



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 Agenda
Regular Meeting Minutes
Thursday, December 12, 2019
Chamber Room - 1500 Commons Circle, Suite 300 – Northlake, Texas 76226**

1. Mayor David Rettig called the regular work session to order at 6:31 pm, quorum present

Council Members present: David Rettig, Rena Hardeman, Jimmy Lambert, Brian Montini, Roger Sessions, Danny Simpson (arrived at 6:43 pm)

Staff present: Drew Corn, Town Administrator; Nathan Reddin, Development Director; Robert Crawford, Chief of Police, Eric Tamayo, Public Works Director; John Zagurski, Finance Director; Brandon Doughty, PW Superintendent; Megan Doughty, Utility Clerk; Kyle Garcia, Planner and Shirley Rogers, Town Secretary

Consultants present: Bradley Anderle, Town Attorney; Ben McGahey, PE, Town Engineer

Invocation given by Pastor Dusty Burris, Northlake Bible Church

Pledge of Allegiance led by Mayor Rettig

2. Briefing Items

- A. Mayor Rettig and Town Administrator Corn address the TXDOT Driveway Access Town Coordination Options with council
- B. Mayor Rettig and Town Administrator Corn presented the Design Options for North Water Tower tank design and cost associated with it (included: lighting enhancements, enhanced paint, augmented bowl shape and enhancements or extensions to the top of the bowl w substantial cost increase and project delays)
- C. Public Works Director Eric Tamayo gave the Public Works Update and Overview of his department during 2019. Included: total work orders of 3,000; over 2300 residential and commercial water meter sets; road maintenance, sewer cleaning, Currently, is a fully staffed with three crews, a Plant Operator and Superintendent
- D. Mayor Rettig gave an update on the potential Ridgeview Estates Development located in the extraterritorial jurisdiction of Northlake stating the developer is requesting reduce minimum lot size for residential served by septic. Met with developer before the meeting and stated developer will submit another concept plan showing some minor changes for council to review and consider

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

4. Public Input

- Anita Braddock and Kim Matheson, residents of Justin spoke about the proposed FM 407 expansion and stated they were against it going thru their neighborhood. They would lose some property if it continued westward as presented at a public hearing. Disappointed in the lack of information from City of Justin
- Laura McGregor, resident of Northlake, ask the council to consider passing an ordinance to become a sanctuary city for the unborn
- Kyle Copp, resident of Justin, stated he and his wife Judy (present at the meeting) were opposed to the FM 407 expansion coming thru their neighborhood. They lived on 12th Street. They were not getting much information from the City of Justin
- Trace Arnold, resident of Northlake's ETJ, stated he had a driveway permit application with TxDOT currently and ask the town for assistance in getting this pushed along more quickly
- Joel McGregor, resident of Northlake, stated he was opposed to spending any additional funds on the water tower; and on the Ridgeview Development, asked the council to allow for smaller lot sizes and not to give any of the town's money away to developers as incentives
- Bill Moore, resident of Northlake, stated he was opposed to the smaller lot developments and had concerns with septic spray field encroaching on other properties

5. Regular Items

Mayor Rettig moved Item N as the first item under Regular Items

- N. Council Member Hardeman made the motion to table a resolution with the City of Justin for the Farm-to-Market 407 Improvement Project Joint Support for Alignment and Scope. 2nd by Council Member Simpson
Vote: motion passed unanimous
- E. Council Member Simpson made the motion to approve the Final Plat of Canyon Falls Village W8 & W9, a phase of the Canyon Falls development consisting of 70 single-family residential lots and 2 HOA/Open Space lots on approximately 16.30 acres of land in the MEP & PRR Survey, Abstract No. 913, generally located north of the terminus of Glendale Lane approximately 650 feet north of Canyon Falls Drive, and zoned Mixed-Use Planned Development (MPD). Nash Canyon Falls, LLC is the owner. Newland Real Estate Group, LLC is the applicant/developer. J. Volk Consulting, Inc. is the engineer/surveyor. Case # FP-19-012. 2nd by Council Member Lambert
Vote: motion passed unanimous
- F. Council Member Simpson made the motion to approve the Final Plat of Lot 1, Block A, Elizabeth Town Addition, a 1.527-acre tract of land out of the G.W. Shamblin Survey, Abstract No. 1191, bounded by IH 35W on the north and west, Old Elizabethtown Road on the east, and vacant land in the City of Fort Worth on the south, and zoned Mixed-Use Planned Development (MPD). Sahil Property LLC is the owner. North Lake Lodging is the applicant/developer. CBG Surveying Texas LLC is the surveyor. Case # FP-19-015. 2nd by Mayor Pro Tem Montini
Vote: motion passed unanimous
- G. Council Member Simpson made the motion to approve the Site Plan for Best Western, a proposed 45,380 square-foot, 61-room hotel on 1.527 acres, to be platted as Lot 1, Block A, Elizabeth Town Addition, bounded

by IH 35W on the north and west, Old Elizabethtown Road on the east, and vacant land in the City of Fort Worth on the south, and zoned Mixed-Use Planned Development (MPD). Sahil Property LLC is the owner. Northlake Lodging Development is the applicant/developer. Triangle Engineering is the engineer. Case # SP-19-006. 2nd by Mayor Pro Tem Montini
Vote: motion passed unanimous

