



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 28, 2020**

1. Mayor David Rettig called the regular session to order at 6:32 pm, quorum present

Council present:

David Rettig, Rena Hardeman, Jimmy Lambert, Brian Montini, Roger Sessions, Danny Simpson

Staff present:

Drew Corn, Town Administrator; Police Dept-Robert Crawford, Chief of Police & Captain Michael Coleman; John Zagurski, Finance Director; Tara Barton, Communications & Marketing Coordinator; Eric Tamayo, Public Works Director, and Shirley Rogers, Town Secretary

Consultants present:

Ashley Dierker, Legal Counsel; Brian Haynes, P.E.; Terry Morgan & Stephen Dickman, Legal Counsel (by phone)

Invocation given by Drew Corn, Town Administrator

Mayor Rettig led the Pledge of Allegiance to the US Flag

Mayor Rettig moved Item 4 – Public Input before Item 2 Briefing Items

4. Public Input

- Bill Moore, resident of Prairie View Farms subdivision and HOA Director addressed the council on behalf of himself and 44 residents of this subdivision opposing Item 2A- Hawthorne Estates Development on the proposal to stub out the north and south street segments and not require a traffic analysis that may affect their subdivision and other properties in the future. Believes it will place more access volume directed at Prairie View Farms and create a racetrack with a risk to homeowners and children. The homeowners of Prairie View Farms paid premium prices for their homes and have suffered development failures, drainage failures, left with an unfunded HOA, incomplete projects, and the nearby development encroachment of water, silt, and homeowner property damage denying some of the full use of their properties. They do not want diminishment of their property values, want to keep it as a small low traffic community they purchased into.

Public Input Form signers turned in to Town Secretary are as follows: Bill & Pat Moore, Julie Chambers, Kathy & Craig Zimmerman, Melissa & John Wicker, Bobby & Rebecca Andreasen, Jeff & Mandy Anderson, Andrew & Hayley Zahorecz, Mike & Allyson Schauer, Joseph Roberts, Jeff & Dee Rinehart, Christopher & Carne Gebbart, Jeff & Amy Duncan, Brandon Stewart & Jennifer Stewart,

Chris & Elena Robillard, Kent & Kristen Vest, MJ Durrett, Baker Nae, Tanner & Kori Werth, Michael & Kleehammer, Michael & Stacy Roguemore, Andre & Paige Bennici, Scott & Debi Marzano, Steve & Kimberly Leach, Keith & Melissa Killibrew, Michael & Stefanie Lockhart

2. Briefing Items

A. Hawthorne Estates Development Agreement for residential development at 7400 Block of Faught Road in Northlake Extraterritorial Jurisdiction represented by Scott Schambacker with Sandstrom Development TX, LTD.

- 34.032 acre site, proposed use 31 lot single-family residential planned development based on RE Zoning with a minimum lot size 0.90 acres
- Average lot size 0.93 acres
- Provisions for street stub-outs to north & south
- Voluntary annexation by developer
- Reimbursement of \$100,000 of water impact fees to developer

B. Mayor Rettig addressed the Northlake Economic Development and Community Development Corporations Board Members and Terms

- Will place on the June 25th council meeting for appointments
- Will be provided an attendance record of both boards
- Promote the call for volunteers on website and social media

C. Public Input Form presented by Shirley Rogers, Town Secretary

- Will start using the new form immediately, address comments received from council to include on form
- The form will be required to be completed by anyone wishing to address the council during Public Input, Public Hearings, Presentations or for an agenda item during a meeting
- Will need to be turned in to the Town Secretary prior to the time the meeting is scheduled to begin

D. Request for Proposals (RFP) for Purchase Card Services presented by John Zagurski, Finance Director

- Will consolidate all current credit cards into one program
- Allows for oversight of all cardholders w/ ability to set single, daily and monthly transaction limits
- Will only be distributed to management and executive level Town staff

3. Mayor Rettig called the regular meeting to order at 8:10 pm, quorum present

5. Regular Items

F. Council Member Simpson made the motion to approve the Interlocal Cooperative Purchasing Agreement between the Town of Northlake and Denton County, Texas. 2nd by Council Member Hardeman

Vote: motion passed unanimous

G. Council Member Simpson made the motion to approve Resolution No. 20-12 declaring certain personal property owned by the Town to be surplus property and authorizing the Town Administrator to dispose of such property. 2nd by Council Member Lambert

Vote: motion passed unanimous

- H. Council Member Simpson made the motion to approve Resolution No. 20-13, acceptance of a Permanent Water Line and Temporary Construction Easement Acquisition from InterCapital Creekside, LLC (Creekside Apartments) in the amount of \$10,000 for Water Infrastructure Improvements, Series 2018 Certificate of Obligation. 2nd by Mayor Pro Tem Montini
Vote: motion passed unanimous
- I. Council Member Simpson made the motion to approve the Town Council Meeting Minutes of 5-14-20. 2nd by Council Member Lambert
Vote: motion passed unanimous
- J. 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

Mayor Rettig returned to Briefing Item 2

- E. Budget Outlook for Fiscal Year 2020-2021 - Water Rate Study presented by NewGen Strategies- Matthew Garrett, Project Manager and John Zagurski, Finance Director
- Revenue requirement; allocation of costs, rate design part of the strategic financial planning process
 - Rate design options & financial impact for residential and commercial properties for water and wastewater
 - Receive direction from council on rate structure changes and bring back for discussion at future council meeting
6. Mayor Rettig convened the council into Executive Session at 9:25 pm to discuss pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D the items listed below:
- 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 Hawthorne Estates development options;
 - (iii) Legal advice related to the development and annexation of the Foster Tract, on approximately 124-acre tract of land located in the northwest corner of Victory Circle and Harmonson Road in the extraterritorial jurisdiction of the Town;
 - (iv) Legal advice related to the development and annexation of the Buchanan Tract, a 230-acre tract of land generally located in the northeast corner of Victory Circle and Harmonson Road and extending east to IH35W in the extraterritorial jurisdiction of the Town;
 - (v) Pending or contemplated litigation;
 - (vi) Town of Northlake vs. City of Justin, District Court Cause No. 15-08170-367;
 - (vii) City of Justin v. Toby Baker, Cause No. D-1-GN-20-002084;
 - (viii) Case # FP 18-020 considered by the Town at the January 24, 2019 Town Council meeting;
 - (ix) Potential litigation related to Eagleton and Applewood road failures;

(x) Potential litigation related to Dale Earnhardt Way road failures.

7. Mayor Rettig reconvened the council into Open Session at 10:30 pm, stating no action taken as a result of the closed session

8. Mayor Rettig adjourned the meeting at 10:30 pm

Passed and approved on this the 11th day of June 2020

Town of Northlake, Texas


David Rettig, Mayor

Attest:


Shirley Rogers, Town Secretary

