



**NORTHLAKE TOWN COUNCIL  
REGULAR MEETING AGENDA  
JANUARY 12, 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 January 12, 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**

- Roll Call
- Invocation
- Pledge of Allegiance

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

- A. Presentation - Employee Service Awards
  - i. Shannon Gummelt - 5 years of Service
  - ii. Gabriel Puhak - 5 years of Service
- B. Briefing - Development Services Department Update
- C. Briefing - Proposed Fats, Oils, and Grease Ordinance
- D. Briefing - Road Assessment Fee Policy
- E. Briefing - Denton County Emergency Services District No. 1 Update

**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*

- F. Consider approval of December 8, 2022 meeting minutes

- G. Consider a Resolution of the Town of Northlake, Texas, authorizing the Town Manager to enter into an agreement with the City of Fort Worth to coordinate the release of the Wiley Tract from its extraterritorial jurisdiction, and to incorporate the Wiley Tract into the extraterritorial jurisdiction of the Town of Northlake
- H. Consider calling and authorizing public hearings to be held on March 9, 2023, and March 23, 2023, 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.
- I. Consider calling and authorizing a public hearing to be held on February 9, 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 6.533 acres of land located on north side of FM 407 approximately 1,200 feet west of Thompson Road contiguous to the current town limits of Northlake, Texas, in the Town's exclusive extraterritorial jurisdiction
- J. Consider a Resolution of the Town of Northlake, Texas, approving the Northlake Municipal Management District No. 1 Five Year Capital Improvement Budget and consenting to the issuance of Unlimited Tax Utility Bonds and Unlimited Tax Road Bonds

5. **ACTION ITEMS**

- K. Consider an Ordinance of the Town of Northlake, Texas, amending Article 6.03, "Fireworks," of the Code of Ordinances of the Town of Northlake, Texas; declaring the use or detonation of fireworks within Town limits and within 5,000 feet of Town limits to be a nuisance pursuant to Texas Local Government Code Section 217.042; prohibiting said use or detonation
- L. Consider an Ordinance of the Town of Northlake, Texas, amending the Adopted Budget for Fiscal Year October 1, 2022, through September 30, 2023; providing that expenditure for the said fiscal year shall be made in accordance with the said Amended Budget
- M. Consider a Resolution of the Town of Northlake, Texas, approving the Town Manager to enter into an agreement to lease/purchase license plate readers for Creek Meadows, Prairie View Farms, and The Highlands, at an amount not to exceed \$22,800
- N. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to negotiate and execute an agreement/contract with Thomas Brocato, with the Lloyd Gosselink Law Firm, for legal services in connection to the Ramhorn Hill-Dunham 345 kV Transmission Line Project
- O. Consider a Resolution of the Town of Northlake, Texas, expressing strong concern regarding the Ramhorn Hill-Dunham 345 kV Transmission Line Project proposed by Oncor Electric Delivery Company, LLC, and authorizing the Town Manager to negotiate an alternate "southern route" for construction of the transmission line project

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 CKD Holdings Tracts on approximately 24.8-acre, 11.9-acre, and 1.8-acre tracts of land generally located north of Oliver Creek and west of FM 156 in the extraterritorial jurisdiction of the Town.
- ii. 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.
- iii. Potential development agreement and annexation of the Pecan Square Business Park LLC tract on approximately 5.0-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.
- iv. Potential lease agreement with tenant of proposed sports venue.

**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.

**C. 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. Potential development agreement and annexation of the Petrus Investment tracts on approximately 100.6-acre, 64.9-acre, 225.8-acre, 58.5-acre, and 168.4-acre tracts of land generally located north of Victory Circle, west of Harmonson Road, and east of FM 156 in the extraterritorial jurisdiction of the Town; the Eagle Income Properties tracts on approximately 102.9-acre, 24.9-acre, 10.2-acre, 5.5-acre, and 2.7-acre tracts of land generally located east of FM 156 and south of Harmonson Road in the extraterritorial jurisdiction of the Town; and the AIL Investment tract on approximately 76.8-acre tract of land generally located east of Harmonson Road in Town limits.
- ii. Project Chestnut
- iii. Sports Venue Special Tax Election

7. **RECONVENE INTO OPEN SESSION**

- A. Consider a Resolution of the Town of Northlake, Texas, notifying State Comptroller of the Town's intent to hold a local option election pursuant to Local Government Code chapter 334 to use special revenues to fund a sports venue project

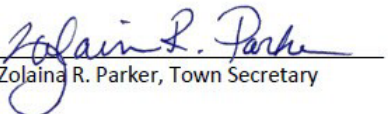
8. **ADJOURN**

**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 January 6, 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.