



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
REGULAR MEETING MINUTES
THURSDAY, MAY 14, 2020**

1. Mayor David Rettig called the workshop session to order at 6:30 pm, quorum present
Council 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; Michael Coleman, Captain; Brandon Doughty, PW Superintendent; Tara Barton, Communications & Marketing Coordinator; and Shirley Rogers, Town Secretary
Consultants present: Ashley Dierker, Legal Counsel; Terry Morgan, Legal Counsel (by phone); Brian Haynes, Engineer (by phone)
Invocation given by Drew Corn, Town Administrator
Mayor David Rettig led the Pledge of Allegiance
2. Special Recognition
A. Mayor Rettig recognized National Public Works Week May 17th – 23rd, 2020 - Proclamation No. 20-3
3. Briefing Items
B. Proposed Mixed-Use Planned Development on north side of SH 114 between Northport Drive and Ashmore Lane by Nathan Reddin
 - Approx. 17 acres mix of commercial and multi-family uses, allowing for ten (10) buildings consisting of 398 units, max. height of four stories fronting SH 114, has submitted an application for request zoning change, known as Jefferson Northlake. Applicant is JPI
4. Mayor Rettig called the regular meeting to order at 7:31 pm, quorum present
(Briefing Items C & D moved to after Regular Items and before Executive Session)
6. Regular Items
E. Council Member Simpson made the motion to approve the Memo of Understanding for Development of the Foster Tract, an approximately 124-acre tract of land generally located at the northwest corner of Victory Circle and Harmonson Road in the extraterritorial jurisdiction of the Town of Northlake. 2nd by Council Member Sessions

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

- F. Council Member Simpson made the motion to approve the Memo of Understanding for Development of Buchanan Tract, an approximately 230-acre tract of land generally located at the northeast corner of Victory Circle and Harmonson Road and extending east to IH 35W in the extraterritorial jurisdiction of the Town of Northlake. 2nd by Mayor Pro Tem Montini

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

- G. Mayor Pro Tem Montini made the motion to approve the preliminary plat of Pecan Square Phase 2B, a phase of the Pecan Square development consisting of 503 single-family residential lots and 7 open space lots on 122.73 acres out of the F.W. Thornton Survey, Abstract No. 1244, and the A. McDonald Survey, Abstract No. 785, generally located 1,000 feet south of FM 407 with internal access through previous phases of Pecan Square and extending south to Mulkey Lane, 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-20-003. 2nd by Council Member Simpson

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

Mayor Rettig moved Public Input item before the Regular Items H-K

5. Public Input

Joel McGregor, resident of Northlake comments pertained to Item K, Declaration of Local Public Health Emergency asked for no mandated shutdowns. Commented on Item B proposed MPD allowing for apartments as a use

Laura McGregor, resident of Northlake comments pertained to Item K, Declaration of Local Public Health Emergency and spoke of the wearing of masks and hand washing during COVID-19

6. Regular Items continued

- H. Council Member Sessions made the motion to approve Ordinance No. 20-0514 amending Article 7.03 "Food Service Establishments", of the Code of Ordinances of the Town of Northlake, Texas, to update references to applicable provisions of state law governing Food Establishments located in the Town. 2nd by Council Member Hardeman

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

- I. Council Member Sessions made the motion to approve Resolution No. 20-11 nominating Jim Carter to a slate of nominees for the Board of Managers of the Denco Area 9-1-1 District. 2nd by Council Member Simpson

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

- J. Council Member Hardeman made the motion to approve the Town Council Meeting Minutes of 4-23-20 with a correction on Item H noted as a modified motion. 2nd by Council Member Lambert

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

K. No action taken on modifying, continuing and/or suspending the First Amended Declaration of Local and Public Health Emergency as modified by the Town Council on April 23, 2020

3. Mayor Rettig returned to Briefing Items C & D

C. Request for proposals: Depository Bank and Auditor presented by John Zagurski

- Reviewed every five years for depository bank, last request in 2012
- Reviewed every five years for audit services, last request 2011
- Prepared RFP for each and noticed as per state law

D. FY 2021 Budget Outlook and Principles presented by Mayor Rettig

- Council Strategic Goals, Mayoral Budget Principles, Budget Goals
- Revenue Expectation, Property Value Projections
- Staffing Needs, New Positions – Police, Public Works & Administration
- Projected Tax Changes Impact on Average Northlake Homestead

7. Executive Session – Mayor Rettig convened the council into closed session at 9:41pm to discuss the topics 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: (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) Case # FP 18-020 considered by the Town at the January 24, 2019 Town Council meeting;
- (vi) Potential litigation related to Eagleton and Applewood road failures;
- (vii) Potential litigation related to Dale Earnhardt Way road failures.

8. Mayor Rettig reconvened the council into open session at 10:30 pm, stating no action was taken as a result of the closed session

9. By general consent, the meeting was adjourned at 10:30 pm

Passed and approved on this the 28th day of May 2020

Town of Northlake, Texas


David Rettig, Mayor

Attest:


Shirley Rogers, Town Secretary

