

TOWN COUNCIL AGENDA

REGULAR MEETING
THURSDAY, MAY 23, 2024 - 5:30 PM

BRIAN G. MONTINI, MAYOR
ALEX HOLMES, COUNCILOR
MICHAEL C. GANZ, COUNCILOR
AARON FOWLER, COUNCILOR

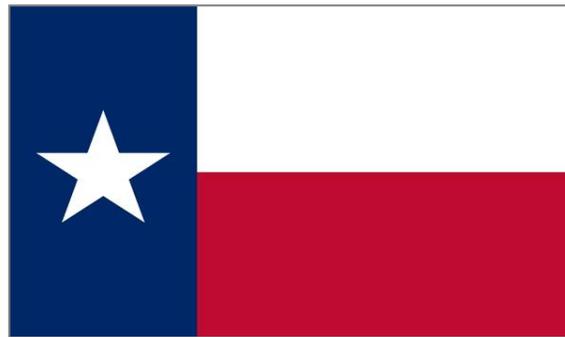
ROGER SESSIONS, COUNCILOR
MARYL LORENCZ, COUNCILOR
P.K. KELLEY, COUNCILOR

REGULAR SESSION

- Call to Order
- Roll Call
- Invocation – Ben Scheck, Pastor, The Grove Church
- Pledges of Allegiance to the US & Texas Flag – Mayor Brian Montini

TEXAS PLEDGE OF ALLEGIANCE

Honor the Texas flag; I pledge
allegiance to thee, Texas, one state
under God, one and indivisible.



IMPORTANT DATES:

Date	Event	Location
May 27	Holiday – Memorial Day	Town Offices Closed
June 4	Board of Adjustment Meeting	Town Hall Council Chambers
June 13	Town Council Regular Meeting	Town Hall Council Chambers
June 25	Planning & Zoning Commission	Town Hall Council Chambers
July 4	Holiday – Independence Day	Town Offices Closed
July 16	Planning & Zoning Commission	Town Hall Council Chambers
July 18	EDC & CDC Meeting	Town Hall Council Chambers
July 25	Town Council Regular Meeting	Town Hall Council Chambers
August 8	Town Council Regular Meeting	Town Hall Council Chambers
August 20	Planning & Zoning Commission	Town Hall Council Chambers

ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS

- A. Announcement – Distinguished Budget Presentation Award
- B. Presentation – Employee Service Award
 - i. Parwaiz Broker – 5 Years of Service
- C. Proclamation – Public Works Week (May 19-25)
- D. Briefing – Water Conservation Plan Updates
- E. Briefing – FY 2023-2024 2nd Quarterly Investment and Financial Report
- F. Briefing – Budget Focus Areas and Calendar

GOVERNMENT FINANCE OFFICERS ASSOCIATION DISTINGUISHED BUDGET PRESENTATION AWARD

Town of Northlake

MAY 23, 2024



DISTINGUISHED BUDGET PRESENTATION AWARD

- FY 2024 Budget: Town awarded Distinguished Budget Presentation Award
 - Awarded by Government Finance Officers Association
 - Fourth time to receive award
 - Budget must meet nationally recognized principles and guidelines
 - Town at forefront of using and promoting digital budget book meeting GFOA requirements
 - Demonstrates Town budget and digital budget book serve effectively as:
 - Policy document
 - Financial plan
 - Operations guide
 - Communication device



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**Town of Northlake
Texas**

For the Fiscal Year Beginning

October 01, 2023

Christopher P. Morill

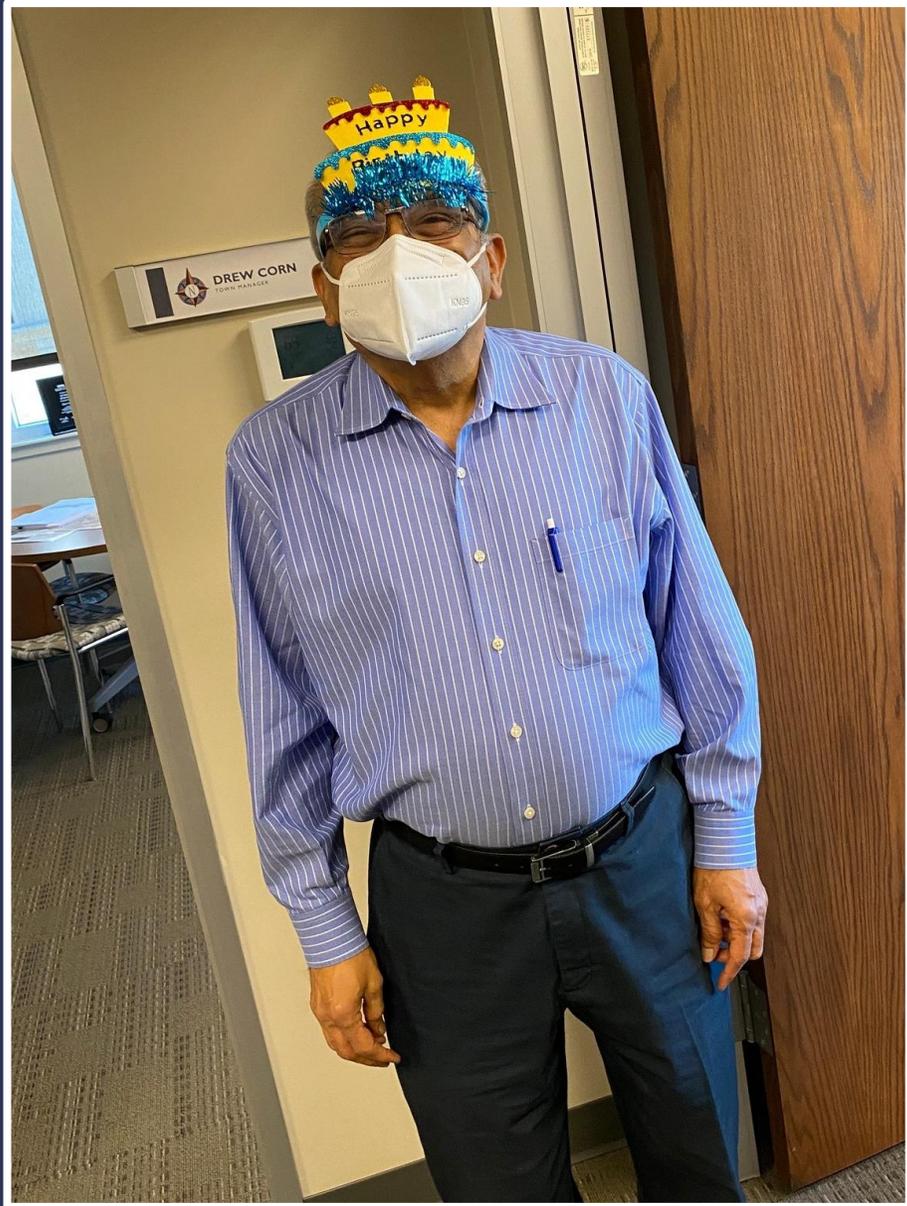
Executive Director

RECOGNITION OF PARWAIZ BROKER FOR FIVE YEARS OF SERVICE TO THE TOWN OF NORTHLAKE

Town of Northlake

MAY 23, 2024







IN RECOGNITION AND APPRECIATION
COMMEMORATING FIVE YEARS OF
EXEMPLARY SERVICE TO THE
TOWN OF NORTHLAKE

This plaque is presented to

Parwaiz Broker

Accountant

Town of Northlake

2019 - 2024



By

David Rettig - Mayor

Brian Montini - Mayor Pro Tem

Robert Keeker - Council Member

Michael Ganz - Council Member

Roger Sessions - Council Member

Maryl Lorencz - Council Member

Aaron Fowler - Council Member



THANK YOU FOR
YOUR SERVICE





PUBLIC WORKS WEEK – MAY 19 – 25, 2024

Town of Northlake

MAY 23, 2024



TOWN OF NORTHLAKE, TEXAS
PUBLIC WORKS WEEK



Public Works Week celebrates the dedication and hard work of public works professionals who contribute to and enhance the quality of life in communities they serve.





THANK YOU FOR
YOUR SERVICE



WATER CONSERVATION PLAN UPDATE

Town of Northlake

MAY 23, 2024



WATER CONSERVATION UPDATES

- Current watering schedule allows 3 days per week year-round
- Regional Wholesale Water providers notified the Town of proposed schedule change: 2 days per week watering year-round
 - Per contracts – updates needed to sync with providers
- Northlake Proposed Changes/Updates
 - 2 days per week watering
 - Watering schedule – address based – moved to Water Awareness
 - No watering on Mondays – moved to Water Awareness
 - Updating references to Mayor, replacing with Town Manager or Designee
- Proposed Update Timeline
 - Ordinance Amendment Briefing: May 23
 - Council Consideration: June 13

WHOLESALE PROVIDERS



April 2024: Fort Worth announces their collaborative effort with other regional wholesale water providers to move to year-round twice per week watering schedule



Upper Trinity Regional Water District is included in this group.



