



David A. Rettig, Mayor
Rena Hardeman, Council Place 1
Jimmy Lambert, Council Place 2

Brian Montini, Mayor Pro Tem, Council Place 3
Roger Sessions, Council Place 4
Danny Simpson, Council Place 5

**Town Council
Special Called Meeting Minutes
Thursday, June 20, 2019
Chamber Room**

1500 Commons Circle, Suite 300 –Northlake, Texas

1. Mayor David Rettig called the work session to order at 6:30 pm, quorum present

Council Members present: David Rettig, Rena Hardeman, Jimmy Lambert, Brian Montini, Roger Sessions, Danny Simpson

Town Staff present: Drew Corn, Town Administrator; Nathan Reddin, Development Director; Robert Crawford, Chief of Police; Eric Tamayo, Public Works Director; and Shirley Rogers, Town Secretary

Consultants present: Ashley Dierker, Legal Counsel; Ben McGahey, PE, Town Engineer

Invocation given by Police Chief Robert Crawford

Mayor Rettig led the Pledge of Allegiance to U.S. Flag

2. Briefing Items

A. Preliminary Budget Outlook for Fiscal Year 2019-2020 - given by Mayor Rettig and Drew Corn, Town Administrator - budget based on property tax rate of 29.5 cents and 5% exemption; sales tax at new normal levels, Town continues core responsibilities for public safety, road maintenance and development oversight; 30 % increase in values in new residential and 100% increase in commercial values; new positions to handle growth and complexity; deferred and delayed services; continued investment in infrastructure. Budget requests from various departments were discussed along with debt service fund balances and capital project fund and projects

3. Mayor Rettig called the special called meeting to order at 7:59 pm, quorum present

4. Public Input - none

5. Consent Items

Mayor Rettig pulled Item C for further discussion as requested by Council Member Hardeman

Council Member Hardeman made the motion to approve the Items B & D. 2nd by Council Member Sessions

Vote: motion passed unanimous

For: Hardeman, Sessions, Simpson, Montini, Lambert

Against: none

- B. Town Council meeting minutes of May 23, 2019
- D. FY 19-20 Interlocal Cooperation Agreement for Shared Governance Communications and Dispatch Services System between Denton County & Northlake Police Department

- C. Council Member Hardeman made the motion to approve Resolution No. 19-12 approving the Town of Northlake Investment Policy. 2nd by Mayor Pro-Tem Montini
Vote: motion passed unanimous
For: Hardeman, Montini, Lambert, Sessions, Simpson
Against: none

6. Regular Items

- E. Mayor Pro-Tem Montini made the motion to approve the Preliminary Plat of Harvest Phase 4B, 4C, 5 & 6, a subdivision consisting of 474 single-family residential lots and 11 non-residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on a 118.673-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located on the north side of Old Justin Road between Cleveland-Gibbs and Harvest Way. Belmont 407, LLC and Harvest Phase 4, LLC are the owners/applicants/developers. Jones & Carter, Inc. is the engineer/surveyor. Case # PP-19-001. 2nd by Council Member Simpson
Vote: motion passed unanimous
For: Montini, Simpson, Sessions, Lambert, Hardeman
Against: none

- F. Mayor Pro-Tem Montini made the motion to approve the Final Plat of Harvest Phase 4B, a subdivision consisting of 80 single-family residential lots and 3 non-residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on a 23.187-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, located on the north side of Old Justin Road approximately 700 feet east of Cleveland-Gibbs Road. Belmont 407, LLC and Harvest Phase 4, LLC are the owners/applicants/developers. Jones & Carter, Inc. is the engineer/surveyor. Case # FP-19-005. 2nd by Council Member Simpson
Vote: motion passed unanimous
For: Montini, Simpson, Sessions, Lambert, Hardeman
Against: none

- G. No action taken to award the contract for inflow and infiltration repairs to sewer system

- H. Council Member Simpson made the motion to approve the revisions to the Engineering Design Manual street sign bracket details. 2nd by Council Member Sessions
Vote: motion passed unanimous
For: Simpson, Sessions, Montini, Lambert, Hardeman
Against: none

