



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING AGENDA
AUGUST 10, 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 August 10, 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. APPOINTMENT/OATH

- A. Consider a Resolution of the Town of Northlake, Texas, appointing a member to fill the vacancy on the Town Council for Councilmember, Place 6, providing the term begins immediately upon appointment and administration of oath of office and concludes on May 4, 2024, or when a successor is duly elected and qualified to take office
- B. Oath & Statement of Office
 - i. Administer Oath & Statement of Office to Newly Appointed Town Councilmember

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

- A. Presentation - Employee Service Awards
 - Nathan Reddin - 15 years of service
- B. Briefing - Fireworks Update
- C. Briefing - Dale Earnhardt Northbound lanes design approval and Road Assessment fees

4. 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.

5. **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 July 27, 2023
- B. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute a contract with Quiddity Engineering LLC., for design of Dale Earnhardt Northbound Lanes, in an amount not to exceed \$202,360
- C. Consider a Resolution of the Town of Northlake, Texas, suspending the September 1, 2023 effective date of CoServ's requested rate change

6. **ACTION ITEMS**

- A. Consider an Ordinance of the Town of Northlake, Texas, designating a geographic area within the Town as a Tax Increment Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Two, Town of Northlake, Texas
 - i. Public hearing
 - ii. Consider approval
- B. Consider an Ordinance of the Town of Northlake, Texas, authorizing and ordering a Special Election to be held in the Town of Northlake on November 7, 2023, for the purpose of submitting to the qualified voters of the Town of Northlake, Texas, a question as to the issuance of bonds, prescribing the time and designating the locations and manner of conducting the election to be in accordance with the Joint Election Agreement and Contract for Election Services with Denton County and the Denton County Elections Administrator; authorizing the Town Manager to execute the Agreement and Contract; and providing an effective date
- C. Consider approval on setting the date for public hearings for the Fiscal Year 2023-2024 Proposed Tax Rate and Town Budget and set the adoption of the proposed tax rate and budget during the Regular Town Council Meeting on August 24, 2023
- D. Consider approval on setting a date for public hearings for the Fiscal Year 2023-2024 service and assessment plans of Northlake Public Improvement District No. 1 (Harvest) and Northlake Public Improvement District No. 2 (The Highlands) and set the adoption of the plans during the Regular Town Council Meeting on August 24, 2023
- E. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute a purchase agreement with Caldwell Country Chevrolet, for a Silverado 1500 Pickup, in an amount not to exceed \$51,320
- F. Consider a Resolution of Town of Northlake, Texas, directing Town Staff to apply to the Texas Public Utility Commission for the Partial Decertification of the Town's Certificate of Convenience and Necessity for Water and Sewer Services for the Areas Currently Certified that lie outside the Town's Corporate Limits
- G. Consider a Resolution of the Town of Northlake, Texas, authorizing the execution and delivery of an agreement between the Town of Northlake, the City of Justin, and the Trinity River Authority for certain wastewater collection mains and the transportation of wastewater

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 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.
- ii. 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.
- iii. 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.
- iv. Potential development agreement and lease agreement with tenant of proposed sports venue.
- v. Potential mediation between parties related to complaint filed with Public Utility Commission Docket No. 54243.
- vi. Lease terms of Catherine Branch Wastewater Treatment Plant regarding financial responsibility of offsite improvements.
- vii. Discuss submission of motion to intervene in application of Oncor Transmission Line Project, Public Utility Commission Docket No. 55067.
- viii. Discuss legislative updates and requirements.
- ix. Potential amendment to February 2022 development agreement with CM West LLC (Creek Meadows West) on approximately 101 acres of land generally located south of Evelyn Lane, west of Faught Road and north of Faith Lane.
- x. Potential amendment to January 2021 development agreement with Sandstrom Development Tx, LTD (Hawthorne Estates) on approximately 34 acres of land generally located on the east side of Faught Road in the 7400 block.

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 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.

C. Section 551.074 - Personnel Matters

The Town Council may convene in an executive session to discuss or deliberate regarding the to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

- i. Town Manager evaluation and compensation.

D. 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. Project Adventure
- ii. Project Mercury

8. 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.

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 agenda was posted on the official bulletin board located at Town Hall, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, on August 4, 2023, by 5:00 p.m., in accordance with Chapter 551 of the Texas Government Code.



Zolaina R. Parker
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.