



DAVID A. RETTIG, MAYOR

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

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

**NORTHLAKE TOWN COUNCIL
REGULAR MEETING MINUTES
APRIL 14, 2022**

The Northlake Town Council convened in a Regular Meeting on April 14, 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 - Absent with Notice

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

- Invocation was given by Mayor Rettig.
- The Pledge of Allegiance to the United States and Texas Flags was recited.

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

A. Proclamation - Declaring May 2022 Mental Health Awareness Month and May 7, 2022, Children's Mental Health Awareness Day

Mayor Rettig presented the Proclamation to Alisa Quimby, Program Coordinator with The Center for Children's Health.

B. Presentation - Anniversary recognition to Tyler Lenderman for five years of service to the Town of Northlake

The item was presented by Michael Coleman, Police Captain, and no discussion followed.

C. Briefing - Indoor Sports Facility Funding and Operations Options

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

Following discussion, Town Council consensus was for staff to seek input from the Northlake Economic Development Corporation and the Northlake Community Development Corporation regarding a sustainability study.

D. Briefing - Hotel Conference Center Construction Cost Increases and Proposed Funding Methodology

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

Following discussion, Town Council consensus was for staff to pursue Finance Option 1 as presented.

E. Briefing - Fiscal Year 2021 Audit Presentation by Town Auditor

The item was presented by Austin Henderson, Audit Manager with BW&C, and commentary followed.

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

F. Briefing - Quarterly Reports

- i. Investments
- ii. Finances

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**

None.

4. **CONSENT ITEMS**

The Consent Agenda consisted of items 4.G. and 4.H., 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 (6): Rettig, Montini, Hardeman, Ganz, Sessions, Moore

NAYS (0): None

ABSENT (1): Boyer

G. Consider approval of the Town Council Meeting Minutes for March 24, 2022
APPROVED

H. Consider acceptance of the Audit for Fiscal Year 2021
APPROVED

5. ACTION ITEMS

- I. Consider calling and authorizing a public hearing to be held on May 12, 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 Lane
NOT CONSIDERED - WITHDRAWN BY APPLICANT

The item was not presented or discussed.

- J. Consider Resolution 22-19, approving and authorizing the Town Manager to execute a lease agreement with NextLink to locate an antenna on the Town of Northlake North Water Tower for an annual amount to be paid to the Town of Northlake not to exceed \$2,500, pending an engineering report on installation
APPROVED RESOLUTION 22-19

The item was presented, and discussion followed.

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

AYES (6): Rettig, Montini, Hardeman, Ganz, Sessions, Moore
NAYS (0): None
ABSENT (1): Boyer

- K. Consider Resolution 22-20, approving and authorizing the Town Manager to enter into an agreement with Neel Schaffer for the design and project management of the North 0.6 MG Ground Storage Tank and Pump in an amount not to exceed \$233,330
APPROVED RESOLUTION 22-20

The item was presented, and discussion followed.

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

AYES (6): Rettig, Montini, Hardeman, Ganz, Sessions, Moore
NAYS (0): None
ABSENT (1): Boyer

- L. Consider Resolution 22-21, approving a Unified Sign Development Plan for Chadwick Commons Phases 1 & 2, a mixed-use development consisting of 249 apartments, a 17,400 square-foot commercial building, and another 17,400 square-foot building proposed to be built on 24.638 acres situated in the L. Medlin Survey, Abstract No. 830, generally located south of State Highway 114 (SH

114) approximately 1,000feet east of Interstate Highway 35W (IH 35W), and zoned Mixed-Use Planned Development (MPD). Chadwick Farms Ltd, Chadwick Retail Ltd, and Chadwick Apartments Phase II Ltd are the owners. Signs Manufacturing Corporation is the applicant. Case # USDP-22-001
APPROVED RESOLUTION 22-21

The item was presented, and discussion followed.

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

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

NAYS (0): None

ABSENT (1): Boyer

- M. Consider Ordinance 22-0414A, approving a zoning change from RR - Rural Residential to I - Industrial for the approximately 200-acre portion within the Town limits of a 237.569-acre tract of land situated in the G. Ramsdale Survey, Abstract No. 1128, generally located on the east of Cleveland-Gibbs Road approximately 200 feet south of the intersection with Edna Lane. Bob Smith Management Co., Ltd. is the owner/applicant. Case # Z-22-001
NOT CONSIDERED - WITHDRAWN BY APPLICANT

The item was not presented or discussed.

6. EXECUTIVE SESSION

The Town Council convened into an Executive Session at 7:07 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 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.
- iii. 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.
- iv. Claim filed against Town of Northlake for reimbursement of materials submitted by Amy Donoho, 211 Bingham Road

b. Section 551.087 Economic Development Negotiations

The Town Council may convene in an executive session to discuss or deliberate regarding commercial or financial information that the Town has received from a business prospect that the Town seeks to have locate, stay, or expand in or near the Town and with which the Town is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described below.

- 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 potential operator, and Chadwick Farms for the development of indoor sports facility and surrounding retail development at Chadwick Parkway and SH 114.
- iii. Potential development agreement for regional headquarters seeking to locate in Northlake

7. RECONVENE INTO OPEN SESSION

Mayor Rettig reconvened the Regular Meeting at 8:51 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 8:52 p.m.



David Rettig, Mayor

Attest:



Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: May 12, 2022