



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 Meeting Minutes
Thursday, August 1, 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

Staff present: Drew Corn, Town Administrator; Nathan Reddin, Development Director; John Zagurski, Finance Director; Robert Crawford, Chief of Police; Eric Tamayo, Public Works Director; Sergeant Alex Arnold; Detective Doug Williams; Kyle Garcia, Planner; and Shirley Rogers, Town Secretary

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

Invocation given by Nathan Reddin
Pledge of Allegiance to the U.S. led by Mayor Rettig

2. Special Recognition

Chief Crawford recognized Sergeant Alex Arnold, Northlake Police Department graduation from Tarleton State University Bachelor's Degree in Criminal Justice Administration. Sgt. Arnold was recognized by TCOLE with Academic Recognition Certificate and presented with an award bar. Sgt. Arnold started taking classes in the fall of 2013, being the first employee of Northlake to use the tuition reimbursement program approved by town council several years ago

Chief Crawford recognized Detective Douglas Williams, Northlake Police Department completion of Major Crimes Investigator course which included basic criminal investigation, forensic photography, courtroom testimony, death investigation and collision reconstruction. Det. Williams received a Certificate of Merit Award bar for his exemplary actions. Chief Crawford said he had gone above and beyond in many cases he has investigated, through his persistence, research efforts and overall ability

3. Briefing Items

A. Proposed amendment to The Ridge at Northlake Mixed-Use Planned Development (MPD)

Ryan Hughey addressed the council on the request to amend the MPD by adding a provision for a temporary manufactured home to the PD

B. FY 2020 Proposed Budget Presentation

John Zagurski, Finance Director, presented the power point on the FY 2019-20 Proposed Budget prepared by Mayor Rettig, Drew Corn, Town Administrator and himself

Current proposed budget is balanced with increased resources dedicated to public safety and public works. The resources are needed to manage the increased scope of Northlake municipal operations. Budget based on continuing 29.5 cents tax rate which includes two types of homestead exemption: \$15,000 over 65 and disabled, and a new general 5% homestead exemption

4. Mayor Rettig called the special meeting to order at 7:29 pm, quorum present

5. Public Input

Joel McGregor, Northlake resident, stated he was against the use of imminent domain when trying to buy land, said property owners had rights too. Against the town giving out tax abatements or offering incentives to businesses. Thought offering additional homestead exemption was good for residents

Michael Savoie, Northlake resident, asked council to not misuse imminent domain when considering land for public purposes. On the proposed budget, asked council not to forget the past, has concerns about the debt amount, be careful and have good direction. Had concerns on whether the hotel/conference center was a good financial deal. Stated council should remember the citizens are the main concern of the town

6. Consent Items

Council Member Hardeman asked to pull Items F-G-H for further discussion

Councilmember Hardeman moved to approve items C-D-E. 2nd by Mayor Pro Tem Montini

Vote: motion passed unanimous

For: Hardeman, Montini, Lambert, Session, Simpson

C. Town Council meeting minutes of June 20, 2019

D. Town Council meeting minutes of July 11, 2019

E. 2019 Interlocal Cooperation Agreement between the Denton County and Town of Northlake regarding assessment and collection of applicable taxes

Mayor Pro Tem Montini moved to approve items F-G-H. 2nd by Council Member Lambert

Vote: motion passed unanimous

For: Montini, Lambert, Hardeman, Sessions, Simpson

F. 2019 Interlocal Cooperation Agreement between Denton County and Northlake PID No. 1 (Harvest) regarding assessment and collection of applicable taxes

G. 2019 Interlocal Cooperation Agreement between Denton County and The Highland PID No. 2 regarding assessment and collection of applicable taxes

H. FY 2020 Contract for Services between Trinity River Authority and the Town of Northlake including Revised Technical Services Fee Schedule for the Central Reginal Wastewater System

7. Regular Items

I. Council Member Hardeman made the motion to approve Resolution No. 19-14 for the appointment of Sue Tejml to the Board of Managers of the Denco Area 9-1-1 District. 2nd by Council Member Lambert

Vote: motion passed unanimous

For: Hardeman, Lambert, Montini, Sessions, Simpson

Sue Tejml was present, gave an update on the Denco Area 9-1-1 District

J. Mayor Pro Tem Montini made the motion to approve Resolution No. 19-15 calling a public hearing regarding the designation of a reinvestment zone pursuant to Chapter 312 of the Texas Tax Code and direct Town Staff to provide the required notices. 2nd by Council Member Simpson

