

TOWN COUNCIL AGENDA

REGULAR MEETING
THURSDAY, JANUARY 8, 2026 - 5:30 PM

BRIAN G. MONTINI, MAYOR

MARYL LORENCZ, MAYOR PRO TEM

ALEX HOLMES, COUNCILOR

MICHAEL C. GANZ, COUNCILOR

AARON FOWLER, COUNCILOR

ROGER SESSIONS, COUNCILOR

JOSH PEZZUTO, COUNCILOR

REGULAR SESSION

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



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 |
|-------------|--|----------------------------|
| January 15 | EDC & CDC Meeting | Town Hall Council Chambers |
| January 19 | Holiday – Martin Luther King Jr. Day | Town Offices Closed |
| January 22 | Town Council Regular Meeting | Town Hall Council Chambers |
| January 27 | Planning & Zoning Commission Meeting | Town Hall Council Chambers |
| February 3 | Board of Adjustment Meeting | Town Hall Council Chambers |
| February 12 | Town Council Regular Meeting | Town Hall Council Chambers |
| February 24 | Planning & Zoning Commission Meeting | Town Hall Council Chambers |
| February 26 | Town Council Regular Meeting “if needed” | Town Hall Council Chambers |
| March 12 | Town Council Regular Meeting | Town Hall Council Chambers |
| March 19 | EDC & CDC Meeting | Town Hall Council Chambers |
| March 24 | Planning & Zoning Commission Meeting | Town Hall Council Chambers |
| March 26 | Town Council Regular Meeting | Town Hall Council Chambers |

ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS

- A. Report and Updates from the Mayor and Town Councilmembers Concerning Items of Community Interest (*if necessary*)
- B. Briefing – Public Works Departmental Update
- C. Briefing – Agricultural (AG) Zoning District Standards

TOWN OF NORTHLAKE

BRIEFING – PUBLIC WORKS DEPARTMENTAL UPDATE FY25

JANUARY 8TH, 2026





Public Works

DEPARTMENT OVERVIEW

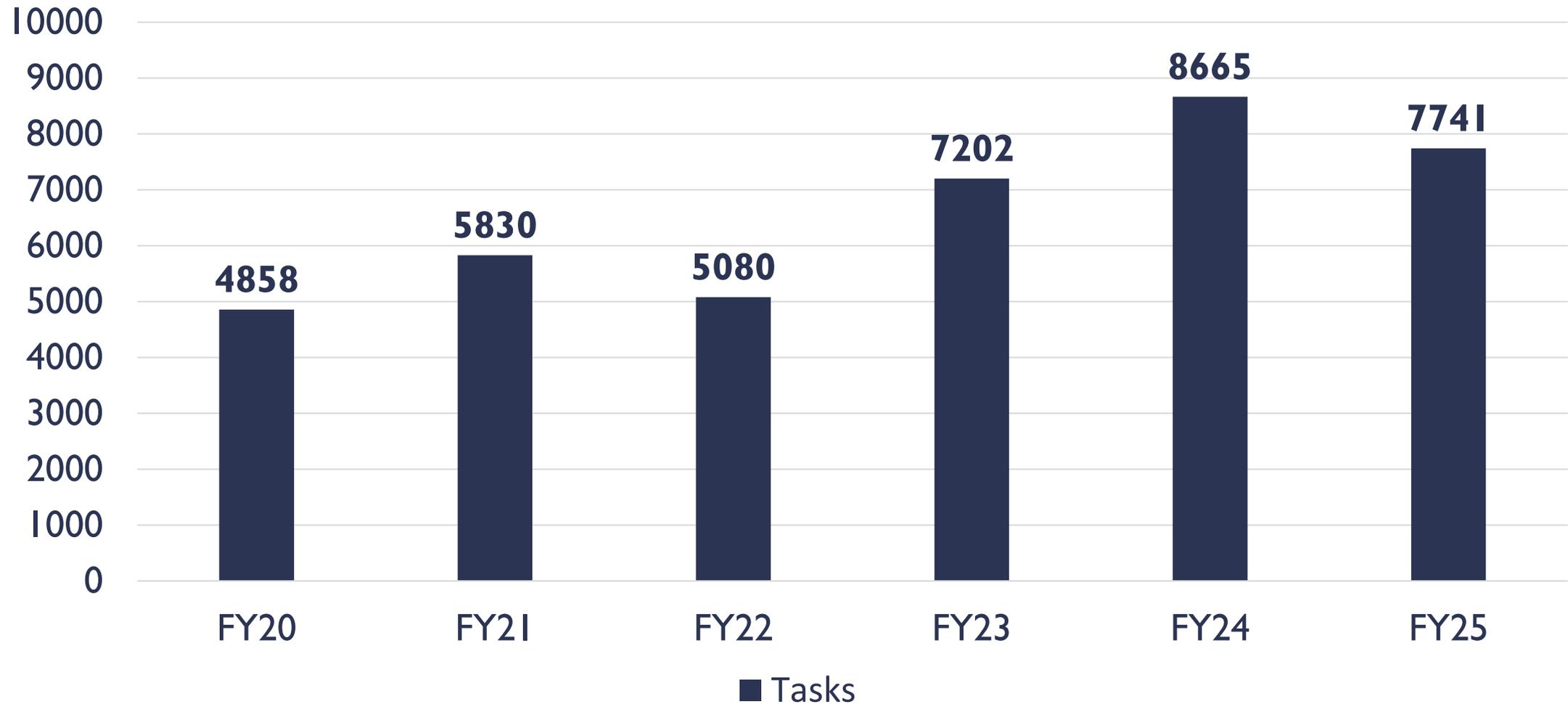
Core Functions

1. Water Distribution Operations
2. Wastewater Collection Operations
3. Street Maintenance
4. Signs and Markings
5. Stormwater Management
6. Infrastructure Inspections
7. Water Meter Installations

