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
OCTOBER 28, 2021, AT 5:30 PM
1500 COMMONS CIRCLE SUITE 300, NORTHLAKE, TEXAS 76226

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Northlake Town Council will meet in a regular meeting on Thursday, October 28, 2021, at 5:30 pm at the Northlake Town Hall in the Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas 76226. The items listed below are placed on the agenda for discussion and/or action.

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 (arrived 5:36 pm)
Bill Moore, Place 5
Wes Boyer, Place 6

Invocation was given by Travis Hartgen, Grove Church.
The Pledge of Allegiance to the United States and Texas flags was recited.

2. Announcements, Proclamations and Presentations
A. Recognition - Texas Municipal Court Week – November 1-5, 2021

Council Member Sessions arrived.

B. Presentation – FY 21 Quarterly Investment Report

C. Presentation – FY 21 Quarterly Financial Report

D. Briefing – Harvest Retail Area: Town Limit and Extraterritorial Jurisdiction Adjustments

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 were no speakers.

4. Consent Items

Motion was made by Mayor Pro Tem Montini and second by Council Member Ganz to approve items E, F, G, and H on the consent agenda. Motion passed 7-0.

E. Town Council Meeting Minutes 10-14-21

F. Authorize the Town Manager to purchase four equipped police vehicles from Defenders Supply in a total amount not to exceed $300,000 as programmed in the FY 2021-2022 Annual Budget
Resolution 21-36

G. Authorize the Town Manager to lease ten license plate readers and software from Flock Safety in an amount not to exceed $ 27,500 as programmed in the FY 2021-2022 Annual Budget
Resolution 21-37

H. Authorize the Town Manager to purchase Taser equipment from Buy Board Purchasing Cooperative in an amount not to exceed $ 45,000 as programmed in the FY 2021-2022 Annual Budget
Resolution 21-38

5. Action Items

I. Hold a Public Hearing and consider an Ordinance Zoning Change from C – Commercial to M-PD – Mixed-Use Planned Development for an approximately 17-acre tract of land situated in the L. Medlin Survey, Abstract No. 830 generally located on the north side of SH 114 between Northport Drive and Ashmore Lane. Northport Partners, LLC is the owner. JPI is the applicant. Case # PD-21-004

The applicant provided an overview of the project.

i. Public Hearing
Joel McGregor spoke in opposition to the proposed zoning change.

Motion was made by Mayor Pro Tem Montini and second by Mayor Rettig to approve Ordinance No. 21-1028 A changing the Zoning from C – Commercial to M-PD – Mixed-Use Planned Development for an approximately 17-acre tract of land situated in the L. Medlin Survey, Abstract No. 830 generally located on the north side of SH 114 between Northport Drive and Ashmore Lane with the addition of fully shielded LED lighting. Northport Partners, LLC is the owner. JPI is the applicant. Case # PD-21-004. Motion passed 4-3. Sessions, Ganz, and Hardeman opposed

J. Hold a Public Hearing and consider an Ordinance amending the 2016 Master Thoroughfare Plan at the intersection of Strader and Florance. The amendment would maintain the current offset T-intersection and remove the future conventional four-way intersection with the reserve S-curve from the plan.

Town Manager Corn provided and overview of the proposed change.

i. Public Hearing
Joel McGregor spoke in favor.
Kenneth Frisby spoke in favor.

Motion was made by Council Member Boyer and second by Council Member Hardeman to approve Ordinance No. 21-1028B amending the 2016 Master Thoroughfare Plan at the intersection of Strader and Florance. The amendment would maintain the current offset T-intersection and remove the future conventional four-way intersection with the reserve S-curve from the plan. Motion passed 6-1. Ganz opposed.

K. Proposed Development Agreement with Kenneth and Cathy Frisby related to an approximately 14.2855-acre tract of land situated in the J.E. Anderson Survey, Abstract No. 22, generally located on the northeast corner of Florance Road and Strader Road/ Robson Ranch Road

Town Manager Corn provided an overview of the proposed agreement provided in the Council packets and subsequent negotiations with the landowner.

Motion was made by Mayor Rettig and second by Council Member Boyer to approve a Development Agreement with Kenneth and Cathy Frisby related to an approximately 14.2855-acre tract of land situated in the J.E. Anderson Survey, Abstract No. 22, generally located on the northeast corner of Florance Road and Strader Road/ Robson Ranch Road with the following changes:

Retain the ROW as proposed in the original agreement
Lot size will be reduced from 2 acres 1.9 acres
Complete sidewalk on the south and west perimeter of the property. The sidewalk through the Frisby property (remainder) will be entitled to reimbursement from the Town, credits or waivers and/or inspections fees in the amount of fifteen thousand dollars ($15,000.00) in exchange for construction of the portion of the sidewalk on the property not included in the development.

Motion passed 4-3 Sessions, Ganz, and Montini opposed.

At this time the Mayor moved to items M and N.

M. Consider a Resolution casting Northlake's votes for a member or members of the Board of Directors of the Denton Central Appraisal District
Resolution 21-39 (if needed)

Motion was made by Council Member Hardeman and second by Mayor Rettig to postpone this item to the December 9, 2021, meeting. Motion passed 7-0.

N. 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.

At 8:06 pm the Council recessed their meeting.
At 8:46 pm the Council reconvened their meeting.

L. Hold a Public Hearing and consider an Ordinance Zoning change from RR – Rural Residential (min. 5 acres lots) /CRO - Conservation Residential Overlay to RE-PD – Rural Estate Planned Development (min. 2 acre lots) for an approximately 14.2855-acre tract of land situated in the J.E. Anderson Survey, Abstract No. 22, generally located on the northeast corner of Florance Road and Strader Road/ Robson Ranch Road. Kenneth Frisby is the owner/applicant. Case # PD-21-003.

Public Hearing

There were no speakers on this item.

Motion was made by Council Member Boyer and second by Mayor Rettig to approve Ordinance No. 21-1028 C changing the zoning from RR – Rural Residential (min. 5 acres lots) /CRO - Conservation Residential Overlay to RE-PD – Rural Estate Planned Development (min. 1.9 acre lots) for an approximately 14.2855-acre tract of land situated in the J.E. Anderson Survey, Abstract No. 22, generally located on the northeast corner of Florance Road and Strader Road/ Robson Ranch Road. Kenneth Frisby is the owner/applicant. Case # PD-21-003. Motion passed 4-3. Ganz, Montini and Sessions opposed.

6. Executive Session – There was no need for Executive Session

8. Mayor Rettig adjourned the meeting at 8:32 pm.

Passed and approved on this the 9th day of December, 2021.

Town of Northlake, Texas

David Rettig, Mayor

Attest:

Zolaina Parker, Town Secretary