



Rena Hardeman, Place 1  
Michael Ganz, Place 2  
Brian Montini, Place 3

David Rettig, Mayor

Roger Sessions, Place 4  
Bill Moore, Place 5  
Wes Boyer, Place 6

**NORTHLAKE TOWN COUNCIL  
REGULAR MEETING MINUTES  
MAY 13, 2021  
1500 COMMONS CIRCLE SUITE 300  
NORTHLAKE, TEXAS 76226**

1. Mayor David Rettig called the meeting to order at 5:32 pm, quorum present

**Roll Call:**

David Rettig, Mayor	present	Rena Hardeman, Place 1	absent
Michael Ganz, Place 2	present	Brian Montini, Place 3	present
Roger Sessions, Place 4	present	Bill Moore, Place 5	present
Wes Boyer, Place 6	absent		

**Staff Members present:**

Drew Corn, Town Manager	Nathan Reddin, Development Director
Robert Crawford, Police Chief	John Zagurski, Finance Director
Leann Oliver, Court Administrator	Eric Tamayo, Public Works Director
John Thomson, Management Analyst	Michael Coleman, Police Captain
Shirley Rogers, Town Secretary	Micheale Lane Court Specialist
Brittany Tamayo, Court Clerk	Chance Willeford, Admin. Assistant

**Consultant present:**

Ashley Dierker, Town Attorney

Invocation given by Justin Paulk, Campus Paster with Fellowship of the Parks Northlake/Justin  
Mayor Rettig led the Pledge of Allegiance to the US Flag

2. Announcements, Proclamations and Presentations

A. Mayor Rettig recognized:

- o Eric Tamayo, Public Works Director, 10 Years of Service
- o Shirley Rogers, Town Secretary, 24 Years of Service

B. Proclamations acknowledged by Mayor Rettig

- o National Police Week May 9 – 15, 2021
- o National Public Works Week May 16 – 22, 2021

During this time, Mayor Rettig asked Sue Tejml to give an update on Denco Area 9-11 District

- Sue Tejml, resident of Copper Canyon, asked to be re-appointed to the Board of Managers
- Currently serves as Vice Chair, representing over 680,000 people in the county
- Listed the accomplishments of the board from the past several years

C. Finance Director John Zagurski gave the Fiscal Year 2021 Quarterly Reports

- Investment
- Budget

D. Development Director Nathan Reddin briefed the council on Chadwick Farms Annexation and Zoning request

- 7.930 acre tract of land
- Revise the development standards to permit Single-family attached dwelling (townhouse) as a dev. option on Tract 1 of the plan
- Scheduled public hearing for May 27, 2021 council meeting

E. Town Manager Drew Corn, briefed the council on FY 2022 Budget Focus & Planning

- Effectively Manage Public Resources (maintain property tax rate of \$.295)
- Diversify the Tax Base (invest in infrastructure to sustain commercial tax base)
- Operate Efficiently & Effectually (maintain employee compensation at regional market levels)
- Responsibly Manage Growth (maintain current customer service levels)

3. Public Input

- Northlake resident Joel McGregor asked to be appointed to the Board of Adjustment along with his spouse
- Northlake resident Kyla Oberg asked to be considered for an appointment to a Northlake board
- Northlake resident Aaron Fowler asked to be considered for a place on one of the boards
- Northlake resident Robert Parker asked to be considered for a place on a board along with his wife
- Northlake resident Ian Waya would love to be considered for a board
- Northlake resident Kathy Kliewer interested in serving on a board, loved Northlake, had strong feelings about development
- Northlake resident Jeff Nichols asked to be appointed to a board, wants to give back to the community
- Northlake resident Traci Honeycutt asked to be considered for a place on a board, wants to get involved in the community and to help out
- Northlake resident Sonya Wooley would like to be considered for a place on a board

4. Consent Items

- F. Town Council Meeting Minutes 4-8-21
- G. Town Council Meeting Minutes 4-29-21

Council Member Sessions made the motion to approve the consent items. 2<sup>nd</sup> by Mayor Pro Tem Montini

Vote: motion passed unanimous  
 For: Sessions, Montini, Ganz, Moore, Rettig  
 Against: none

