



DAVID A. RETTIG, MAYOR

RENA HARDEMAN, COUNCIL PLACE 1
MICHAEL C. GANZ, COUNCIL PLACE 2
BRIAN MONTINI, MAYOR PRO TEM

ROGER SESSIONS, COUNCIL PLACE 4
BILL MOORE, COUNCIL PLACE 5
WES BOYER, PLACE 6

**NORTHLAKE TOWN COUNCIL
REGULAR MEETING AGENDA
MAY 27, 2021 AT 5:30 PM
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 Thursday, May 27, 2021 at 5:30 pm 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
Roll Call
Invocation
Pledge of Allegiance to the US and Texas Flags
2. Announcements, Proclamations and Presentations
 - A. Recognitions
 - o Thomas W. Hobbs, Municipal Court Judge 22 Years of Service
 - o Danny Simpson, Council Member, 14 Years of Service
 - B. FY 2022 Budget Outlook
 - C. Police Step Plan and Civilian Salary Range Adjustments
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
 - D. Town Council Meeting Minutes 5-13-21
 - E. FY 2021-22 Interlocal Cooperation Agreement for Shared Governance Communications & Dispatch Services System between Denton County, Texas and Town of Northlake, Texas
 - F. Resolution No. 21-14 nominating Sue Tejml to a slate of nominees for the Board of Managers of the Denco Area 9-1-1 District

- G. Resolution No. 21-15 finding that Oncor Electric Company LLC's Application for approval to amend its Distribution Cost Recovery Factor to increase distribution rates within the town should be denied; authorizing participation with OCSC; authorizing the hiring of legal counsel and consulting services; finding the town's reasonable rate case expenses shall be reimbursed by the Company

5. Action Items

- H. Approval of a Service Plan and Ordinance for annexation of approximately 9.790 acres of land situated in the Lewis Medlin Survey, Abstract No. 830, generally located on the east and west sides of Chadwick Parkway approximately 400 feet northwest of Cleveland-Gibbs Road. Chadwick Farms, LTD is the owner/applicant. Case # ANX-21-002
 - i. Service Plan
 - ii. Public Hearing
 - iii. Ordinance No. 21-0527A
- I. Approval of an Ordinance amending the Chadwick Farms Mixed-Use Planned Development (MPD), for the approximately 143.209-acre tract of land currently in the MPD plus the 9.790-acre tract of land to be annexed and being situated in the Lewis Medlin Survey, Abstract No. 830, generally located on the south side of SH 114 from approximately 1,000 feet east of IH 35W and continuing along the frontage of SH 114 to the eastern limits of the Town of Northlake at Cleveland-Gibbs Road. Chadwick Farms, LTD is the owner/applicant/developer. Case # PD-21-002
 - i. Public Hearing
 - ii. Ordinance No. 21-0527B
- J. Approval of a Reimbursement and Cooperation Agreement between HP Gibbs, LP and Town of Northlake, Texas
- K. Approval of Resolution No. 21-16 supporting the construction of FM 1171 from I-35W to FM 156
- L. Approval of modifying, continuing and/or suspending the First Amended Declaration of Local and Public Health Emergency as modified by the Town Council on April 23, 2020
- M. Continue with Declaration of Local Disaster in response to severe weather in Town of Northlake, Texas, ordered by Mayor Rettig on February 22, 2021

6. Executive Session

Pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D:

- a. Section 551.071 authorizes a governmental body to consult with its attorney in an executive session to seek his or her 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. Legal advice on any matter related to any posted agenda item; and
 - ii. Legal advice related to the development and annexation of the Hatfield, Brasher, Green Tract on approximately 97.9 acre tract of land generally located south of Evelyn Lane, west of Faight Road and north of Faith Lane in the extraterritorial jurisdiction of the Town; and the development of the Charles Faight tracts totaling approximately 152.3

acres of land generally located north of Evelyn Lane, west of Faught Road, and south of Robson Ranch Road; and

- iii. Legal advice related to the development and annexation of the Scrivner Tract totaling 44.8 acres of land generally located east of Florance Road approximately 2,533 feet north of FM 407 in the extraterritorial jurisdiction of the Town; and
- iv. Legal advice related to the development and annexation of the IMA Development Group and AMI Development Group tracts, 3.4-acre, 1.7-acre and 1.3-acre tracts of land generally located at the northwest corner of FM 407 and Thompson Road in the extraterritorial jurisdiction of the Town; and
- v. Pending or contemplated litigation; and
- vi. Town of Northlake vs. City of Justin, Denton County District Court Cause No. 15-08170-367; and
- vii. City of Justin v. Toby Baker, Cause No. D-1-GN-20-002084

b. Section 551.087 Economic Development Negotiations

- i. Potential amendment to Development Agreement between Town, EDC and CDC, Foster, Lewis, Gierisch and Weis for a commercial development to be located on approx. 122 acres of land in the Anderson Survey, Abstract No. 25 and Gawltney Survey Abstract No. 500 in Denton County approved October 10, 2020
- ii. Potential development agreement between Town, EDC and CDC, and 6McFarm LLC for a commercial development to be located on approx. 252 acres of land in the Anderson Survey, Abstract No. 25, S.A. Venters Survey, Abstract No. 1313 and MEP & PRR Survey, Abstract No. 910 in Denton County

7. Reconvene into Open Session

In accordance with Texas Government Code, Section 551, the Town Council will reconvene into Open Session and consider action, if any, on matters discussed in Executive Session

8. Adjourn

CERTIFICATION

I hereby certify that the above agenda was posted on the bulletin board at Town Hall 1500 Commons Circle, Suite 300, Northlake, Texas 76226, on the 21st day of May 2021 by 5:00 pm in accordance with Chapter 551, Texas Government Code.


Shirley Rogers, Town Secretary

NOTE: The Town Council reserves the right to adjourn into executive session at any time 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).