



**NORTHLAKE TOWN COUNCIL  
REGULAR MEETING AGENDA - AMENDED  
SEPTEMBER 8, 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 September 8, 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.

**NOTE: One or more Town Councilmembers may appear virtually via video-conference pursuant to Texas Government Code § 551.127.**

**1. CALL TO ORDER**

- Roll Call
- Invocation
- Pledge of Allegiance

**2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**

- A. Briefing - Comprehensive Plan Update Process
- B. Briefing - 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*

- C. Consider approval of the Town Council Meeting Minutes for August 25, 2022

**5. ACTION ITEMS**

- D. Consider Ordinance 22-0908A, amending Article 6.03, "Fireworks," of the Code of Ordinances of the Town of Northlake, Texas; declaring the use or detonation of fireworks within Town limits and within 5,000 feet of Town limits to be a nuisance pursuant to Texas Local Government Code Section 217.042; prohibiting said use or detonation
- E. Consider Resolution 22-49, approving and directing publication of notice of intention to issue certificates of obligation

- F. Consider Resolution 22-51, approving and authorizing the Town Manager to enter into an agreement for the purchase of public works equipment in an amount not to exceed \$85,000
- G. Consider Resolution 22-52, ratifying the actions taken by the Northlake Economic Development Corporation and Northlake Community Development Corporation Board of Directors, approving a Pioneer Grant for Rolling Pin Bakeshoppe, in an amount not to exceed \$50,000
- H. Consider Resolution 22-53, casting votes for the Texas Municipal League Intergovernmental Risk Pool Board of Trustees for Places 6, 7, 8, and 9

## 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 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.
- iii. Development and annexation of the Petrus Investment 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 Eagle Income Properties tracts on approximately 102.9-acre, 24.9-acre, 10.2-acre, 5.5-acre, and 2.7-acre tracts of land generally located east of FM 156 and south of Harmonson Road in the extraterritorial jurisdiction of the Town; and the AIL Investment tract on approximately 76.8-acre tract of land generally located east of Harmonson Road in Town limits.

### 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.
- ii. 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.

**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*

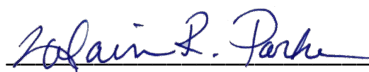
**8. ADJOURN**

**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 September 2, 2022, by 5:30 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.