



DAVID A. RETTIG, MAYOR
RENA HARDEMAN, COUNCIL PLACE 1
MICHAEL C. GANZ, COUNCIL PLACE 2

BRIAN MONTINI, MAYOR PRO TEM, COUNCIL PLACE 3
ROGER SESSIONS, COUNCIL PLACE 4
DANNY SIMPSON, COUNCIL PLACE 5

**NORTHLAKE TOWN COUNCIL
REGULAR MEETING MINUTES
MARCH 11, 2021**

1500 COMMONS CIRCLE SUITE 300 - NORTHLAKE, TEXAS 76226

1. Mayor David Rettig called the meeting to order at 5:36 pm, quorum present

Roll Call

Mayor David Rettig – present
Place 2- Michael Ganz – present
Place 4-Roger Sessions – present

Place 1-Rena Hardeman – present
Place 3-Brian Montini – absent
Place 5-Danny Simpson – present

Staff present:

Drew Corn, Town Administrator
John Zagurski, Finance Director
Eric Tamayo, Public Works Director
Leann Oliver, Court Administrator

Nathan Reddin, Development Director
Michael Coleman, Police Captain
Shirley Rogers, Town Secretary
Chance Willeford, Admin Intern

Consultant present:

Ashley Dierker, Town Attorney

Ben McGahey, Town Engineer

Invocation given by Matthew Harding, Northlake Police Dept. Chaplain and Pastor The Well Church in Argyle
Mayor Rettig led the Pledge of Allegiance

2. Announcements, Proclamations and Presentations

A. Northwest ISD 2021 Bond Election Update

By Dr. Ryder Warren, Superintendent

- School Board approved an election for May 1, 2021 on four propositions: A- School Facilities & Capital Improvements; B-Stadium Renovations; C- Middle School Recreational Facilities and D-Technology Devices for a total of \$745.7 million dollars with no increase to the tax rate \$1.3363. www.nisdtxbond.org for more information

B. Home Rule Charter Transition - Presiding Judge Contract

By Drew Corn, Town Administrator

- Municipal Court Judge to be licensed attorney, requirement effective immediately upon passage of charter. Will recommend available and qualified Judges to Council for appointment

C. **Interim Conversion of Administrative Intern to Administrative Assistant**

By Drew Corn, Town Administrator

- Convert intern position to full-time assistant for six-month period to assist with utility billing - winter storm changes, waste collection addition, online application; process improvements - paperless time sheets, digital entry, building permit interface; financial reports - FY 2020 audit, FY 2021 budget online preparation, FY 2022 budget preparation and data gathering. Position returns to part-time intern after September 30, 2021

D. **Economic and Community Development Corporations' Billboard and Grant Program Update**

By Drew Corn, Town Administrator

- EDC/CDC leases property to Lamar Advertising; proceeds from lease used to promote Northlake and Northlake businesses
- EDC/CDC Sales Tax Grants overview on Pioneer Grants (8 grants approved), Jobs Grant (5 businesses approved), Construction Sales Tax Reimbursements (2 reimbursements), Public Infrastructure Participation (3 projects)

E. **Capital Improvement Program Update**

By Drew Corn, Town Administrator

Projects:

- Reconstruct Old Justin Road from Faught Rd to 1,800 ft east
- Canyon Falls Road failures from foundational problems, improving assets to extend long term use, reimbursement thru legal avenues
- Dale Earnhardt Way Road Failures
- Florance Road from Strader to Yarbrough, acquire ROW, make repairs as necessary to address problems and strengthen road for heavy uses
- Faught Road from Old Justin to Robson Ranch, acquire ROW, make repairs as necessary to address problems and strengthen road for heavy use, improve mobility and mitigate flood risk
- Utility Projects include: North elevated storage tank and line; south elevated storage tank; south pump station and ground storage tank, south transmission line, Schober & Bingham Road fire protection lines; north area pump station & Scada; Catherine Branch water and sewer improvements

F. **Winter Storm Relief Options and Financial Impact**

By Drew Corn, Town Administrator

- Changes to winter averaging formula, average reduction of 500 gallons from sewer bill, waive plumbing inspection fee for water heater replacements for 90 days
- One time water drip credit of \$8.00 per residential account

3. **Public Input**

- Northlake resident Joel McGregor stated his opposition to Item F – the proposed water credit of \$8.00 to residential water customers

4. **Consent Items**

Council Member Ganz made the motion to approve the consent items. 2nd by Commissioner Sessions

