



DATA SHEET Agenda No. 13.

Meeting Date: December 7, 2017

Agenda Item:

Consider request of the Town of Northlake to reinstate the Town's Membership in the District, subject to a catch-up payment of all applicable fees and charges.

Placement:	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Individual Consideration	<input type="checkbox"/> Executive Session
Vote:	<input checked="" type="checkbox"/> Non-Weighted	<input type="checkbox"/> Regular Weighted Capital	<input type="checkbox"/> Special Weighted Capital
Recommending Department: Administration			

Background:

Northlake was one of the founding Members of Upper Trinity. However, on March 4, 1993 at Northlake's request, the Town's membership was terminated by mutual agreement.

In 2007, Northlake petitioned the District for reinstatement of its membership in the District. The District's Board of Directors, at the time, denied the Town's request stating that Northlake was seeking service for a relatively small portion of the Town - - and would be better suited as a Customer. However, President Kevin Mercer stated that he didn't think "Upper Trinity should ever permanently close the door for anyone requesting membership. Northlake always has the ability to come back should the situation change."

The situation has changed; and, Town Council has adopted a resolution to request reinstatement of its membership in the District. A representative of the Town is expected to make a presentation in support of the Town's request. The agenda item is to consider reinstatement of the Town's Membership in the District. Enclosed is the Board's adopted Policy Statement for Consideration of New Members.

Northlake entered into a Participating Customer Contract in December 2010 to participate in the District's Regional Treated Water System. Originally subscribing to 0.3 mgd, the Town has steadily increased its contracted capacity in the System to meet its growing water demand. Northlake's current contracted capacity is 1.3 mgd; and, is expected to need additional water as development continues. The Town has established two Points of Delivery to better serve its retail customers on both sides of IH35W. Recently, the District completed construction of a 36/30-inch diameter pipeline from U.S. 377 to FM 407, to meet the future needs of Northlake and other Customers in southwestern Denton County.

At the invitation of Northlake's Mayor Dewing and the Town Council, the District is participating in the oversize of a key water pipeline in the Town, which oversize can help facilitate the extension of regional service to the Town of Ponder and others. In addition, the Town is a Supporting Partner in Upper Trinity Conservation Trust's Watershed Partners Program

Financial:

Northlake has agreed to pay its Member fees from 1993 to date, as a condition of restoring its Membership. The unpaid Member fees for the period total \$13,992.

Recommendation:

The question to be asked, "Would the inclusion of the Town of Northlake as a Member of Upper Trinity contribute to the standing and success of the District?" Both the Officers of the District and the Executive Director are convinced that the answer is "yes," and that Northlake as a Member would have a net positive outcome for the future of Upper Trinity.

Enclosures:

1. Copy of Resolution adopted by Northlake Town Council on November 9, 2017.
2. Copy of the applicable Board policy statement.
3. Copy of recent news article regarding a major new development project ("Pecan Square") that is expected to result in significant growth for the Town.

Submitted By: Officers and Executive Director

December 1, 2017

**Town of Northlake
Resolution No. 17-34**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, REQUESTING CONSIDERATION BY THE UPPER TRINITY REGIONAL WATER DISTRICT BOARD OF DIRECTORS FOR RESTORATION OF NORTHLAKE'S MEMBERSHIP IN THE DISTRICT.

WHEREAS, the Town of Northlake was a founding Member of Upper Trinity Regional Water District, having been a Member from November 1990 to March 4, 1993; and

WHEREAS, in the fog of local politics, the Town failed to fully appreciate the vital regional mission of Upper Trinity, causing Northlake to drop its membership in 1993; and

WHEREAS, the Town Council of the Town of Northlake recognizes that the Upper Trinity Regional Water District (UTRWD) serves a crucial role in the economy and vitality of Northlake, the region and Denton County; and

WHEREAS, as a Customer of the Regional Treated Water System, Northlake is destined to play a vital role in western growth of the UTRWD System; and

WHEREAS, the Town Council believes that Northlake can make a significant contribution to the success of UTRWD if its role as a Participating Member were reinstated; and

WHEREAS, the Town Council understands that reinstatement of Northlake's Membership would be at the sole discretion of the UTRWD Board of Directors; and

WHEREAS, the Town of Northlake's boundaries are wholly within Denton County; and

WHEREAS, the Town of Northlake provides water retail service to residents, new development and other customers as a regular governmental enterprise function; and

WHEREAS, the Upper Trinity Regional Water District currently supplies wholesale water to Northlake in its upper pressure plane to approximately 7,500 retail customers; and

WHEREAS, with future growth, the Town of Northlake anticipates that its participation in the Regional Treated Water System will exceed 50,000 retail customers; and

WHEREAS, the Town of Northlake has been a Wholesale Customer of UTRWD since 2010 and a partner in the Upper Trinity Conservation Trust since 2012; and

WHEREAS, the Mayor and Town Council extended an invitation to UTRWD to participate in the oversize of a key water main in the Town as a joint regional initiative, which oversize water main can help facilitate extension of regional service to the City of Ponder and others; and

WHEREAS, the Town Council of the Town of Northlake desires to gain reinstatement of its membership in the Upper Trinity Regional Water District, and that the Town would again have the right to appoint a representative to the Board of Directors.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Northlake, Texas:

SECTION 1.

The Town Council respectfully requests that the UTRWD Board of Directors favorably consider reinstatement of the Town's membership in the Upper Trinity Regional Water District, with representation on the Board of Directors.

SECTION 2.

The Town of Northlake will promptly pay all applicable membership fees for the period since March 1993.

SECTION 3.

This resolution shall take effect from and after the date of passage.