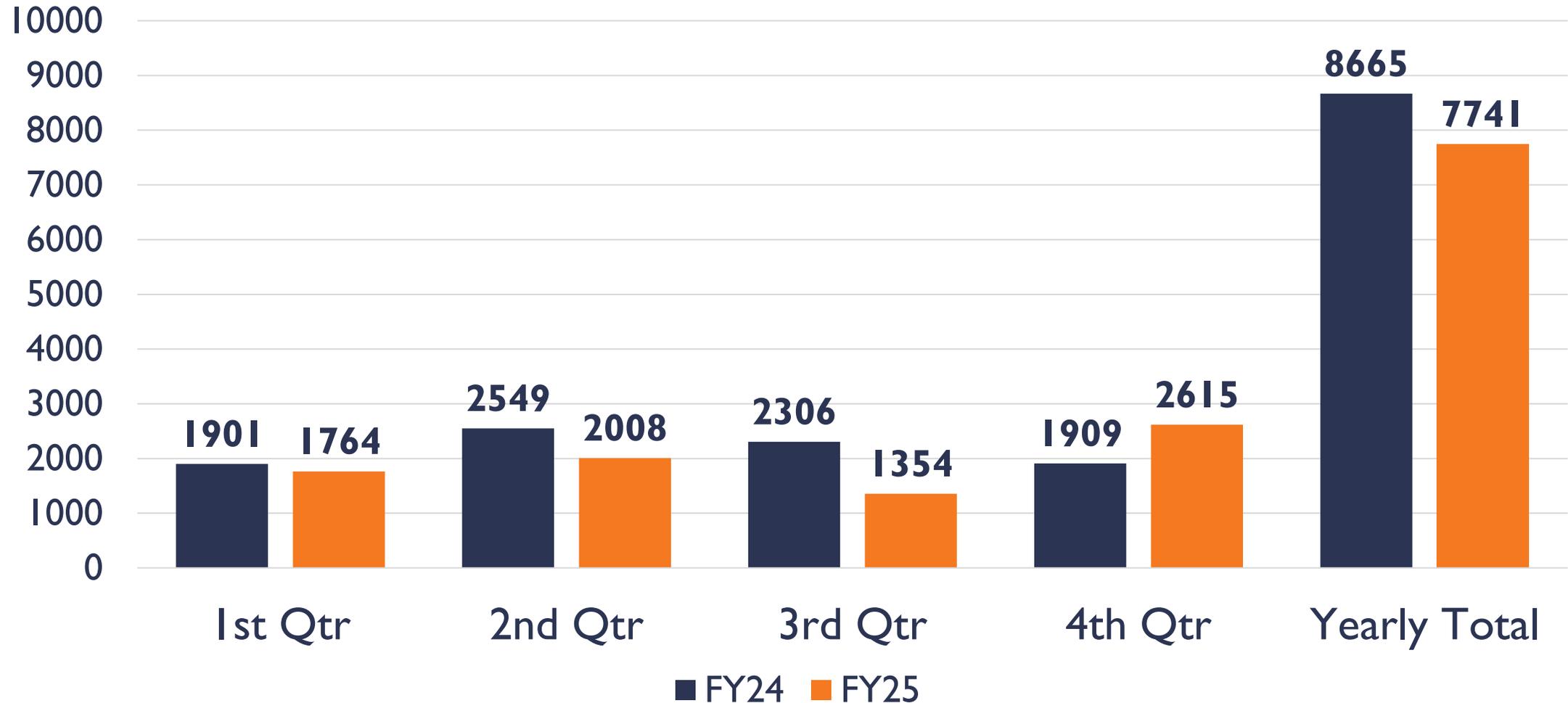


33 Full-Time Employees

TOTAL TASKS (FY20-25)



TOTAL TASKS



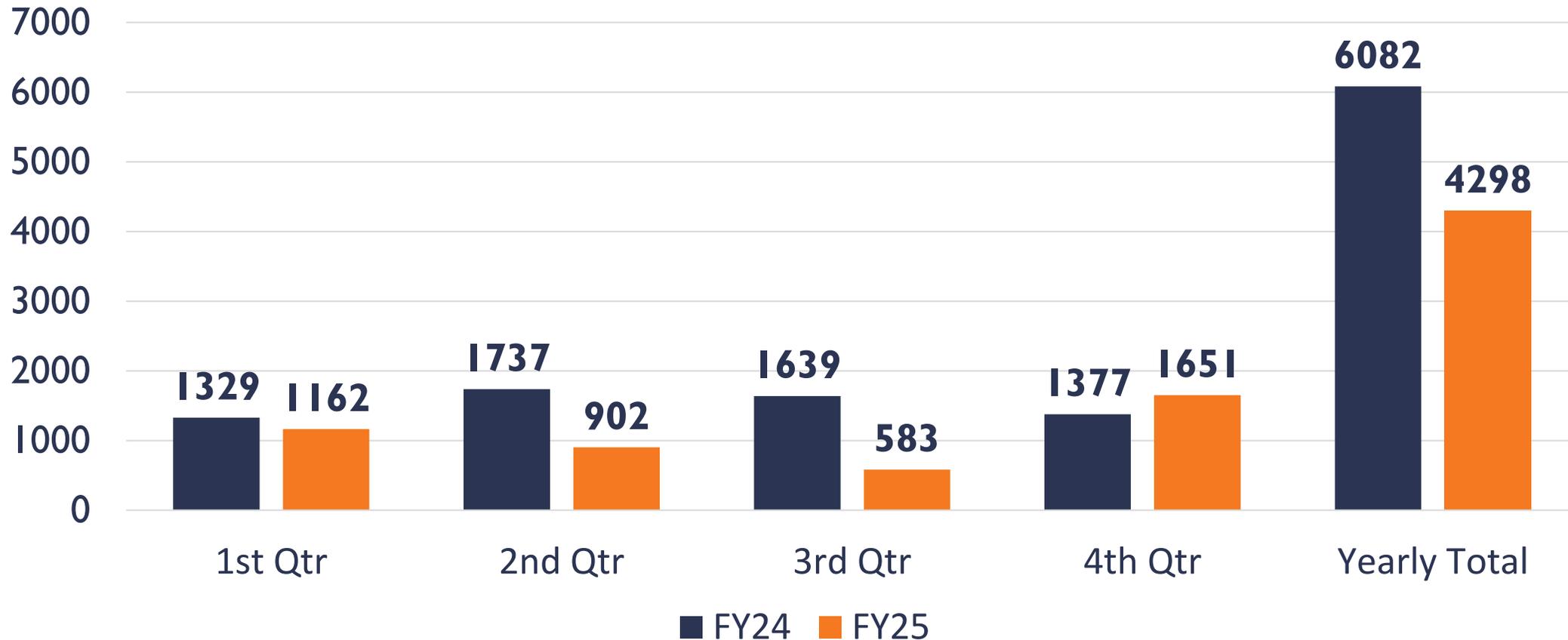
SMART METER OUTCOMES

- Two Work Task types no longer needed
 - Final Read and New Connect tasks no longer required
 - Cellular Endpoints allow these task types to be discontinued
 - 3300 Tasks in FY24, 1266 in FY25, Discontinued in FY26
 - Reduction in overall tasks showcases positive efficiency trend
- Customers can view usage on app, reducing check for leak work orders
- Reduce wasted water with high usage alerts

