



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING MINUTES
1500 COMMONS CIRCLE, SUITE 300
MAY 26, 2022**

The Northlake Town Council convened in a Regular Meeting on May 26, 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

Robert Keeker, 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 Justin Paulk, Fellowship of the Parks Church.
- The Pledge of Allegiance to the United States and Texas Flags was recited.

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

- A. Presentation - Anniversary recognition to Robert Crawford for ten years of service to the Town of Northlake

The Anniversary Recognition Plaque was presented by Mayor Rettig, and no discussion followed.

- B. Briefing - Property Tax Exemption for elderly and disabled residents

The item was presented by John Zagurski, Finance Director, and commentary followed. Formal consideration of the item was to be addressed later in the meeting.

- C. Briefing - Northlake Representation on Regional Boards and Committees

The item was presented by Drew Corn, Town Manager, and commentary followed. There was no direction provided as the item was for presentation purposes.

- D. Briefing - Harvest Public Improvement District (PID) Dissolution

The item was presented by Rick Rosenberg with Development Planning & Financing Group, Inc. (DPFG), and discussion followed.

Following discussion, Town Council consensus was for DPFG to provide an update at a future meeting after having discussed with Harvest residents.

3. PUBLIC INPUT

The following public comments were received:

- Laura Montini, address on file, regarding Northlake Economic Development Corporation - Board of Director reappointment.
- Joel McGregor, address on file, regarding homestead exemption.
- Michaela Monson, address on file, regarding Planning & Zoning Commission reappointment.
- Maryl Lorencz, address on file, regarding Planning & Zoning Commission reappointment.
- Aaron Fowler, address on file, regarding Planning & Zoning Commission reappointment.
- Bryan Davenport, address on file, regarding Planning & Zoning Commission appointment.

4. CONSENT ITEMS

The Consent Agenda consisted of items 4.E. - 4.G., 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, Keeker, Ganz, Sessions, Moore, Boyer

NAYS (0): None

- E. Consider approval of the Town Council Meeting Minutes for May 12, 2022, and General Election Canvass Meeting Minutes for May 17, 2022
APPROVED
- F. Consider Resolution 22-27, approving and authorizing the Town Manager to execute an Interlocal Agreement with Denton County for emergency telecommunications and dispatch services
APPROVED RESOLUTION 22-27
- G. Consider Resolution 22-28, suspending the June 17, 2022, Effective date of Oncor Electric Delivery Company's Requested Rate Change to permit the Town of Northlake time to study the request and to establish reasonable rates; approving cooperation with the steering committee of cities served by Oncor to hire legal and consulting services and to negotiate with the company and direct any necessary litigation and appeals; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel for the steering committee
APPROVED RESOLUTION 22-28

5. ACTION ITEMS

- H. Consider Resolution 22-29, electing a Mayor Pro Tem for the Town of Northlake, to serve for a period of one year

APPROVED RESOLUTION 22-29

The item was presented, and commentary followed.

Council Member Moore moved to nominate Council Member Montini as Mayor Pro Tem to serve for a period of one year (2022-2023). Motion seconded by Council Member Boyer. Motion carried.

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

NAYS (0): None

- I. Consider Ordinance 22-0526A, amending Ordinance No. 17-0907d (Section 2), increasing the exemption to Ad Valorem Property Taxes for residence homesteads of elderly and disabled residents in the Town of Northlake

APPROVED ORDINANCE 22-0526A

The item was presented, and discussion followed.

Council Member Ganz moved to approve the item with the exemption amount being \$100,000. Motion seconded by Mayor Rettig. Motion carried.

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

NAYS (0): None

- J. Consider Ordinance 22-0526B, establishing a Reserve Police Force for the Town of Northlake

APPROVED ORDINANCE 22-0526B

The item was presented, and discussion followed.

Council Member Sessions moved to approve the item as presented with the size of the reserve police force set at 5 officers. Motion seconded by Mayor Pro Tem Montini. Motion carried.

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

NAYS (0): None

- K. Consider Resolution 22-30, approving and authorizing the Town Manager to enter into an agreement for consulting and design services for entryway monumentation with Halff Associates, Inc., in an amount not to exceed \$100,000

APPROVED RESOLUTION 22-30

The item was presented, and discussion followed.

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

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

NAYS (0): None

- L. Consider Resolution 22-31, ratifying the actions taken by the Northlake Economic Development Corporation and Northlake Community Development Corporation Board of Directors, approving a feasibility study for a sports venue with CSL, in an amount not to exceed \$50,000

APPROVED RESOLUTION 22-31

The item was presented, and discussion followed.

