



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
MARCH 10, 2022**

The Northlake Town Council convened in a Regular Meeting on March 10, 2022, at 5:31 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 5:31 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 Ben Scheck, The Grove Church.
- The Pledge of Allegiance to the United States and Texas Flags was recited.

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

- A. Intergovernmental Relations - Discussion of May Local Election Early and Election Day Voting Locations for Northlake Town Council and Argyle Independent School District

Mayor Rettig provided a brief update and advised Argyle Independent School District would add Harvest Hall as an early voting location and Town Hall would remain a polling location during early voting and on election day.

- B. Presentation - Anniversary recognition to Daniel Hansen for five years of service to the Town of Northlake

The item was presented by Robert Crawford, Chief of Police, and no discussion followed.

C. Presentation - Introduction of new Police Officers

The item was presented by Robert Crawford, Chief of Police, and no discussion followed.

D. Briefing - Communications and Marketing Update

The item was presented by Jennifer Goldfield, Communications and Marketing Coordinator, and commentary followed.

Following commentary, Town Council consensus was to continue social media and marketing efforts.

E. Briefing - St. Peter Annexation Process

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

Following discussion, Town Council consensus was to proceed with the annexation timeline presented.

F. Briefing - Northlake Wholesale Water Supply and Wholesale Sewer Treatment Capacity Planning

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

There was no direction provided as the item was for presentation purposes.

3. PUBLIC INPUT

The following public comments were received:

- Ben Scheck, address on file, regarding possible appointment to Capital Improvement Advisory Committee.
- Joel McGregor, address on file, regarding water/sewer.

4. CONSENT ITEMS

The Consent Agenda consisted of items 4.G.- 4.M. Mayor Pro Tem Montini pulled Item 4.K. and Council Member Hardeman pulled Item 4.L.

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

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

NAYS (0): None

G. Consider approval of the Town Council Meeting Minutes for February 10, 2022

APPROVED

H. Consider acceptance of the Northlake Police Department Racial Profiling Report for 2021

ACCEPTED

- I. Consider Resolution 22-10, approving and authorizing the Town Manager to enter into Interlocal agreement with the Town of Argyle, City of Bartonville, City of Keller, City of Southlake, and City of Watauga, to provide for the formation of a Crash Reconstruction Team ("Crash Team") comprised of Police Officers from each municipality
APPROVED RESOLUTION NO. 22-10
- J. Consider Resolution 22-11, 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. 22-11
- M. Consider Resolution 22-14, approving and authorizing the Town Manager to enter into Agreements for the purchase of police equipment in an amount not to exceed \$77,000
APPROVED RESOLUTION NO. 22-14

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

- K. Consider Resolution 22-12, approving a Pioneer Program Grant in the amount of \$20,000 for S.A.S. Boutique and authorizing the Town Manager to enter into a Performance Agreement
Item pulled for Individual Consideration by Mayor Pro Tem Montini.
APPROVED RESOLUTION NO. 22-12

There was no presentation on the item and discussion followed.

Mayor Pro Tem Montini moved to approve Resolution 22-12, authorizing a Pioneer Program Grant in the amount of \$15,000 for S.A.S. Boutique and authorizing the Town Manager to enter into a Performance Agreement. Motion seconded by Council Member Sessions. Motion carried.

AYES (5): Rettig, Montini, Hardeman, Ganz, Sessions

NAYS (2): Moore, Boyer

- L. Consider Resolution 22-13, establishing a Program and approving a Chapter 380 Agreement with Northlake Innkeepers in the amount of \$250,000, to promote Economic Development and stimulate business and commercial activity in the Town of Northlake
Item pulled for Individual Consideration by Council Member Hardeman.
APPROVED RESOLUTION NO. 22-13

There was no presentation on the item and discussion followed.

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

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

NAYS (1): Hardeman

5. ACTION ITEMS

- N. Consider calling and authorizing a public hearing be held on March 24, 2022 at 5:30 p.m. at the Town of Northlake, 1500 Commons Circle, Suite 300, Northlake, Texas, 76226, in the Council Chambers, regarding the proposed annexation of St. Peter Church, located at 15701 Cleveland Gibbs Road

APPROVED

The item was presented, and no discussion followed.

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

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

NAYS (0): None

- O. Consider Resolution 22-15, creating a Capital Improvement Advisory Committee; appointing the Planning and Zoning Commission members to serve as the Capital Improvement Advisory Committee, appointing Ad Hoc Member from Town Extraterritorial Jurisdiction, establishing the duties of the committee; and providing for an effective date

APPROVED RESOLUTION NO. 22-15

The item was presented, and discussion followed.