Wholesale contracts require implementation of changes by our wholesale providers.

ORDINANCE PRIMARY CHANGES

§ 12.08.008(a)(1)(C)

- Change references of 3 days per week to 2 days per week.

§ 12.08.008(b)(2)(C)(xi)

- Maintain the same watering schedule based on address
- Removed from Stage 1 and added to Water Awareness Stage.

§ 12.08.008(b)(2)(C)(xii)

- No watering on Mondays- falls outside the watering schedule
- Removed from Stage 1 and added to Water Awareness Stage.



STAGE I WATER CONSERVATION

On May 20, 2022 the Town of Northlake entered Stage I Water Conservation. All water customers are required to follow the landscape and lawn irrigation schedule below until the Town returns to normal operating levels.

EVEN ADDRESSES



Addresses with street numbers ending in 0, 2, 4, 6, or 8 may water on Wednesdays and Saturdays only.

ODD ADDRESSES



Addresses with street numbers ending in 1, 3, 5, 7 or 9 may water on Sundays and Thursdays only.

#EVERYDROPCOUNTS



2ND QUARTER INVESTMENT AND FINANCIAL REPORTS

Town of Northlake

MAY 23, 2024



FISCAL YEAR 2024 2ND QUARTER INVESTMENT REPORT (JAN-MAR)

- Quarterly Investment Reports displayed on Town website:
<https://www.town.northlake.tx.us/334/Quarterly-Investment-Reports>
- Fiscal Year (FY) 2023-2024
 - Second quarter total cash and investment book value: \$53,823,565
 - Decrease of \$5,154,188 – primarily due to spending for capital projects
 - Second quarter total interest earnings: \$422,641

FISCAL YEAR 2024 2ND QUARTER FINANCIAL REPORT (JAN-MAR)

- Quarterly Financials displayed on Town website:
<https://www.town.northlake.tx.us/472/Quarterly-Financial-Reports>
- Year-to-Date (YTD) Budget highlights:
 - Combined Operating and Capital Budgets
 - 21% of revenues booked
 - 93% of property taxes received for the year
 - 50% of sales taxes collected for the year
 - 19% of expenditures spent
 - 44% of personnel expenditures spent

FISCAL YEAR 2024 2ND QUARTER FINANCIAL REPORT (JAN-MAR)

- Year-to-Date (YTD) Budget highlights:
 - General Fund
 - 84% of revenues collected
 - 41.2% expenditures spent
 - Capital Projects
 - 14% of budgeted expenditures spent
 - Largest expenditures were Stars Center, Cleveland-Gibbs South, and Catherine Branch

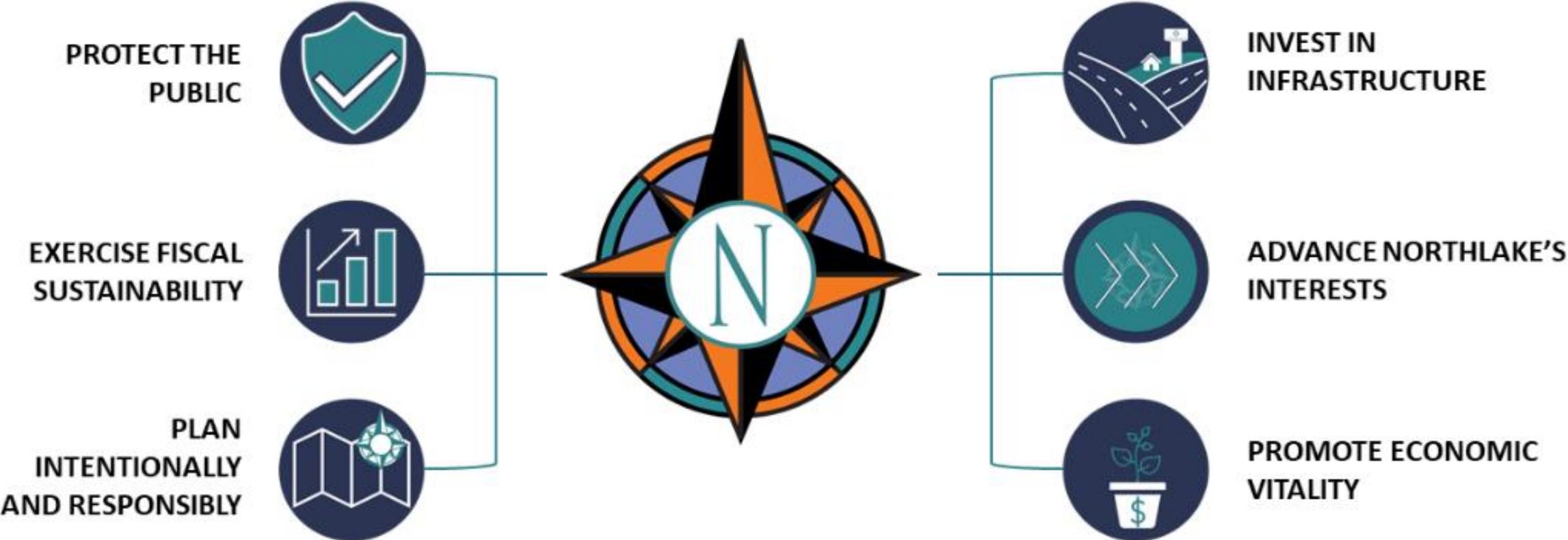
FISCAL YEAR 2024-2025 BUDGET PRIORITIES & CALENDAR

Town of Northlake

MAY 23, 2024



STRATEGIC GOALS



BUDGET FOCUS AREAS



EFFECTIVELY MANAGE PUBLIC RESOURCES



DIVERSIFY THE TAX BASE



OPERATE EFFICIENTLY & EFFECTIVELY



RESPONSIBLY MANAGE GROWTH

SUSTAIN A LOW PROPERTY TAX RATE

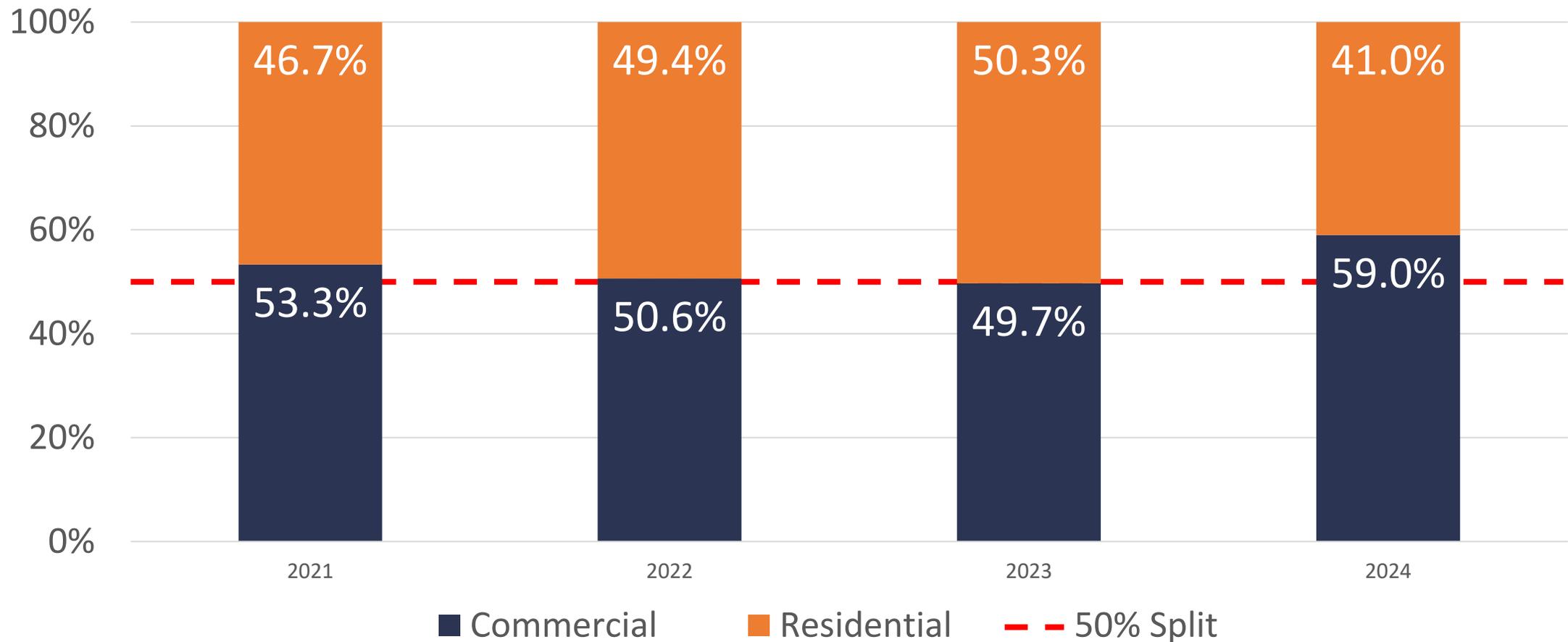


Maintain the Low Tax Rate of \$0.295

- **Stable Funding:** improves financial planning for both Town and residents
- **Tools:** Staff utilizes tools such as:
 - *De minimus rate*
 - *Flexible debt funding*
 - *Working towards healthy commercial/residential split*

