



DAVID A. RETTIG, MAYOR

RENA HARDEMAN, COUNCIL PLACE 1
MICHAEL C. GANZ, COUNCIL PLACE 2
BRIAN MONTINI, COUNCIL PLACE 3

ROGER SESSIONS, COUNCIL PLACE 4
BILL MOORE, COUNCIL PLACE 5
WES BOYER, COUNCIL PLACE 6

**NORTHLAKE TOWN COUNCIL
REGULAR MEETING MINUTES
SEPTEMBER 9, 2021
1500 COMMONS CIRCLE SUITE 300 - NORTHLAKE, TEXAS 76226**

1. Mayor David Rettig called the meeting to order at 5:30 pm, quorum present.

Roll Call:

David Rettig, Mayor

Rena Hardeman, Place 1

Michael Ganz, Place 2

Brian Montini, Mayor Pro Tem

Roger Sessions, Place 4

Bill Moore, Place 5 - absent

Wes Boyer, Place 6

Invocation was given by Pastor Ben Scheck, The Grove Church.

The Pledge of Allegiance to the United States and Texas flags was recited.

2. Announcements, Proclamations and Presentations

A. Recognition of Micheale Lane, Municipal Court Specialist 20 Years of Service

B. Proclamation No. 21-4 United Way of Denton County

C. Proclamation No 21-5 20th anniversary of September 11th, a Day of Remembrance.

3. Public Input

This item is available for citizens to address the Town Council on any matter. The presiding officer may ask the citizen to hold his or her comment on an agenda item until that agenda item is reached. By law, no deliberation or action may be taken on the topic if the topic is not posted on the agenda. The presiding officer reserves the right to impose a time limit on this portion of the agenda.

There was no Public Input.

4. Consent Items

Any Council member may request an item on the Consent Agenda to be taken up for individual consideration

Motion was made by Mayor Pro Tem Montini and second by Council Member Sessions to approve Consent Items D, E, F, G, and H. Motion passed 6-0 Moore absent.

- D. Town Council Meeting Minutes 8-26-21
- E. Consideration of Resolution No. 21-29 authorizing the Denton Record Chronicle as the newspaper for publishing all official notices on behalf of the Town of Northlake
- F. Discussion and action on the FY 22 Contract for Services between Trinity River Authority and Town of Northlake – Revised Technical Services Fee Schedule
- G. Discussion and action on Resolution 21-30, approving a negotiated settlement between the Atmos Cities Steering Committee (ACSC) and Atmos Energy Corp., Mid-Tex Division regarding the company's 2021 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement
- H. Resolution of the Town Council of the Town of Northlake, Texas, approving and authorizing the Town Manager to enter into an agreement to purchase Cartegraph Software for the Public Works Department.
 - i. Resolution No. 21-31

5. Action Items

- I. Authorize Town Manager to contract with Plummer Associates for a route study of Denton Creek wastewater main trunkline not to exceed \$175,000.

Motion was made by Mayor Pro Tem Montini and second by Council Member Boyer to approve Resolution No. 21-32 authorizing the Town Manager to contract with Plummer Associates for a route study of Denton Creek wastewater main trunkline not to exceed \$175,000. Motion passed 6-0 (Moore absent).
- J. Discussion and action on Resolution No. 21-33 Revising the Northlake Employee Handbook to add a Section to Define Mental Health Policy for Peace Officers.

Motion was made by Council Member Sessions and second by Mayor Pro Tem Montini to approve Resolution No. 21-33 revising the Northlake Employee Handbook to add a Section to Define Mental Health Policy for Peace Officers. Motion passed 6-0 (Moore absent).
- K. Discussion and action on an Interlocal Cooperation Agreement with Draper (Corral City) for Police Services

Motion was made by Council Member Ganz and second by Council Member Boyer to approve an Interlocal Cooperation Agreement with Draper (Corral City) for Police Services. Motion passed 6-0 (Moore absent).

- L. Consider for approval an ordinance amending the Fee Schedule to amend "Building and Construction" fees for residential building permits

Motion was made by Council Member Ganz and second by Mayor Pro Tem Montini to approve Ordinance No. 21-0909 amending the Fee Schedule to amend "Building and Construction" fees for residential building permits. Motion passed 6-0 (Moore absent).

- M. Consider the nomination of up to five (5) people for the Denton County Appraisal District Board of Directors (Resolution 21-34 if necessary)

There was no action taken on this item.

- N. Discussion and action regarding cancellation of the September 23, 2021, Council Meeting

Motion was made by Council Member Sessions and second by Council Member Ganz to cancel the September 23, 2021, Council Meeting. Motion passed 6-0 (Moore absent).

- O. Approval of 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.

There was no action on this item.

- 6. By general consent, Mayor Rettig convened the council into Executive Session at 6:18 pm to discuss the following 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. Development of the IMA and AMI Development Groups tracts on approximately 6.4 acres of land north of FM 407.
- ii. Development and annexation of the Oneta Lee Cope Trust tract on approximately 69.0 acres of land located west of FM 156.
- iii. Development of the Petrus Investments LP tracts on approximately 559.7 acres of land located east of FM 156.
- iv. Development and annexation of the CKD Holdings Inc Tracts 24.8-acre, 11.9-acre, and 1.8-acre tracts of land general located north of Oliver Creek and west of FM 156 in the extraterritorial jurisdiction of the Town.
- v. Development and annexation of the Hatfield, Brasher, Green Tract on approximately 97.9 acre tract of land generally located south of Evelyn Lane, west of Faught Road and north of Faith Lane in the extraterritorial jurisdiction of

the Town; and the development of the Charles Faught tracts totaling approximately 152.3 acres of land generally located north of Evelyn Lane, west of Faught Road, and south of Robson Ranch Road.

- vi. Development and annexation of the Withee tract on approximately 74.3 acres of land located north of FM 407.
- vii. Water line oversizing agreement with Newland Communities.
- viii. Town of Northlake vs. City of Justin, Denton County District Court Cause No. 15-08170-367.
- ix. City of Justin v. Toby Baker, Cause No. D-1-GN-20-002084.

b. Section 551.072 Deliberations about Real Property

- i. Regarding purchase, exchange, lease, or value of real property to be acquired as right-of-way out of 138.1 acre tract, Anderson Tract 1.
- ii. Regarding the purchase, exchange, lease, or value of real property to be acquired as right-of-way and drainage easement acquisition from La Estancia LP of a certain 236.108 acres of land located in the F.M. Woodard Survey (Tract 4), Abstract No. 1420A in Northlake, Denton County, Texas for the construction and maintenance of roadway and utility improvements and other public purposes permitted by law.

c. Section 551.087 Economic Development Negotiations

- i. Potential amendment to Development Agreement approved October 10, 2020, between Town, NEDC, NCDC, and Foster, Lewis, Gierisch, and Weis.
- ii. Potential development agreement with Henry Northlake Development LLC on five tracts totaling approximately 122 acres generally located east of I-35W and north of Denton Creek
- iii. Development agreement with Lodging Host Hotel Corp. for the development of a hotel conference center.

7. Mayor Rettig reconvened the council into Open Session at 7:21 pm.

8. Mayor Rettig adjourned the meeting at 7:21 p.m.

Passed and approved on this the 14th day of October, 2021.

Town of Northlake, Texas


David Rettig, Mayor

Attest:


Mary J. Kayser, Town Secretary