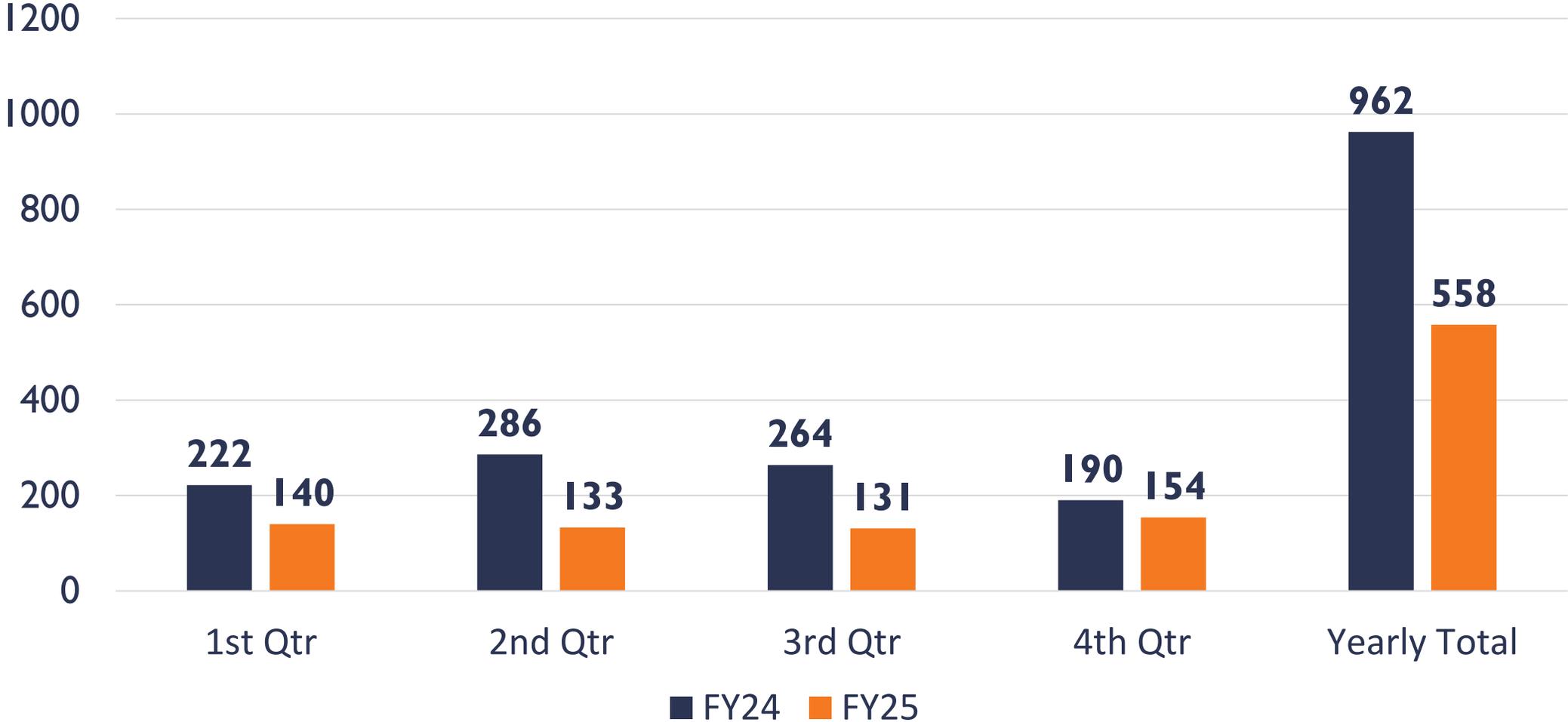
WATER MAINTENANCE TASKS



Work Orders

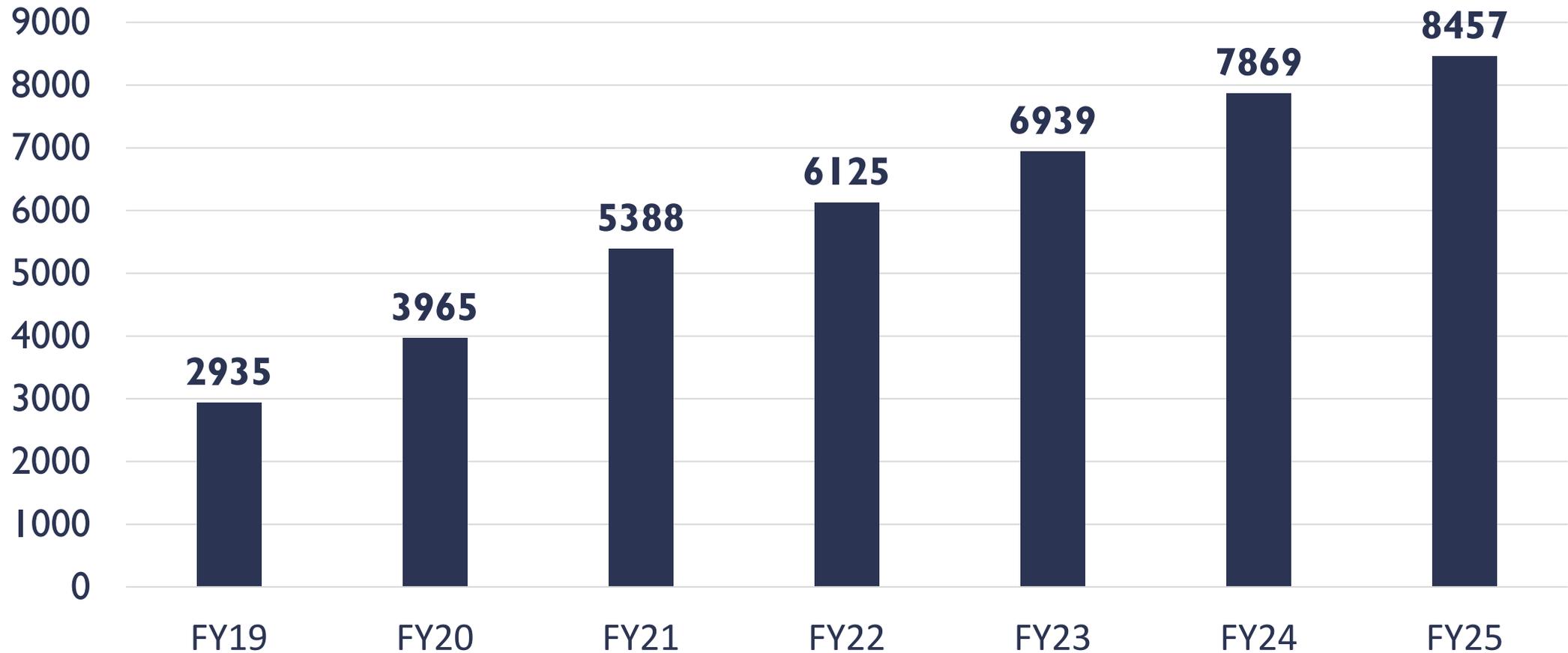


NEW AND REPLACEMENT METER SETS

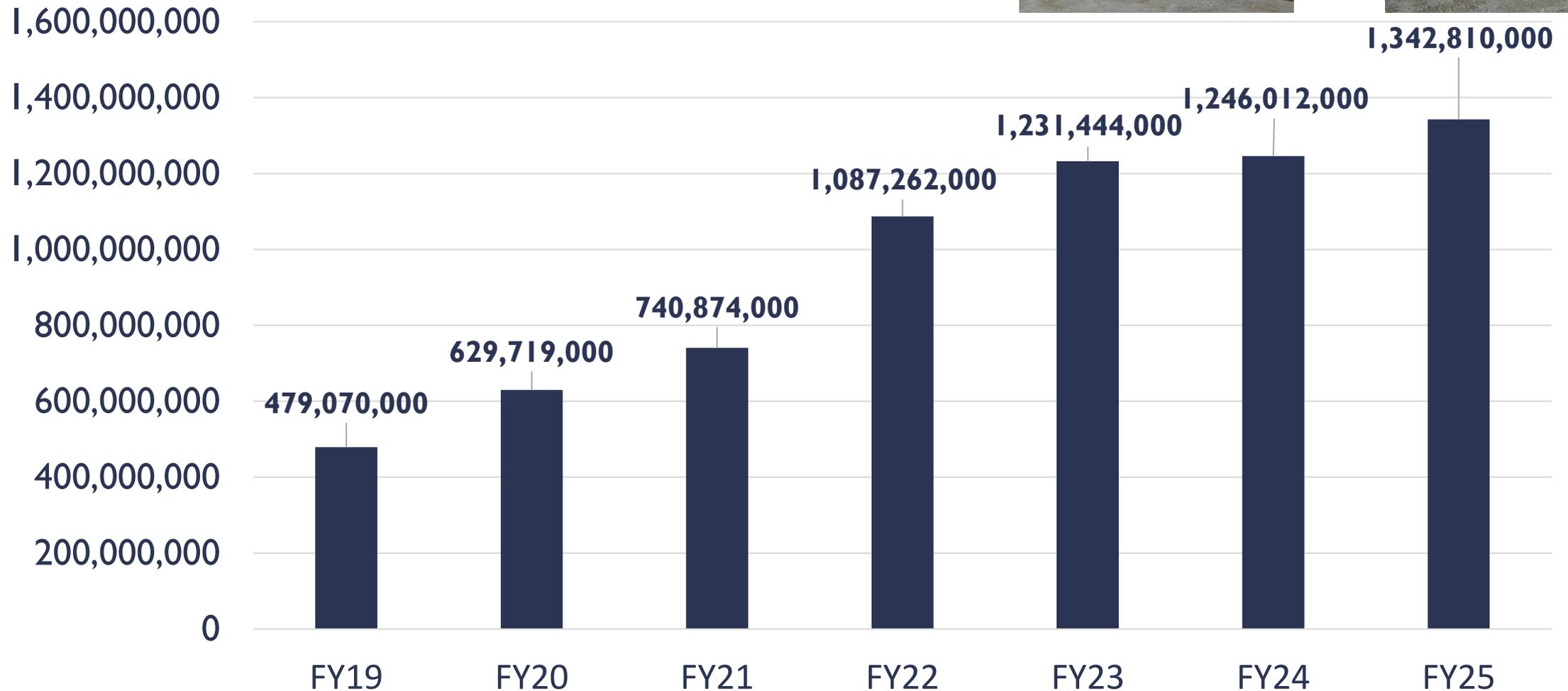


RESIDENTIAL AND COMMERCIAL

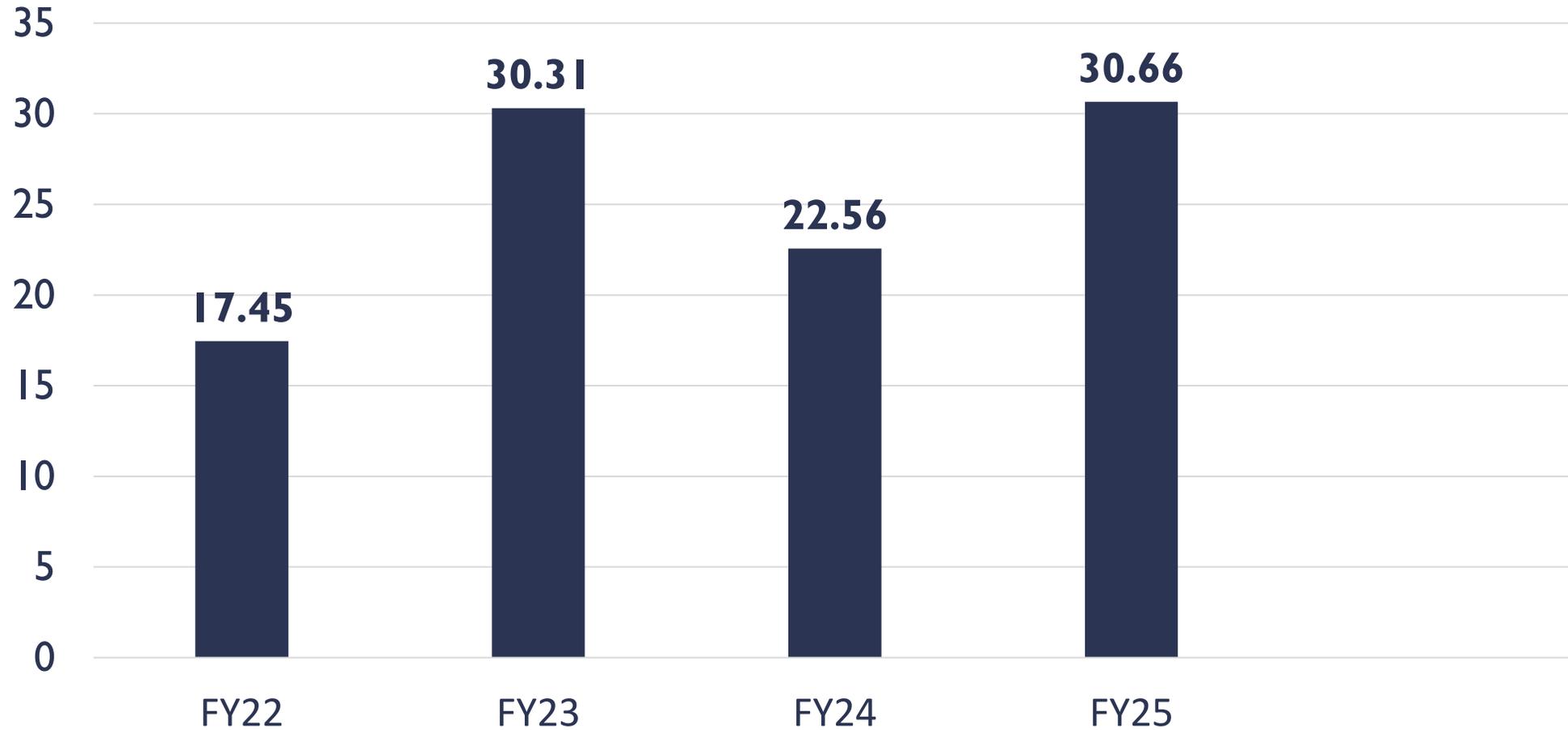
Total Water Connections



WATER SUPPLIED (BILLION GALLONS)

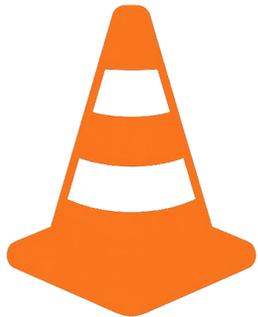


SEWER MAIN LINE CLEANING (MILES)



SIGNS AND MARKINGS

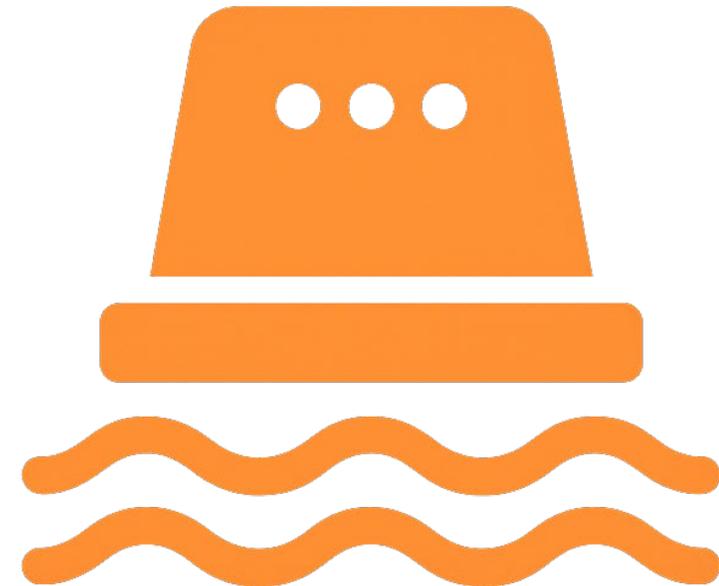
- 79 New signs installed
- 41 Sign replacements
- 19,430 Linear feet painted
- 94 Stop bars & arrows painted



STORMWATER

Fulfillment of MS4 Stormwater Program Control Measures

- Public Education and Outreach
 - *Social Media Posting, Town Hall 101 Curriculum*
- Public Involvement/Participation
 - *Information Booth @ Christmas at the Commons Event*
- Construction Site Stormwater Runoff Control
 - *127 Stormwater Enforcement Actions*
- Post Construction Stormwater Management
 - *515 Stormwater Inlet Markers*



EXISTING INFRASTRUCTURE

WATER LINES • 152.53 MILES

SEWER LINES • 93.39 MILES

PAVED ROADS • 150.9 MILES

GRAVEL ROADS • 9.15 MILES



TRAINING