SUSTAIN A LOW PROPERTY TAX RATE

Taxable Value Split: Commercial and Residential



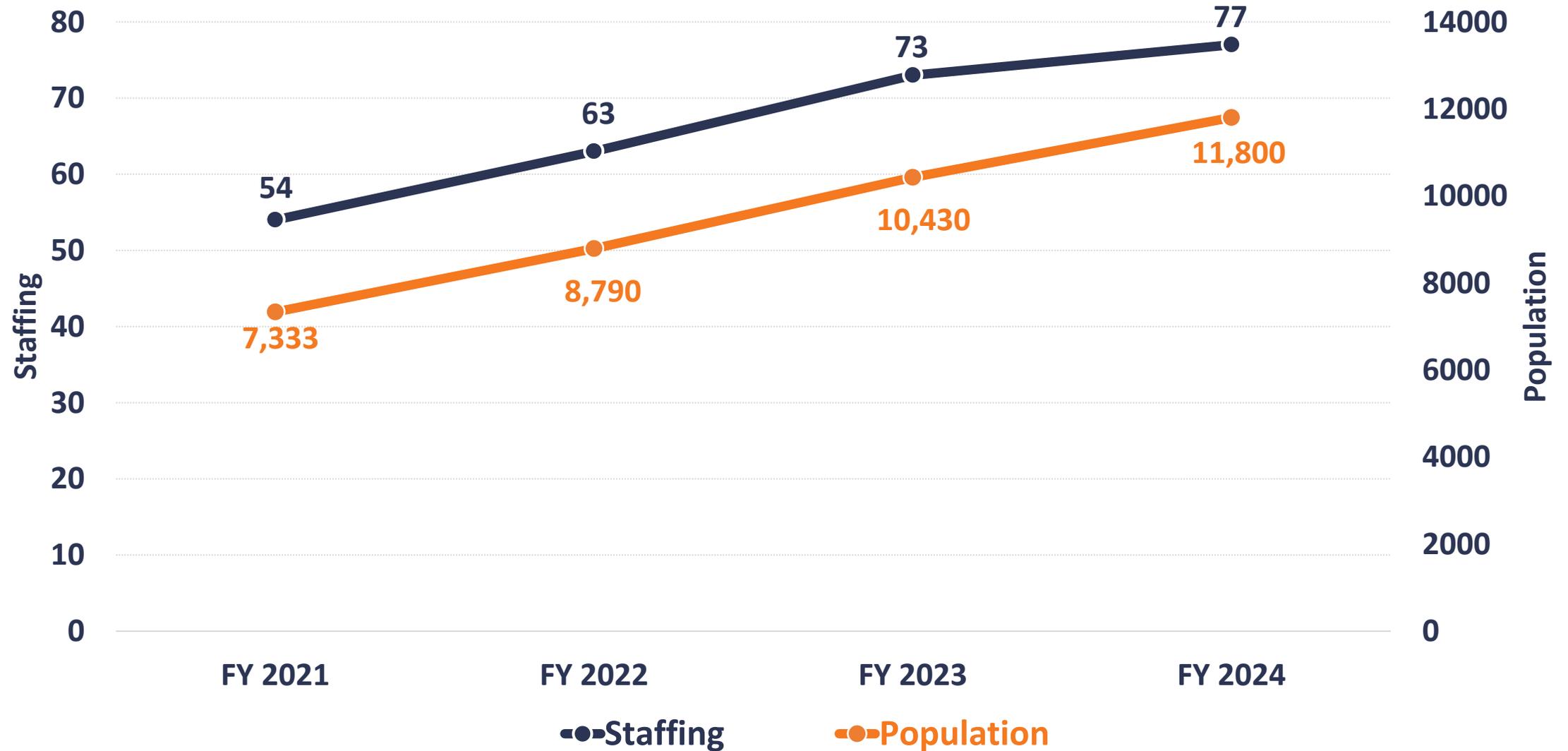
MAINTAIN EXISTING SERVICE LEVELS

Adjust Staffing Levels with Demand

- **Population Matching:** Staffing adjusts with population
- **Workload Measures:** new positions vetted against workload measurements
- **Reduce Need:** Utilize technology to reduce or eliminate the need to hire additional staff

