



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, JULY 16, 2020**

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

Council present: David Rettig, Rena Hardeman, Jimmy Lambert (via phone), Brian Montini, Roger Sessions, Danny Simpson

Staff present: Drew Corn, Town Administrator; Nathan Reddin, Development Director; Robert Crawford, Chief of Police; Captain Michael Coleman; John Zagurski, Finance Director; Eric Tamayo, Public Works Director; Tara Barton, Marketing & Communications Coordinator; Jakob Bressler, Admin Intern; and Shirley Rogers, Town Secretary

Consultants present: Ashley Dierker, Legal Counsel; Ben McGahey, PE, Town Engineer

Invocation given by Captain Michael Coleman, Northlake Police Department
Pledge of Allegiance led by Mayor David Rettig

2. Briefing Items

A. Recommended Utility Rates presented by Matthew Garrett , NewGen Strategies and Solutions, LLC

B. Preliminary Budget for the Fiscal Year October 1, 2020 through September 30, 2021 presented by Drew Corn, Town Administrator

- Council Strategic Goals & Mayoral Budget Principles
- Budget Goals – provide property tax relief to residential homesteads; invest in infrastructure to meet the needs of town; utility fund operations and debt self-supporting; fund government functions to sustain current service levels
- Impact of tax and rate changes
- Capital Improvement Projects – Catherine Branch project; fire protection project for Schober & Bingham Roads; road improvement projects for Florance Road (Strader to Yarbrough) and Faught Road (Old Justin to Robson Ranch Road)
- Self-supporting utility rates
- FY 2021 Staffing Requirements – additional 7 positions needed to maintain current service levels

- Vehicle purchases – includes replacement of 3 vehicles and 1 new vehicle for Public Works & Police Depts.

C. FY 2020 Quarterly Investment Report given by John Zagurski, Finance Director

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

4. Public Input

- Joel McGregor, Northlake resident, spoke on Item K, opposed any debt being issued, said town should not be borrowing money, make cuts wherever necessary. Believed the water & sewer fund should be fully funded by revenues generated in the fund and not use funds from General Fund.

Mayor Pro Tem Montini asked Mr. McGregor his thoughts if no debt was issued by the town, the tax rate was lowered and the town could not keep the current service levels, would he be willing to give up Police services. Mr. McGregor replied absolutely whatever it takes, might be the best place.

- Bill Moore, Northlake resident, stated he heard from 41 households in Prairie View Farms and all but one was in favor of Faught Road Improvements. Spoke with homeowners in Creek Meadows, 15 completed public input cards and 2 were opposed. All agreed Faught Road has a poor and dangerous road base, praised the PW Depts effort to patch the danger spots
- Public Input forms received from 4 residents of Stardust Ranch in favor of the Florance Road project; 2 residents supported the use of golf carts. Submitted forms: (Michaela Monson, Omar Wattari, Keith Pinkley and Dave Wessling)
- Public Input forms received from Prairie View Farms (Bobby Andreasen, Nick & Shelby Black, Elizabeth Fowler, Michael & Delia Kleehammer, Scott Marano, Scott Hubbell, Steve Leach, Micheal McClain, Abey Rajan, Allyson Schauer, Bill & Pat Moore, Melissa Mitchell, Elena Robillard, Andrew Zahorecz, Mandy Anderson, Amy Goddard, Kirk Rexroat, Stacy Rocquemore, Jeff Duncan, Judy Prathoumvanh, Kristen Gass, Kathy Zimmerman, Lori Planeta, Shelia Bennici)
- Public Input forms received from Creek Meadows subdivision (Steve & Barbara Van Horn, Chris Romolo, Steve & Diane Anderson, Mr. & Mrs. Jerry Mayer, Ian Crabtree, Ryan & Elizabeth Kuithe, Josh & Erica Starr, Joe Roel, Megan Rhodes, Stephanie Brown, Paul & Amber Morgan)

5. Consent Items

At the request of Council Member Hardeman, Mayor Rettig pulled the items for further discussion

Council Member Sessions made the motion to approve Items D-E-F. 2nd by Mayor Pro Tem Montini

Vote: motion passed

For: Sessions, Montini, Simpson, Lambert

Against: Hardeman

D. Final Plat of Pecan Square Phase 2B-1, a phase of the Pecan Square development consisting of 159 residential lots and 3 open space lots on 45.705 acres out of the A. McDonald Survey, Abstract No. 785, generally located west of S. Pecan Parkway at Little Wonder Lane, and zoned Mixed-Use Planned

Development (MPD). Pecan Square Phase 2B, LLC is the owner. Hillwood Communities is the applicant/developer. Kimley-Horn & Associates is the engineer/surveyor. Case # FP-20-005.

