



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
Meeting Minutes
Thursday, November 14, 2019
Chamber Room -1500 Commons Circle, Suite 300-Northlake, Texas 76226**

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; Brandon Doughty, Superintendent; Megan Doughty, Utility Clerk; Parwaiz Broker, Accountant; Kyle Garcia, Planner; and Shirley Rogers, Town Secretary

Consultants present: Bradley Anderle, Legal Counsel; Ben McGahey, PE

Invocation by Pastor Robert Baldue, St. Peter Church and Preschool
Pledge of Allegiance led by Mayor Rettig

2. Special Recognition

A. Honoring Our Veterans - Proclamation 19-6 was read by Mayor Rettig

3. Briefing Items

B. Dave Salisbury representing Venado Ridge Investors gave a brief overview of a proposed concept plan for Dailey Tracts. Will consist of 37 residential lots located north of FM 407 and east side of Faught Road located in the extra-territorial jurisdiction of Northlake for a total acreage of 34.10. Lot sizes range from a majority at $\frac{3}{4}$ of an acre, connect to town water and each home on septic system

C. Mayor Rettig led the discussion on Residential Homestead Ad Valorem (Property) Tax Exemption. Currently have 5% property tax exemption on homesteads that went in to effect during 2019 tax year. State Legislature allows a municipality to provide a general homestead exemption that exempts up to twenty percent or a minimum of \$5,000 of the property value from municipal property tax. Council asked Mayor to bring this item back by April 2020 for discussion, consideration and adoption for the 2020 year

D. Chief of Police Robert Crawford gave the FY 19 Annual Police Report
Report included calls for service, incidents/supplements/ traffic contracts, arrests, open records request, pursuit analysis, accident & injury analysis, training, and programs

E. John Zagurski, Finance Director gave the FY 19 Quarterly Budget Report

4. Mayor Rettig called the regular meeting to order at 7:48 pm, all members present

5. Public Input

- Laura McGregor, Northlake resident, ask the council to consider adopting an ordinance to become a sanctuary city for the unborn
- Joel McGregor, Northlake resident, in favor of the residential homestead ad valorem tax exemption and made comments on the lot sizes of the proposed development Ridgeview Estates

6. Regular Items

F. Councilmember Simpson made the motion to approve the request from Waste Connections of Texas for a 2019 CPI-U DFW rate adjustment of 4.8% for residential and commercial customers effective December 1, 2019. 2nd by Mayor Pro Tem Montini

Vote: motion passed unanimous

G. Mayor Pro Tem Montini made the motion to approve the Preliminary Plat of Pecan Square Phase 2A, a phase of the Pecan Square development consisting of 192 single-family residential lots and 6 HOA/open space lots on a 48.7-acre tract of land out of the F.W. Thornton Survey, Abstract No. 1244, and the A. McDonald Survey, Abstract No. 785, generally located on the south side of FM 407 approximately 1,200 feet east of Faught Road, and zoned Mixed-Use Planned Development (MPD). HP Gibbs, LP and Pecan Square 1, LLC are the owners. Hillwood Communities is the applicant/developer. Kimley-Horn & Associates is the engineer/surveyor. Case # PP-19-002. 2nd by Councilmember Simpson

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

H. Councilmember Sessions made the motion to approve the Final Plat of Lot 1, Block A, Fellowship of the Parks, a 10.0-acre tract of land out of the A. McDonald Survey, Abstract No. 785, generally located on the south side of FM 407 at Canyon Ridge Drive in the extraterritorial jurisdiction (ETJ) of the Town of Northlake. Fellowship of the Parks Baptist Church is the owner/applicant. Di Sciullo-Terry, Stanton & Associates, Inc. is the engineer/surveyor. Case # FP-19-011. 2nd by Councilmember Simpson

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

I. Councilmember Sessions made the motion to approve the Final Plat of Lot 5, Block 5, Northport Addition, a 2.36-acre tract of land out of the L. Medlin Survey, Abstract No. 830, generally located on the east side of IH 35W approximately 1,400 feet north of SH 114, and zoned Commercial (C). SCSD-Finnell, Ltd. is the owner. Claymoore Engineering is the applicant/engineer. Arthur Land Surveying is the surveyor. Case # FP-19-010 2nd by Mayor Pro Tem Montini

