



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING MINUTES
1500 COMMONS CIRCLE, SUITE 300
JANUARY 26, 2023**

The Northlake Town Council convened in a Regular Meeting on January 26, 2023, at 5:31 p.m., in the Northlake Town Hall - Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas.

1. CALL TO ORDER

Mayor David Rettig called the meeting to order at 5:31 p.m., and a quorum was present as follows:

• Roll Call:

David Rettig, Mayor	Roger Sessions, Place 4
Robert Keeker, Place 1	Bill Moore, Place 5
Michael Ganz, Place 2	Wes Boyer, Place 6
Brian Montini, Mayor Pro Tem	

Also present were Drew Corn, Town Manager, and Ashley Dierker, Town Attorney.

- Invocation was given by Cole Phillips, Pastor, The Gathering Table Church.
- The Pledge of Allegiance to the United States and Texas Flags was recited.

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

A. Presentation - Employee Service Awards

- Tara Wilson - 5 Years of Service

The item was pulled from the agenda at the request of staff and will be presented during the February 9, 2023, Regular Town Council Meeting.

B. Briefing - Town and County Road Projects

Items 2.B. and 2.C., were presented collectively, by Drew Corn, Town Manager, and John Polster, Innovative Transportation Solutions, and discussion followed.

Following discussion, Town Council consensus was for staff to prioritize Project 1 (Faught North), Project 7 (Faught South), and Project 8 (Evelyn Intersection) as proposed.

C. Briefing - Faught Road Project

Items 2.B. and 2.C., were presented collectively, by Drew Corn, Town Manager, and John Polster, Innovative Transportation Solutions, and discussion followed.

Following discussion, Town Council consensus was for staff to prioritize Project 1 (Faught North), Project 7 (Faught South), and Project 8 (Evelyn Intersection) as proposed.

D. Briefing - Entryway Monumentation Design Update

The item was presented by Drew Corn, Town Manager, and Kirk Wilson, Halff Associates, and discussion followed.

Following discussion, Town Council consensus was for staff and consultants to use the feedback provided and present updated designs at a future meeting.

E. Briefing - Sports Facility Update

The item was presented by Drew Corn, Town Manager, and discussion followed.

Following discussion, Town Council consensus was for staff to prepare to call a special election during a future meeting and provide more information regarding debt scenarios and exit strategies.

3. **PUBLIC INPUT**

The following individuals shared comments as allowed under the Public Input portion of the agenda. All comments may be viewed in their entirety on the Town's Website at <https://www.town.northlake.tx.us/337/Watch-CouncilMeetings>.

- Tammy Wright, address on file - addressed sports facility (Item 2.E.)
- Joel McGregor, address on file - addressed sports facility (Item 2.E.)

4. **CONSENT ITEMS**

The Consent Agenda consisted of Item 4.A.-4.E., and no items were pulled for individual consideration. Councilmember Sessions moved to approve the Consent Agenda as presented. Motion seconded by Councilmember Ganz. Motion carried.

AYES (7): Rettig, Keeker, Ganz, Montini, Sessions, Moore, Boyer

NAYS (0): None

ABSENT(0): None

A. Consider approval of January 12, 2023 meeting minutes
APPROVED

- B. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an Interlocal Agreement with Denton County Sheriff's Office to provide Talk Groups and programming for Northlake Police radios
APPROVED RESOLUTION NO. 23-07

- C. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute a purchase agreement/contract with GTS Technology Solutions through cooperative purchasing, for 4 Police computers, in an amount not to exceed \$25,000
APPROVED RESOLUTION NO. 23-08

- D. Consider a Resolution of the Town of Northlake, Texas pursuant to Section 395.042, Texas Local Government Code, setting a public hearing to consider amending the Water and Sanitary Sewer Master Plans, Land Use Assumptions, Capital Improvements Plans, and Water and Sanitary Sewer Impact Fees and providing for publication of thirty (30) days notice of such public hearing
APPROVED RESOLUTION NO. 23-09

- E. Consider a Resolution of the Town of Northlake, Texas, authorizing the Town Manager to remit Calendar Year 2023 annual assessment to the Steering Committee of Cities Served by Oncor, in an amount not to exceed \$714
APPROVED RESOLUTION NO. 23-10

5. ACTION ITEMS

- A. Consider a Resolution of the Town of Northlake, Texas, creating the Comprehensive Land Use Plan Steering Committee and appointing members
APPROVED RESOLUTION NO. 23-11

The item was presented and discussion followed.

Mayor Rettig moved to approve the item as presented with the appointment of the following:

1. Pru Gurram - Resident	7. Tom Strader - Resident
2. Tammy Wright - Resident	8. Maryl Lorencz - P&Z
3. Tom Dudark - CDC	9. Sonya Wooley - EDC
4. Pete Dewing - Resident	10. Laura Montini - EDC
5. Steve Anderson - Resident	11. Robert Keeker - Council
6. Byran Davenport - P&Z	12. Wes Boyer - Council

Motion seconded by Councilmember Keeker. Motion carried.

AYES (7): Rettig, Keeker, Ganz, Montini, Sessions, Moore, Boyer

NAYS (0): None

ABSENT (0): None

- B. Consider an Ordinance of the Town of Northlake, Texas, amending Chapter 7 of the Code of Ordinances to address prevention of Fats, Oils, Grease from entering the Town's wastewater infrastructure
APPROVED ORDINANCE NO. 23-0126A

The item was presented and discussion followed.

Councilmember Ganz moved to approve the item as presented. Motion seconded by Mayor Pro Tem Montini. Motion carried.

AYES (7): Rettig, Keeker, Ganz, Montini, Sessions, Moore, Boyer
NAYS (0): None
ABSENT (0): None

- C. Consider a Resolution of the Town of Northlake, Texas, approving a Road Assessment Fee Policy

APPROVED RESOLUTION NO. 23-12

The item was presented and discussion followed.