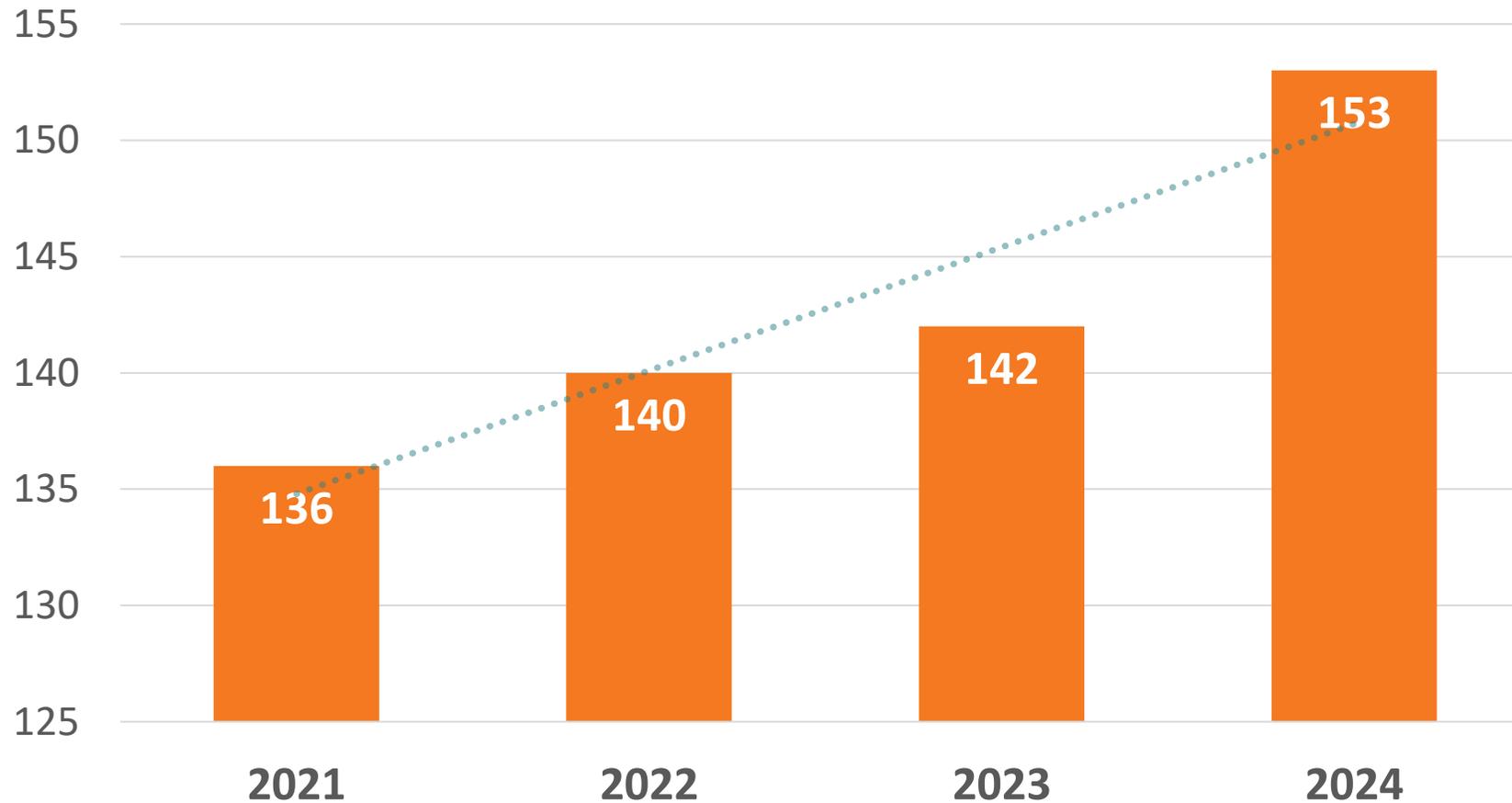


MAINTAIN EXISTING SERVICE LEVELS



MAINTAIN EXISTING SERVICE LEVELS

Number of Residents per Staff

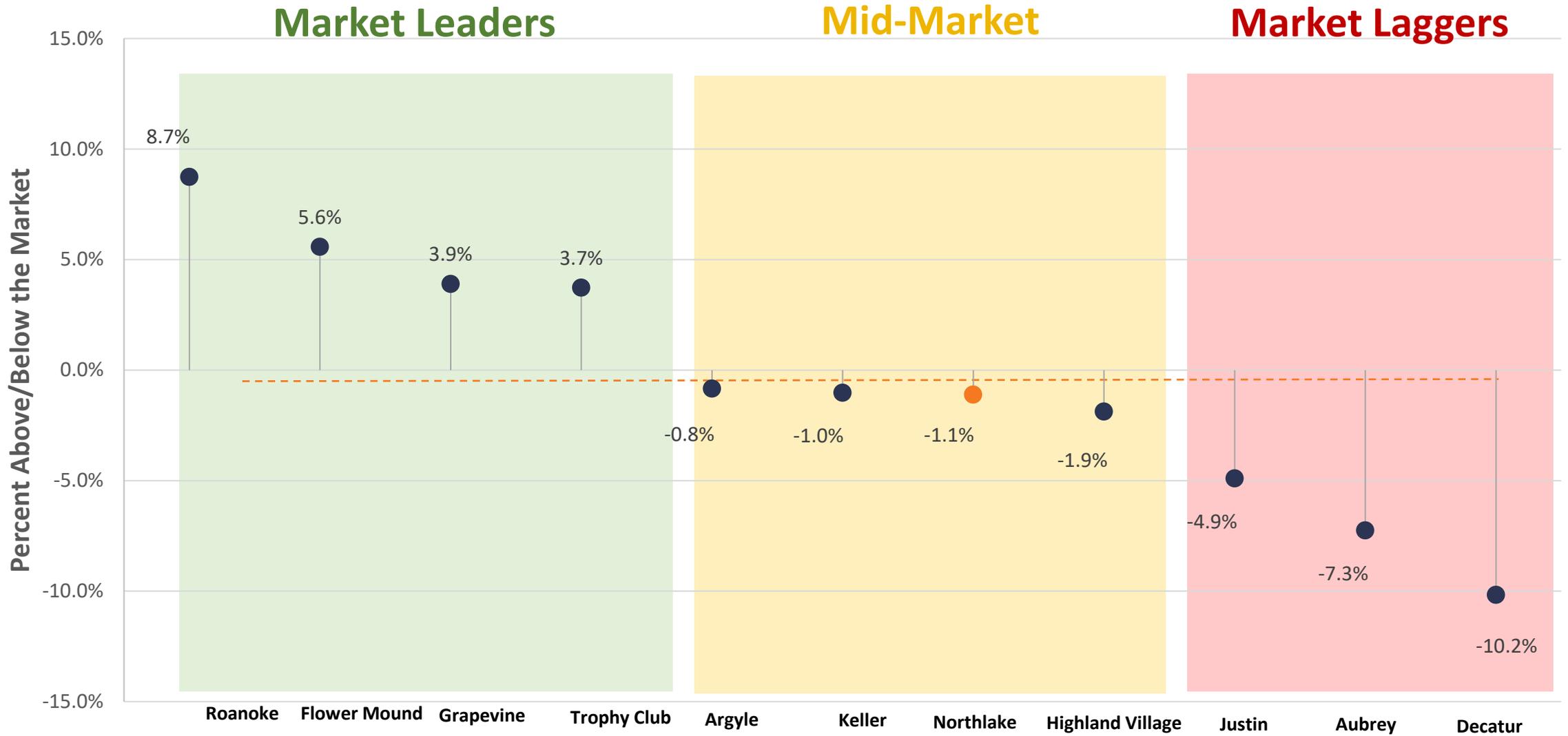


COMPENSATE 50TH PERCENTILE OF MARKET



Pay Keeps Pace with Market

- **Market Research:** Formal Salary Surveys every two years
- **Reduce Turnover:** Aims to reduce turnover rate and quicker filling of vacant positions
- **Competitiveness:** Allows Town to be competitive in hiring process



COMPENSATE EMPLOYEES AT MID-MARKET



Implementation:

- 3% Cost of Living Adjustment
- 3% Mid-Year Adjustment
- Public Works Step program (starting pay \$40,000 annually)
- Police Department market adjustment (starting pay \$70,000 annually)

INVEST IN PUBLIC INFRASTRUCTURE

Strategic Capital Improvement Plan

- **Planned:** 10-year Capital Improvement Plan
- **Strategic:** Time debt issuances, and payments with growth of property tax base to minimize impact to existing residents
- **Collaborative:** work with other organizations to bring wanted improvements to area
- **Creative:** Utilize various financing strategies to advance projects in a timely manner



CURRENT CAPITAL IMPROVEMENT PROJECTS

Water



Cellular Meter Upgrade
Ft Worth Additional Capacity
Southwest Water Tower

Road



Cleveland Gibbs South
Dale Earnhardt Way South
Faught Road
Florance Road

Sewer



Catherine Branch – Phase 2

Building



Public Works Building
Hotel Conference Center
Sports Venue

BUDGET CALENDAR

Town of Northlake



BUDGET CALENDAR FY 2024-2025

May 23	Budget Focus Areas and Calendar
June 13	Departmental Budgets and Capital Projects
July 25	Preliminary Budget and Revenue Estimates Call Public Hearing for Budget and Tax Rate
August 8	Presentation of Proposed Budget Public Hearing for Budget and Tax Rate
August 22	Budget and Tax Rate Adoption