Absent: Hardeman, Boyer

5. Action Items

- H. Mayor Pro Tem Montini made the motion to approve Ordinance No. 21-0513A of the Town Council of Town of Northlake, Texas, declaring the adoption of a Home Rule Charter; requiring the Mayor to certify to the Secretary of State an authenticated copy of the Charter; recording the Charter in the Office of the Town Secretary and providing an effective date of May 13, 2021. 2<sup>nd</sup> by Council Member Moore

Vote: motion passed unanimous  
For: Montini, Moore, Sessions, Rettig, Ganz  
Against: none  
Absent: Hardeman, Boyer

- I. Council Member Ganz made the motion to approve Ordinance No. 21-0513B of the Town Council of Town of Northlake, Texas, declaring results of a Special Election held on May 1, 2021 for the purpose of electing one citizen to Council Member Place 6. 2<sup>nd</sup> by Council Member Moore

Vote: motion passed unanimous  
For: Ganz, Moore, Sessions, Rettig, Montini  
Against: none  
Absent: Hardeman, Boyer

- J. Mayor Rettig announced the Oaths of Office were administered before the meeting

As the Presiding Officer of Canvassing Authority, Mayor Pro Tem Montini presented the Certificates of Elections to David Rettig-Mayor, Roger Session-Place 4, Bill Moore-Place 5

- K. Council Member Moore made the motion to re-appoint Brian Montini as Mayor Pro Tem for a one-year term. 2<sup>nd</sup> by Council Member Ganz

Vote: motion passed unanimous  
For: Moore, Ganz, Montini, Rettig, Sessions  
Against: none  
Absent: Hardeman, Boyer

At the request of Mayor Pro Tem Montini, Mayor Rettig convened the council into Executive Session at 6:43 pm to discuss under Section 551.074 Personnel Matters – Appointment of Municipal Court Judge. By general consent Mayor Rettig reconvened the council into open session at 6:53 pm.

- L. Council Member Ganz made the motion to appoint Harris Hughey as Municipal Court Judge for a two-year term and authorize the Town Manager to negotiate a contract. 2<sup>nd</sup> by Council Member Sessions

Vote: motion passed  
For: Ganz, Sessions, Rettig, Moore  
Against: none  
Recused: Montini

Absent: Hardeman, Boyer

M. Planning and Zoning Commission and Board of Adjustment

i. Mayor Rettig opened the public hearing at 6:55 pm to hear comments for or against the proposed changes to the UDC

No one came forward for or against

Mayor Rettig closed the public hearing at 6:55 pm

ii. Mayor Pro Tem Montini made the motion to approve Ordinance No. 21-0512C amending the Unified Development Code to modify provisions related to a Planning and Zoning Commission, establishing a Board of Adjustment, and providing rules and procedures for operation both. 2<sup>nd</sup> by Council Member Ganz

Vote: motion passed unanimous

For: Montini, Ganz, Rettig, Sessions, Moore

Against: none

Absent: Hardeman, Boyer

Appointment of Planning & Zoning Commission (consists of 7 members) took four different motions

1<sup>st</sup> motion: Council Member Moore made the motion to appoint the following citizens to the Planning and Zoning Commission: Danny Simpson, Aaron Fowler, Chris Amarante.

2<sup>nd</sup> by Council Member Sessions

Vote: motion passed unanimous

For: Moore, Sessions, Rettig, Montini, Ganz

Against: none

Absent: Hardeman, Boyer

2<sup>nd</sup> motion: Mayor Pro Tem Montini moved to appoint Michaela Monson, Kristen Dixon, Zolaina Parker. 2<sup>nd</sup> by Mayor Rettig

Vote: motion failed

For: Montini, Rettig

Against: Moore, Sessions, Ganz

Absent: Hardeman, Boyer

3<sup>rd</sup> motion: Council Member Ganz moved to appoint Jeff Nichols, Michaela Monson, Zolaina Parker. 2<sup>nd</sup> by Mayor Rettig

Vote: motion passed unanimous

Vote: Ganz, Rettig, Montini, Sessions, Moore

Against: none

Absent: Hardeman, Boyer

4<sup>th</sup> motion: Council Member Sessions moved to appoint Kristen Dixon. 2<sup>nd</sup> by Council Member Ganz

Vote: motion passed unanimous

For: Sessions, Ganz, Montini, Rettig, Moore

**Against:** none  
**Absent:** Hardeman, Boyer

**FY 21-22 Planning & Zoning Commission Members are:** Danny Simpson, Aaron Fowler, Chris Amarante, Michaela Monson, Jeff Nichols, Zolaina Parker, Kristen Dixon to serve a one-year term