- **CDL Training- Entry Level Driver Training**
- **Texas Commission on Environmental Quality (TCEQ) Training**
 - Basic Water Works Operations
 - Water Distribution
 - Water Utilities Safety
 - Pump & Motor Maintenance
 - Valve & Hydrant Maintenance
 - Water Utilities Management
 - Backflow Prevention Assembly Tester (BPAT)
 - Customer Service Inspector (CSI)
 - Basic Wastewater Operations
 - Wastewater Collection
 - Wastewater Treatment
 - On-Site Sewage Facility (OSSF) Designated Representative (DR)

LICENSES

- **Water and Wastewater Operators**

- A Water Operators: 4
- B Water Distribution: 2
- C Water Distribution: 3
- D Water Distribution: 5
- Wastewater Treatment: 3
- Wastewater Collections: 5
- Backflow Prevention Assembly Tester (BPAT): 3
- Customer Service Inspector (CSI): 1
- On-Site Sewage Facility (OSSF) Designated Representative (DR): 4

APWA ACCREDITATION

- Self Assessment
 - Practices identified and supported with documentation
 - Review needed improvements
- Set up Peer Review with neighboring accredited agency
- APWA Evaluation



ACCREDITATION:

ENHANCING YOUR
COMMUNITY THROUGH
CONTINUOUS
IMPROVEMENT

► What is Accreditation?

