



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, January 23, 2020
Chamber Room - 1500 Commons Circle, Suite 300 – Northlake, Texas 76226**

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

Council Members present: David Rettig, Rena Hardeman, Jimmy Lambert, Brian Montini, Roger Sessions, Danny Simpson (arrived at 7:09 pm)

Staff present: Drew Corn, Town Administrator; Nathan Reddin, Development Director; John Zagurski, Finance Director; Robert Crawford, Chief of Police; Sgt. Alex Arnold; Lora Hutchings, Development Services; Parwaiz Broker, Finance Dept; Tara Barton, Communications & Marketing Coordinator; and Shirley Rogers, Town Secretary

Consultants present: Ashley Dierker and Bradley Anderle, Legal Counsel Ben McGahey, PE, Town Engineer and Terry Moore, Legal Counsel with Messer Law Firm

Invocation given by Matthew Harding, Police Chaplain, Pastor of The Well Church Argyle
Mayor Rettig led the Pledge of Allegiance to US Flag

2. Special Recognition

- Northlake Police Sergeant Alex Arnold was recognized by Chief Crawford for 10 years of service. Mayor Rettig presented him with a plaque
- Permit Technician Lora Hutchings was recognized by Development Services Director Nathan Reddin for her 5 years of services. Mayor Rettig presented her with a plaque

3. Briefing Items

- A. Police Chief Robert Crawford reported the Police Department will be awarded funding for three AED units. Would like to have one for each patrol vehicle making a total of 10. Northlake partnered with the Denton County ESD & Argyle FD to collaborate for a grant with CoServ
- B. Tara Barton updated the council on Northlake's Social Media Policy by including Instagram as an approved social media platform in the hope to promote public involvement and define and strengthen our identity. Northlake is wanting to distribute information in an efficient manner to residents and visitors as well as establish the Town's public image

- C. Tara Barton updated the council on the 2020 Northlake Residents Survey which will promote public involvement, measure and track citizens satisfaction, define and strengthen our identity. Will maintain consistent question bank with minor edits to specific needs such as retail recruitment, land use, etc.
 - D. Nathan Reddin reported to the council on Short Term Rental Regulations – currently STR's are not allowed by right, only with approval of Specific Use Permit in any residential zoning district
 - E. Nathan Reddin gave an updated report on Ridgeview Estates Zoning Request (Minimum Lot Size) for the 33.61 acre proposed subdivision located in the ETJ of Northlake. Would contain 31-lot single family residential development with minimum lot size of .90 acres to max 1.2 acres. The developer was present to answer questions from the council
 - F. Nathan Reddin reported to the council on a request from property owner to rezone 11682 Cockleburrr Road (RR to I). Will bring back for public hearing and request at the February 27th meeting
 - G. Mayor Rettig updated the council on the remaining 2016 Road Fund Projects which included: Cleveland Gibbs Road ROW, Strader/Holder base repair, Old Justin Road repaving, Cleveland Gibbs @ FM 407 light and left turn lanes and Faught Road repairs
 - H. Mayor Rettig commented on Employee Compensation stating a salary survey was conducted in 2018 by a third party and included 12 municipalities. The analysis concluded the town was falling behind in market average. The Mayor's proposed budget included a 2.5% increase to the 2018 survey recommendations. Certain position classifications were found below market while others were at or slightly over the market. A majority of the increases occurred for entry level positions in Police and Public Works
 - I. John Zagurski gave the FY 20 Quarterly Investment Report
 - J. John Zagurski gave FY 20 Quarterly Budget Review, maintaining its strong fiscal position and the consumption of budgeted funds a progressing at a normal pace
4. Mayor Rettig called the regular meeting to order at 8:22 pm, all council members present
5. Public Input
- Tim Wright, resident of Northlake, commented to council he hoped the council would keep the Northlake residents as their primary focus when discussing the FM 407 Improvement Project Joint Support w City of Justin for Alignment, stated he was in favor of the joint resolution
 - Kyle Copp, City of Justin resident, stated he is landowner of 39 years on 12th Street affected by the alignment. Knows it's a tough decision for council to make and asked council to please consider the 11 families who may lose property to the alignment and devalue their property when making the decision to support the joint resolution
 - Tom Dudark, resident of Northlake, stated FM 407 was in great need of traffic relief, asked where to find the latest information for the proposed routes and asked where the right-of-way would come from. Would like to see more accurate information posted for the general public
 - Michael Savoie, resident of Northlake stated he supported a proposed route to the north of 12th Street at Drop Road FM 1384 which had been shown on the Northlake's Master Thoroughfare plan for years. There needs to be better information provided to the residents