H. Mayor Pro Tem Montini made the motion to approve the Final Plat of Lot 8, Town Commons, a 1.172-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the north side of FM 407 approximately 300 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-19-013. 2nd by Council Member Simpson
Vote: motion passed unanimous

I. Mayor Pro Tem Montini made the motion to approve the Site Plan of Northlake Commons Phase 7, a proposed one-building, 10,212 square-foot commercial development on 1.115 acres situated in the Patrick Rock Survey, Abstract No. 1063, to be platted as Lot 8, Town Commons, generally located on the north side of FM 407 approximately 300 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-19-007. 2nd by Council Member Simpson
Vote: motion passed unanimous

J. Mayor Pro Tem Montini made the motion to approve Resolution No. 19-38 authorizing the Town Administrator to enter into a developer participation agreement with Fellowship of the Parks Baptist Church, for the construction of an oversized water line and related infrastructure improvements, being extended to serve Lot 1, Block A, Fellowship of the Parks. 2nd by Council Member Lambert
Vote: motion passed unanimous

K. Mayor Pro Tem Montini made the motion to approve Resolution No. 19-34 of the Town Council approving and authorizing the Town Administrator to enter into a contract with AAA Data Communications, Inc. for the installation of a camera monitored security and controlled access system. 2nd by Council Member Lambert
Vote: motion passed unanimous

L. Council Member Sessions made the motion to approve Resolution No. 19-35 for professional services for Delinquent Court Collections and to include all findings required by Section 2254.1036 of the Texas Government Code. 2nd by Council Member Simpson
Vote: motion passed unanimous

M. Council Member Sessions made the motion to approve Resolution No. 19-36 for professional services for Delinquent Property Tax Collections and include all findings required by Section 2254.1036 of the Texas Government Code. 2nd by Council Member Simpson
Vote: motion passed unanimous

- O. Council Member Hardeman made the motion to cancel the January 9th, 2020 Council Meeting. 2nd by Council Member Lambert

Vote: motion passed unanimous

- P. Mayor Pro Tem Montini made the motion to approve the Town Council Meeting Minutes of November 14, 2019. 2nd by Council Member Simpson

Vote: motion passed unanimous

Mayor Rettig asked for a vote to extend meeting past 9:30 pm cut off time

Council Member Sessions moved to extend meeting time until 10:00 pm. 2nd by Council Member Lambert

Vote: motion passed unanimous

6. Mayor Rettig convened the council into Executive Session at 9:20 pm

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) a settlement offer; or (2) 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 this chapter. The Town Council may adjourn into executive session for consultation with the Town Attorney regarding:

- (i) Legal advice on any matter related to any posted agenda item; or
- (ii) Legal advice related to Ridgeview Estates development options; or
- (iii) Pending or contemplated litigation; or
- (iv) Supreme Court of Texas - Town of Northlake vs City of Justin. No. 18-0651; or
- (v) Case # FP 18-020 considered by the Town at the January 24, 2019 Town Council meeting; or
- (vi) Potential litigation related to Eagleton and Applewood road failures; or
- (vii) Potential litigation related to Dale Earnhardt Way road failures; or
- (viii) Interlocal agreement between Town and City of Fort Worth executed on August 6, 1997.

- b. Section 551.087 authorizes a governmental body to discuss in execution session regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations or to deliberate the offer of a financial or other incentive to such a business prospect. The Town Council may adjourn into executive session to discuss or deliberate:

- (i) Purchase and Sales Agreement for the Hotel Conference Center Development
- (ii) Management Agreement for the Hotel Conference Center Development

7. Mayor Rettig reconvened the council into Open Session at 10:00 pm. No action taken as a result of the closed session

Q. Tabled - Consider for approval a resolution authorizing the Town Administrator to enter into a Purchase and Sales Agreement for the purchase of property on which the Town Conference Center will be located and which the partnering host hotel will be collocated

R. Tabled - Consider for approval a resolution authorizing the Town Administrator to enter into a Management Agreement for the management by Lodging Host, Inc. of the Town Conference Center as agreed to by the approved Development Agreement

8. Mayor Rettig adjourned the meeting at 10:02 pm

Passed and approved on this the 23rd day of January 2020

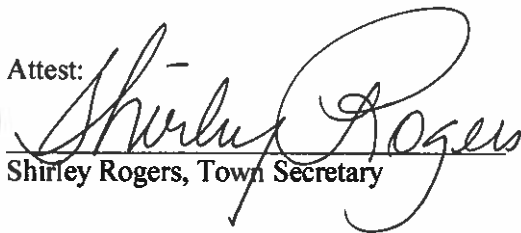
Town of Northlake, Texas



Mayor David Retting

Mayor pro tem Brian Martini

Attest:



Shirley Rogers, Town Secretary