Accreditation is the systematic approach to performing an objective assessment for an agency while confirming compliance with the recommended practices as published in the Public Works Management Practices Manual.

► Objectives:

- Establish voluntary process for any government agency or special use district with responsibility for management of public works infrastructure and services.
- Generate commitment to continuous improvement in the delivery of public operations and services.
- Recognize policies, procedures and practices for meeting national standards.
- Instill pride among agency staff, elected officials and the local community.

► Benefits:

- Potential for lowering insurance premiums and reduction of infrastructure liability claims.
- Possibility of increased funding approvals for projects from governing body.
- Promotion of better understanding of the public works operation by departments and community.
- Likelihood of improved efficiencies.
- Formation of a succession plan.

APWA ACCREDITATION BENEFITS

- Continuous improvement and operational excellence
- Team building and staff development
- Promotion of better understanding of public works operations in the community
- Process standardization and efficiency evaluation
- Succession planning for knowledge retention
- Enhanced risk management

TOWN OF NORTHLAKE

BRIEFING – AGRICULTURAL (AG) ZONING DISTRICT STANDARDS

JANUARY 8, 2026



BACKGROUND

- October 13, 2022: Ordinance No. 1013A adopted
 - Created AG - Agricultural zoning district
 - AG zoning district default zoning for newly annexed property
 - No other properties rezoned to AG
- December 11, 2025: Council tabled consideration of zoning change from Rural Residential (RR) to AG
 - Several comments and concerns expressed about AG district standards
 - Council directed staff to bring back item to consider amending AG district standards prior to action on a zoning change

PURPOSE AND INTENT

- Agricultural District (AG)
 - The Agricultural district is characterized by large undeveloped open spaces with ranch and farm use as the primary use. The district is intended to help preserve agricultural uses and maintain the existing rural character of Northlake within the Ranch Preservation [now referred to as Rural Reserve after latest Comprehensive Plan update] character area identified on the Future Land Use Map of the Comprehensive Plan. The agricultural district also serves as a temporary holding zone for other character areas until they are ready to develop in accordance with the Comprehensive plan. Minimum lot sizes are twenty acres.
- Rural Residential District (RR)
 - The Rural Residential district is characterized by large lot, single-family residential development typically with asphalt roads with bar ditch drainage. Rural residential areas retain some visual aspects of rural character and may have secondary agricultural uses but are primarily residential in nature. Minimum lot sizes are five acres.

DIMENSIONAL & DEVELOPMENTAL STANDARDS

| Requirements | | AG – Agricultural | RR – Rural Residential |
|------------------------------|-------------------------|-------------------|------------------------|
| Min. lot size and dimensions | Area | 20 acres | 5 acres |
| | Width at BL | 500 | 300 |
| | Depth | 500 | 200 |
| Minimum yard setbacks | Front | 100 | 50 |
| | Side | 100 | 25 |
| | Side adj. to street | 100 | 25 |
| | Rear | 100 | 40 |
| Misc. lot requirements | Min. dwelling unit area | 1,200 sf | 1,500 sf |
| | Max. height | 35 ft | 35 ft |
| | Maximum coverage | 15% | 25% |

DIMENSIONAL & DEVELOPMENTAL STANDARDS

| Miscellaneous Lot Requirements | AG – Agricultural | RR – Rural Residential |
|--------------------------------|-------------------|------------------------|
| Key | a, c, h | a, b, h |

- a. Refer to Article 9 for additional design requirements.
- b. All single-family residential dwelling units constructed within this district shall be constructed with an enclosed garage.
- c. 50 ft. maximum height for agricultural structures such as barns and silos. Height may be increased upon approval of a Specific Use Permit.
- h. Maximum coverage is the maximum portion of a lot which may be occupied by buildings or structures, including accessory buildings or structures which are thirty inches (30") above ground level.

PERMITTED USES

| Uses | | AG | RR (Current) | RR (Prior to AG) |
|-------------------|---------------------------------|----|-----------------|---------------------|
| Agricultural Uses | Farm, ranch, or orchard | P | P | P |
| | Livestock auction | S | | S |
| | Recreational ranch (Dude Ranch) | S | | S |
| | Stables (commercial) | S | | P |
| | Stables (private) | P | P | P |
| Residential Uses | Single-family detached | P | P | P |
| | HUD-code manufactured home | | | |
| | Recreational vehicle | | | |
| | Vacation/short-term rental | P | P | S |

P = Use is permitted in district indicated

S = Use is permitted in district upon approval of Specific Use Permit (SUP)

SUP Application Fee = \$100.00 for residential use; \$500.00 for nonresidential use

PERMITTED USES

| Uses | | AG | RR (Current) | RR (Prior to AG) |
|-----------------------------|---------------------------------------|----|-----------------|---------------------|
| Educational & Institutional | Cemetery or mausoleum | S | | S |
| | Church/place of worship | S | S | S |
| | School, college or trade (public) | | S | P |
| | School, college or trade (private) | S | S | |
| | School, primary & secondary (public) | | S | P |
| | School, primary & secondary (private) | S | S | S |
| | Semi-public halls, clubs & lodges | S | | S |
| Commercial | Bed and Breakfast | S | S | S |
| | Day Care | S | S | S |
| | Greenhouse or Nursery | S | | S |
| | Aviation Facility | S | | S |
| | Gas drilling/production | S | S | S |

NEXT STEPS

- Draft UDC amendment based on Town Council input
- Proposed schedule for consideration of UDC amendment:
 - January 27, 2026, P&Z Meeting
 - Hold public hearing
 - Consider recommendation on UDC amendment
 - February 12, 2026, Town Council Meeting
 - Hold public hearing
 - Consider approval of UDC amendment
 - Zoning change from RR to AG to be considered separately at same meeting

PUBLIC INPUT, CONSENT & ACTION ITEMS

Town of Northlake

JANUARY 8, 2026



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. Consider approval of the Town Council Meeting Minutes for November 13, 2025
- B. Consider approval of a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an Interlocal Agreement with the cities of Colleyville, Keller, Roanoke, Southlake, and Trophy Club to participate in a regional Special Weapons And Tactics (SWAT) Team

ACTION ITEMS

- A. Consider adoption of an Ordinance of the Town of Northlake, Texas, amending the Industrial Planned Development (I-PD) zoning applicable to approximately 57.325 acres of land at the southeast corner of Harmonson Road and McPherson Drive. – Case #25-PDA00004
 - i. Public Hearing
 - ii. Consider Approval

BACKGROUND

- **Site:** Approximately 57.325 acres
 - Located at southeast corner of Harmonson Road and McPherson Drive
- **Owner:** Ironhead Owner, LP
- **Current Zoning:** I-PD - Industrial Planned Development
 - Based on I-Industrial zoning standards with one modification:
 - Minimum landscape buffer along Harmonson Road shall be 20 feet instead of 30 feet
- **Future Land Use:** Industrial Innovation place type

