



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING AGENDA
NOVEMBER 10, 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 convene in a Regular Meeting on November 10, 2022, at 5:30 p.m., at the Northlake Town Hall in the Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas 76226. Town Councilmembers may appear virtually via video conference pursuant to Texas Government Code § 551.127. The following items will be considered:

1. CALL TO ORDER

- Roll Call
- Invocation
- Pledge of Allegiance

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

- A. Proclamation - November 11th - Veterans Day
- B. Presentation - Matt Koeper - 10 Years of Service
- C. Briefing - Proposed Water and Wastewater Rates Options
- D. Briefing - Quarterly Reports
 - i. Financials
 - ii. Investments
- E. Briefing - Police Department Update
- F. Briefing - The Ridge at Northlake Home Owners Association Request for License Plate Readers
- G. Briefing - Christmas at the Commons 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

- H. Consider approval of the minutes for October 13, 2022
- I. Consider Resolution 22-60, approving the waiver of a Special Events Permit for the Christmas at the Commons Event on December 5, 2022
- J. Consider Resolution 22-61, approving the Denton Record-Chronicle to serve as the official newspaper of record for all legal and required publications for the Town of Northlake
- K. Consider Resolution 22-62, approving the Town Meetings and Holiday Calendar for the 2023 Calendar Year

5. ACTION ITEMS

- L. Consider calling and authorizing a public hearing to be held on December 8, 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 approximately 101.07 acres of land located on the west side of Faught Road between Faith Lane and Evelyn Lane contiguous to the current town limits of Northlake, Texas, in the Town's exclusive extraterritorial jurisdiction
- M. Consider Resolution 22-63, approving the City of Fort Worth Wholesale Water Agreement Amendment for provision of additional capacity and assignment of infrastructure, and authorizing the Town Manager to execute the amended agreement with the City of Fort Worth
- N. Consider Resolution 22-64, approving and authorizing the Town Manager to negotiate and execute an agreement for Comprehensive Plan services with Halff Associates in an amount not to exceed \$200,000
- O. Consider Resolution 22-65, approving and authorizing the Town Manager to execute an Interlocal Agreement with the City of Justin to increase capacity of Denton Creek wastewater line, share costs proportional, and provide for capacity in future wastewater lines
- P. Consider Resolution 22-66, approving an amended site plan of the Northlake Office Park
- Q. Consideration of an ordinance approving the issuance and sale of "Town of Northlake, Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2022" and approving various documents related to such certificates of obligation

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 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.
- ii. Development and annexation of the DFW Northlake Business Park LLC tract on approximately 67.74-acre tract of land generally located north of FM 407, west of Thompson Road, and east of Faught Road in the extraterritorial jurisdiction of the Town.

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 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. Economic Development Incentive Package for Project Chestnut.

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 Resolution 22-67, approving and authorizing the Town Manager to execute a development agreement between Faught Road Ranch LLC and the Town of Northlake
- B. Consider Resolution 22-68, approving and authorizing the Town Manager to execute a development agreement between Castle Development and the Town of Northlake

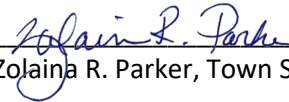
8. ADJOURN

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 November 4, 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.