Vote: motion passed
For: Montini, Simpson, Sessions, Lambert
Against: Hardeman

Mayor Pro Tem Montini made the motion to approve Items K-L-M together. 2nd by Council Member Sessions

Vote: motion passed unanimous
For: Montini, Sessions, Simpson, Lambert, Hardeman

- K. Final Plat of Lot 2, Town Commons, a 1.672-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the north side of FM 407 approximately 400 feet east of Cleveland-Gibbs Road, and zoned Mixed-Use Planned Development (MPD). Harvest FM 407 LTD is the owner. Office Equity Solutions is the applicant/developer. Baird, Hampton & Brown Inc. is the engineer/surveyor. Case # FP-19-007
- L. Final Plat of Lot 3, Town Commons, a 1.764-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the north side of FM 407 approximately 600 feet west of Harvest Way, and zoned Mixed-Use Planned Development (MPD). Harvest FM 407 LTD is the owner. Office Equity Solutions is the applicant/developer. Baird, Hampton & Brown Inc. is the engineer/surveyor. Case # FP-19-008
- M. Final Plat of Lot 7, Town Commons, a 1.697-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the north side of FM 407 approximately 400 feet west of Harvest Way, and zoned Mixed-Use Planned Development (MPD). Northlake Development LTD is the owner. Office Equity Solutions is the applicant/developer. Baird, Hampton & Brown Inc. is the engineer/surveyor. Case # FP-19-009

Mayor Rettig tabled Items N-O-P until the August 22nd meeting

- N. Site Plan of Northlake Commons Phase 4, a proposed three-building, 17,050 square-foot commercial development on 1.568 acres situated in the Patrick Rock Survey, Abstract No. 1063, to be platted as Lot 2, Town Commons, generally located on the north side of FM 407 approximately 400 feet east of Cleveland-Gibbs Road, and zoned Mixed-Use Planned Development (MPD). Harvest FM 407 LTD is the owner. Office Equity Solutions is the applicant/developer. Baird, Hampton & Brown Inc. is the engineer/surveyor. Case # SP-19-001
- O. Site Plan of Northlake Commons Phase 5, a proposed three-building, 16,080 square-foot commercial development on 1.654 acres situated in the Patrick Rock Survey, Abstract No. 1063, to be platted as Lot 3, Town Commons, generally located on the north side of FM 407 approximately 600 feet west of Harvest Way, and zoned Mixed-Use Planned Development (MPD). Harvest FM 407 LTD is the owner. Office Equity Solutions is the applicant/developer. Baird, Hampton & Brown Inc. is the engineer/surveyor. Case # SP-19-002
- P. Site Plan of Northlake Commons Phase 6, a proposed two-building, 16,300 square-foot commercial development on 1.605 acres situated in the Patrick Rock Survey, Abstract No. 1063, to be platted as Lot 7, Town Commons, generally located on the north side of FM 407 approximately 400 feet west of Harvest Way, and zoned Mixed-Use Planned Development (MPD). Northlake Development LTD. is the owner. Office Equity Solutions is the applicant/developer. Baird, Hampton & Brown Inc. is the engineer/surveyor. Case # SP-19-003
- Q. Mayor Pro Tem Montini made the motion to approve the Site Plan for The Ridge at Northlake Phase 1 Amenity Center, a proposed community amenity center to include a 4,440 square-foot social building, a 4,230 square-foot exercise building, a swimming pool, playground, and other related facilities on 3.96 acres of land situated in the Patrick Rock Survey, Abstract No. 1063, to be platted as Lot 1X, Block G, The Ridge at Northlake Phase 1, generally located 500 feet south of Robson Ranch Road and 2,000 feet east of Ed Robson

Blvd, and zoned Mixed-Use Planned Development (MPD). TMRY Ridge, LP is the owner/applicant/developer. JBI Partners is the engineer. Larson & Pedigo Architects is the architect. TBG Partners is the landscape architect. Case # SP-19-004. 2nd by Council Member Lambert

Vote: motion passed unanimous
For: Montini, Lambert, Hardeman, Sessions, Simpson

Council Member Simpson made the motion to approve Items R & S together. 2nd by Council Member Sessions

