



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING AGENDA
JANUARY 26, 2023, 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 January 26, 2023, 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. Presentation - Employee Service Awards

- Tara Wilson - 5 Years of Service

B. Briefing - Town and County Road Projects

C. Briefing - Faught Road Project

D. Briefing - Entryway Monumentation Design Update

E. Briefing - Sports Facility 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

A. Consider approval of January 12, 2023 meeting minutes

B. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an Interlocal Agreement with Denton County Sheriff's Office to provide Talk Groups and programming for Northlake Police radios

- C. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute a purchase agreement/contract with GTS Technology Solutions through cooperative purchasing, for 4 Police computers, in an amount not to exceed \$25,000
- D. Consider a Resolution of the Town of Northlake, Texas pursuant to Section 395.042, Texas Local Government Code, setting a public hearing to consider amending the Water and Sanitary Sewer Master Plans, Land Use Assumptions, Capital Improvements Plans, and Water and Sanitary Sewer Impact Fees and providing for publication of thirty (30) days notice of such public hearing
- E. Consider a Resolution of the Town of Northlake, Texas, authorizing the Town Manager to remit Calendar Year 2023 annual assessment to the Steering Committee of Cities Served by Oncor, in an amount not to exceed \$714

5. ACTION ITEMS

- A. Consider a Resolution of the Town of Northlake, Texas, creating the Comprehensive Land Use Plan Steering Committee and appointing members
- B. Consider an Ordinance of the Town of Northlake, Texas, amending Chapter 7 of the Code of Ordinances to address prevention of Fats, Oils, Grease from entering the Town's wastewater infrastructure
- C. Consider a Resolution of the Town of Northlake, Texas, approving a Road Assessment Fee Policy
- D. Consider an Ordinance of the Town of Northlake, Texas, proposing text amendments to Section 1.01.004 "Definitions and Rules of Construction" of Article 1.01 "Code of Ordinances" of the Codes of Ordinances; and of Section 3.4 "Board of Adjustment" of Article 3 "Boards and Commissions" of the Unified Development Code. Case # UDC-22-005.
 - a. Public Hearing
 - b. Consider approval
- E. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to take administrative action as necessary to support the amicus brief submitted to the U.S. Supreme Court by the State of Indiana, and supported by the Texas Attorney General, regarding the ability of States to enforce restrictions upon roadway blockages caused by stopped trains
- F. Consider a Resolution of the Town of Northlake, Texas, awarding BID 22-06 and authorizing the Town Manager to execute an agreement/contract with Ed Bell Construction Company for reconstruction of Cleveland Gibbs south, in an amount not to exceed \$5,649,214.35
- G. Consider a Resolution of the Town of Northlake, Texas, authorizing the Town Manager to draft and execute a letter of consent regarding the petition submitted by Justin Community Volunteer Fire Department, Inc., and Ponder Volunteer Fire Department, Inc., for the creation of the proposed Denton County Emergency Services District No. 2

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. 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 and annexation of the DFW Northlake Business Park LLC tract on approximately 67.7-acre tract of land generally located north of FM 407 and 1,200 feet east of Faught Road in the extraterritorial jurisdiction of the Town.
- iii. Potential development agreement and annexation of the Pecan Square Business Park LLC tract on approximately 5.0-acre tract of land generally located north of FM 407 and 1,200 feet east of Faught Road in the extraterritorial jurisdiction of the Town.
- iv. Potential lease agreement with tenant of proposed sports venue.
- v. Potential development agreement and annexation of the Neely tract on approximately 25.2 acres of land generally location at the southwest corner of FM 156 and Sam Reynolds 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 of value of real property to be acquired as right-of-way out of the following parent tract of 75.7 acres at northeast corner of FM 407 and Faught Road.
- ii. Regarding purchase, exchange, lease of value of real property to be acquired as right-of-way out of the following parent tract of 41.0 acres at southwest corner of SH 114 and Cleveland-Gibbs 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 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. Project Chestnut
- iii. Sports Venue Special Tax Election

7. **RECONVENE INTO OPEN SESSION**

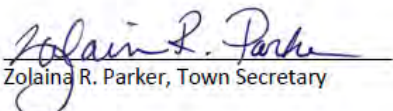
8. **ADJOURN**

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 January 20, 2023, 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.