



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

DAVID A. RETTIG, MAYOR

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

**NORTHLAKE TOWN COUNCIL
REGULAR MEETING MINUTES
JANUARY 13, 2022**

The Northlake Town Council convened in a Regular Meeting on January 13, 2022, 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

Bill Moore, Place 5
Wes Boyer, Place 6

Roger Sessions, Place 4 - Absent with Notice

Also present were Drew Corn, Town Manager and Ashley Dierker, Town Attorney.

- Invocation was given by Pastor Robert Baldew, St. Peter Church.
- The Pledge of Allegiance to the United States and Texas Flags was recited.

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

A. Intergovernmental Affairs Update - Argyle Independent School District Attendance Zone Boundary Revisions Affecting Northlake

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

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

The item was presented by Drew Corn, Town Manager, and commentary followed. Formal consideration of the item was to be addressed later in the meeting.

C. Briefing - Review of Strategic Planning Session Report

The item was presented by Drew Corn, Town Manager, and commentary followed. Formal consideration of the item was to be addressed later in the meeting.

D. Briefing - Master Thoroughfare Plan/Roadway Impact Fee Update

The item was presented by Drew Corn, Town Manager, and Dennis Haar, Halff Associates (Consulting Engineer); commentary followed. There was no direction provided as the briefing was an update in advance of the scheduled public hearing/consideration of the item on January 27th.

E. Presentation - Purchasing Card Policy Update

The item was presented by John Zagurski, Finance Director, and commentary followed. There was no direction provided as the item was for presentation purposes.

F. Presentation - Finance Update on Process Improvements

The item was presented by John Zagurski, Finance Director, and commentary followed. There was no direction provided as the item was for presentation purposes.

3. PUBLIC INPUT

There was no public input received.

4. CONSENT ITEMS

The Consent Agenda consisted of items 4.G.- 4.J. Mayor Rettig pulled Items 4.G. and 4.H., for individual consideration.

Council Member Ganz moved to approve the Consent Agenda now consisting of Items 4.I. and 4.J. Motion seconded by Mayor Pro Tem Montini. Motion carried.

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

NAYS (0): None

ABSENT (1): Sessions

I. Consider Resolution 22-02, approving and setting the Town Meeting and Holiday Calendar for the 2022 Calendar Year

APPROVED RESOLUTION NO. 22-02

J. Consider Resolution 22-03, approving the goals and action items discussed during the November 19-20, 2021, Strategic Planning Session

APPROVED RESOLUTION NO. 22-03

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

- G. Town Council Meeting Minutes for December 9, 2021

Pulled for individual consideration by Mayor Rettig

APPROVED

Mayor Pro Tem Montini moved to approve the item as amended to include the arrival and departure time and an updated statement regarding Item 5.P. Motion seconded by Mayor Rettig. Motion carried.

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

NAYS (0): None

ABSENT (1): Sessions

- H. Consider Resolution 22-01, approving and authorizing the Town Manager to enter into a Professional Services Agreement with Innovative Transportation Solutions, in an amount not to exceed \$50,000

Pulled for individual consideration by Mayor Rettig

APPROVED RESOLUTION NO. 22-01

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

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

NAYS (0): None

ABSENT (1): Sessions

5. ACTION ITEMS

- K. Consider the appointment of a member to the Planning and Zoning Commission for the Unexpired Term, ending on May 31, 2022

APPROVED APPOINTMENT

Mayor Pro Tem Montini moved to approve the appointment of Ms. Maryl Lorencz to the Planning and Zoning Commission for the Unexpired Term, ending on May 31, 2022. Motion seconded by Council Member Boyer. Motion carried.

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

NAYS (0): None

ABSENT (1): Sessions

- L. Consider Resolution 22-04, approving a five (5) year Capital Improvement Budget and giving consent to the issuance of Unlimited Tax Utility Bonds and Unlimited Tax Road Bonds (the “Bonds”) by Northlake Municipal Management District No. 2 of Denton County, a Conservation and Reclamation District located within the corporate boundaries of the Town

APPROVED RESOLUTION NO. 22-04

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.

Council Member Ganz moved to approve the item as presented. Motion seconded by Council Member Boyer. Motion carried.

AYES (5): Montini, Hardeman, Ganz, Moore, Boyer

NAYS (0): None

ABSTAIN (1): Rettig

ABSENT (1): Sessions

- M. Consider Ordinance 22-0113A, amending the Town of Northlake Unified Development Code, from C– Commercial to C-PD – Commercial Planned Development for an approximately 5.2725-acre tract of land situated in the L. Medlin Survey, Abstract No. 830, and known as Lot 3, Block 3, Northport Addition, generally located on the southwest corner of Northport Drive and Dale Earnhardt Way. Northlake Innkeepers, Ltd. is the owner. Town of Northlake is the applicant. Case # PD-21-007

The item was presented by Nathan Reddin, Development Director, and commentary followed.

Mayor Retting opened the public hearing at 7:04 p.m., and with no speakers coming forward, the public hearing was closed at 7:04 p.m.

Council Member Ganz moved to approve the item as presented. Motion seconded by Council Member Montini. Motion carried.

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

NAYS (0): None

ABSENT (1): Sessions

- N. Consider 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 7:16 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. Town of Northlake vs. RKM Utility Services Inc. & Philadelphia Indemnity Insurance Company Denton County District Court Cause No. 20-0649-367
- iv. Potential litigation related to Dale Earnhardt Way road failures.
- v. Potential litigation related to 1849 Gas Line.
- vi. Potential annexation and de-annexation of areas in and around Town Commons generally located north of FM 407 at Harvest Way and Cleveland-Gibbs Road

b. Section 551.087 Economic Development Negotiations

- i. 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. RECONVENE INTO OPEN SESSION

Mayor Rettig reconvened the Regular Meeting at 8:15 p.m., to address any Council action regarding the items deliberated during Executive Session. No votes or actions were taken on any of the items deliberated.

8. ADJOURN

With no further business, Mayor Rettig adjourned the meeting at 8:15 p.m.

/S/
David Rettig, Mayor

Attest:

/S/
Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: January 27, 2022