



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING MINUTES
1500 COMMONS CIRCLE, SUITE 300
JUNE 9, 2022**

The Northlake Town Council convened in a Regular Meeting on June 9, 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	Roger Sessions, Place 4
Robert Keeker, Place 1	Bill Moore, Place 5
Michael Ganz, Place 2	Wes Boyer, Place 6
Brian Montini, Mayor Pro Tem – Absent with notice	

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

- Invocation was given by Pastor Matthew Harding, The Well Church.
- The Pledge of Allegiance to the United States and Texas Flags was recited.

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

A. Briefing - Johnie Daniel Elementary School - Building Permit Fee Reduction

The item was presented by Northwest Independent School District representatives, and discussion followed.

Following discussion, Mayor Rettig moved to approve a 25% reduction of the building permit fees for Johnie Daniel Elementary School. Motion seconded by Council Member Boyer. Motion carried.

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

NAYS (1): Ganz

ABSENT (1): Montini

B. Briefing - Fireworks Ordinance Update

The item was presented by Robert Crawford, Police Chief, and discussion followed.

Following discussion, Town Council consensus was for staff to provide a report after the July 4th Holiday during a future meeting.

C. Briefing - Schools in Large Lot residential Zoning Districts (RR, CRO and RE)

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

Following discussion, Town Council consensus was for staff to proceed with implementing the process to require a specific use permit and follow up with also establishing an agricultural district.

3. PUBLIC INPUT

The following public comments were received:

- Bryan Davenport, address on file, regarding extension of building permit for 3400 Knights Court.
- Joel McGregor, address on file, regarding two public input opportunities prior to consideration of an item; and concern with permits and fees.

4. CONSENT ITEMS

The Consent Agenda consisted of item 4.D., and no item was pulled for Individual Consideration.

Mayor Rettig moved to approve the Consent Agenda as presented. Motion seconded by Council Member Ganz. Motion carried.

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

NAYS (0): None

ABSENT (1): Montini

D. Consider approval of the Town Council Meeting Minutes for May 26, 2022
APPROVED

5. ACTION ITEMS

- E. Consider Ordinance 22-0601A on proposed text amendments to Section 4.3 "Notice Requirements" and Article 5 "Zoning Districts" of the Unified Development Code (UDC) to require written notices to be mailed to property owners within 200 feet of the boundary of the larger parent tract if the property in question is a portion of that tract. Case # UDC-22-002

APPROVED ORDINANCE 22-0601A

The item was presented and discussion followed.

Mayor Rettig opened the public hearing at 6:27 p.m., and with no speakers coming forward, the public hearing was closed at 6:27 p.m.

Council Member Ganz moved to not approve proposed amendments. Motion was not seconded. Motion failed for lack of a second.

Mayor Rettig moved to approved the item as presented. Motion seconded by Council Member Moore.
Motion carried.

AYES (5): Rettig, Keeker, Sessions, Moore, Boyer
NAYS (1): Ganz
ABSENT (1): Montini

- F. Consider Resolution 22-33, awarding the bid and contract to Red River Construction for construction of Catherine Branch Lift Station and Wastewater Treatment Plant Equipment in the amount of \$3,523,685

APPROVED RESOLUTION 22-33

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, Keeker, Ganz, Sessions, Moore, Boyer
NAYS (0): None
ABSENT (1): Montini

- G. Consider Resolution 22-34, appointing a nominee to the Upper Trinity River Water District Board, for an unexpired term ending May 31, 2025

APPROVED RESOLUTION 22-34

The item was presented and discussion followed.

Council Member Sessions moved to appoint Drew Corn, Town Manager, to the Upper Trinity River Water District Board, for an unexpired term ending May 31, 2025. Motion seconded by Council Member Boyer.
Motion carried.

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

- H. Consider Resolution 22-35, authorizing the Town Manager to execute an amended lease agreement with Canyon Falls Homeowners Association, Inc., for the exclusive use of the Hay Barn, for the purpose of renting recreational space, in an amount not to exceed \$400 per month

APPROVED RESOLUTION 22-35

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

- I. Consider Resolution 22-36, selecting a representative to serve on the DENCO Area 9-1-1 District Board of Managers for a term beginning October 1, 2022, and expiring on September 30, 2024

APPROVED RESOLUTION 22-36

The item was presented and discussion followed.

Council Member Session moved to vote for Mr. Jim Carter, as a representative to serve on the DENCO Area 9-1-1 District Board of Managers for a term beginning October 1, 2022, and expiring on September 30, 2024. Motion seconded by Council Member Ganz. Motion carried.

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

NAYS (0): None

ABSENT (1): Montini

- J. Consider Resolution 22-37, designating the Town Manager (or his/her designee) as building official; and provide direction to staff on permit status of residential construction at 3400 Knights Court

APPROVED RESOLUTION 22-37

The item was presented and discussion followed.

Council Member Ganz moved to approve designating the Town Manager as the Building Official and authorized the Building Official to approve the permit extension with proof of compliance. Motion seconded by Mayor Rettig. Motion carried.

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

NAYS (0): None

ABSENT (1): Montini

6. EXECUTIVE SESSION

The Town Council convened into an Executive Session at 7:14 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.
- iii. 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.

b. Section 551.074 – Personnel Matters

- i. Town Manager Evaluation.

c. 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. Potential development agreement 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.

7. RECONVENE INTO OPEN SESSION

Mayor Rettig reconvened the Regular Meeting at 9:06 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 9:07 p.m.

/S/
David Rettig, Mayor

Attest:

/S/
Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: June 23, 2022