



**NORTHLAKE TOWN COUNCIL  
REGULAR MEETING AGENDA  
MARCH 9, 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 meet in a Regular Meeting on March 9, 2023, 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**

- A. Roll Call, Invocation, Pledge of Allegiance

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

- A. Presentation - Recognition of Town Hall 101 Graduates
- B. Presentation - New Employee Introductions
- C. Presentation - Upper Trinity Regional Water District on Water Conservation efforts

**3. PUBLIC INPUT**

- A. 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 the Town Council Meeting Minutes for February 23, 2023

**5. ACTION ITEMS**

- A. Hold a public hearing regarding the proposed annexation of approximately 1.157 acres of Dale Earnhardt Way right-of-way from State Highway 114 to approximately 300 feet north of Northport Drive within the Town's exclusive extraterritorial jurisdiction  
*(1st Required Public Hearing; 2nd Required Public Hearing set for March 23, 2023; Final*

*Consideration set for April 13, 2023)*

- B. Consider an Ordinance of the Town of Northlake, Texas, amending Article 9.03, Division 2 of the Code of Ordinances; adopting land use assumptions, capital improvements plans, and impact fees for water and sanitary sewer facilities
  - i. Public hearing
  - ii. Consider approval
- C. Consider an Ordinance of the Town of Northlake, Texas, amending the Code of Ordinances and Appendix "A"; Impact fees (A4.003), and Roadway impact fee schedule (A6.003)
- D. Consider a Resolution of the Town of Northlake, Texas authorizing participation in certain cooperative purchasing programs in accordance with the Town's Procurement Policy; identifying those cooperative purchasing programs; authorizing the Town Manager to execute any and all necessary agreements for participation and approving related contracts
- E. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute a purchase agreement with The Fulcrum Group for the purchase of two network servers, in an amount not to exceed \$46,536.98
- F. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute a purchase agreement with Andale Construction, for HA5 Pavement Treatment, in an amount not to exceed \$191,675.00

## 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 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.
- ii. Potential lease agreement with tenant of proposed sports venue.
- iii. 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.
- iv. Memo of Understanding between City of Justin and Town of Northlake related to regional wastewater system partnership and interim provision of water and wastewater service by Justin to Northlake.
- v. Sports Venue Special Tax Election.

### 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.

**7. RECONVENE INTO OPEN SESSION**

The Town Council will reconvene into Open Session for possible action resulting from any items posted and legally discussed or deliberated in Executive Session.

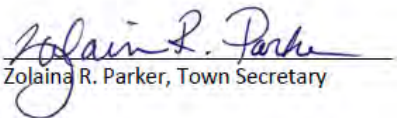
**8. ADJOURN**

**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 March 3, 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.