PURPOSE OF PD AMENDMENT

- More closely align with PD districts for similar developments in vicinity
- Based on I-Industrial zoning standards with some modifications including:
 - Additional permitted uses with more refined definitions
 - Increase in maximum height from 65 feet to 120 feet
 - Increased in Floor Area Ratio (FAR) from 0.5 to 1.0
 - Parking standards changes allow minimum 9' x 18' parking spaces
 - Specific screening and fencing standards
- Only amends Exhibit C - Development Regulations of current I-PD
- All proposed changes match nearby and adjacent PDs

ACTIONS

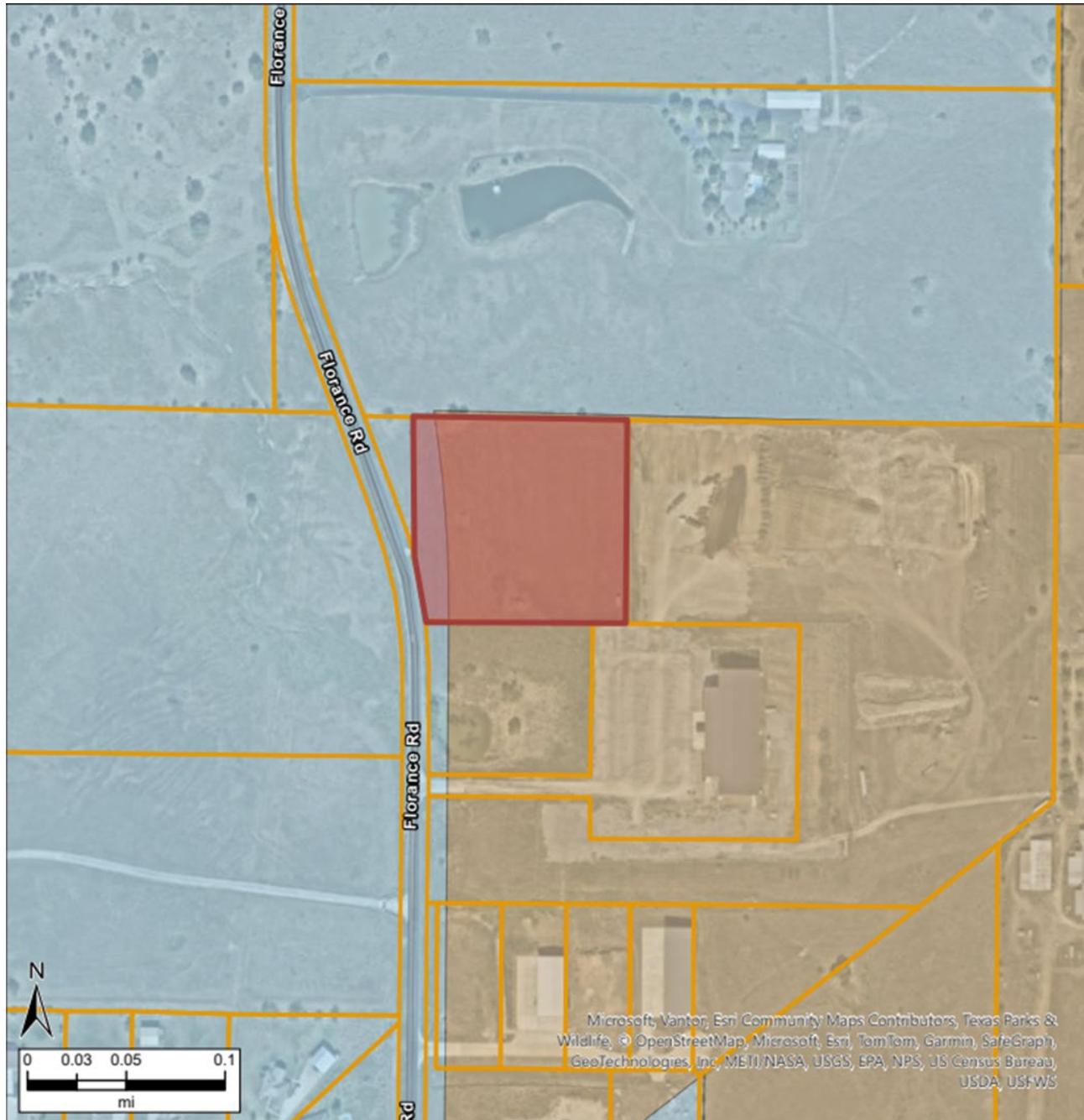
- **Planning & Zoning Commission on December 9th meeting**
 - Held public hearing with no speakers for or against
 - Notice provided per UDC and state law
 - Recommended approval unanimously
- **Town Council**
 - Hold public hearing
 - Approve, approve with conditions, or disapprove of PD amendment

ACTION ITEMS (CONT.)

- B. Consider adoption of an Ordinance of the Town of Northlake, Texas, providing for the annexation of approximately 5.0 acres of land generally located east of Florance Road and 4,000 feet north of FM 407, in the exclusive extraterritorial jurisdiction (ETJ) of the Town. Case # ANX-25-004
 - i. Public Hearing
 - ii. Consider Approval

BACKGROUND

- Florance Endeavors, LLC owns 5 acres in Northlake ETJ
 - Located east of Florance Road and 4,000 feet north of FM 407
 - Northlake Vista final plat approved for site
- October 9, 2025: Town Council approved development agreement (DA) with Florance Endeavors, LLC
 - Constitutes petition for voluntary annexation with service plan
 - Effective upon execution of agreement which occurred on December 22, 2025
- December 11, 2025: Town Council called and authorized public hearing to be held at this meeting:
 - All required notice provided



- Incorporated Area
- Extraterritorial Jurisdiction

COUNCIL ACTIONS

- Hold public hearing
- Consider approval of annexation

ACTION ITEMS (CONT.)

- C. Consider adoption of an Ordinance of the Town of Northlake, Texas, amending the Code of Ordinances by amending Appendix “A” “Fee Schedule,” Article 5.000, “Development Application Fees,” Section A5.001, “Development Application Fees,” providing for payment of a fee in lieu of tree planting

BACKGROUND

- December 11th Town Council Meeting
 - Ordinance No. 25-1211B adopted amending Unified Development Code (UDC)
 - Added fee in lieu of tree planting option for alternate landscape plan compliance
 - Provided for specific fee to be adopted based on size, number, and type of trees
 - Payments to be deposited in fund for purpose of landscape beautification and tree planting
- Required shade trees typically require minimum of 2.5 caliper inches
 - 3 caliper inches required in some planned development districts

PROPOSED FEE

- \$400 per caliper inch
- Fee to replace one required 2.5-inch caliper tree is \$1,000
- Fee designed to cover total cost for planting similar tree
 - Based on estimates from recent projects

ACTION ITEMS (CONT.)

- D. Consider approval of a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an agreement with MASA for emergency and non-emergency medical transportation benefits; authorizing the enrollment of each household to receive such benefits at a cost of \$6.75 per household paid by the residents; providing an option for residents to opt out of the program; and providing an effective date

Protecting the finances of community members with MASA

Will Winters, MBA

VP, Broker and Strategic Accounts





About us

Founded in 1974, Medical Access & Service Advantage (MASA®) is the leading emergency transportation protection built to enhance healthcare plans by protecting against out-of-pocket costs associated with emergency medical transport. Today, as a global organization with 14 international locations and services in all 50 states and Canada, MASA serves more than 2 million members with emergency and non-emergency transportation cost-reimbursement services and so much more. Our basic protection area includes the continental U.S., Hawaii, Alaska, Mexico, and Canada, with worldwide protection¹ offered for certain plans. For more information, visit masaaccess.com.