 Budget Development

 Proposed Budget Review

 Budget Adoption

COUNCIL BUDGET REQUESTS

Town of Northlake



TRAFFIC MARKINGS CREW

TOTAL COSTS: \$462,554

Staff \$287,554

Crew Leader \$103,598

Maintenance Worker \$85,482

Equipment Operator (FY 2026) \$98,474

Truck \$130,000

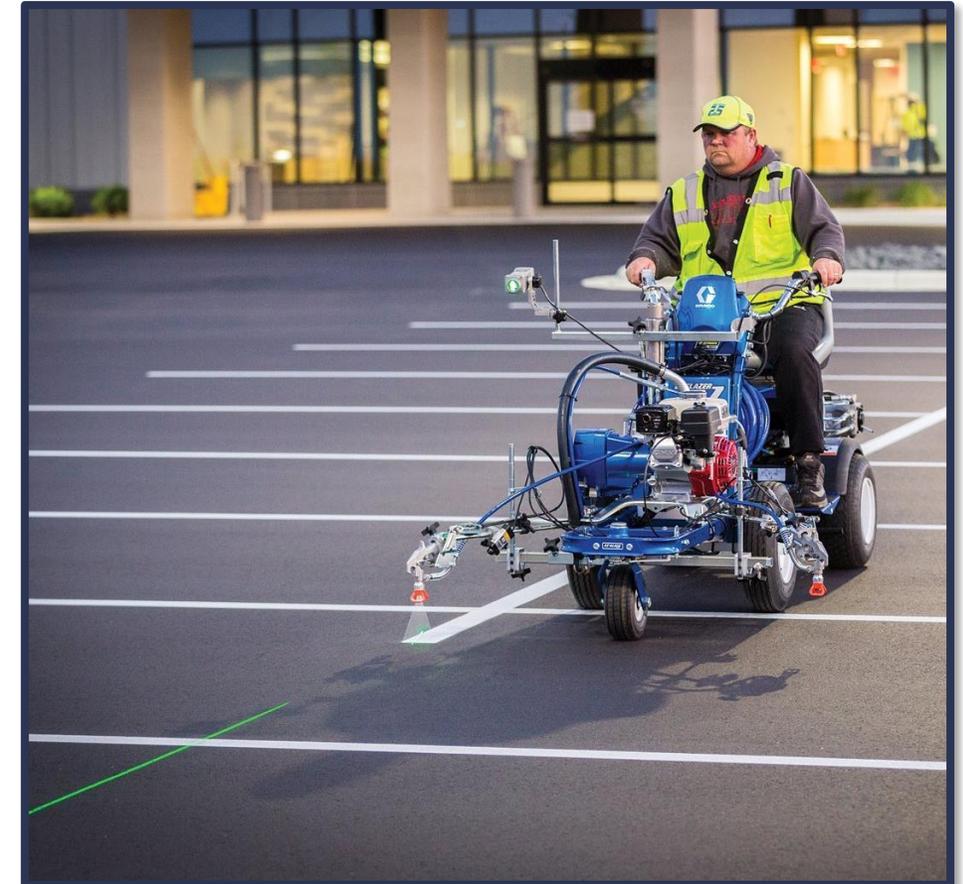
F-350 Crew Cab w/service body

Supplies \$35,000

Striping unit and stencils

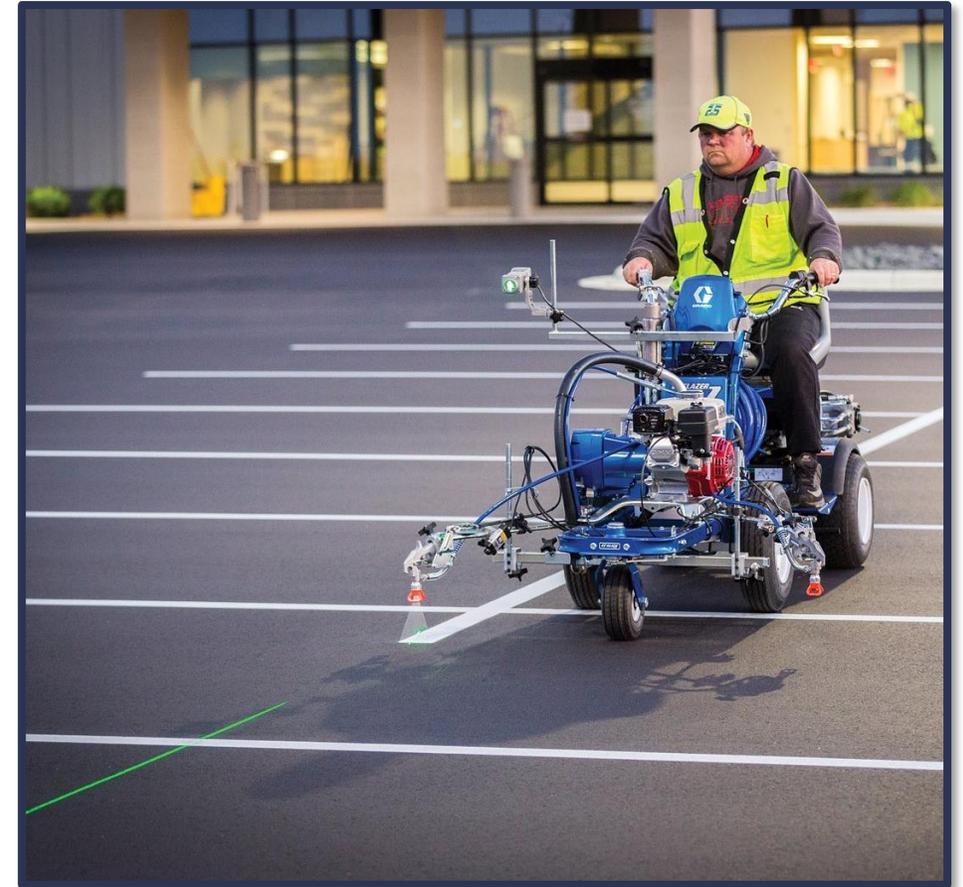
Training and Equipment \$11,000

Training classes, uniforms, work phone



TRAFFIC MARKINGS CREW DUTIES

- Painting of various pavement marking surfaces
 - Traffic lanes
 - Crosswalks
- Install traffic reflectors
- Inspects traffic signs
 - Repairs and installs signs as needed
- Update GIS Locations



FLORANCE ROAD RECONSTRUCTION

YARBROUGH TO STRADER

Issue:

- Road asphalt and subgrade failures
- Damage result of usage by heavy trucks

Resolution:

- Mill road surface
- Stabilize subgrade
- Repave sections as necessary

Council Goals Met:

- 4. Invest in Infrastructure
 - 4.3 Prioritize road projects and mitigate traffic

COSTS

\$4,650,000

FUNDING SOURCE

2025 COs

LIFE OF ASSET

20 Years

PUBLIC INPUT, CONSENT & ACTION ITEMS

Town of Northlake

MAY 23, 2024



PUBLIC INPUT

- Residents and guests may address Council on any matter
- Speakers encouraged to complete public input information card
- Presiding officer may redirect comments to item discussion
- No deliberation may occur for item not posted
- Presiding officer may impose time limit on comments

CONSENT ITEMS

- A. Town Council Meeting Minutes for April 11, 2024, April 15, 2024, and May 13, 2024
- B. Consider a Resolution approving and authorizing Town Manager to execute a purchase agreement/contract with Sam Pack's Five Star Ford, for a 2024 F550 Truck, amount not to exceed \$114,209.11
- C. Consider a Resolution approving and authorizing Town Manager to terminate professional services agreement with Bureau Veritas North America, Inc., and execute first amendment of agreement for Building Official Consultant Services with Countrywide Inspection Services, a wholly owned subsidiary of SAFEbuilt, LLC, to add health services
- D. Consider a Resolution approving the cancellation of June 27, 2024 and July 11, 2024 Regular Council Meetings

TAX INCREMENT REINVESTMENT ZONE NUMBER TWO BOARD MEETING

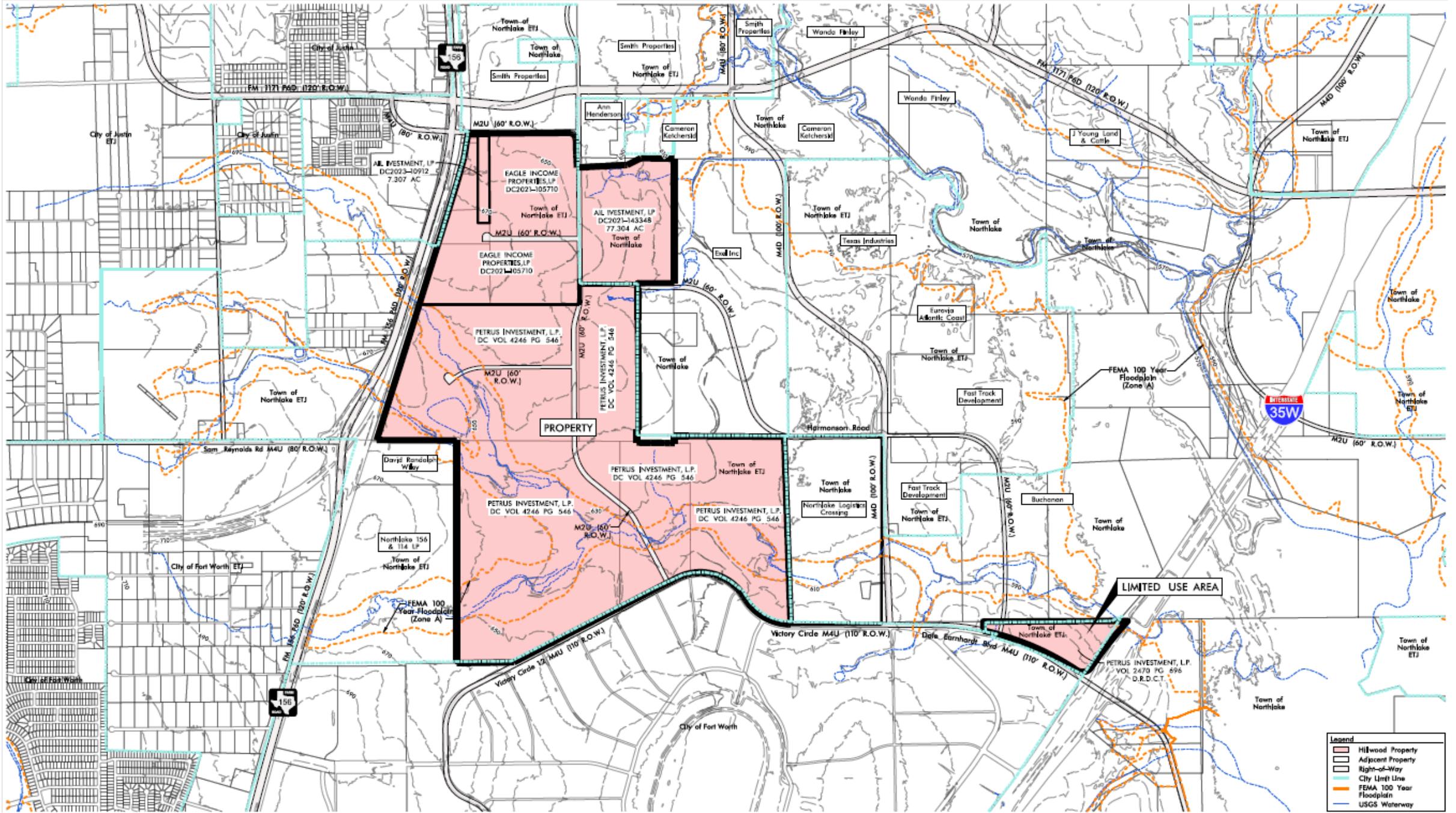
A. Public Input

- Residents and guests may address Board on any matter
- Speakers encouraged to complete public input information card
- Presiding officer may redirect comments to item discussion
- No deliberation may occur for item not posted
- Presiding officer may impose time limit on comments

B. Consider approval and recommendation for Town Council to approve a project and financing plan for Tax Increment Reinvestment Zone Number Two, Town of Northlake, Texas

TAX INCREMENT REINVESTMENT ZONE (TIRZ) NO. 2

- Created September 14, 2023 by Ordinance No. 23-0914A
- 884 acres in Catherine Branch industrial district north of speedway
- 9.6 million square feet of warehouse space planned
- 25-year term
- Established Town Council as board of directors
- Preliminary Project and Finance Plan



- Legend**
- Hillwood Property
 - Adjacent Property
 - Right-of-Way
 - City Limit Line
 - FEMA 100 Year Floodplain
 - USGS Waterway

FINAL PROJECT & FINANCE PLAN

- Sets 50% tax increment
- \$27M estimated revenues based on 25-year term
- Projects same as preliminary plan
 - Administrative costs
 - Reimbursement of certain developer constructed public infrastructure
 - Lists water, sewer, and road improvements (estimated \$44M)
 - Capped at actual value plus financing and revenue received by TIRZ
- TIRZ Board to approve and recommend for Town Council to approve

ACTION ITEMS

- A. Consider a Resolution appointing a Mayor Pro Tem to serve a one-year term beginning June 1, 2024 and ending May 31, 2025
- Per Town Charter Section 3.08, Mayor Pro Tem
 - Selection of Mayor Pro Tem shall occur at the first meeting after election or as soon as practicable
 - Mayor Pro Tem performs duties of Mayor in case of absence/disability of Mayor
 - One (1) year term

ACTION ITEMS (CONT.)

