



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 24, 2022**

The Northlake Town Council convened in a Regular Meeting on March 24, 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 - Arrived at 5:35 p.m.
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 Robert Balduc, Saint Peter Church.
- The Pledge of Allegiance to the United States and Texas Flags was recited.

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

A. Briefing - Development Services Update

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

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

B. Briefing - Impact of extending zoning change notification letters beyond 200' radius

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

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

C. Briefing - Waste Connection Rate Increase per Contract

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

D. Briefing - Bob Smith Management Co. Tract Annexation Process

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

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

3. **PUBLIC INPUT**

None.

4. **CONSENT ITEMS**

The Consent Agenda consisted of items 4.E. and 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 Ganz. Motion carried.

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

NAYS (0): None

E. Consider approval of the Town Council Meeting Minutes for March 10, 2022

APPROVED

F. Consider Resolution 22-18, approving the cancellation of the April 28, 2022, Regular Town Council Meeting

APPROVED

5. **ACTION ITEMS**

G. Consider calling and authorizing a public hearing to be held on April 14, 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 the remaining unannexed portion of the 237.569-acre Bob Smith Management Co. Tract, is generally located on the east side of Cleveland-Gibbs Road approximately 200 feet south of the intersection with Edna

APPROVED

The item was presented, and no 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

- H. Consider approving a Service Plan and Ordinance 22-0324A for the annexation of approximately 10.963 acres of land situated in the Lewis Medlin Survey, Abstract No. 830, generally located at the southwest corner of Chadwick Parkway and Cleveland-Gibbs Road at 15701 Cleveland-Gibbs Road. Saint Peter Lutheran Church is the owner/applicant. Case No. ANX-22-001

The item was presented, and discussion followed.

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

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

Mayor Rettig opened the public hearing at 6:33 p.m., with the following speaker coming forward:

- Rennie Patterson - address on file, Forth Worth - expressed concern as to the annexation and future traffic issues.

With no further public speakers coming forward, the public hearing was closed at 6:41 p.m.

Following further discussion and at the request of the applicant, Mayor Rettig moved to postpone final consideration of the item to a date certain of May 12, 2022. 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 6:52 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. 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
- iii. 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.

- iv. 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.
- v. 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.
- vi. Development and annexation of the Bob Smith Management Company Tract on approximately 239.6 acres general located east of Cleveland-Gibbs Road and south of American Lane partially 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. Potential development agreement with Sport Facilities Company, Hat Trick Consultants, and Chadwick Farms for the development of indoor sports facility and surrounding retail development at Chadwick Parkway and SH 114.

7. RECONVENE INTO OPEN SESSION

Mayor Rettig reconvened the Regular Meeting at 8:17 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 8:19 p.m.

/S/
David Rettig, Mayor

Attest:

/S/
Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: April 14, 2022