- Joel McGregor, resident of Northlake stated he was against Short Term Rentals and would like to see the speed limit on IH35W frontage roads increased

6. Regular Items

- K. Mayor Pro Tem Montini made the motion to approve Resolution No. 20-1 of the Town of Northlake adopting amendments to certain portions of the Town Council Rules of Order and Procedure to sections 2.1 c – cancellation of meetings; section 3.6 Standard Adjournment changed to deadline of 9:30 pm for Council action at a regular or special called meeting and section 7.12 Publications on behalf of Town has been deleted. 2nd by Council Member Sessions

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

- L. Council Member Sessions made the motion to approve Resolution No. 20-2 of the Town Council of the Town of Northlake authorizing and calling a general municipal election to be held on Saturday, May 2, 2020 for the purpose of electing three citizens to Places 1, 2, & 3; authorizing the notice of election; authoring a joint election with other Denton County political subdivisions; authorizing the Town Administrator to enter in a contract with Denton County Texas for election services. 2nd by Council Member Simpson

Vote: motion passed unanimous
For: Sessions, Simpson, Montini, Lambert, Hardeman
Against: none

- M. Mayor Pro Tem Montini made the motion to approve Resolution No. 20-3 with the City of Justin for the Farm-to-Market 407 Improvement Project Joint Support for Alignment and Scope . 2nd by Council Member Sessions

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

- N. Case # FP-19-016 - Final Plat of Harvest Meadows Phase 5, a subdivision consisting of 220 single-family residential lots and 6 non-residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on a 56.795-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, located on the south side of Old Justin Road approximately 700 feet west of Cleveland-Gibbs Road. Harvest Meadows Phase 5, LLC is the owner/applicant. Jones & Carter, Inc. is the engineer/surveyor.

This final plat was filed with the Town of Northlake on January 16, 2020. The Town Council did not disapprove the final plat within 30 days of filing. Per Texas Local Government Code Section 212.009(a), this final plat is approved by the Town on February 15, 2020.

- O. Case # FP-19-017 - Final Plat of Harvest Phase 5, a subdivision consisting of 47 single-family residential lots and 1 non-residential/open space lot within the extraterritorial jurisdiction of the Town of Northlake on a 12.223-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, located on the north side of Old Justin Road at Cleveland-Gibbs Road. Belmont 407, LLC is the owner/applicant. Jones & Carter, Inc. is the engineer/surveyor.

This final plat was filed with the Town of Northlake on January 13, 2020. The Town Council did not disapprove the final plat within 30 days of filing. Per Texas Local Government Code Section 212.009(a), this final plat is approved by the Town on February 12, 2020.

- P. Case # FP-19-006 - Final Plat of Harvest Phase 6A, a subdivision consisting of 36 single-family residential lots and 2 non-residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on a 15.034-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, located on the north side of Old Justin approximately 1,200 feet west of Harvest Way. Belmont 407, LLC is the owner/applicant. Jones & Carter, Inc. is the engineer/surveyor.

This final plat was filed with the Town of Northlake on January 2, 2020. The Town Council did not disapprove the final plat within 30 days of filing. Per Texas Local Government Code Section 212.009(a), this final plat is approved by the Town on February 1, 2020.

- Q. Case # FP-19-018 - Final Plat of Harvest Phase 6B, a subdivision consisting of 61 single-family residential lots and 4 non-residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on a 13.740-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, located on the north side of Old Justin approximately 400 feet west of Harvest Way. Belmont 407, LLC is the owner/applicant. Jones & Carter, Inc. is the engineer/surveyor.