- B. Consider appointment for the Board of Adjustment Place 5, unexpired term, beginning June 1, 2024 and ending May 31, 2025

Place	Member Name	Term
1	Thomas Lott	2023-2025
2	Lisa Ham	2023-2025
3	Robert Parker	2023-2025
4	John Stewart	2023-2025
5	VACANT*	2023-2025

**due to election of Alex Holmes to Council*

ACTION ITEMS (CONT.)

- C. Consider appointments/reappointments for the Northlake Community Development Corporation – Board of Director Places 1-7, for a full term or an unexpired term, as applicable

Place	Member Name	Term
1	Andy Gibson	2022-2024
2	VACANT	2022-2024
3	Amy Godwin	2022-2024
4	Tom Dudark	2023-2025
5	Traci Honeycutt	2023-2025
6	Michaela Monson	2023-2025
7	Saketh Parsa*	2023-2025

**requested appointment to Planning & Zoning*

ACTION ITEMS (CONT.)

- D. Consider appointments/reappointments for the Northlake Economic Development Corporation – Board of Director Places 1-7, for a full term or an unexpired term, as applicable

Place	Member Name	Term
1	VACANT	2022-2024
2	VACANT	2022-2024
3	Laura Montini	2022-2024
4	Hillary Simpson	2022-2024
5	Marie Amarante	2023-2025
6	Ian Waya	2023-2025
7	Sonya Wooley	2023-2025

ACTION ITEMS (CONT.)

- E. Consider appointments/reappointments for the Planning & Zoning Commission Places 1-7, for a one-year term beginning June 1, 2024 and ending May 31, 2025

Place	Member Name	Term
1	Chris Amarante	2023-2024
2	Joshua Pezzuto	2023-2024
3	Jana Hall	2023-2024
4	Linda King	2023-2024
5	VACANT	2023-2024
6	Danny Simpson	2023-2024
7	VACANT*	2023-2024

**due to election of John Kelley to Council*

ACTION ITEMS (CONT.)

- F. Consider a Resolution making board nominations for the Denco Area 9-1-1 District Board of Managers
- Denco Area 9-1-1 provides 911 emergency services to various areas within Denton County
 - Northlake is a participating municipality
 - Denco Area 9-1-1 District has six-member Board of Managers
 - Two members represent municipalities and serve two-year alternating terms
 - Each participating municipality may nominate an individual for election each year
 - Nominations are currently open and may be submitted until May 31, 2024
 - Remaining members representation: 2 - Denton County, 1 - Fire Chiefs Assoc., 1 - Verizon

ACTION ITEMS (CONT.)

- G. Consider an Ordinance approving a project and financing plan for Tax Increment Reinvestment Zone Number Two, Town of Northlake, Texas; and providing an effective date

FINAL PROJECT & FINANCE PLAN

- Sets 50% tax increment
- \$27M estimated revenues based on 25-year term
- Projects same as preliminary plan
 - Administrative costs
 - Reimbursement of certain developer constructed public infrastructure
 - Lists water, sewer, and road improvements (estimated \$44M)
 - Capped at actual value plus financing and revenue received by TIRZ
- Town Council to approve following TIRZ Board approval

ACTION ITEMS (CONT.)

- H. Consider an Ordinance amending Ordinance No. 22-0127A, the 2022 Master Thoroughfare Plan update, by replacing the Master Thoroughfare Plan map to revise thoroughfares generally located northeast of FM 407 and Faught Road and southeast of FM 1171 and Cleveland-Gibbs Road – Case # MTP-24-001
 - i. Public Hearing
 - ii. Consider Approval

MASTER THOROUGHFARE PLAN (MTP)

- Long-range plan that identifies location and type of roadway facilities ultimately needed
 - Thoroughfare types and alignments to serve development per Comprehensive Plan's future development map
 - Current 2022 MTP Update approved January 27, 2022
- March 14, 2024: Council briefed on proposed MTP amendment
 - Discussed concerns with commercial development proposed east of Creek Meadows in Northlake's extraterritorial jurisdiction (ETJ) and potential mixing of commercial traffic with residential neighborhood
 - Staff presented a similar concern northeast of Northwest Regional Airport south of FM 1171
 - Council directed staff to prepare an MTP amendment to address these concerns

MASTER THOROUGHFARE PLAN (MTP)

- Proposed amendments
 - Northeast of FM 407 and Faught Road
 - Remove portion of Carpenter Road collector from MTP to sever potential connection to existing Carpenter Road in Creek Meadows
 - Add proposed Northlake Business Park Blvd to MTP
 - Road being designed to M2U standard in proposed development
 - Southeast of FM 1171 and Cleveland-Gibbs Road
 - Remove/realign M2U northeast of Northwest Regional Airport to:
 - Separate commercial/industrial and residential traffic
 - Align with Comprehensive Plan update