Councilmember Sessions moved to approve the item as presented. Motion seconded by Councilmember Moore. Motion carried.

AYES (6): Rettig, Keeker, Montini, Sessions, Moore, Boyer
NAYS (1): Ganz
ABSENT (0): None

- D. Consider an Ordinance of the Town of Northlake, Texas, proposing text amendments to Section 1.01.004 "Definitions and Rules of Construction" of Article 1.01 "Code of Ordinances" of the Codes of Ordinances; and of Section 3.4 "Board of Adjustment" of Article 3 "Boards and Commissions" of the Unified Development Code. Case # UDC-22-005.

- a. Public Hearing
b. Consider approval

APPROVED ORDINANCE NO. 23-0126B

The item was presented and discussion followed.

Mayor Rettig opened the public hearing at 8:01 p.m., and with no speakers coming forward, the public hearing was closed at 8:01 p.m.

Mayor Pro Tem Montini moved to approve the item as presented. Motion seconded by Councilmember Sessions. Motion carried.

AYES (7): Rettig, Keeker, Ganz, Montini, Sessions, Moore, Boyer
NAYS (0): None
ABSENT (0): None

- E. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to take administrative action as necessary to support the amicus brief submitted to the U.S. Supreme Court by the State of Indiana, and supported by the Texas Attorney General, regarding the ability of States to enforce restrictions upon roadway blockages caused by stopped trains

APPROVED RESOLUTION NO. 23-13

The item was presented and discussion followed.

Mayor Pro Tem Montini moved to approve the item as presented. Motion seconded by Councilmember Sessions. Motion carried.

AYES (7): Rettig, Keeker, Ganz, Montini, Sessions, Moore, Boyer
NAYS (0): None
ABSENT (0): None

- F. Consider a Resolution of the Town of Northlake, Texas, awarding BID 22-06 and authorizing the Town Manager to execute an agreement/contract with Ed Bell Construction Company for reconstruction of Cleveland Gibbs south, in an amount not to exceed \$5,649,214.35
POSTPONED TO FUTURE MEETING

The item was pulled from consideration and postponed to a future meeting date.

- G. Consider a Resolution of the Town of Northlake, Texas, authorizing the Town Manager to draft and execute a letter of consent regarding the petition submitted by Justin Community Volunteer Fire Department, Inc., and Ponder Volunteer Fire Department, Inc., for the creation of the proposed Denton County Emergency Services District No. 2
APPROVED RESOLUTION NO. 23-15

The item was presented and discussion followed.

Councilmember Sessions moved to approve the item as presented. Motion seconded by Mayor Pro Tem Montini. Motion carried.

AYES (7): Rettig, Keeker, Ganz, Montini, Sessions, Moore, Boyer
NAYS (0): None
ABSENT (0): None

6. EXECUTIVE SESSION

The Town Council convened into an Executive Session at 8:14 p.m., consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law to address the following:

A. Section 551.071 - Consultation with Attorney

- i. Potential development agreement and annexation of the CKD Holdings Tracts on approximately 24.8-acre, 11.9-acre, and 1.8-acre tracts of land generally located north of Oliver Creek and west of FM 156 in the extraterritorial jurisdiction of the Town.
- ii. Potential development agreement and annexation of the DFW Northlake Business Park LLC tract on approximately 67.7-acre tract of land generally located north of FM 407 and 1,200 feet east of Faught Road in the extraterritorial jurisdiction of the Town.
- iii. Potential development agreement and annexation of the Pecan Square Business Park LLC tract on approximately 5.0-acre tract of land generally located north of FM 407 and 1,200 feet east of Faught Road in the extraterritorial jurisdiction of the Town.

- iv. Potential lease agreement with tenant of proposed sports venue.
- v. Potential development agreement and annexation of the Neely tract on approximately 25.2 acres of land generally location at the southwest corner of FM 156 and Sam Reynolds Road in the extraterritorial jurisdiction of the Town.

B. Section 551.072 - Real Property

- i. Regarding purchase, exchange, lease of value of real property to be acquired as right-of-way out of the following parent tract of 75.7 acres at northeast corner of FM 407 and Faught Road.
- ii. Regarding purchase, exchange, lease of value of real property to be acquired as right-of-way out of the following parent tract of 41.0 acres at southwest corner of SH 114 and Cleveland-Gibbs Road.

C. Section 551.087 - Economic Development Negotiations

- i. Potential development agreement and annexation of the Petrus Investment tracts on approximately 100.6-acre, 64.9-acre, 225.8-acre, 58.5-acre, and 168.4-acre tracts of land generally located north of Victory Circle, west of Harmonson Road, and east of FM 156 in the extraterritorial jurisdiction of the Town; the Eagle Income Properties tracts on approximately 102.9-acre, 24.9-acre, 10.2-acre, 5.5-acre, and 2.7-acre tracts of land generally located east of FM 156 and south of Harmonson Road in the extraterritorial jurisdiction of the Town; and the AIL Investment tract on approximately 76.8-acre tract of land generally located east of Harmonson Road in Town limits.
- ii. Project Chestnut
- iii. Sports Venue Special Tax Election

7. RECONVENE INTO OPEN SESSION

Mayor Rettig reconvened the Regular Meeting at 8:58 p.m., to address any Council action regarding the items deliberated during Executive Session. No votes or actions were taken on any of the items deliberated.

8. ADJOURN

With no further business, Mayor Rettig adjourned the meeting at 8:59 p.m.



David Rettig, Mayor

Attest:


Zolafna R. Parker, Town Secretary



MINUTES APPROVED ON: Feb. 9, 2023