



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
DECEMBER 9, 2021
1500 COMMONS CIRCLE SUITE 300, NORTHLAKE, TEXAS 76226**

The Northlake Town Council convened in a Regular Meeting on December 9, 2021, at 5:30 p.m., in the Northlake Town Hall - Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas.

1. CALL TO ORDER

Mayor David Rettig called the meeting to order at 5:30 p.m., and a quorum was present as follows:

- Roll Call:
David Rettig, Mayor
Rena Hardeman, Place 1
Michael Ganz, Place 2
Brian Montini, Mayor Pro Tem
Roger Sessions, Place 4 (arrived 5:32 pm)
Bill Moore, Place 5
Wes Boyer, Place 6
- Invocation was given by Josh Wright, Compass Church.
- The Pledge of Allegiance to the United States and Texas Flags was recited.

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

A. Intergovernmental Affairs update on FM 407/I-35W intersection - Mayor

The update was presented by Mayor Rettig, and commentary followed. There was no direction provided as the item was for presentation purposes.

B. Briefing - Police Update on Crime Statistics, Traffic Stops, Resident Engagement and Citizen Police Academy

The briefing was presented by Robert Crawford, Chief of Police, and commentary followed. There was no direction provided as the item was for presentation purposes.

C. Briefing - Planning Efforts identified at Strategic Planning Retreat including Comprehensive Land Use Plan, Town Center Location, Economic Development Strategy, Town Entry Monumentation Design and Plan, Town Brand Refresh, Transportation Consultant

The briefing was presented by Drew Corn, Town Manager, and commentary followed. Following discussion, Town Council consensus was for staff to provide updates during a future meeting.

D. Briefing - Town Calendar, Election Location and Town Holidays

The briefing was presented by Drew Corn, Town Manager, and discussion followed. Following discussion, Town Council consensus was for staff to further research and provide an update at a future meeting, as to the following:

- Use of Town Hall as polling location during local elections (May/November)
- Review holiday schedules of surrounding entities

3. **PUBLIC INPUT**

The following public comments were received:

- Richard Hayes, address on file, regarding the Republican Primary.
- Joel McGregor, address on file, regarding elections.

4. **CONSENT ITEMS**

The Consent Agenda consisted of items 4.E.- 4.L. Council Member Hardeman pulled Items 4.G. and 4.I., for individual consideration.

Mayor Pro Tem Montini moved to approve the Consent Agenda consisting of Items 4.E.-F, H, and J-L. Motion seconded by Mayor Rettig. Motion carried.

AYES (7): Rettig, Montini, Hardeman, Ganz, Sessions, Moore, Boyer

NAYS (0): None

E. Town Council Meeting Minutes 10-28-21

APPROVED

F. Town Council Meeting Minutes 11-19-21 Special Called Meeting

APPROVED

H. Consider Resolution 21-39 adopting the Texas Term Sheet and joining the Opioid Settlement negotiated by the Texas Attorney General

APPROVED RESOLUTION 21-39

J. Consider Resolution 21-41 Authorizing the Town Manager to contract with Halff Associates, Inc., for the preparation of an Emergency Preparedness Plan (EPP) in an amount not to exceed \$41,000.00 as programmed in the FY 2021-2022 Annual Budget

APPROVED RESOLUTION 21-41

K. Consider Resolution 21-42 Authorizing the Town Manager to purchase mobile two-way radios for Police from sole source provider Motorola Solutions in an amount not to exceed \$40,000.00 as programmed in the FY 2021-2022 Annual Budget

APPROVED RESOLUTION 21-42

- L. Consider Resolution 21-43 Authorizing the Town Manager to purchase Badger water meters and transmitters from sole source provider Atlas Supply in an amount not to exceed \$600,000.00 as programmed in the FY 2021-2022 Annual Budget
APPROVED RESOLUTION 21-43

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

- G. Town Council Retreat Minutes 11-19 & 20-21
Pulled for individual consideration by Council Member Hardeman
APPROVED

Council Member Hardeman moved to approve the item as amended to include the arrival and departure time. Motion seconded by Mayor Rettig. Motion carried.

AYES (7): Rettig, Montini, Hardeman, Ganz, Sessions, Moore, Boyer
NAYS (0): None

- I. Consider Resolution 21-40 Authorizing the Town Manager to purchase furniture and furnishings for Development Services Offices from Kreuger International in an amount not to exceed \$50,000.00 as programmed in the FY 2021-2022 Annual Budget
Pulled for individual consideration by Council Member Hardeman
APPROVED RESOLUTION 21-40

Mayor Pro Tem Montini moved to approve the item as presented. Motion seconded by Mayor Rettig. Motion carried.