¹ Worldwide protection includes any region with the exclusion of Antarctica (and not prohibited by U.S. law or under certain U.S. travel advisories) as long as the member has provided ten (10) day notice.

MASA by the numbers



2M+

members



400+

team members



14

international markets



4.8

Google review

A-

AM Best rating¹

50+

years in business

1: Obsidian Specialty Insurance Company

Why the Need for MASA

Every minute matters.

During life's most critical moments, every advantage matters. Access to emergency care how and when you need it — regardless of network — lets you focus on your health and recovery.

MASA is your medical access and service advantage.



Medical Access & Service Advantage



Emergency Medical Transport Across the Country



23,000 ground and air medical transport providers across the U.S. ¹



Nearly **every second** a ground ambulance is dispatched in the U.S. ¹



Nearly **every minute** an air ambulance is dispatched in the U.S. ²



98% of all transports are ground transports statistically.

911 & EMS – where healthcare begins



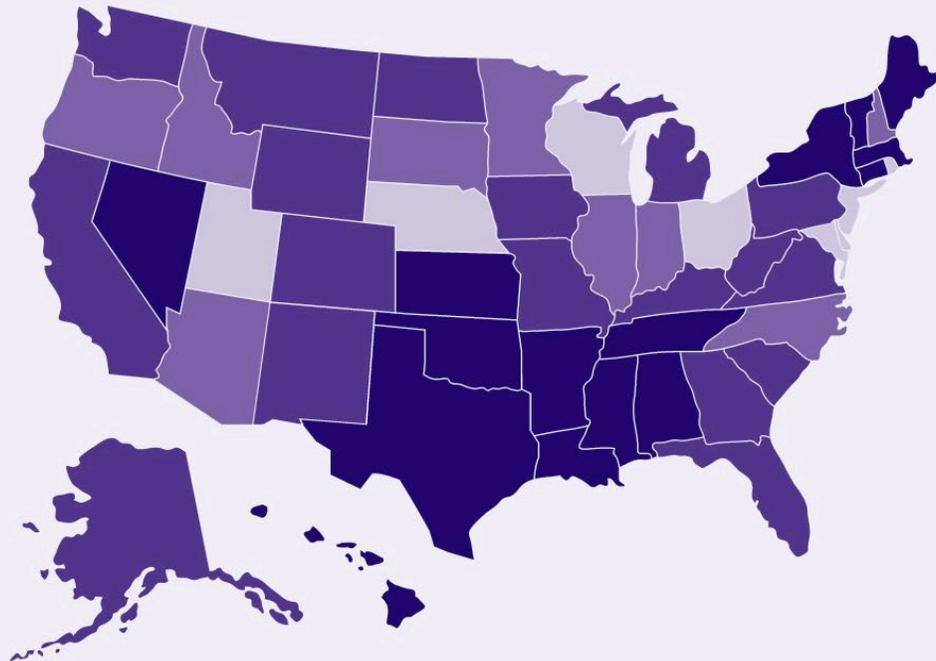
1 in 4

Americans have opted out of taking an ambulance during a medical emergency due to fear of potential costs ¹

MASA allows residents to get the care they need, when they need it, without the fear of the full bill!

State of healthcare in communities

Rural hospitals at risk of closing



Percentage total of rural hospitals

<10%

10-20%

20-40%

>40%

Even if not a closure, there is a trend in reduction of services:

293

hospitals closed OB services²

Source: An unseen crisis: hospital closures throughout the U.S. limit access to care, 2024

Solving for the Problem

Essentials Plan

A low-price, high-value solution

Essentials Plan benefits



Emergency Ground Ambulance Protection

MASA provides coverage up to \$750 for emergency ground transportation in the U.S. or Canada to a medical facility.



Emergency Air Ambulance Protection

MASA provides coverage up to \$7,500 for emergency air transportation in the U.S. or Canada to a medical facility.



Hospital to Hospital Ambulance Protection

If specialized care is required but not available at the initial emergency facility in the U.S. or Canada, MASA provides coverage up to plan limits for ground or air ambulance transfer to the nearest appropriate medical facility.

- **\$750 benefit equates to paying for MASA for over 9 years**
- **\$7,500 benefit equates to paying for MASA for over 92 years**
- **Not designed to always cover the entire out-of-pocket costs – rather is it designed to help take the sting out of the bill, at a very affordable rate.**

How requests for payment work

Submission



Submit your ambulance bill through the online member portal or by email within 180 days of the emergency. Be sure to include:

- Your member number within the email or on the ambulance bill
- Your health insurance EOB (explanation of benefits), if available

Review



- After submission, you'll receive an auto-reply confirmation of receipt and basic details.
- Next, a Member Resolution Specialist will review your case and reach out if they need any additional information.

Resolution



Once your request is closed, you'll receive a letter notifying you of the resolution.



Structure, Participation and Administration

- **Participation is voluntary.** While customers are automatically enrolled for administrative efficiency, any customer may opt out at any time or re-enroll at any time, with coverage effective on the first day of the following month.
- **Auto-enrollment reduces administrative burden for the municipality.** This approach has consistently lowered ongoing workload by minimizing enrollment tracking, billing questions, and customer service demands.
- **MASA will manage all customer education and communication.** Clear, transparent materials will be provided in advance of implementation, including bill inserts and digital communications, to ensure customers are fully informed of their options.
- **MASA will provide some public education sessions as requested.** These sessions will explain program value, coverage details, and the claims process in a clear, accessible manner.
- **Implementation and administration are handled collaboratively.** MASA will work directly with designated municipal staff to ensure a smooth rollout and efficient ongoing administration with minimal operational impact.

Member digital communications journey: More than just paying a bill

Welcome email



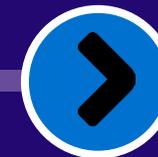
Members with a valid email receive a "Welcome to MASA" email including their Member ID, plan details, and information on how to access their plan documents online.

FAQ email



Shortly after the first email, members receive a second email with frequently asked questions and answers.

Monthly newsletter



The Benefit, MASA's member email newsletter, includes educational articles designed to help members understand how the emergency services system works and how their MASA membership can support them through life's critical moments.

Member's first email

Delivered on day 1 of member activation

Over 60% engagement in digital communications!

masa+ Member ID: ID | [Log in](#)

Getting started

Hello Name,

You're officially a MASA® member — and we're so happy you've joined more than 2 million members worldwide in choosing protection and peace of mind.

> Your coverage details

- Member name: First Last
- Member ID number: ID
- Effective date: Effective
- Product: Product name

Important documents

Take some time to review your plan documents, which include your Member Services Agreement, important HIPAA privacy notice, and a few other helpful how-tos when it comes to using your MASA coverage.



Setting up your account is easy — all you need is your member ID number (ID) and your date of birth to get started.

[Your member portal](#)

Popular benefits

Members like you find these benefits especially helpful.

Ground ambulance



MASA will cover out-of-pocket expenses incurred by ground ambulance transportation services resulting from a serious emergency to the nearest and most appropriate medical facility or suitable airport.

Air ambulance



In emergency scenarios where treatment is time-sensitive and specialized care is not available, MASA will cover members out-of-pocket expenses associated with emergent fixed-wing and rotary aircraft transport. All flights must be ordered by a first responder or transferring physician who deems air transport as medically necessary. This benefit is valid within the United States and Canada.

> We're here for you

Whether you have questions or would like assistance, we're ready to help.

Call us at **800-643-9023**.

Email us at info@masaglobal.com.



What's next

We'll send you a monthly email that highlights your benefits, shares new features, and more. As always, you can reach out to us with any questions.

Thank you for being a MASA member.

