



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 27, 2022**

The Northlake Town Council convened in a Regular Meeting on January 27, 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

Roger Sessions, Place 4
Bill Moore, Place 5
Wes Boyer, Place 6

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

- Invocation was given by Pastor Justin Paulk, Fellowship of the Parks Church.
- The Pledge of Allegiance to the United States and Texas Flags was recited.

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

- A. Presentation - Northwest Independent School District update presented by Superintendent Ryder Warren

The item was presented by Ryder Warren, Superintendent for Northwest Independent School District, and commentary followed. There was no direction provided as the item was for presentation purposes.

- B. Briefing - Quarterly Investment Report

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

C. Briefing - Update Unified Development Code to Require Zoning Change Signs Placed on Property

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

Following discussion, Town Council consensus was for staff to seek recommendations as to the proposed update from the Planning and Zoning Commission and present the findings at a future meeting.

D. Briefing - Election to Annex Additional Territory into Denton County Emergency Services District No. 1

The item was presented by Drew Corn, Town Manager, and discussion followed.

Following discussion, Town Council consensus was for staff to address the cost/financing of the proposed election with the interested parties and present the findings at a future meeting.

3. PUBLIC INPUT

The following public comments were received:

- Joel McGregor, address on file, regarding zoning change signs being placed on a property.

4. CONSENT ITEMS

The Consent Agenda consisted of items 4.E.- 4.F. and no items were pulled for Individual Consideration.

Council Member Ganz moved to approve the Consent Agenda as presented. Motion seconded by Mayor Pro Tem Montini. Motion carried.

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

NAYS (0): None

E. Consider approval of the Town Council Meeting Minutes for January 13, 2022

APPROVED

F. Consider Resolution 22-05, declaring certain personal property owned by the Town of Northlake to be surplus property and authorizing the Town Manager to dispose of such property

APPROVED RESOLUTION NO. 22-05

5. ACTION ITEMS

G. Consider Ordinance 22-0127A, adopting the 2022 Master Thoroughfare Plan Update replacing the existing thoroughfare plan; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; and providing an effective date

APPROVED ORDINANCE 22-0127A

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

Mayor Retting opened the public hearing at 6:54 p.m., and with no public speakers coming forward, the public hearing was closed at 6:54 p.m.

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

- H. Consider Ordinance 22-0127B, amending Chapter 9, "Planning and Miscellaneous Development Regulations," of the Code of Ordinances, Town of Northlake, Texas, as amended, by amending Article 9.03, "Impact fees," Division 3, "Roadway Impact Fees," to adopt the Roadway Impact Fee Update dated January 2022; providing for updates to the Town's Roadway Impact Fees, Capital Improvements Plan, and Land Use Assumptions; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; and providing an effective date

The item was presented by Nathan, Reddin, Development Services Director, and Dennis Haar, Consulting Engineer, and commentary followed.

Mayor Retting opened the public hearing at 7:09 p.m., with the following public speakers coming forward:

- Peter Wango, address on file, Northlake - expressed concern as to rising costs.
- Joel McGregor - address on file, Northlake - expressed preference of implementing fees over tax increases.

With no further public speakers coming forward, the public hearing was closed at 7:13 p.m.

Council Member Sessions 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

- I. 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 7:21 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 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.
- ii. Development of the Chadwick Farms Tracts on approximately 41.0-acre, 15.8-acre, and 15.6-acre tracts of land generally located south of SH 114, east of Chadwick Pkwy., and west of Cleveland-Gibbs Road.
- iii. Development and annexation of the Aspire Development Tract (Stateson Property) on approximately 3.1-acre tract of land generally located north of Old Justin Road. at Harvest Way in extraterritorial jurisdiction of the Town.
- iv. Development and annexation of the CKD Holdings Tracts on approximately 24.8-acre, 11.9-acre, and 1.8-acre tracts of land generally located north of Oliver Creek and west of FM 156 in extraterritorial jurisdiction of the Town.
- v. Town of Northlake vs. RKM Utility Services Inc. & Philadelphia Indemnity Insurance Company Denton County District Court Cause No. 20-0649-367.
- vi. Potential amendment to January 2021 development agreement with Sandstrom Development Tx, LTD (Hawthorne Estates) on approximately 34.0 acres of land generally located at the 800 block of Faught Rd.

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.
- ii. 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 9:10 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 9:10 p.m.

/S/
David Rettig, Mayor

Attest:

/S/
Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: February 10, 2022