**Appointment of Board of Adjustment Board (consists of 5 members) took two motions**

**1<sup>st</sup> motion:** Mayor Pro Tem Montini made the motion to appoint the following citizens to the Board of Adjustment board- Robert Parker, John Stewart, Marc Thompson, Bryan Davenport. 2<sup>nd</sup> by Mayor Rettig

**Vote:** motion passed unanimous  
**For:** Montini, Rettig, Ganz, Sessions Moore  
**Against:** none  
**Absent:** Hardeman, Boyer

**2<sup>nd</sup> motion:** Council Member Ganz moved to appoint Kathy Kliewer. 2<sup>nd</sup> by Council Member Moore

**Vote:** motion passed unanimous  
**For:** Ganz, Moore, Montini, Rettig, Sessions  
**Against:** none  
**Absent:** Hardeman, Boyer

**FY 21-22 Board of Adjustments members are:** Robert Parker, John Stewart, Marc Thompson, Bryan Davenport, Kathy Kliewer to serve a one-year term

**N. Economic Development Corporations**

**i. Council Member Sessions made the motion to appoint the following citizens to the Northlake Economic Development Corporation Board of Directors: Laura Montini, Brant Deranger, Matthew Garret, Hillary Simpson, Marie Amarante, Sonya Wooley, Ian Waya. 2<sup>nd</sup> by Mayor Rettig**

**Vote:** motion passed unanimous  
**For:** Sessions, Rettig, Moore, Ganz, Montini  
**Against:** none  
**Absent:** Hardeman, Boyer

**NEDC Board of Directors terms are as follows: Montini, Deranger, Garrett, Simpson (2022); Amarante, Wooley, Waya (2023)**

**ii. Mayor Rettig made the motion to appoint the following citizens to the Northlake Community Development Corporation Board of Directors: Andy Gibson, Lesley Miley, Kyla Oberg and Gabe Rios. 2<sup>nd</sup> by Mayor Pro Tem Montini**

**1<sup>st</sup> Vote:** motion passed unanimous  
**For:** Rettig, Montini, Moore, Sessions, Ganz

Against: none  
Absent: Hardeman, Boyer

2<sup>nd</sup> motion: Mayor Rettig made the motion to appoint the following citizens to the Northlake Community Development Corporation Board of Directors: Tom Dudark, Traci Honeycutt, Amy Godwin 2<sup>nd</sup> by Mayor Pro Tem Montini

Vote: motion passed unanimous  
For: Rettig, Montini, Ganz, Sessions, Moore  
Against: none  
Absent: Hardeman, Boyer

3<sup>rd</sup> motion: Council Member Sessions made the motion that all appointments were effective as of 5/13/2021. 2<sup>nd</sup> by Council Member Ganz

Vote: motion passed unanimous  
For: Sessions, Ganz, Montini, Rettig, Moore  
Against: none  
Absent: Hardeman, Boyer

NCDC Board of Directors terms are as follows: Gibson, Miley, Godwin (2022); Dudark, Honeycutt, Oberg, Rios (2023)

O. Council Member Sessions made the motion to approve Ordinance No. 21-0513D amending chapters 1 and 2 of the Town's Code of Ordinances to conform to provisions of the home-rule charter. 2<sup>nd</sup> by Mayor Pro Tem Montini

Vote: motion passed unanimous  
For: Sessions, Montini, Ganz, Rettig, Moore  
Against: none  
Absent: Hardeman, Boyer

P. Council Member Moore made the motion to approve Ordinance No. 21-0513E adopting a Code of Ethics. 2<sup>nd</sup> by Council Member Ganz

Vote: motion passed unanimous  
For: Moore, Ganz, Sessions, Rettig, Montini  
Against: none  
Absent: Hardeman, Boyer

Q. Council Member Ganz made the motion to approve Resolution No. 21-12 amending certain provisions of the Rules of Order and Procedures to conform to provisions of the home-rule charter. 2<sup>nd</sup> by Mayor Pro Tem Montini

Vote: motion passed unanimous  
For: Ganz, Montini, Rettig, Sessions, Moore  
Against: none  
Absent: Hardeman, Boyer

