



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING AGENDA
MAY 11, 2023, AT 5:30 P. M.
TOWN HALL - COUNCIL CHAMBER
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 May 11, 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. 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

- A. Roll Call, Invocation, Pledge of Allegiance

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

- A. Proclamation - National Police Week - May 14-20, 2023
- B. Proclamation - Public Works Week - May 21-27, 2023
- C. Briefing - Emergency Services District #1 Grant Request
- D. Briefing - Trammell Crow Company Development Project
- E. Briefing - Fiscal Year 2023 Second Quarter Investment Report (Jan - Mar 2023)
- F. Briefing - Fiscal Year 2023 Second Quarter Financial Report (Jan - Mar 2023)

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 April 13, 2023

- B. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an Interlocal Cooperation Agreement with Denton County for the use of the Denton County Radio Communications System, in an amount not to exceed \$66,861
- C. Consider calling and authorizing a public hearing to be held on June 22, 2023, 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 806.645 acres of land generally located north of Dale Earnhardt Way and Victory Circle between FM 156 and IH 35W contiguous to the current town limits of Northlake, Texas, in the Town's exclusive extraterritorial jurisdiction
- D. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to accept a 0.0413-Acre Permanent Sanitary Sewer Easement from Wabtec Manufacturing Solutions, LLC for the Catherine Branch Wastewater Trunk Line
- E. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to accept a 0.4058-Acre Permanent Sanitary Sewer Easement from Continental US Management, LLC for the Catherine Branch Wastewater Trunk Line

5. ACTION ITEMS

- A. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an contract with Flock Safety for two stationary license plate readers in North Ridge Estates, in an amount not to exceed \$5700 annually
- B. Consider an ordinance approving a Site Plan of Northlake Industrial Addition, a proposed industrial warehouse development with up to three buildings with up to a total of 1,504,720 square feet on 115.264 acres generally located east of IH 35W and west side of Cleveland-Gibbs Road at Whyte Road, and zoned Mixed-Use Planned Development (MPD). Henry Northlake Development LLC is the owner. Trammell Crow Company is the applicant/developer. BGE, Inc. is the engineer.
 - a. Public Hearing
 - b. Consider Approval
- C. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute contract with Halff Associates, Inc., for design of the West Water Tower as outlined in the Town Master Plan, in an amount not to exceed \$404,420

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 development agreement and annexation of the Northlake 156 and 114 LP on approximately 156.8 acres of land generally located east of FM 156 and northwest of Victory Circle in the extraterritorial jurisdiction of the Town.
- iii. Potential development agreement and annexation of the Neely tract on approximately 25.2 acres of land generally located at the southwest corner of FM 156 and Sam Reynolds Road.
- iv. Potential development agreement and annexation of the Fast Track Development property on approximately 38.1-acre, 20.0-acre, and 2.8-acre tracts of land generally located south of McPherson Drive and east of Harmonson Road in the extraterritorial jurisdiction of the Town.
- v. Potential lease agreement with tenant of proposed sports venue.
- vi. Potential mediation between parties related to complaint filed with Public Utility Commission Docket No. 54243.
- vii. Potential annexation of property located in the Town's ETJ currently included in the Belmont Freshwater Supply District No. 1.
- viii. Lease terms of Catherine Branch Wastewater Treatment Plant regarding financial responsibility of offsite improvements.
- ix. Oncor Transmission Line Projects.

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.
- iii. Regarding purchase, exchange, lease of value of real property to be acquired as easement out of the following parent tract of 158.6 acres at southeast corner of Old Cleveland-Gibbs Road and Sam Lee Lane.

7. RECONVENE INTO OPEN SESSION

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

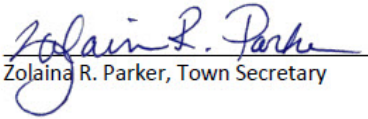
8. ADJOURN

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 May 5, 2023, by 5:00 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.