



**NORTHLAKE TOWN COUNCIL  
REGULAR MEETING AGENDA  
AUGUST 24, 2023, AT 5:30 P. M.  
TOWN HALL - COUNCIL CHAMBER ROOM  
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 24, 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 - Suicide Prevention Awareness Month "September 2023"
- B. Proclamation - Live United Month "September 2023"
- C. Briefing- Fiscal Year 2023 Third Quarter Investment Report (Apr - Jun 2023)
- D. Briefing - Fiscal Year 2023 Third Quarter Financial Report (April - June 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 August 10, 2023
- B. Consider a Resolution, accepting the Northlake Economic Development Corporation and Northlake Community Development Corporation, Fiscal Year 2023-2024 Budgets as approved and recommended by their respective boards

**5. ACTION ITEMS**

- A. Consider an Ordinance of the Town of Northlake, Texas, amending Section 10.3, Size of Space, of Article 10, Parking and Loading Standards, of the Unified Development Code (UDC). Case # UDC-23-001.
  - i. Public Hearing
  - ii. Consider approval
- B. Consideration by the Town of Northlake, Texas, of a proposal by the board of the Belmont Fresh Water Supply District #1 for continuation of police services
- C. Consider an Ordinance, of the Town Council of the Town of Northlake, Texas, levying assessments for the cost of services provided in Northlake Public Improvement District No. 1 (Harvest) during the Fiscal Year 2023-2024; setting the charges and liens against property in the District and against the owners thereof; providing for the collection of such assessments; reserving unto the Town Council the right to allow credits reducing the amount of the respective assessment to the extent of any credit granted
  - i. Public hearing
  - ii. Consider approval
- D. Consider an Ordinance, of the Town Council of the Town of Northlake, Texas, accepting and approving the update of the Fiscal Year 2023-2024 Service and Assessment Plan and an updated assessment roll for The Highlands Public Improvement District in compliance with Chapter 372
  - i. Public hearing
  - ii. Consider approval
- E. Consider an Ordinance, of the Town Council of the Town of Northlake, Texas, adopting the Proposed Budget for Fiscal Year 2023-2024 beginning on October 1, 2023, and ending on September 30, 2024, for the Town of Northlake, Northlake Public Improvement District No. 1 (Harvest), Northlake Public Improvement District No. 2 (The Highlands), and Tax Increment Financing Zone No. 1 (TIRZ-Canyon Falls)
  - i. Public hearing
  - ii. Consider approval
- F. Consider an Ordinance, of the Town Council of the Town of Northlake, Texas, fixing and levying municipal ad valorem taxes on all taxable property within the corporate limits of the Town of Northlake, Texas for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024, at the rate of \$0.295000 per one hundred dollars (\$100.00) and for directing the assessment thereof; providing for a date on which such taxes become due and delinquent together with penalties and interest thereon; providing for a place of payment; providing for approval of the tax rolls presented to the Town Council
  - i. Public hearing
  - ii. Consider approval
- G. Consider an Ordinance of the Town of Northlake, Texas, ratifying a property tax increase reflected in the Town of Northlake budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024, in accordance with Texas Local Government Code Section 102.007; providing for repeal; providing for severability; and providing an effective date

**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. Recent legislative changes and impact to Town including decertification of Certificates of Convenience and Necessity in Extraterritorial Jurisdiction areas.
- 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. Financial responsibility of offsite improvements related to Cahterine Branch Wastewater Treatment Plant.
- vii. Discuss submission of motion to intervene in application of Oncor Transmission Line Project, Public Utility Commission Docket No. 55067.

**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.

**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.

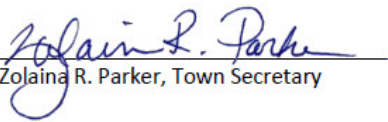
8. **ADJOURN**

**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 August 18, 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.