



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING MINUTES
1500 COMMONS CIRCLE, SUITE 300
MAY 12, 2022**

The Northlake Town Council convened in a Regular Meeting on May 12, 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 Mayor Rettig.
- The Pledge of Allegiance to the United States and Texas Flags was recited.

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

A. Proclamation - Peace Officers' Memorial Day, May 15th, and National Police Week, May 15-21, 2022

Mayor Rettig presented the Proclamation to Robert Crawford, Chief of Police.

B. Briefing - Cleveland Gibbs Extension

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

Following commentary, Town Council consensus was for staff to proceed with the project as presented and provide an update at a future meeting.

C. Briefing - Municipal Court Update

The item was presented by LeAnn Oliver, Court Administrator, and commentary followed.

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

D. Briefing - Town Secretary's Office Update

The item was presented by Zolaina R. Parker, Town Secretary, 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 town calendar.
- Steve Leach, address on file, regarding Hillwood drainage issues.

4. CONSENT ITEMS

The Consent Agenda consisted of items 4.E. and 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 April 14, 2022
APPROVED

F. Consider Resolution 22-22, approving and authorizing the Town Manager to execute an Interlocal Agreement with Denton County for the use of the Denton County Radio Communications System
APPROVED RESOLUTION 22-22

5. ACTION ITEMS

G. Consider Resolution 22-23, approving and authorizing the Town Manager to execute an amendment to the Hotel Conference Center Master Developer Agreement with Lodging Host Hotel Corporation to increase the amount of the construction participation from \$4,500,000 to \$5,900,000
APPROVED RESOLUTION 22-23

The item was presented, and discussion followed.

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

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

NAYS (1): Hardeman

- H. Consider Resolution 22-24, approving all matters incident and related to the adoption of the resolution expressing official intent to reimburse costs of projects

APPROVED RESOLUTION 22-24

Mayor Rettig recused himself as to the item, while he is not legally bound to refrain from the discussion, as a condition of his employment, his employer (an investment firm), asked him to not participate in discussions relating to bonds. Mayor Pro Tem Montini presided over the meeting during the consideration of the item.

The item was presented, and discussion followed.

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

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

NAYS (0): None

ABSTAIN (1): Rettig

- I. Consider Resolution 22-25, approving and authorizing the Town Manager to execute a professional services agreement with Plummer & Associates for Denton Creek Sewer Line in the amount of \$1,587,563

APPROVED RESOLUTION 22-25

The item was presented, and discussion followed.

Council Member Sessions moved to approve the item as presented. Motion seconded by Council Member Moore. 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 6:44 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 Revival Fire tract on approximately 5.1 acres of land generally located east of Florance Road and north of Hill Ridge Drive in the extraterritorial jurisdiction of the Town.

b. Section 551.072 – Real Property

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. Acquisition of right-of-way, drainage easement, and temporary construction easement from a parent tract of approximately 152.3 acres generally located west of Faught Road, south of Robson Ranch Road, and north of Evelyn Lane.
- ii. Partial easement acquisition participation regarding CV-2020-03039 - County of Denton, Texas vs. Texas Air Classics, Inc.

c. Section 551.087 – Economic Development

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. 551.087

7. RECONVENE INTO OPEN SESSION

Mayor Rettig reconvened the Regular Meeting at 7:27 p.m., to address any Council action regarding the items deliberated during Executive Session, and the following action was taken:

- a. Consider authorizing the Town Manager to take all necessary actions and execute all necessary documents regarding easement acquisition related to CV-2020-03039 - County of Denton, Texas vs. Texas Air Classics, Inc.

APPROVED RESOLUTION 22-26

Council Member Sessions moved to approve Resolution 22-26 and authorize the Town Manager to take all necessary actions and execute all necessary documents regarding easement acquisition related to CV-2020-03039 - County of Denton, Texas vs. Texas Air Classics, Inc.. 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 7:51 p.m.

/S/
David Rettig, Mayor

Attest:

/S/
Zolaina R. Parker, Town Secretary

MINUTES APPROVED ON: May 26, 2022