



DAVID A. RETTIG, MAYOR

RENA HARDEMAN, COUNCIL PLACE 1
MICHAEL C. GANZ, COUNCIL PLACE 2
BRIAN MONTINI, MAYOR PRO TEM

ROGER SESSIONS, COUNCIL PLACE 4
BILL MOORE, COUNCIL PLACE 5
WES BOYER, COUNCIL PLACE 6

**NORTHLAKE TOWN COUNCIL
REGULAR MEETING MINUTES OF JUNE 24, 2021
1500 COMMONS CIRCLE SUITE 300 - NORTHLAKE, TEXAS 76226**

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

Roll Call:

David Rettig, Mayor

Rena Hardeman, Place 1

Michael Ganz, Place 2

Brian Montini, Mayor Pro Tem

Roger Sessions, Place 4

Bill Moore, Place 5

Wes Boyer, Place 6

Staff present:

Drew Corn, Town Manager

Nathan Reddin, Development Director

John Zagurski, Finance Director

Leann Oliver, Court Administrator

Robert Crawford, Police Chief

Eric Tamayo, Public Works Director

Shirley Rogers, Town Secretary

Michael Coleman, Captain PD

Consultants present:

Ashley Dierker, Legal Counsel

Ben McGahey, PE, Town Engineer

Invocation given by Pastor Justin Burris, Northlake Bible Church

Mayor Rettig led the audience in the Pledges of Allegiance to US and Texas Flags

2. Announcements, Proclamations and Presentations

A. Eric Broadway presented a proposed concept plan for the development of tracts of land totaling 248 acres, 98 acres ETJ and 150 in Town limits on the Knox/Faught Development Proposal

- Relocating the north entrance on the Knox property from Faught Rd to Evelyn Ln
- Dedicating property necessary to realign and connect Evelyn Ln with Old Justin Road
- Agreeing to construct Evelyn Ln connector road
- Lot layouts ensuring no lots or driveways fronting on Faught Rd
- Providing large open spaces, green space and extensive natural trails along Faught Rd
- Reduced the number of lots from 80 to 60 lot equestrian community with large lots, trails and green space
- Include equestrian center, arena, stables and lots connecting to riding trails

Mayor Rettig opened the floor for Public Input on this item:

- Cathy Green, Major League Realty, expressed her support on the benefit of the proposed project on behalf of the Faught Family and developer. Stated the Faught Family had owned that property since 1924, paid their share of taxes throughout the years, they wanted to see a quality development and believe this is a desirable project for their land. With the construction of a water line and improvements to Evelyn Lane, believes the developer is making a huge contribution to the town.
- Stardust Ranch Resident Michaela Monson stated her support for the Knox Faught Development, the Faught Family has been very courteous to the surrounding neighborhoods. Appreciates the developer working with the town to develop fewer lots.
- Stardust Ranch Resident Gage Gilham commented he lived on a 5 acre lot and would like to see larger lots on the west side of the development that backs up to his property.
- Stardust Ranch Resident Susan Boryca stated her support, shares property line with the equestrian center but has concerns with rainwater drainage management, resizing the lots on the west side to at least a two acre lot to maintain that rural feel and design for 5 acre lots throughout the development. Appreciated the town council for allowing discussion on this project during the planning stages.
- Stardust Ranch Resident Gary Grant stated his support of the development but is against the 1 acre lots. His five acre lot backs up to the proposed 1 acre lot in the development. Would like to see at least a 2 acre lots on the west side. Water drainage is a concern for a denser development.
- Brian's Place Resident Lesley Miley stated her support of the development, the best layout she has seen in the past few years but did not want to see the back of houses across from her property on Faught Road. Would like to see some additional concessions made.
- Northlake Resident Joel McGregor stated he was in support of the development, believes a property owner should be able to develop their land but stated he was against using a TIF for the infrastructure improvements.
- Prairie View Farms Resident Sonya Wooley stated her support for the development, thankful for the changes to the Knox property, less streets onto Faught Road. Would like clarification from the developer on exterior fences, sidewalks and easements on the Faught property and would hope the town plans accordingly on any improvements to Faught Road and to not take any additional property from her front yard.

At this time, Mayor Rettig stated he had received an email he would like to include in the record.

- Stardust Ranch Residents James & Autumn Gonzalez stated their opposition to the proposed Faught development – believed with the one acre lots behind their property would remove privacy, have significant drainage issues with the back lot of their property and with one acre lots, would only further damage and make issues worse. Would like for council to deny the one acre lots, concerned for speeding on Robson Ranch Road

*Before the meeting, Council Member Wes Boyer filed a Conflict of Interest Affidavit with the Town Secretary stating he had an equitable or legal ownership on real property with a fair market value of at least \$2500 butting up to the proposed Faught Development and would refrain from discussions on this item.