Vote: motion passed unanimous
For: Simpson, Sessions, Montini, Lambert, Hardeman

- R. Final Plat of Lots 2 & 2X, Block A, Alliance Northport Addition, a two-lot phase of the Alliance Northport development, being a 35.888-acre tract of land out of the B.B.B. & C.R.R. Survey, Abstract No. 189, and the H.W. Cooke Survey, Abstract No. 310, generally located on the east side of IH 35W approximately 500 feet north of Ashmore Lane and zoned Industrial (I). AIL Investment LP is the owner/applicant. Peloton Land Solutions, Inc. is the engineer. Case # FP-18-029
- S. Site Plan for Alliance Northport Building 2, a proposed 459,574 square-foot industrial building on 30.308 acres of land situated in the B.B.B. & C.R.R. Survey, Abstract No. 189, and the H.W. Cooke Survey, Abstract No. 310, to be platted as Lot 2, Block A, Alliance Northport Addition, generally located on the east side of IH 35W approximately 500 feet north of Ashmore Lane and zoned Industrial (I). AIL Investment LP is the owner/applicant. Peloton Land Solutions, Inc. is the engineer. RGA Architects is the architect. Case # SP-18-008
- T. Vote to adopt a proposed tax rate, vote to schedule tax rate public hearings for the Fiscal Year 2019-2020 tax rate (if necessary) and vote to set the date of the adoption of the tax rate on the agenda for September 12, 2019 Council Meeting

Vote 1:
Council Member Simpson made the motion to adopt a proposed tax rate of \$0.295. 2nd by Council Member Session

Vote: motion passed unanimous
For: Simpson, Sessions, Montini, Lambert, Hardeman

Vote 2:
Council Member Hardeman made the motion to set the tax rate hearings for August 22, 2019 and August 29, 2019. 2nd by Council Member Simpson

Vote: motion passed unanimous
For: Hardeman, Simpson, Sessions, Montini, Lambert

Vote 3:
Council Member Simpson made the motion to set the date of adoption of tax rate for September 12, 2019. 2nd by Council Member Hardeman

Vote: motion passed unanimous
For: Simpson, Hardeman, Lambert, Montini, Session

- U. Council Member Hardeman made the motion to approve setting public hearing dates for the Proposed 2019-2020 Town Budget, Northlake Economic Development corporation and Community Development Corporation Budgets, Northlake Public Improvement District No. 1 (Harvest) and Northlake Public Improvement District No. 2 (The Highlands, Tax Increment Financing Zone No. 1 (Canyon Falls). 2nd by Council Member Sessions

Vote: motion passed unanimous
For: Hardeman, Sessions, Simpson, Montini, Lambert

- V. Council Member Sessions made the motion to cancel the regular meeting on August 8, 2019. 2nd by Council Member Simpson

Vote: motion passed unanimous
For: Sessions, Simpson, Montini, Lambert, Hardeman

8. By general consent, the board convened into Executive Session at 8:56 pm to discussed items below:

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: 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

e. Section 551.087 Economic Development negotiations for Business Expansion

9. Mayor Rettig reconvened the board into open session at 9:53 pm

No action taken as a result of the closed session

W. No action taken - 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

X. No action taken - 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

Y. No action taken - approval an agreement between the Town of Northlake and Lodging Host Hotel Corp. concerning development of a Hotel Conference Center in the Town limits of Northlake and authorize the Town Administrator to negotiate and enter into said agreement on behalf of the Town

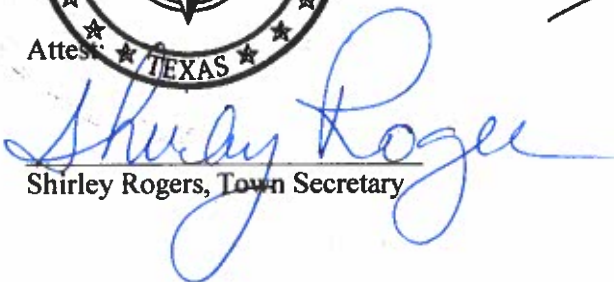
10. By general consent, the meeting was adjourned at 9:53 pm

Passed and approved on this the 22nd day of August 2019



Town of Northlake, Texas


David A. Rettig


Shirley Rogers, Town Secretary