This final plat was filed with the Town of Northlake on January 13, 2020. The Town Council did not disapprove the final plat within 30 days of filing. Per Texas Local Government Code Section 212.009(a), this final plat is approved by the Town on February 12, 2020.

- R. Case # SP-20-001 - Site Plan revision with a variance to drive-through stacking requirements, of Northlake Commons Phase 5, a proposed two-building, 17,770 square-foot commercial development on 1.654 acres situated in the Patrick Rock Survey, Abstract No. 1063, 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.

This site plan was filed with the Town of Northlake on January 17, 2020. The Town Council did not disapprove the site plan within 30 days of filing. Per Texas Local Government Code Section 212.009(a), this site plan is approved by the Town on February 16, 2020.

- S. Mayor Rettig tabled this item until next meeting - Ordinance No. 20-0123 altering the prima facie speed limit established for vehicles under the provisions of Transportation Code, Section 545.356 upon IH 35W Northbound Frontage Road or parts thereof, within the corporate limits of the Town of Northlake, Texas, as set out in this ordinance, providing a penalty of a fine not to exceed \$200.00 for the violation of this ordinance.

- T. Council Member Sessions made the motion to approve the Town Council Meeting Minutes of December 11, 2019. 2nd by Mayor Pro Tem Montini

Vote: motion passed unanimous

For: Sessions, Montini, Simpson, Lambert, Hardeman

Against: none

U. Council Member Simpson made the motion to approve the Town Council Meeting Minutes of December 17, 2019. 2nd by Mayor Pro Tem Montini

Vote: motion passed unanimous

For: Simpson, Montini, Sessions, Lambert, Hardeman

Against: none

V. Mayor Pro Tem Montini made the motion to approve the Hotel Conference Center Design Advisory Group Appointments as follows: Laney Feazell, Schluter Systems; Famer Brothers rep.; Shane Harris, Architect, RGA Architects; Angela Jacobs, Interior Designer, Jacobs & Associates and Kyle Garcia, Town Planner . 2nd by Council Member Lambert

Vote: motion passed unanimous

For: Montini, Lambert, Hardeman, Sessions, Simpson

Against: none

W. Council Member Simpson made the motion to approve the 2020 Census Complete Count Committee Appointments as follows: Mayor David Rettig and Staff Members Tara Barton and Shirley Rogers. 2nd by Council Member Sessions

Vote: motion passed unanimous

For: Simpson, Sessions, Montini, Lambert, Hardeman

Against: none

X. Mayor Pro Tem Montini made the motion to approve Northlake resident Brant Deranger to the Economic Development Corporation Board of Directors. 2nd by Council Member Lambert

Vote: motion passed

For: Montini, Lambert, Hardeman, Simpson

Against: none

Abstained: Sessions

Y. Mayor Pro Tem Montini made the motion to approve cancelling the February 13th and March 12th meetings. 2nd by Council Member Hardeman

Vote: motion passed unanimous

For: Montini, Hardeman, Lambert, Sessions, Simpson

Against: none

Z. Mayor Pro Tem Montini made the motion to approve Resolution No. 20-4 for revisions to the Social Media Guidelines. 2nd by Council Member Lambert

Vote: motion passed unanimous

For: Montini, Lambert, Hardeman, Sessions, Simpson

Against: none

7. By general consent, the council convened into Executive Session at 9:33 pm to discuss the following 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: (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 551.074 Personnel Matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of Town Attorney
- c. Section 551.074 authorizes certain deliberations about officers and employees of the governmental body to be held in executive session. The Town Council may adjourn into executive session for deliberation regarding Town Administrator Compensation

By general consent, Mayor Rettig reconvene the council into open session at 10:53 pm

8. Open Session - no action taken from the result of closed session
9. Mayor Rettig adjourned the meeting at 10:53 pm

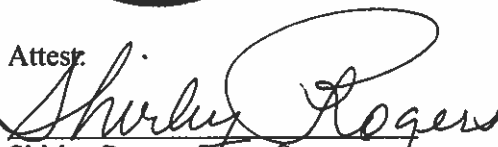
Passed and approved on this the 27th day in February 2020



Town of Northlake, Texas


David Rettig, Mayor

Attest:


Shirley Rogers, Town Secretary