B. FY 2022 Departmental and Programmatic Budgets
Town Manager - Drew Corn, gave the FY 2022 Operational Overview including the Market Adjustment, O & M Revenue and Expenditures, Cost Center. Each department - Public Works, Finance, Development Service, Police, Municipal Court, Communications & Marketing, Town Secretary and Town Manager gave an overview including accomplishments and goals, changes & requests, workload measures and expenditures

3. Public Input

- Resident Joel McGregor commented about the timing of a traffic light at the intersection of SH 114 and Cleveland Gibbs Road, asked if something could be done and/or someone contacted at TxDOT to check into the timing issue. Would like to see more information on revenues and expenditures on the water utility fund. Believes the fund should fully support itself.

4. Consent Items

C. Council Member Sessions made the motion to approve the Town Council Meeting Minutes 6-10-21. 2nd by Council Member Hardeman
Vote: motion passed unanimous
For: Sessions, Hardeman, Ganz, Montini, Rettig, Moore, Boyer
Against: none

5. Action Items

D. Council Member Ganz made the motion to approve Ordinance No. 21-0624 of the Town amending Article 7.05 of the Code of Ordinances, amending regulations related to Solid Waste Removal. 2nd by Council Member Sessions
Vote: motion passed unanimous
For: Ganz, Sessions, Boyer, Moore, Rettig, Montini, Hardeman
Against: none

F. Council Member Sessions made the motion to cancel the July 8th 2021 council meeting. 2nd by Council Member Hardeman
Vote: motion passed unanimous
For: Sessions, Hardeman, Ganz, Montini, Rettig, Moore, Boyer
Against: none

G. No action taken - 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

Mayor Rettig recused himself on Item E, while he is not legally bound to refrain from discussion, as a condition of his employment, his employer - an investment firm, asked him to not participate in discussions relating to bonds. Mayor Rettig turned to the meeting over to Mayor Pro Tem Montini and left the meeting room

E. Council Member Sessions made the motion to approve Resolution No. 21-20 Series 2021 Certificate of Obligations Reimbursement. 2nd by Council Member Moore

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

6. By general consent, Mayor Pro Tem Montini convened the council into Executive Session at 8:49 pm pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D on the items listed below:

a. Section 551.071 Consultation with Attorney. The Town Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Town Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or 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 the provisions of Chapter 551, including the following items:

- i. 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
- ii. Development of the IMA and AMI Development Groups tracts on approximately 6.4 acres of land north of FM 407; and
- iii. Development of the US Continental Corp. tract on approximately 60.5 acres of land located east of Boss Range Road; and
- iv. Development of the Westview Trails LLC tracts on approximately 136.0 acres of land located west of Boss Range Road; and
- v. Development of the Oneta Lee Cope Trust tract on approximately 69.0 acres acres of land located west of FM 156; and
- vi. Development of the Petrus Investments LP tracts on approximately 559.7 acres of land located east of FM 156; 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 Deliberations about Real Property

- i. Regarding the purchase, exchange, lease or value of real property to be acquired as right-of-way out of 22.3-acre tract, UST Addition, Block A, Lot 1

c. Section 551.087 Economic Development Negotiations.

- i. Potential amendment to Development Agreement approved October 10, 2020, between Town, EDC and CDC, Foster, Lewis, Gierisch and Weis for a commercial development to be located on approx. 122 acres of land located south of Harmonson Road and north of Dale Earnhardt Way
- ii. Potential development agreement between Town, EDC and CDC, and 6McFarm LLC for a commercial development to be located on approx. 252 acres of land located east of Harmonson Road

7. Mayor Rettig reconvened the council into Open Session at 10:06 pm. No action was taken as a result of the closed session.
8. Mayor Rettig adjourned the meeting at 10:06 pm

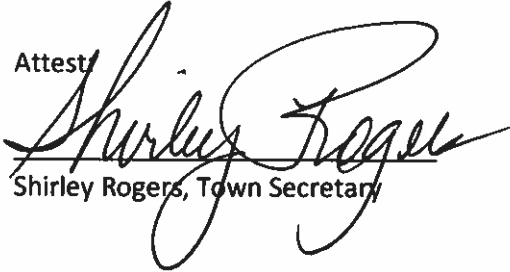
Passed and approved by the Town Council on this the 22nd day of July 2021.

Town of Northlake, Texas



David Rettig, Mayor

Attest



Shirley Rogers, Town Secretary

