



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
FEBRUARY 10, 2022**

The Northlake Town Council convened in a Regular Meeting on January 27, 2022, at 5:32 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 5:32 p.m., and a quorum was present as follows:

- Roll Call:

David Rettig, Mayor	Roger Sessions, Place 4
Rena Hardeman, Place 1 - Arrived at 5:40 p.m.	Bill Moore, Place 5
Michael Ganz, Place 2	Wes Boyer, Place 6
Brian Montini, Mayor Pro Tem	

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

- Invocation was given by Pastor Matthew Harding, The Well Church of Argyle.
- The Pledge of Allegiance to the United States and Texas Flags was recited.

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

A. Briefing - Update on Denton County and Texas Department of Transportation Projects

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

B. Briefing - Northlake Capital Projects Update

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

Following discussion, Town Council consensus was for staff to prepare scenarios regarding the potential partnership with the City of Fort Worth and present the findings at a future meeting.

C. Briefing - Fiscal Year 2022 Quarterly Financial 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.

3. **PUBLIC INPUT**

The following public comments were received:

- Joel McGregor, address on file, regarding Fort Worth Water.

4. **CONSENT ITEMS**

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

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

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

NAYS (0): None

D. Consider approval of the Town Council Meeting Minutes for January 27, 2022

APPROVED

E. Consider Resolution 22-06, authorizing and ordering a municipal election to be held in the Town of Northlake on May 7, 2022, and if required, a Runoff Election on June 18, 2022, for the purpose of electing Council Members to Places 1, 2, and 3; prescribing the time and designating the locations, and manner of conducting the election to be in accordance with the Joint Election Agreement and Contract for Election Services with Denton County and the Denton County Elections Administrator; authorizing the Town Manager to execute the agreement and contract; and providing an effective date

APPROVED RESOLUTION NO. 22-06

F. Consider Resolution 22-07, authorizing continued participation with the Steering Committee of Cities served by Oncor; and authorizing the payment of ten cents per capita to the Steering Committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC

APPROVED RESOLUTION NO. 22-07

5. **ACTION ITEMS**

G. Consider Resolution 22-08, authorizing the Town Manager to execute an amendment to the professional services contract with Halff Associates, Inc., for professional engineering services and conceptual design and discharge permitting for expansion of the Catherine Branch Wastewater Treatment Plant, in an amount not to exceed \$80,000

APPROVED RESOLUTION 22-08

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

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

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

- H. Consider Resolution 22-09, authorizing the Town Manager to enter into a Professional Services Agreement with Halff Associates for Utility Impact Fee Update, not to exceed \$200,000 (Impact Fee Funds)

APPROVED RESOLUTION 22-09

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

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

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

6. EXECUTIVE SESSION

The Town Council convened into an Executive Session at 7:29 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 the 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 the 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.
- vii. Expansion of Denton County Emergency Services District No. 1.

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.

The Executive Session ended at 8:05 p.m., and no votes or actions were taken during the Executive Session.

7. RECONVENE INTO OPEN SESSION

Mayor Rettig reconvened the Regular Meeting at 8:07 p.m., to address any Council action regarding the items deliberated during Executive Session. The Council addressed the following:

- a.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.

APPROVED

Council Member Sessions moved to approve the Development and Annexation Agreement and bring the Knox Property into the Town of Northlake for the consideration outlined in the agreement. 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 8:12 p.m.

/S/
David Rettig, Mayor

Attest:

/S/
Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: March 10, 2022