- I. Council Member Simpson made the motion to ratify intent to purchase ROW from TxDOT (abandoned Sam Lee driveway) and authorize the Town Administrator to execute all necessary documents to finalize the transaction. 2nd by Council Member Sessions
Vote: motion passed unanimous

For: Simpson, Sessions, Montini, Lambert, Hardeman
Against: none

- J. Council Member Simpson made the motion to approve the purchase agreement between the Town and SCSD-Finnell for TxDOT ROW pending acquisition of said ROW from TxDOT and authorize the Town Administrator to execute all necessary documents to finalize the transaction. 2nd by Council Member Sessions

Vote: motion passed unanimous

For: Simpson, Sessions, Montini, Lambert, Hardeman

Against: none

7. Mayor Retting convened the council into Tax Increment Reinvestment Zone No. 1 Board of Directors Meeting at 8:32 pm. Mayor Retting reconvened the council into open session at 8:36 pm

8. By general consent, the council convene into Executive Session at 8:37 pm to discuss the following items Pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D:

- 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) Supreme Court of Texas - Town of Northlake vs City of Justin. No. 18-0651

(c) Case # FP 18-020 considered by the Town at the January 24, 2019 Town Council meeting; or

(d) Eminent domain actions to obtain right-of-way out of a certain 3.05-acre tract of land located in the Patrick Rock Survey, Abstract No. 1063 in Northlake, Denton County, Texas, for the construction and maintenance of roadway and utility improvements and other public purposes permitted by law; or

(e) Eminent domain actions to obtain property out of a certain 47.063-acre tract of land located in the B.B.B. & C.R.R. Co. Survey, Abstract No. 189 in Northlake, Denton County, Texas, for the construction and maintenance of a water tower and other public purposes permitted by law; or

(f) Potential litigation related to Eagleton and Applewood road failures; or

(g) Potential litigation related to Dale Earnhardt Way road failures

- b. Section 551.072 deliberation regarding the purchase, exchange, lease, or value of real property to be acquired as right-of-way out of a certain 3.05-acre tract of land located in the Patrick Rock Survey, Abstract No. 1063 in Northlake, Denton County, Texas, for the construction and maintenance of roadway and utility improvements and other public purposes permitted by law
- c. Section 551.072 deliberation regarding the purchase, exchange, lease, or value of real property to be acquired out of a certain 47.063-acre tract of land located in the B.B.B. & C.R.R. Co. Survey, Abstract No. 189 in Northlake, Denton County, Texas, for the construction and maintenance of a water tower and other public purposes permitted by law
- d. Section 551.087 Economic Development negotiations for Hotel Conference Center Incentives

9. Mayor Rettig reconvene the council into Open Session at 9:31 pm – no action taken while in closed session

- K. No action taken on the use of eminent domain to condemn property and consider a resolution of the Town of Northlake, Texas, authorizing the Town Attorney to bring a condemnation action for the purpose of obtaining approximately .2707 acres of a certain 3.05 acre tract of land located in the Patrick Rock Survey Abstract No. 1063 in Northlake, Denton County, Texas, as right-of-way necessary for the construction and maintenance of roadway and utility improvements and for other public purposes permitted by law
- a. Resolution No. 19-
- L. No action taken on the use of eminent domain to condemn property and consider a resolution of the Town of Northlake, Texas, authorizing the Town Attorney to bring a condemnation action for the purpose of obtaining approximately 1.15 acres of a certain 47.063 acre tract of land located in the B.B.B. & C.R.R. Co. Survey, Abstract No. 189 in Northlake, Denton County, Texas, as property necessary for the construction and maintenance of a water tower and for other public purposes permitted by law by Resolution

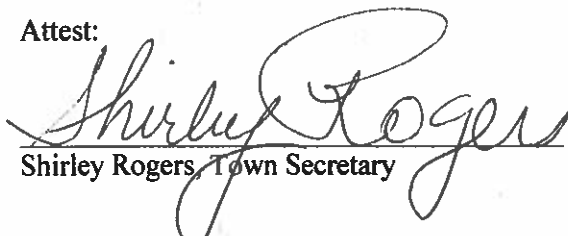
10. Mayor Rettig adjourned the meeting at 9:32 pm

Passed and approved on this the 25th day of July 2019

Town of Northlake, Texas


David A. Rettig

Attest:


Shirley Rogers, Town Secretary

