



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING AGENDA
FEBRUARY 9, 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 February 9, 2023, at 5:30 p.m., at the Northlake Town Hall in the Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas 76226. 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

Roll Call, Invocation, Pledge of Allegiance

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

A. Presentation - Employee Service Awards

- i. Kurtis Campbell, Police Officer - 5 years of Service
- ii. Lisa Perea, Police Officer - 5 years of Service
- iii. Tara Wilson, Administrative Assistant - 5 years of Service

B. Briefing - Hillwood Industrial Park Concept Plan

C. Briefing - Final Report for Impact Fee Update for the Town of Northlake Water & Sanitary Sewer Systems

D. Briefing - Fiscal Year 2023 First Quarter Investment Report (Oct - Dec 2022)

E. Briefing - Fiscal Year 2023 First Quarter Financial Report (Oct - Dec 2022)

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

A. Consider approval of January 26, 2023 meeting minutes

- B. Consider a Resolution of the Town of Northlake, Texas, accepting the 2022 Racial Profiling and Analysis Report
- C. Consider a Resolution of the Town of Northlake, Texas, declaring certain personal property owned by the Town of Northlake to be surplus property and authorizing the Town Manager to dispose of such property

5. ACTION ITEMS

- A. Consider an Ordinance of the Town of Northlake, Texas, authorizing and ordering a municipal election to be held in the Town of Northlake on May 6, 2023, and if required, a Runoff Election on June 10, 2023, for the purpose of electing Council Members to Places 4, 5, and 6; 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
- 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 May 6, 2023, for the purpose of submitting to the qualified voters of the Town of Northlake, Texas, a ballot proposition on the question of approving and implementing Resolution No. 23-06 designating the use of special revenues to fund a Sports Venue Project, through (1) the proceeds of any lease agreement; (2) the assessment of an additional two (2) percent hotel occupancy tax within the town; (3) the dedication of 1/8 cent of existing sales tax levied by the Town of Northlake Economic Development Corporation; and (4) the dedication of 1/8 cent of existing sales tax levied by the Town of Northlake Community Development Corporation, pursuant to Chapter 334 of the Texas Local Government Code, as amended; 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 an Ordinance of the Town of Northlake, Texas, providing for the annexation of approximately 6.533 acres of land situated in the Patrick Rock Survey, Abstract No. 1063, generally located on the north side of FM 407 approximately 1,200 feet west of Thompson Road. Northlake Land Development Partners, LLC, and Northlake MOB Development Partners, are the owners/applicants. Case # ANX-22-004
 - i. Public hearing
 - ii. Consider approval
- D. Consider an Ordinance of the Town of Northlake, Texas, amending the Code of Ordinances and Appendix "A"; Special Events Fees (A3.002), and Water and Sewer Sanitary Services Fee (A4.001) (a) & (b); effective January 27, 2023
- E. Consider a Resolution of the Town of Northlake, Texas, awarding BID 22-06 and authorizing the Town Manager to execute an agreement/contract with Ed Bell Construction Company for reconstruction of Cleveland Gibbs south, in an amount not to exceed \$5,649,214.35

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 lease agreement with tenant of proposed sports venue.
- iii. Potential development agreement and annexation of the Neely tract on approximately 25.2 acres of land generally location at the southwest corner of FM 156 and Sam Reynolds Road in the extraterritorial jurisdiction of the Town.

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. Sports Venue Special Tax Election

7. RECONVENE INTO OPEN 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 February 3, 2023 by 5:30 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.