Vote: motion passed unanimous

J. Councilmember Sessions made a motion to approve the Site Plan of Texas Roadhouse, a proposed 7,402 square-foot restaurant on 2.36 acres situated in the L. Medlin Survey, Abstract No. 830, to be platted as Lot

5, Block 5, Northport Addition, generally located on the east side of IH 35W approximately 1,400 feet north of SH 114, and zoned Commercial (C). SCSD-Finnell, Ltd. is the owner. Claymoore Engineering is the applicant/engineer. Case # SP-19-005. 2nd by Mayor Pro Tem Montini

Vote: motion passed unanimous

- K. Councilmember Simpson made the motion to approve the Town Council meeting minutes of October 10, 2019. 2nd by Mayor pro Tem Montini

Vote: motion passed unanimous

- L. Councilmember Hardeman made the motion to approve Resolution No. 19-28 approving and authorizing the Town Administrator to enter into an agreement for the purchase of two Police vehicles and equipment not exceed \$135,000.00. 2nd by Mayor Pro Tem Montini

Vote: motion passed unanimous

- M. Councilmember Simpson made the motion to approve Resolution No. 19-29 approving and authorizing the Town Administrator to enter into an agreement for the purchase of an emergency generator automatic transfer switch not to exceed \$17,000. 2nd by Councilmember Hardeman

Vote: motion passed unanimous

- N. Councilmember Simpson made the motion to approve Resolution No. 19-30 authorizing the Town Administrator to contract with Landmark Structure I, L.P. for a 1.25 MG elevated storage tank not to exceed \$3,069,000.00. 2nd by Councilmember Sessions

Vote: motion passed unanimous

- O. Mayor Pro Tem Montini made the motion to approve Resolution No. 19-31 authorizing the Town Administrator to contract for Professional Services with NewGen for a Water and Wastewater Rate Study in an amount not to exceed \$45,000. 2nd by Councilmember Lambert

Vote: motion passed unanimous

- P. Councilmember Lambert made the motion to approve Resolution No. 19-32 resolution approving updates to the 2019 Investment Policy. 2nd by Councilmember Hardeman

Vote: motion passed unanimous

- Q. Councilmember Simpson made the motion to approve Resolution No. 19-33, casting Northlake's five votes for Brian Montini to the Denton Central Appraisal District Board of Directors. 2nd by Councilmember Sessions

Vote: motion passed

For: Simpson, Sessions, Lambert, Hardeman

Abstained: Montini

By general consent, Mayor Retting extended the meeting time until 10 pm

7. By general consent, the council convened in to Executive Session to discuss the items listed 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; or
 - (c) Case # FP 18-020 considered by the Town at the January 24, 2019 Town Council meeting; or
 - (d) Potential litigation related to Eagleton and Applewood road failures; or
 - (e) Potential litigation related to Dale Earnhardt Way road failures; or
 - (f) Interlocal agreement between Town and City of Fort Worth executed on August 6, 1997.
- b. Section 551.072 Deliberations about Real Property – deliberations 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 551.087 Economic development negotiations for potential business relocation and expansion for Project Orange

8. By general consent, Mayor Rettig reconvened the council back to Open Session 10:00 pm
No action taken while in closed session

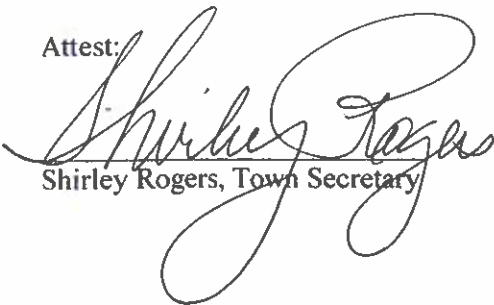
9. Mayor Rettig adjourned the meeting at 10:00 pm

Passed and approved on this the 12th day of December 2019

Town of Northlake, Texas


David Rettig, Mayor

Attest:


Shirley Rogers, Town Secretary