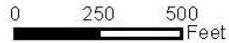


Master Thoroughfare
Plan Amendment
Northlake Business Park

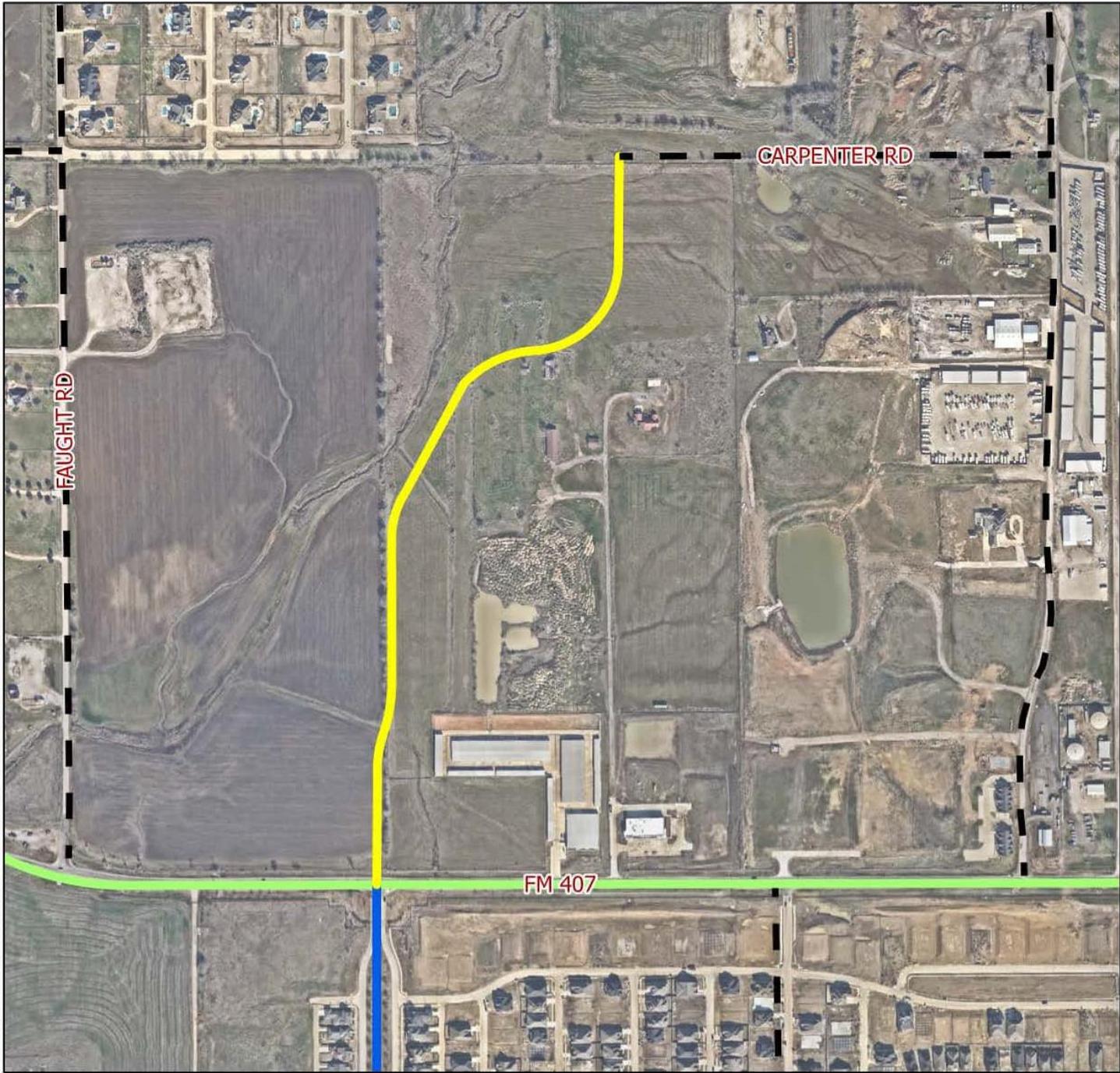
Legend

Thoroughfare
Roads

- █ M2U
- █ M4D
- █ M4U
- █ P6D
- ▣ ▣ Collector Road
- ▬ Major Road



Date: 3/11/2024

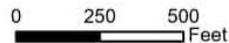


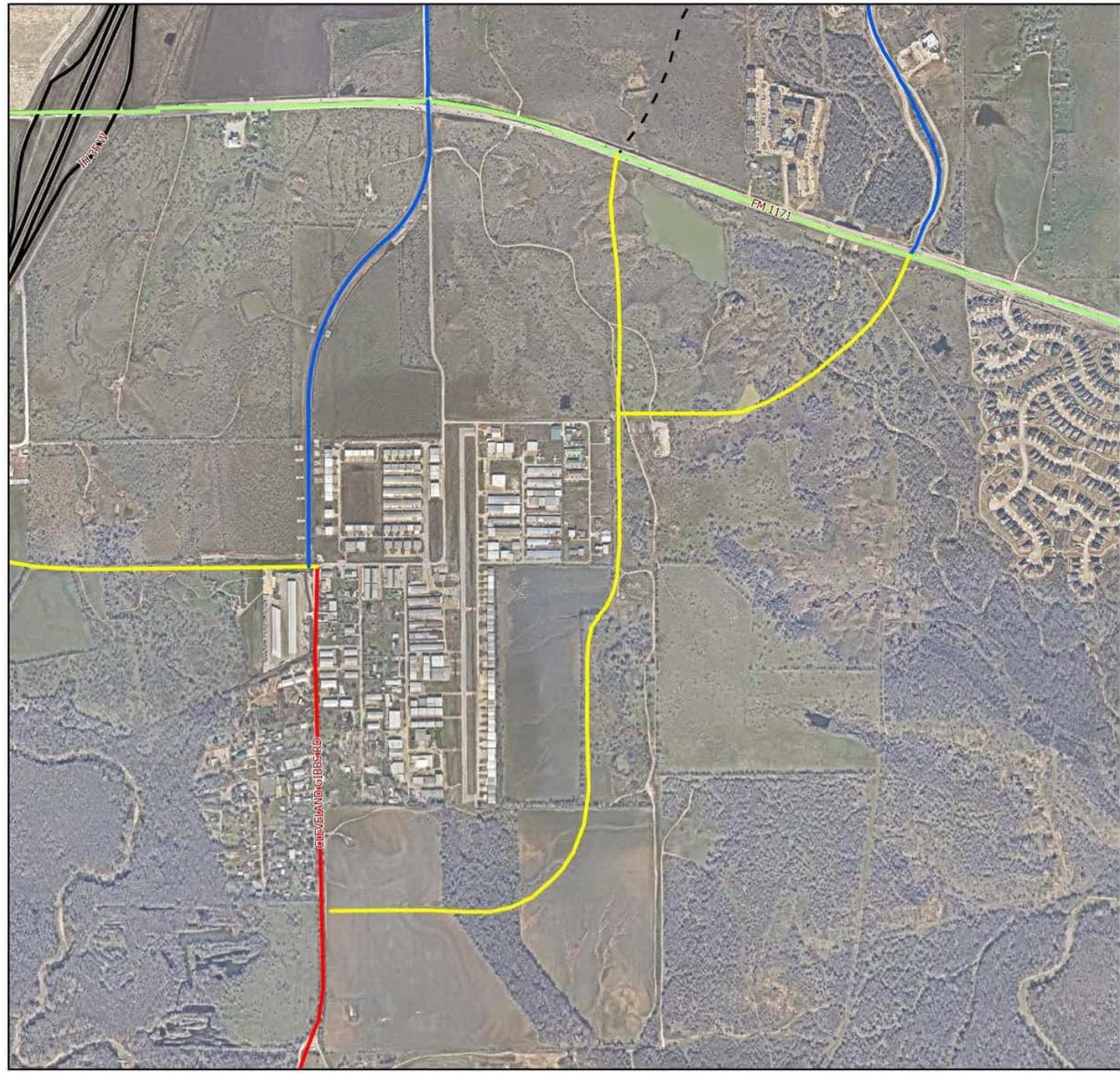
Master Thoroughfare
Plan Amendment
Northlake Business Park
Modification

Legend

Thoroughfare
Roads

- █ M2U
- █ M4D
- █ M4U
- █ P6D
- ▬ Collector Road
- ▬ Major Road





Master Thoroughfare Plan Amendment

Cleveland Gibbs
Area

Legend

Thoroughfare Roads

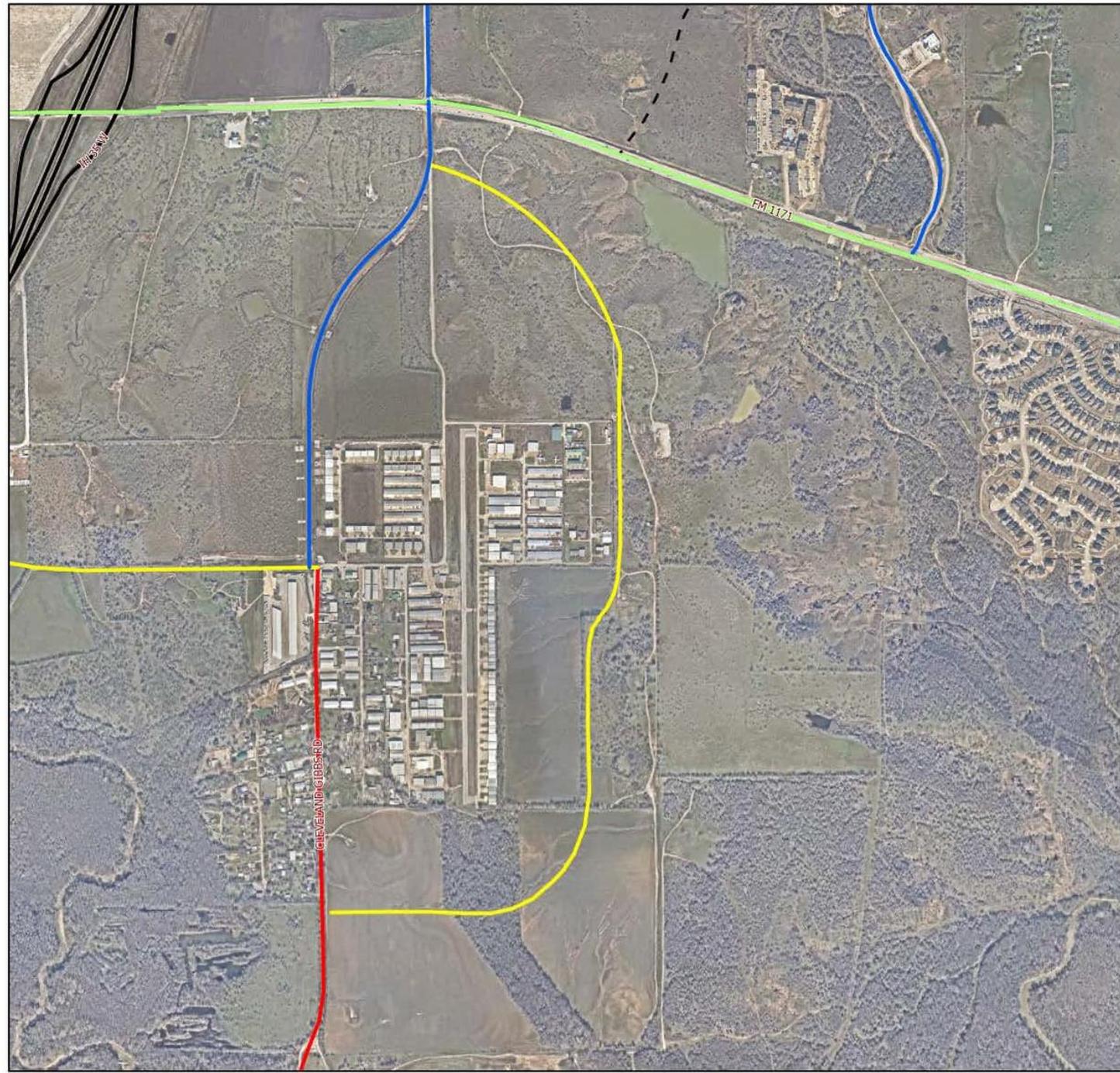
-  M2U
-  M4D
-  M4U
-  P6D
-  Collector Road
-  Major Road



0 400 800
Feet



Date: 3/11/2024



Master Thoroughfare Plan Amendment

Cleveland Gibbs
Area Modification

Legend

Thoroughfare Roads

-  M2U
-  M4D
-  M4U
-  P6D
-  Collector Road
-  Major Road



0 400 800
Feet



Date: 3/11/2024

ACTION ITEMS (CONT.)

