlands Public Improvement District in compliance with Chapter 372
 - i. Public Hearing
 - ii. Consider approval
- M. Consider Ordinance 22-0825E, of the Town Council of the Town of Northlake, Texas, adopting the Proposed Budget for Fiscal Year 2022-2023 beginning on October 1, 2022, and ending on September 30, 2023, for the Town of Northlake, Northlake Public Improvement District No. 1 (Harvest), Northlake Public Improvement District No. 2 (The Highlands), and Tax Increment Financing Zone No. 1 (TIRZ-Canyon Falls)
 - i. Public Hearing
 - ii. Consider approval
- N. Consider Ordinance 22-0825F, of the Town Council of the Town of Northlake, Texas, fixing and levying municipal ad valorem taxes on all taxable property within the corporate limits of the Town of Northlake, Texas for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023, at the rate of \$0.295000 per one hundred dollars (\$100.00) and for directing the assessment thereof; providing for a date on which such taxes become due and delinquent together with penalties and interest thereon; providing for a place of payment; providing for approval of the tax rolls presented to the Town Council
 - i. Public Hearing
 - ii. Consider approval

- O. Consider Resolution 22-49, awarding the bid and contract to Total Highway Maintenance, LLC for striping improvements of Westbridge Drive and Canyon Falls Drive, and authorizing the Town Manager to execute an agreement in an amount no to exceed \$219,400

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 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 Virgil Jackson Brown Trust tract totaling approximately 66 acres of land located in extraterritorial jurisdiction generally east of Faught Road, north of Carpenter Road.
- iii. 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 551.072 - Real Property

The Town Council may convene in an executive session to discuss or deliberate 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. Regarding purchase, exchange, lease or value of real property to be acquired as right-of-way out of the following parent tracts:
 - a. 55.06 acres at northwest corner of Strader Road and Florance Road
 - b. 14.0 acres at southwest corner of Sunfire Lane and Florance Road
 - c. 6.0 acres at 6120 Florance Road
 - d. 2.907 acres at 120 Linnie Bell Road
 - e. 1.757 acres at 6000 block of Florance Road
 - f. 8.0 acres at 5790 Florance Road
 - g. 6.43 acres at 5700 block of Florance Road
 - h. 6.57 acres at 5684 Florance Road
 - i. 14.313 acres at 5508 Florance Road

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 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

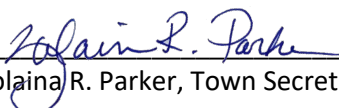
8. ADJOURN

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 19, 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.