- E. Final Plat of Pecan Square Phase 2B-2, a phase of the Pecan Square development consisting of 180 residential lots and 7 open space lots on 47.868 acres out of the F.W. Thornton Survey, Abstract No. 1244, generally located east of S. Pecan Parkway and south of Jackrabbit Way, 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-20-006.
- F. Final Plat of Pecan Square Phase 2B-3, a phase of the Pecan Square development consisting of 185 residential lots on 35.662 acres out of the F.W. Thornton Survey, Abstract No. 1244, generally located east of Fielding Street and north of Elm Place, 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-20-007.

Hillwood representatives Andrew Pieper & Jason Kaiser present

- G. Council Member Simpson made the motion to approve the Final Plat of Lots 4A & 4X, Town Commons, a 1.800-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located at the northeast corner of FM 407 and Cleveland-Gibbs Road in the extraterritorial jurisdiction of the Town of Northlake. Belmont 407, LLC is the owner. Slate Land & Development Co. is the applicant/developer. Kirkman Engineering is the engineer. Barton Chapa Surveying, LLC is the surveyor. Case # FP-20-013. 2nd by Mayor Pro Tem Montini

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

- H. Council Member Simpson made the motion to approve the Site Plan of Harvest Shops by Slate, a proposed 11,631 square-foot retail center on a 1.504-acre tract of land to be platted as Lot 4A, Town Commons, generally located at the northeast corner of FM 407 and Cleveland-Gibbs Road in the extraterritorial jurisdiction of the Town of Northlake. Belmont 407, LLC is the owner. Slate Land & Development Co. is the applicant/developer. Kirkman Engineering is the engineer. Case # SP-20-004. 2nd by Council Member Sessions

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

Council Member Simpson moved to approve Items I & J. 2nd by Mayor Pro Tem Montini

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

- I. Resolution No. 20-19 of the Town Council giving consent to the issuance of tax bonds per development agreement by Northlake Municipal Management District No. 1, a conservation and reclamation district located within the corporate boundaries of the town.
- J. Town Council Meeting Minutes of 6-25-20.

6. Regular Items

- K. Council Member Simpson made the motion to adopt Resolution No. 20-18 expressing official intent to reimburse costs of project. 2nd by Council Member Sessions

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

- L. Council Member Simpson made the motion to approve Ordinance No. 20-0716A amending Code of Ordinances, Chapter 12, Utilities, Article 12.01 General Provisions, Section 12.01.001 Underground installation of utility lines, amending provisions related to burial of utility service lines in certain circumstances. 2nd by Council Member Hardeman

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

- M. Council Member Simpson made the motion to approve Ordinance No. 20-0716B amending water and sewer rates of the Town for all categories of users and amending certain provisions of the Town Code related to water conservation. 2nd by Council Member Sessions

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

- N. No action taken - 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

- Chief of Police Robert Crawford gave a brief Covid-19 update

7. By general consent, Mayor Rettig convene the council into executive session at 8:49 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 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. Brandon K. Thrasher vs. Fort Worth Police Department, Northlake Police Department, Denton County Sheriff's Department, US District Court Case No. 4:20cv350-SDJ-KPJ;
 - vii. Town of Northlake vs. City of Justin, District Court Cause No. 15-08170-367;
 - viii. City of Justin v. Toby Baker, Cause No. D-1-GN-20-002084;
 - ix. Potential litigation related to Eagleton and Applewood road failures;
 - x. Potential litigation related to Dale Earnhardt Way road failures.
8. Mayor Rettig reconvene the council into open session at 9:01 pm - no action taken as a result of the closed session
9. By general consent, Mayor Rettig adjourned the meeting at 9:01 pm

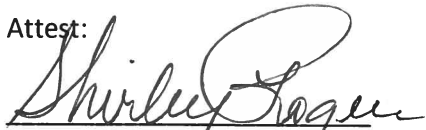
Passed and approved on this the 13th day of August 2020.

Town of Northlake, Texas



David Rettig, Mayor

Attest:


Shirley Rogers, Town Secretary