- R. 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
  - S. 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. By general consent Mayor Rettig convened the council into Executive Session at 7:57 pm pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D to discuss the items 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 CKD Holdings Tracts, 24.8-acre, 11.9-acre, and 1.8-acre tracts of land general located north of Oliver Creek and west of FM 156 in the extraterritorial jurisdiction of the Town; and
    - iii. 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
    - iv. Pending or contemplated litigation; and
    - v. Town of Northlake vs. City of Justin, Denton County District Court Cause No. 15-08170-367; and
    - vi. City of Justin v. Toby Baker, Cause No. D-1-GN-20-002084.
  - b. Section 551.074 Personnel Matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee
    - i. Town Manager Appointment
7. By general consent, Mayor Rettig reconvened the council into Open Session at 9:02 pm to take action on the items below.
- T. Mayor Pro Tem Montini made the motion to approve Resolution No. 21-11 approving amendments to that certain 2020 Interlocal Agreement between the Town of Northlake and the City of Fort Worth for allocating and transferring extraterritorial jurisdiction between the parties; amending the parcel map; providing additional methods for transferring ETJ between the parties; authorizing the Mayor to execute such First Amendment and providing an effective date. 2<sup>nd</sup> by Council Member Sessions

Vote: motion passed unanimous  
For: Montini, Sessions, Moore, Rettig, Ganz  
Against: none  
Absent: Hardeman, Boyer

- U. Council Member Sessions made the motion to approve Resolution No. 21-13, a Joint Resolution of the Town of Northlake, Texas, and the City of Fort Worth, Texas, transferring ETJ between the municipalities; providing for official map adjustments; providing for severability; providing an effective date and providing for recordation. 2<sup>nd</sup> by Council Member Ganz

Vote: motion passed unanimous  
For: Sessions, Ganz, Montini, Rettig, Moore  
Against: none  
Absent: Hardeman, Boyer

- V. Mayor Rettig made the motion to appoint Drew Corn as Town Manager. 2<sup>nd</sup> by Mayor Pro Tem Montini

1<sup>st</sup> Vote: motion passed unanimous  
For: Rettig, Montini, Ganz, Sessions, Moore  
Against: none  
Absent: Hardeman, Boyer

Mayor Pro Tem Montini made the motion to authorize the Mayor to negotiate the Town Manager's contract renewal as discussed in closed session. 2<sup>nd</sup> by Council Member Ganz

2<sup>nd</sup> Vote: motion passed unanimous  
For: Montini, Ganz, Rettig, Sessions, Moore  
Against: none  
Absent: Hardeman, Boyer

Council Member Ganz stated having been on the council for a total of 12 years, has seen the town on the brink financially but thru the years Mr. Corn has gotten the town into a good financial state.

Mayor Pro Tem Montini stated Drew Corn has done a phenomenon job with leading council and staff, providing continuity to the town. His leadership is needed as the town is now a home-rule charter city. Thanked him for his service to Northlake.

Council Member Sessions having been on the council for some time stated from having very little funds to having funds to run a town, while keeping the tax rate low and offering additional exemptions, expressed his appreciation to Mr. Corn on what a good job is doing for the town.



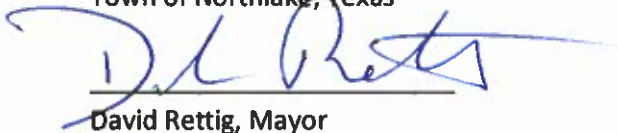


Mayor Rettig echoed all of the above comments adding it's been a terrific first two years, appreciates Drew Corn's advice along with his leadership during this time, very pleased with Mr. Corn. Mayor Rettig stated what he values most is the leadership of council and staff.

8. Mayor Rettig adjourned the meeting at 9:09 pm

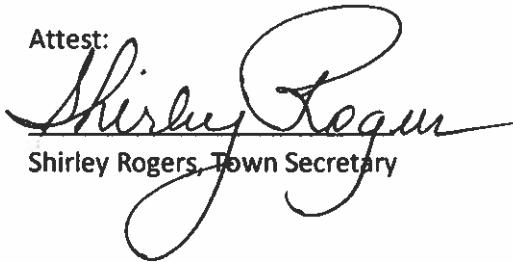
Passed and approved by the Town Council on the 27<sup>th</sup> day of May 2021.

Town of Northlake, Texas



David Rettig, Mayor

Attest:



Shirley Rogers, Town Secretary