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

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

NAYS (0): None

- M. Consider Resolution 22-32, repealing Resolution 22-12 and ratifying the actions taken by the Northlake Economic Development Corporation and Northlake Community Development Corporation Board of Directors, 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

APPROVED RESOLUTION 22-32

The item was presented, and discussion followed.

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

AYES (5): Rettig, Keeker, Ganz, Moore, Boyer

NAYS (2): Montini, Sessions

- N. Consider appointments/reappointments for the Board of Adjustment Member Places 1-5, set to expire on May 31, 2022

APPROVED

The item was presented, and discussion followed.

Mayor Pro Tem Montini moved to approve the following appointments:

Board of Adjustment	Member, Place 1	Thomas Lott	New Appointment	Term 2022-2023
Board of Adjustment	Member, Place 2	Kathy Kliewer	Reappointment	Term 2022-2023
Board of Adjustment	Member, Place 3	Robert Parker	Reappointment	Term 2022-2023
Board of Adjustment	Member, Place 4	John Stewart	Reappointment	Term 2022-2023
Board of Adjustment	Member, Place 5	Marc Thompson	Reappointment	Term 2022-2023

Motion seconded by Mayor Rettig. Motion carried.

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

NAYS (1): Ganz

- O. Consider appointment/reappointment for the Northlake Community Development Corporation Director Places 1-3, set to expire on May 31, 2022

APPROVED

The item was presented, and discussion followed.

Mayor Pro Tem Montini moved to approve the following appointments:

Northlake Community Development Corporation	Director, Place 1	Andy Gibson	Reappointment	Term 2022-2024
Northlake Community Development Corporation	Director, Place 2	Lesley Miley	Reappointment	Term 2022-2024
Northlake Community Development Corporation	Director, Place 3	Amy Godwin	Reappointment	Term 2022-2024

Motion seconded by Council Member Ganz. Motion carried.

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

NAYS (0): None

- P. Consider appointment/reappointment for the Northlake Economic Development Corporation Director Places 1-4, set to expire on May 31, 2022

APPROVED

The item was presented, and discussion followed.

Mayor Rettig moved to approve the following appointments:

Northlake Economic Development Corporation	Director, Place 1	Brant Deranger	Reappointment	Term 2022-2024
Northlake Economic Development Corporation	Director, Place 2	Matthew Garrett	Reappointment	Term 2022-2024
Northlake Economic Development Corporation	Director, Place 3	Laura Montini	Reappointment	Term 2022-2024
Northlake Economic Development Corporation	Director, Place 4	Hillary Simpson	Reappointment	Term 2022-2024

Motion seconded by Council Member Boyer. Motion carried.

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

NAYS (0): None

- Q. Consider appointment/reappointment for the following Planning & Zoning Commissioner Places 1-7, set to expire May 31, 2022

APPROVED

The item was presented, and discussion followed.

Mayor Pro Tem Montini moved to approve the following appointments:

Planning & Zoning	Member, Place 1	Chris Amarante	Reappointment	Term 2022-2023
Planning & Zoning	Member, Place 2	Aaron Fowler	Reappointment	Term 2022-2023
Planning & Zoning	Member, Place 3	Michaela Monson	Reappointment	Term 2022-2023
Planning & Zoning	Member, Place 4	Kristen Dixon	Reappointment	Term 2022-2023
Planning & Zoning	Member, Place 5	Bryan Davenport	New Appointment	Term 2022-2023
Planning & Zoning	Member, Place 6	Danny Simpson	Reappointment	Term 2022-2023
Planning & Zoning	Member, Place 7	Maryl Lorencz	Reappointment	Term 2022-2023

Motion seconded by Council Member Boyer. Motion carried.

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

NAYS (1): Ganz

6. EXECUTIVE SESSION

The Town Council convened into an Executive Session at 7:11 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.
- ii. Town of Northlake vs. RKM Utility Services Inc. & Philadelphia Indemnity Insurance Company Denton County District Court Cause No. 20-0649-367.

b. Section 551.072 – Real Property

- 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.

c. Section 551.074 – Personnel Matters

- i. Town Manager Evaluation.

d. Section 551.087 – Economic Development

- 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 of 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.

7. RECONVENE INTO OPEN SESSION

Mayor Rettig reconvened the Regular Meeting at 8:21 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 8:22 p.m.

/S/
David Rettig, Mayor

Attest:

/S/
Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: June 9, 2022