



AMENDED
NORTHLAKE TOWN COUNCIL
REGULAR MEETING AGENDA
DECEMBER 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 convene in a Regular Meeting on December 8, 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. Briefing - Public Works Departmental Update
- B. Briefing - Northlake Neighborhood Requests for License Plate Readers
- C. Briefing - Road Assessment Fee Process

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 minutes for November 10, 2022
- E. Consider Ordinance 22-1208A, amending the Code of Ordinances of the Town of Northlake, by repealing Article 5.02, Alarm Systems
- F. Consider Resolution 22-69, 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 Resolution 22-70, approving and authorizing the Town Manager to execute an agreement with Axon for the purchase of in-car and body cameras in an amount not to exceed \$65,000 for Phase 1

5. UNFINISHED BUSINESS

- H. 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
(ITEM TABLED DURING NOVEMBER 10, 2022 REGULAR MEETING)

6. ACTION ITEMS

- I. Consider Ordinance 22-1208B, providing for the annexation of approximately 101.07 acres of land situated in the J.M. Pain Survey, Abstract No. 1529, generally located on the west side of Faught Road between Faith Lane and Evelyn Lane. CM West LLC is the owner/applicant. Case # ANX-22-003
 - i. Public hearing
 - ii. Consider approval
- J. Consider Ordinance 22-1208C, amending the Code of Ordinances and Appendix “A” “Fee Schedule”, providing water and sanitary sewer service fee updates to be effective December 8, 2022
- K. Consider Resolution 22-71, approving and authorizing the spending authority of the Town Manager regarding the purchase of license plate reader cameras from Flock Camera Systems to be placed at The Ridge, in the amount of \$8,600; and updating the current amount paid to Flock Camera Systems to \$33,600
- L. Consider Resolution 22-72, approving and authorizing the Town Manager to execute an amendment to the professional services contract with Halff Associates, Inc., for the design and construction management for Water Lines A-F, and a Temporary Booster Station, in an amount not to exceed \$1,216,150
- M. Consider Resolution 22-73, approving and authorizing the Town Manager to execute an amendment to the professional services contract with Plummer for the design and construction management of Denton Creek Regional Wastewater Interceptor for the City of Justin and Town of Northlake, in an amount not to exceed \$231,665
- N. Consider Resolution 22-74, calling for a thorough audit and review of Argyle Fire District’s operations and financial records, and the proposed absorption of the Argyle Fire District by the Denton County Emergency Services District
- O. Consider Ordinance 22-1208D, 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
- P. Consider Resolution 22-75, approving and authorizing the Town Manager to accept a Temporary Construction Easement from Martin Marietta and an amended Temporary Construction Easement from Fast Track Development for a period of 90 days (Harmonson Road Construction Project)

7. 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. 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. 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.
- iii. Exchange of extraterritorial jurisdiction with City of Fort Worth of the Dana Tur Tract, approximately 97.9 acres of land generally located west of FM 156 and south of Sam Reynolds Road.
- iv. Development and annexation of the Pecan Square Business Park tract on approximately 5.0 acres of land generally located north of FM 407 and 1,000 feet east of Faught Road 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 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. 14.0 acres at southwest corner of Sunfire Lane and Florance Road
 - b. 6.0 acres at 6120 Florance Road
 - c. 2.907 acres at 120 Linnie Bell Road
 - d. 1.757 acres at 6000 block of Florance Road
 - e. 8.0 acres at 5790 Florance Road
 - f. 6.43 acres at 5700 block of Florance Road
 - g. 6.57 acres at 5684 Florance Road
 - h. 14.313 acres at 5508 Florance Road
- ii. Potential acquisition of right-of-way out of a certain 75.65-acre tract of property owned by Scott Watson generally located north of FM 407 and east of Faught Road in Denton County Texas for the construction and maintenance of roadway, drainage and utility improvements and other public purposes permitted by law.

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 incentives to a business prospect described below.

- i. Potential development agreement 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. Economic Development Incentive Package for Project Chestnut.

8. 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

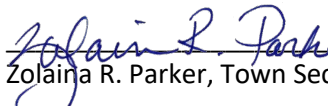
9. ADJOURN

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-amended agenda was posted on the official bulletin board located at Town Hall, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, on December 5, 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.