PASSED, APPROVED AND EFFECTIVE on this 9th day of November 2017



Town of Northlake, Texas


Peter Dewing, Mayor

Attest:


Shirley Rogers, Town Secretary



POLICY STATEMENT

Guidelines for Consideration of New Members

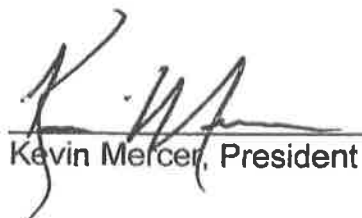
Recognizing the comprehensive and diverse nature of Upper Trinity's present membership, any consideration of new members should be reserved to cases of exceptional merit.

1. Consideration of any potential member shall be solely at the discretion of the Board of Directors.
2. Any potential member must meet the qualifications set forth in the enabling statute, including the requirement that the entity be wholly or partially in Denton County.
3. The potential member must be providing water and/or wastewater retail service to citizens, new development and other customers as a regular governmental enterprise function. Service to a token portion of the entity's jurisdiction will not suffice.
4. Any entity seeking membership must contract with Upper Trinity to be the primary wholesale supplier for its water or wastewater needs, or both. Otherwise, a better relationship may be as a customer of Upper Trinity.
5. Consideration of a new member shall be limited to those entities who, in the opinion of the Board of Directors, would contribute in some special way; (i) to the success of Upper Trinity's regional programs, and (ii) to the standing and reputation of Upper Trinity as a regional agency.

The Board of Directors reserves the right to waive any of the above guidelines or to include other requirements, which the Board may deem to be in the best interest of Upper Trinity Regional Water District. Favorable consideration of a new member shall require approval by at least two thirds of Board Members present at a meeting where the matter is being considered.

Adopted: November 1, 2007

Approved:


Kevin Mercer, President

The Dallas Morning News

Texas' Leading Newspaper

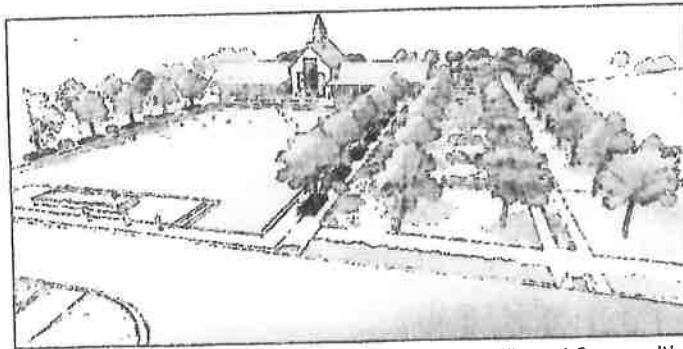
Dallasnews.com

Tuesday, November 7, 2017

Business

REAL ESTATE

3,000 homes planned in Northlake



Hillwood Communities

Horse farm buildings on the Pecan Square property will be repurposed for the new 3,000-home residential community.

Houses to start at
\$270,000 in Hillwood's
\$1.5B Pecan Square

By **STEVE BROWN**
Real Estate Editor
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A \$1.5 billion residential community planned between Fort Worth and Denton will bring more than 3,000 new homes.

Hillwood Communities, a Perot company, is building the 1,157-acre Pecan Square proj-

ect in the Denton County town of Northlake. The mixed-use project on FM407 will have building sites for more than 600 homes in the first phase.

Houses in the development will be priced starting at about \$270,000.

Hillwood Communities just purchased the land. The largest portion is a longtime equestrian center, Woodhill Farm. The developer plans to repurpose some of the horse farm buildings.

"It's a wonderful icon the town of Northlake really values," Hillwood Communities' CEO Fred Balda said. "We aren't going to use the stables for horses any longer but use the architecture."

"We are going to renovate a good portion of it, and it will be a community center," Balda said. "And there is a wonderful arena we are going to use that's huge."

The Dallas Morning News

Texas' Leading Newspaper

Dallasnews.com

Tuesday, November 7, 2017

Business

New homes to go up north of Fort Worth



Hillwood Communities

The area leading up to the stables is lined with hundreds of mature pecan trees, which give the project its name and will be preserved.

"We'll break ground next spring," Balda said. "We think that by the summer of 2019 you'll see it be offered to the marketplace."

Builders have already been selected for the first phase of Pecan Square, including Ashton Woods, CalAtlantic Homes, D.R. Horton, David Weekley Homes, Highland Homes, Perry Homes, Plantation Homes and Pulte Homes.

"Pecan Square is one of the largest master-planned communities we have developed in our 25-plus-year history," Hillwood Communities' Brian Carlock said in a prepared statement. "Northlake has a wonderful quality of life and happens to be in one of the highest growth areas in North Texas."

Pecan Square is north of Hillwood's huge AllianceTexas development and is in the same area where the developer built the 1,200-acre Harvest community in Argyle. Balda said that the Harvest — which Hillwood started in 2012 — is about half developed.

"We've sold about 900 homes," he said. "We are selling a home a day in Harvest, and next year we should go over 400 sales."

Growth in north Tarrant County and Denton County is bringing thousands of new residents to the area, Balda said. "With Charles Schwab and TD Ameritrade locating new offices in the area, we are seeing a ton of sales."

Hillwood Communities has donated 15 acres to Northwest ISD for a new elementary school. And the district has purchased 150 acres it plans to use for a new middle school,

high school and football stadium.

"We all recognize growth is coming to the region," Northlake Mayor Peter Dewing said in a statement. "Hillwood Communities shares our vision of honoring Northlake's rural legacy while attracting a multi-generational, family-oriented and highly engaged community on land that is both restorative and productive."

Hillwood Communities is one of the largest residential land developers in Texas.

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