AYES (7): Rettig, Montini, Hardeman, Ganz, Sessions, Moore, Boyer
NAYS (0): None

The Regular Meeting was recessed by Mayor Rettig at 6:31 p.m.

The Town Council convened into an Executive Session at 6:35 p.m., consistent with Chapter 551.074 of the Texas Government Code, as amended, or as otherwise allowed by law to address Items 5.M. and 5.N. The Executive Session ended at 6:50 p.m., and no votes or actions were taken during the Executive Session.

Mayor Rettig reconvened the Regular Meeting at 6:53 p.m.

5. ACTION ITEMS

- M. Consider Resolution 21-44 casting Northlake's votes for a member or members of the Board of Directors of the Denton Central Appraisal District
APPROVED RESOLUTION 21-44

Mayor Rettig moved to approve the resolution casting the vote for Mr. Alex Buck. Motion seconded by Mayor Pro Tem Montini. Motion carried.

AYES (5): Rettig, Montini, Ganz, Moore, Boyer
NAYS (2): Hardeman, Sessions

- N. Consider the appointment of a member to the Planning and Zoning Commission for a term expiring May of 2022

POSTPONED TO JANUARY 13, 2022

Mayor Pro Tem Montini moved to postpone the item to January 13, 2022. Motion seconded by Council Member Ganz. Motion carried.

AYES (6): Rettig, Montini, Hardeman, Sessions, Moore, Boyer

NAYS (1): Ganz

- O. Consider Resolution 21-45 calling a public hearing to receive comments on the Northlake Master Throughfare Plan, Land Use Assumptions, Capital Improvements Plan, and Roadway Impact Fees for January 27, 2022

APPROVED RESOLUTION 21-45

Mayor Rettig moved to approve the item as presented. Motion seconded by Mayor Pro Tem Montini. Motion carried.

AYES (7): Rettig, Montini, Hardeman, Ganz, Sessions, Moore, Boyer

NAYS (0): None

- P. Discussion and consideration of Ordinance 21-1209A approving the issuance and sale of "Town of Northlake, Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligation Series 2021" and approving various documents related to such certificates of obligation

APPROVED ORDINANCE 21-1209A

Mayor Rettig recused himself as to the item, while he is not legally bound to refrain from the discussion, as a condition of his employment, his employer (an investment firm), asked him to not participate in discussions relating to bonds. Mayor Rettig left the Council Chamber and Mayor Pro Tem Montini presided over the meeting during the consideration of the item.

Mayor Pro Tem Montini moved to approve the item as presented. Motion seconded by Council Member Boyer. Motion carried.

AYES (6): Montini, Hardeman, Ganz, Sessions, Moore, Boyer

NAYS (0): None

ABSTAIN (1): Rettig

- Q. Consider an amendment to Realty Capital (The Highlands) Development Agreement for paving of Mulkey, future Florance and Northwest Crossing

Mayor Pro Tem Montini moved to authorize the Town Manager to execute the agreement. Motion seconded by Council Member Boyer. Motion carried.

AYES (7): Rettig, Montini, Hardeman, Ganz, Sessions, Moore, Boyer

NAYS (0): None

7. RECONVENE INTO OPEN SESSION

Mayor Rettig reconvened the Regular Meeting at 8:35 p.m., to address any Council action regarding the items deliberated during Executive Session. The Council addressed the following:

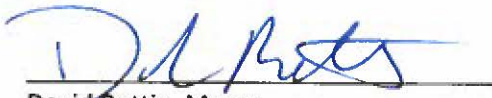
- b.i. Potential amendment to Development Agreement approved October 10, 2020, between Town, NEDC, NCDC, and Foster, Lewis, Gierisch, and Weis.

Council Member Sessions moved to authorize the Town Manager to negotiate and execute a supplemental agreement as discussed. Motion seconded by Council Member Ganz. Motion carried.

AYES (7): Rettig, Montini, Hardeman, Ganz, Sessions, Moore, Boyer
NAYS (0): None

8. ADJOURN

With no further business, Mayor Rettig adjourned the meeting at 8:38 p.m.


David Rettig, Mayor

Attest:


Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: January 13th, 2022

- R. 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

The item was not discussed, and no action was taken.

6. EXECUTIVE SESSION

The Town Council convened into an Executive Session at 7:54 p.m., consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law to address the following:

a. Section 551.071 - Consultation with Attorney

- 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. Town of Northlake vs. RKM Utility Services Inc. & Philadelphia Indemnity Insurance Company Denton County District Court Cause No. 20-0649-367
- viii. Potential litigation related to Dale Earnhardt Way road failures.

b. 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.

The Executive Session ended at 8:35 p.m., and no votes or actions were taken during the Executive Session.