Member's second email

Delivered 4 days after
first email

masa  Member ID: 110 | [Log in](#)

Your questions, answered

There are plenty of perks when you're a MASA[®] member. Name. With so much packed into one plan, you may have some questions. We've compiled a list of the most common questions from new members to get started.

[Common Q&As](#)

› Frequently asked questions from members like you

Do I call MASA at the time of an emergency?

No. In an emergency, call 911 and get yourself or your loved one to the hospital. After you receive a ground or air ambulance bill from the ambulance company, simply send it to us. However, if you are in stable condition and the doctor wants to send you to a different medical facility for specialized care, call us and we will help to facilitate transportation.

Which ambulance company can I use?

We work with all emergency transportation providers. Thousands of ambulance companies operate throughout our coverage area. When you become a MASA member, you are effectively covered by all of them.

Should I pay the ambulance bill?

As a MASA member, please refrain from paying your ground or air ambulance bill before calling MASA. When you're ready to file a claim, follow these instructions. [Read more >](#)

Does MASA provide coverage if I get sick outside the US?

For most plans, the basic coverage area for MASA includes the United States, Canada, Mexico, the Caribbean (excluding Cuba), the Bahamas, and Bermuda. If you plan to travel outside these areas, you must provide MASA with your itinerary 10 days before your trip to adjust your global emergency medical transportation coverage area. **Please check your plan documents to confirm if you have international coverage.**

How do I update my member profile?

To change your profile information — like your name or address — please reach out to your employer to update. They will share an updated file with MASA.

How do I file a claim?

Members can submit their claims online or via email, fax, or mail. [Read more >](#)

[More FAQs](#)

› We're here for you

Whether you have questions or would like assistance, we're ready to help.

Call us at **800-643-9023**.

Email us at info@masaglobal.com.

What's next

We'll send you a monthly email that highlights your benefits, shares new features, and more. As always, you can reach out to us with any questions.

Thank you for being a MASA member.

Monthly newsletters

Delivered monthly after member activation

masa+

The Benefit

Thank you for trusting MASA to protect you this year!

Check out our year in review and see how we served members like you in 2024.

[Learn more](#)



Simple strategies for self-advocacy in an emergency

Read our quick guide on advocating for yourself and others during an emergency. Get the critical care you need and recover with less worry by relying on MASA to take care of the aftermath.

[Read the guide](#)

Member spotlight: Real-life experience

Our member sustained a painful injury to the lower back and right leg after a 15-foot fall. The member was transported to the hospital by ground ambulance for emergency care. Unfortunately, the member's ambulance claim was denied by insurance, leaving them responsible for the full bill. However, being a MASA member, they submitted the bill to us and we settled it, leaving him with \$0 out of pocket.

[Read more from members like you >](#)

> Need to file a claim?

With MASA, submitting claims is simple. Log into the member portal, email, or call us. There's no waiting period, but each claim must be submitted within 180 days of transport.

[Claim instructions >](#)

> We're moving offices

1301 International Parkway
Suite 300
Sunrise, FL 33323

Please note this new address for any claims submissions or other mailed correspondence. All other contact information, including email addresses and phone numbers, will remain the same.

> Access your MASA account on the go!

Download the app, create your account, and bring your plan wherever life takes you.



[Member portal](#)

masa+



MASA Learning Center

Get the latest news and information about emergency medical transport, including industry insights, MASA updates, recent research, and more.

Visit the MASA Learning Center at:
<https://masaaccess.com/learning-center/>

Home / Learning Center

The latest from MASA

Check out insights from the emergency medical transportation industry, trending employee benefits news, updates from MASA and more.



Debunking common myths about emergency services

During emergencies, dialing 911 with confidence is crucial. Here are a few common misconceptions about what happens when you make...

[Read More](#)



Emergency services: how much will it all really cost?

While your initial call to 911 may be free, there are costs associated with the emergency medical response you receive...

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Our thoughts are with the individuals and families impacted, and the rescue crews on the frontline. At MASA, we stand...

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The MASA 2024 year in review

Thank you for being a MASA member and relying on us to help keep you safe this year! As we...

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How to advocate for yourself during an emergency

Self-advocacy is a key element in disaster resilience. Developing effective self-advocacy means understanding how to communicate with individuals and organizations...

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Thank you!

Will Winters, MBA
VP, Broker and Strategic Accounts



EXECUTIVE SESSION

Town of Northlake

JANUARY 8, 2026



EXECUTIVE SESSION

A. Section 551.071 - Consultation with Attorney

- i. Potential annexation and development agreement for T and R Investment Holdings LLC property consisting of 0.8-acre, 1.3-acre, 2.1-acre, 0.4-acre, and part of 32.4-acre tracts of land generally located northeast of the intersection of FM 407 and Thompson Road in the extraterritorial jurisdiction of the Town.
- ii. Potential annexation and development agreement for 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 annexation and development agreement for approximately 281 acres of land generally located east of FM 156 and south of Downe Road partly in the extraterritorial jurisdiction of the Town and partly in the Town limits.

EXECUTIVE SESSION

A. Section 551.071 - Consultation with Attorney (cont.)

- iv. Potential annexation and development agreement for Bob Smith Management Company LTD property consisting of 239.6-acre tract of land generally located east of Cleveland-Gibbs Road and north of Denton Creek in Town limits and in the extraterritorial jurisdiction of the Town.
- v. Potential annexation and development agreement for RO Properties, LLC property consisting of 58.2-acre tract of land generally located west of Cleveland-Gibbs Road and north of Whyte Road in the extraterritorial jurisdiction of the Town.
- vi. Potential annexation and development agreement for Bettye Neely property of 97.9-acre tract of land generally located at the southwest corner of Farm-to-Market 156 and Sam Reynolds Road in the extraterritorial jurisdiction of the Town.

EXECUTIVE SESSION

A. Section 551.071 - Consultation with Attorney (cont.)

- vii. Potential annexation and development agreement for Belmont 407 LLC property consisting of 8.16 acres of land located at 1990 Homestead Way in the extraterritorial jurisdiction of the Town.
- viii. Potential annexation and development agreement between CM West, LLC and the Town of Northlake for development for Creek Meadows West.
- ix. Legal matters regarding Northlake Code of Ordinances, Chapter 5, Article 5.11 – Short-Term Rentals, related to enforcement, regulations, permit team, and appeal.
- x. Legal advice from Town Attorney concerning contemplated litigation by Media Choice, LLC, against the Town of Northlake and the Town of Northlake Zoning Board of Adjustment regarding the denial of a permit for a billboard along IH-35W (Zoning Board of Adjustment Case No.: 25-VBOA00005).

EXECUTIVE SESSION

B. Section 551.072 – Real Property

- i. Deliberation regarding eminent domain action for the acquisition of the following real property, for the construction and maintenance of entryway monumentation on Farm-to-Market 407 and other public purposes permitted by law:
 - Harvest Way – Harvest Town Center Block A lot 1A

EXECUTIVE SESSION

C. Section 551.087 – Economic Development Negotiations

- i. Potential economic development agreement for Project Rex Two within the Town of Northlake pursuant to the Town Incentives Policy.
- ii. Potential economic development agreement for Project Force within the Town of Northlake pursuant to the Town Incentives Policy.

REGULAR SESSION (CONT.)

- Reconvene into Open Session
 - A. Consider approval of a resolution of the Town of Northlake, Texas, authorizing the Town Manager to negotiate and execute a development agreement with Gloria Downe, Beverly Pistone, and Arthur Downe, for the voluntary annexation and development of approximately 281 acres of land generally located east of FM 156 and south of Downe Road in the extraterritorial jurisdiction of the Town and partly in Town limits.
- Adjourn