Vote: motion passed unanimous
For: Ganz, Sessions, Simpson, Hardeman
Against: none
Absent: Montini

G. Town Council Meeting Minutes of 2-11-21

H. Town Council Meeting Minutes of 2-25-21

I. Ordinance No. 21-0311 declaring unopposed candidates in the May 1, 2021 General Municipal Election elected to office, cancelling the election

5. **Action Items**

J. Annexation of approximately 5.424 acres of Faight Road between FM 407 and Evelyn Lane within the Town's exclusive extraterritorial jurisdiction (ETJ)

i. Mayor Rettig open the public hearing at 7:15 pm
No one came forward for or against the proposed annexation
Mayor Rettig closed the public hearing at 7:15 pm

K. Final plat of Lot 4R-1 and Lot 4R-2, Block 1, Texas Speedway Centre, being a replat of Lot 4R, Block 1, Texas Speedway Centre, a 7.97-acre lot located east of IH 35W at Gasoline Alley, and zoned Mixed-Use Planned Development (MPD). QuikTrip Corporation is the owner. Texas Surveyors is the surveyor. Case # FP-21-004

i. Mayor Rettig open the public hearing at 7:16 pm
No one came forward for or against the replat
Mayor Rettig closed the public hearing at 7:26 pm

L. Site Plan of Katie's Car Wash, a proposed car wash on a 0.82-acre tract of land to be platted as Lot 4R-1, Block 1, Texas Speedway Centre, generally located at the southeast corner of IH 35W and Gasoline Alley, and zoned Mixed-Use Planned Development (MPD). Jacob Petrie is the applicant/developer. Dunaway Associates is the engineer. Case # SP-21-001.

Council Member Simpson made to the motion to approve Items K & L. 2nd by Council Member Ganz

Vote: motion passed unanimous
For: Simpson, Ganz, Hardeman, Sessions
Against: none
Absent: Montini

M. No action - Approval of modifying, continuing and/or suspending the First Amended Declaration of Local and Public Health Emergency as modified by the Town Council on April 23, 2020

N. No action - Continue with Declaration of Local Disaster in response to severe weather in Town of Northlake, Texas, ordered by Mayor Rettig on February 22, 2021

6. Mayor Rettig convened the Town Council into Executive Session at 7:28 pm pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D on sections listed below:

a. Section 551.071 authorizes a governmental body to consult with its attorney in an executive session to seek his or her 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. Legal advice on any matter related to any posted agenda item; and
- ii. Legal advice related to the development and annexation of the Hatfield, Brasher, Green Tract on approximately 97.9 acre tract of land generally located south of Evelyn Lane, west of Faught Road and north of Faith Lane in the extraterritorial jurisdiction of the Town; and the development of the Charles Faught tracts totaling approximately 152.3 acres of land generally located north of Evelyn Lane, west of Faught Road, and south of Robson Ranch Road; and
- iii. Legal advice related to the development and annexation of the Scrivner Tract totaling 44.8 acres of land generally located east of Florance Road approximately 2,533 feet north of FM 407 in the extraterritorial jurisdiction of the Town; and
- iv. Legal advice related to the development and annexation of the IMA Development Group and AMI Development Group tracts, 3.4-acre, 1.7-acre and 1.3-acre tracts of land generally located at the northwest corner of FM 407 and Thompson Road in the extraterritorial jurisdiction of the Town; and
- v. Legal advice related to the development and annexation of the Gebert Family Tract on approximately 156.8 acre tract of land generally located east of FM 156 and northwest of Victory Circle in the extraterritorial jurisdiction of the Town; and
- vi. Pending or contemplated litigation; and
- vii. Town of Northlake vs. City of Justin, Denton County District Court Cause No. 15-08170-367; and
- viii. City of Justin v. Toby Baker, Cause No. D-1-GN-20-002084.

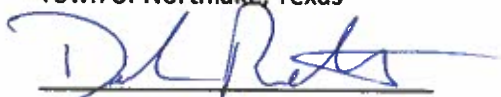
b. Section 551.072 Deliberation regarding the purchase, exchange, lease or value of real property to be acquired as right-of-way out of certain 12.6 acre tract of land

7. Mayor Rettig reconvened the Town Council into Open Session at 8:02 pm
No action needed as a result of the closed session

8. By general consent, Mayor Rettig adjourned the meeting at 8:02 pm

PASSED AND APPROVED BY THE TOWN COUNCIL on the 25th day of March 2021

Town of Northlake, Texas



David Rettig, Mayor

Attest:



Shirley Rogers, Town Secretary