Mayor Pro Tem Montini moved to approve the item as presented and appoint Mr. Ben Scheck as the Ad Hoc Member. Motion seconded by Mayor Rettig. Motion carried.

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

NAYS (1): Sessions

- P. Consider awarding the bid and contract to AUC Group for equipment installation in amount of \$379,925, and equipment pre-purchase in amount of \$1,694,300 or lease in amount of \$289,200 annually

APPROVED

The item was presented, and discussion followed.

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

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

NAYS (0): None

- Q. Consider Resolution 22-16, authorizing the Town Manager to execute an amendment to the professional services contract with Halff Associates, Inc., for Public Project Tracker Maps in an amount not to exceed \$32,500

APPROVED RESOLUTION NO. 22-16

The item was presented, and discussion followed.

Council Member Ganz 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

- R. Consider Resolution 22-17, authorizing the Town Manager to execute an amendment to the professional services contract with Halff Associates, Inc., for the Alignment Study of Fort Worth Water Supply Lines in amount not to exceed \$50,000

APPROVED RESOLUTION NO. 22-17

The item was presented, and discussion followed.

Council Member Ganz 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

- S. Consider Ordinance 22-0310A, Nunc Pro Tunc, correcting, ratifying, and, to the extent required, readopting certain fees as set out in Ordinance 15-0910C

APPROVED ORDINANCE NO. 22-0310A

The item was presented, and discussion followed.

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

- T. Consider Ordinance 22-0310B, amending Section 4.3 "Notice Requirements" and Article 5 "Zoning Districts" of the Unified Development Code (UDC) to require and set standards for the posting of signs on a property subject to a proposed zoning change. Case # UDC-22-001

APPROVED ORDINANCE NO. 22-0310B

The item was presented, and discussion followed.

Mayor Retting opened the public hearing at 7:52 p.m.

The following spoke during the public hearing:

- Joel McGregor, address on file, regarding 200' notice requirement.

With no other speakers coming forward, the public hearing was closed at 7:54 p.m.

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

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

NAYS (2): Sessions, Ganz

- U. Consider approval of an agreement with Guardian Association Management for exclusive lease of Hay Barn at Pooch Park in Canyon Falls to be subleased to the public

The item was presented, and discussion followed.

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

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

NAYS (1): Sessions

- V. 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 presented, and discussion followed.

Council Member Ganz moved to suspend the Declaration of Local and Public Health. Motion seconded by Council Member Hardeman. 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 8:08 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 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.
- ii. Town of Northlake vs. RKM Utility Services Inc. & Philadelphia Indemnity Insurance Company Denton County District Court Cause No. 20-0649-367.
- iii. Development and annexation of the Barr Tract on approximately 9 acres generally located south of Blair Road west of FM 156 in the extraterritorial jurisdiction of the Town.

- iv. Development and annexation of the Petrus Tracts on approximately 100.6-acre, 64.9-acre, 225.8-acre, 58.5-acre, and 168.4-acre tracts of land generally located north of Victory Circle, west of Harmonson Road, and east of FM 156 in the extraterritorial jurisdiction of the Town; the Henderson Tracts on approximately 102.9-acre, 24.9-acre, 10.2-acre, 5.5-acre, and 2.7-acre tracts of land generally located west of FM 156 and south of Harmonson Road in the extraterritorial jurisdiction of the Town; and the Keith Tract on approximately 76.8-acre tract of land generally located east of Harmonson Road in Town limits.
- v. Development and annexation of the Gebert Tract on approximately 156.8-acre tract of land generally located west of FM 156 and north of Petty Place in the extraterritorial jurisdiction of the Town.
- vi. Oliver Creek Ranch Municipal Utility District of Denton County, generally located south of FM 1384 (Drop Road) partially in the extraterritorial jurisdiction of the Town, request for provision of water and wastewater service by the Town of Northlake.
- vii. Application and Intent to Obtain Water Quality Permit by TCCI Land Development for a proposed domestic wastewater treatment facility located approximately 0.3 miles southeast of the intersection of Blair Road and FM 156 in the extraterritorial jurisdiction of the Town.

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 9:35 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 9:36 p.m.

/S/
David Rettig, Mayor

Attest:

/S/
Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: March 24, 2022