



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, March 26, 2020**

1. Mayor David Rettig called the regular meeting to order at 6:36 pm, quorum was present via teleconference
Mayor Rettig gave the invocation

Council present: David, Rettig, Rena Hardeman, Jimmy Lambert, Brian Montini,
Roger Sessions, Danny Simpson
Staff present: Drew Corn, Town Administrator; Shirley Rogers, Town Secretary; Nathan Reddin,
Development Director; John Zagurski, Finance Director and Tara Barton,
Communications & Marketing Coordinator
Consultants present: Ashley Dierker, Legal Counsel

2. Regular Items

- A. Council Member Sessions made the motion to approve Resolution No. 20-7 of the Town of Northlake, Texas consenting to the extension of the First Amended Declaration of Local Disaster executed by Mayor David Rettig on March 23, 2020 indefinitely providing an effective date of March 26, 2020 to include not allowing self-serve food in convenience stores. 2nd by Council Member Lambert

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

- B. Council Member Hardeman made the motion to approve Resolution No. 20-8 of the Town of Northlake, Texas postponing the General Election called for May 2, 2020 to November 3, 2020, for the offices of Town Council Place 1, Place 2, and Place 3; establishing procedures for the postponed election; and providing an effective date and to inquire with the Governor's office about July 14th primary run-off date as a possible election date. 2nd by Council Member Sessions

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

- C. Ordinance to amend Article 5 "Zoning Districts," Section 5.12 "Temporary Use Permit (TUP)" of the Unified Development Code (UDC) to add Temporary Commercial Buildings as a permitted temporary use with certain conditions. Case # UDC-20-001

- a. Mayor Rettig open the public hearing at 7:20 pm to hear comments for or against the amendment
No email(s) with comments were received by Town Secretary prior to the meeting
Mayor Rettig closed the public hearing at 7:20 pm

- b. 1st Council Member Hardeman made the motion to deny Ordinance No. 20-0326. 2nd by Council Member Lambert

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

2nd Mayor Pro Tem Montini made the motion to approve Ordinance No. 20-0326 modified to require town council approval for Temporary Use Permits requested for commercial buildings. 2nd by Council Member Sessions

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

- D. Mayor Pro Tem Montini made the motion to approve Preliminary Plat of Northlake Storage & RV Park, a 33.804-acre tract of land out of the A.M. Gautney Survey, Abstract No. 501, generally located on the west side of Cleveland-Gibbs Road approximately 1,300 feet north of Edna Lane, and zoned Mixed-Use Planned Development (MPD). Henry Northlake Development LLC is the owner. McAdams is the applicant/surveyor/engineer. Case # PP-20-002. 2nd by Council Member Simpson

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

- E. Council Member Simpson made the motion to approve the Final Plat of Northlake Storage, a 10.093-acre tract of land out of the A.M. Gautney Survey, Abstract No. 501, generally located on the west side of Cleveland-Gibbs Road approximately 1,300 feet north of Edna Lane, and zoned Mixed-Use Planned Development (MPD). Henry Northlake Development LLC is the owner. McAdams is the applicant/surveyor/engineer. Case # FP-20-002. 2nd by Mayor Pro Tem Montini

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

- F. Mayor Pro Tem Montini made a motion to approve the Site Plan of Northlake Storage, a proposed 279-space RV storage facility on a 8.72-acre tract of land to be platted as Lot 1, Block A, Northlake Storage, located on the west side of Cleveland-Gibbs Road approximately 1,300 feet north of Edna Lane, and zoned Mixed-Use Planned Development (MPD) with a condition of an 8 foot SimTek perimeter fence around the entire storage area. Henry Northlake Development LLC is the owner. McAdams is the applicant/engineer. Case # SP-20-003. 2nd by Council Member Simpson

- a. Mayor Rettig open the public hearing at 7:54 to hear comments for or against the Site Plan
No email(s) or comments were received by Town Secretary prior to the meeting
Mayor Rettig closed the public hearing at 7:54 pm

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

G. Mayor Pro Tem Montini made the motion to approve the Final Plat of Pecan Square Phase 2A-1, a phase of the Pecan Square development consisting of 172 single-family residential lots and 5 open space lots on 35.904 acres out of the A. McDonald Survey, Abstract No. 785, and the F.W. Thornton Survey, Abstract No. 1244, generally located south of FM 407 at N. Pecan Parkway, and zoned Mixed-Use Planned Development (MPD). Pecan Square Phase 2, LLC is the owner. Hillwood Communities is the applicant/developer. Kimley-Horn & Associates is the engineer/surveyor. Case # FP-20-001. 2nd by Council Member Simpson

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

H. Mayor Pro Tem Montini made the motion to approve the Final Plat of Pecan Square Phase 2A-2, a phase of the Pecan Square development consisting of 20 single-family residential lots and 1 open space lot on a 3.62-acre tract of land out of the F.W. Thornton Survey, Abstract No. 1244, generally located 600 feet east of Fielding Street at Shorthorn Drive, and zoned Mixed-Use Planned Development (MPD). HP Gibbs, LP and Pecan Square 2A, LLC are the owners. Hillwood Communities is the applicant/developer. Kimley-Horn & Associates is the engineer/surveyor. Case # FP-20-003. 2nd by Council Member Simpson

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

3. Mayor Rettig convened the council into Executive Session at 8:11 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;
- (ii) Legal advice related to Ridgeview Estates development options;
- (iii) Pending or contemplated litigation;
- (iv) Supreme Court of Texas - Town of Northlake vs City of Justin. No. 18-0651;
- (v) Matters in which the duty of the Town's attorneys to the Town Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act regarding two interlocal agreements with the City of Fort Worth;
- (vi) Case # FP 18-020 considered by the Town at the January 24, 2019 Town Council meeting;
- (vii) Potential litigation related to Eagleton and Applewood road failures;
- (viii) Potential litigation related to Dale Earnhardt Way road failures.

4. Mayor Rettig reconvened the council into open session at 9:25 pm – no action taken as a result of the closed session

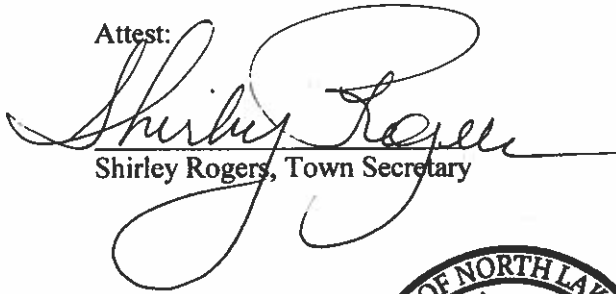
5. Mayor Rettig adjourned the meeting at 9:25 pm

Passed and approved on the 7 day of April 2020

Town of Northlake, Texas


David Rettig, Mayor

Attest:


Shirley Rogers, Town Secretary