- I. Consider an Ordinance amending Article 12, Subdivisions, of the Unified Development Code (UDC) to update provisions for approval of plats – Case # UDC-24-002
 - i. Public Hearing
 - ii. Consider Approval

UDC PROVISIONS FOR PLAT APPROVALS

- Briefed Planning & Zoning Commission (P&Z) on HB 3699 – October 17, 2023
 - HB 3699 related to municipal regulation of subdivisions and approval of subdivision plats
 - Updated 30-day “shot clock” regulations for action on plats
 - Added ability to delegate administrative approval authority of all plats to staff
 - Staff presented options for consideration and potential UDC amendment
 1. Status quo – most plats to be approved by P&Z
 2. Administrative approval for most plats (with monthly reports)
 3. Hybrid approach
 - P&Z consensus for Option #2 and UDC amendment drafted for consideration

ACTION ITEMS (CONT.)

- J. Consider an Ordinance amending Article 11, Signs, and Article 14, Definitions, of the Unified Development Code (UDC) to update provisions for Window Signs, Billboards, and Off-Location or Off-Premises Signs – Case # UDC-24-001
 - i. Public Hearing
 - ii. Consider Approval

BACKGROUND – DIGITAL BILLBOARD

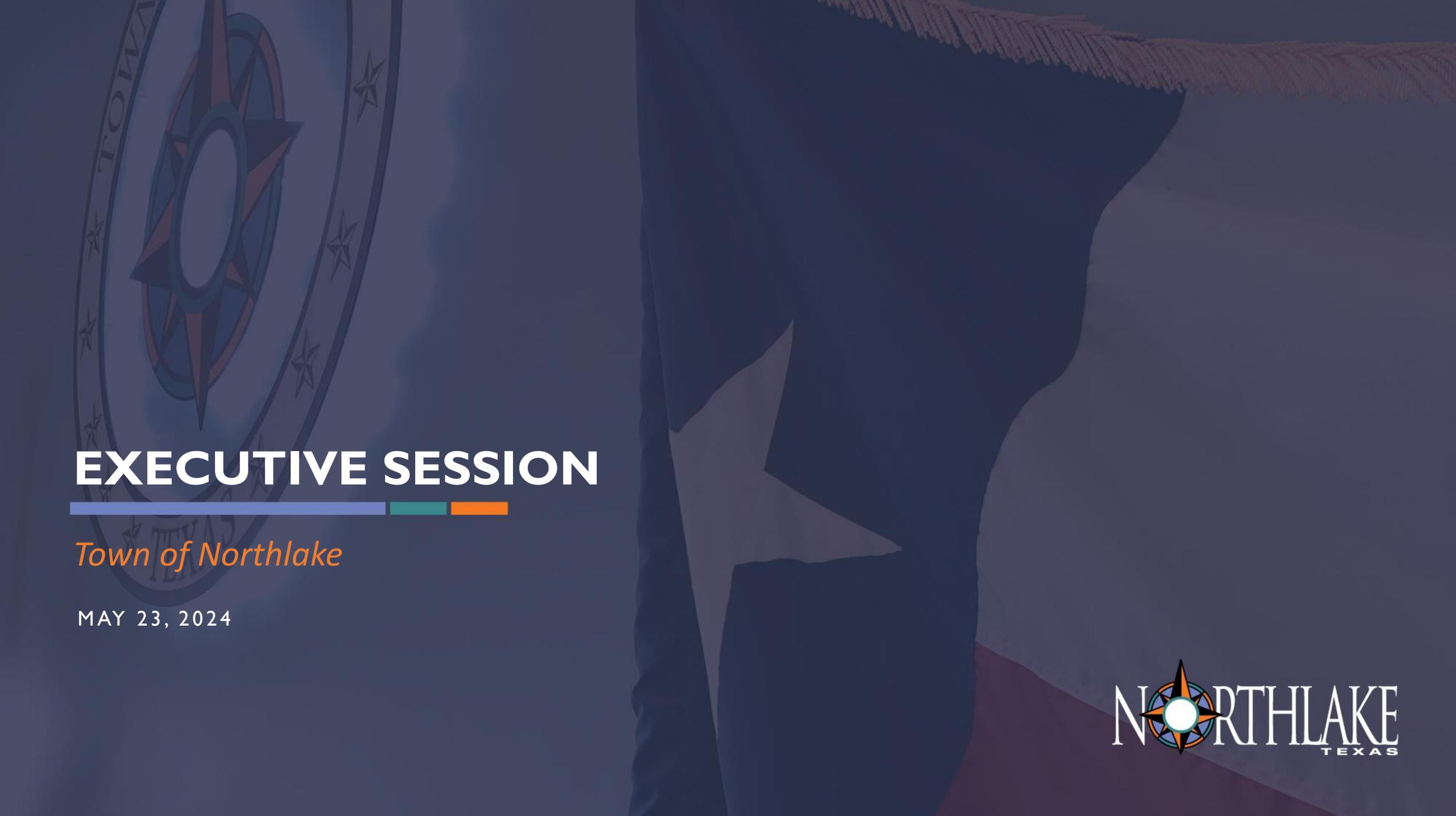
- Town Council authorized development agreement (DA)
 - Northeast corner of SH 114 & Cleveland-Gibbs Road
 - Calls for annexation of property in extraterritorial jurisdiction (ETJ)
 - Allows for digital billboard on property subject to obtaining permit from TxDOT
 - TxDOT requires local ordinance to allow for digital billboards in order to issue permit
 - Proposed amendment limits locations to entries into Town on major highways
 - Drafted to cover existing billboard signs and proposed sign per DA only
 - No other billboard locations will be able to meet all necessary conditions

BACKGROUND – WINDOW SIGNS

- P&Z briefed on window sign requirements
 - Provided direction to align standards with examples from Southlake and Roanoke
 - UDC amendment drafted accordingly and considered at April 16th meeting
 - Discussed whether significant changes necessary
 - Focused comments on updating existing requirements to:
 - Ensure they are clear and understandable
 - Define colored window coverings (with or without graphics or text) as a sign
 - Public hearing and item continued to May 21st meeting to consider revisions
 - Colored window coverings not matching building façade considered a sign
 - Clearly defined window and application of 25% maximum area to total window area per tenant
 - Set maximum of 4 signs per window (matches Southlake standard)

UDC AMENDMENT PROCESS

- Planning & Zoning Commission Action
 - May 21st Meeting
 - Held public hearing with no speakers for or against
 - Recommended approval as drafted
- Town Council Action
 - Hold public hearing
 - Consider approval



EXECUTIVE SESSION

Town of Northlake

MAY 23, 2024



EXECUTIVE SESSION

a. Section 551.071 - Consultation with Attorney

- i. Potential annexation and Development Agreement for property consisting of a 137.6-acre tract, an 84.3-acre tract, and a 53.8-acre tract of land generally located northwest of the intersection of McPherson Drive and Harmonson Road in the extraterritorial jurisdiction of the Town
- ii. Potential annexation and development agreement of a property consisting of a 5.001-acre tract of land generally located on the north side of FM 407, northeast of the intersection with Pecan Parkway, in the extraterritorial jurisdiction of the Town
- iii. Potential development agreement for La Estancia Investments LP tracts consisting of a 111.6-acre and part of a 295.5-acre tract of land generally located south of FM 1171 and west of Cleveland-Gibbs Road

EXECUTIVE SESSION (CONT.)

b. Section 551.074 Personnel Matters

- i. Discuss and deliberate public official appointments and reappointment to the Board of Adjustment Place 5, Northlake Community Development Corporation – Board of Directors Places 1-7, Northlake Economic Development Corporation – Board of Directors Places 1-7, and Planning & Zoning Commission Places 1-7

REGULAR SESSION (CONT.)

- Reconvene into Open Session
 - A. Consider a resolution authorizing Town Manager to negotiate and execute a development agreement providing municipal services and authorizing fee waivers and other economic development incentives related to voluntary annexation and development of property consisting of 3.7-acre, 3.2-acre, and 5.0-acre tracts of land generally located at the northeast corner of SH 114 and Dale Earnhardt Way in the extraterritorial jurisdiction of the Town
 - B. Consider a resolution authorizing Town Manager to negotiate and execute a development agreement providing municipal services and authorizing fee waivers and other economic development incentives related to voluntary annexation and development of property consisting of a 156.8-acre tract of land generally located east of FM 156 and northwest of Victory Circle in the extraterritorial jurisdiction of the Town

REGULAR SESSION (CONT.)

- C. Consider a resolution authorizing Town Manager to negotiate and execute a development agreement providing municipal services and authorizing fee waivers and other economic development incentives related to voluntary annexation and development of property consisting of 69.0-acre, 0.8-acre, 1.5-acre, 3.9-acre, 4.0-acre, and 1.0-acre tracts of land generally located at the northwest corner of Sam Reynolds Rd. and FM 156 in the extraterritorial jurisdiction of the Town
 - D. Consider a resolution authorizing Town Manager to negotiate and execute a reimbursement agreement with MHI Partnerships LTD for public infrastructure improvements related to economic development incentives with DFW Northlake Business Park LLC
- Adjournment