



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING MINUTES
1500 COMMONS CIRCLE, SUITE 300
AUGUST 25, 2022**

The Northlake Town Council convened in a Regular Meeting on August 25, 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 Gavin Papit, Tribes Church.
- The Pledge of Allegiance to the United States and Texas Flags was recited.

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

A. Proclamation - Presented to Denton County MHMR - Suicide Prevention Month, September 2022

The proclamation was presented by Mayor Rettig.

B. Proclamation - Presented to United Way of Denton County - Live United Month, September 2022

The proclamation was presented by Mayor Rettig.

C. Briefing – Human Resources Update

The item was presented by Chance Willeford, Human Resources Coordinator.

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

D. Briefing – Proposed Terms for Amendment to Fort Worth Wholesale Water Agreement to Provide Additional Capacity and Related Infrastructure Improvements

The item was presented by Drew Corn, Town Manager.

Following discussion, Town Council consensus was for staff to continue with the steps necessary to finalize the agreement and present findings at a future meeting.

3. PUBLIC INPUT

The following public comments were received:

- Tom Ross, address on file - requested clarification regarding Lakeridge Drive and Willow Ridge Drive as to the Town giving property owner access which has led to tracking mud; trying to clarify for HOA and nobody knows; will Town clean it up.
- Rena Hardeman, address on file - advised tax rate adoption numbers needed to be clearly stated; discussed building plans and public documents; addressed the Town prosecutor agreement.

4. CONSENT ITEMS

The Consent Agenda consisted of Items 4.E-H., and not items were pulled for individual consideration.

Mayor Pro Tem Montini move to approve the Consent Agenda as presented. Motion seconded by Mayor Rettig. Motion carried.

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

NAYS (0): None

E. Consider approval of the Town Council Meeting Minutes for August 11, 2022
APPROVED

F. Consider Ordinance 22-0825A, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2022 Rate Review Mechanism Filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC's reasonable ratemaking expenses
APPROVED ORDINANCE NO. 22-0825A

G. Consider Resolution 22-46, accepting the Northlake Economic Development Corporation and Northlake Community Development Corporation, Fiscal Year 2022-2023 Budgets as approved and recommended by their respective boards
APPROVED RESOLUTION NO. 22-46

H. Consider Resolution 22-47, approving the cancellation of the September 22, October 27, November 24, and December 22, 2022, Regular Town Council Meetings
APPROVED RESOLUTION NO. 22-47

5. **ACTION ITEMS**

- I. Consider Resolution 22-48, approving and authorizing the Town Manager to execute an agreement with Hawkins and Walker, PC, to serve as Town Prosecutor, in an amount not to exceed \$25,000
APPROVED RESOLUTION NO. 22-48

The item was presented and discussion followed.

Following discussion, Councilmember Ganz moved to approve the item as presented. Motion seconded by Councilmember Boyer. Motion carried.

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

- J. Consider Ordinance 22-0825B, amending the adopted budget for the Town of Northlake, Texas for the Fiscal Year October 1, 2021 through September 30, 2022; providing that expenditures for the said fiscal year shall be made in accordance with said amended budget
APPROVED ORDINANCE NO. 22-0825B

The item was presented and discussion followed.

Following discussion, Mayor Pro Tem Montini moved to approve the item as amended with the removal of the \$220,000 Canyon Falls Drive proposed striping project allocation. Motion seconded by Councilmember Ganz. Motion carried.

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

- K. Consider Ordinance 22-0825C, of the Town Council of the Town of Northlake, Texas, levying assessments for the cost of services provided in Northlake Public Improvement District No. 1 (Harvest) during the Fiscal Year 2022-2023; setting the charges and liens against property in the District and against the owners thereof; providing for the collection of such assessments; reserving unto the Town Council the right to allow credits reducing the amount of the respective assessment to the extent of any credit granted
APPROVED ORDINANCE NO. 22-0825C

The item was presented and discussion followed.

Mayor Rettig opened the public hearing at 6:32 p.m., and with no speakers coming forward, the public hearing was closed at 6:32 p.m.

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

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

- L. Consider Ordinance 22-0825D, of the Town Council of the Town of Northlake, Texas, accepting and approving the update of the Fiscal Year 2022-2023 Service and Assessment Plan and an updated assessment roll for The Highlands Public Improvement District in compliance with Chapter 372

APPROVED ORDINANCE NO. 22-0825D

The item was presented and discussion followed.

Mayor Rettig opened the public hearing at 6:40 p.m., and with no speakers coming forward, the public hearing was closed at 6:40 p.m.

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

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

NAYS (0): None

- M. Consider Ordinance 22-0825E, of the Town Council of the Town of Northlake, Texas, adopting the Proposed Budget for Fiscal Year 2022-2023 beginning on October 1, 2022, and ending on September 30, 2023, for the Town of Northlake, Northlake Public Improvement District No. 1 (Harvest), Northlake Public Improvement District No. 2 (The Highlands), and Tax Increment Financing Zone No. 1 (TIRZ-Canyon Falls)

APPROVED ORDINANCE NO. 22-0825E

The item was presented and discussion followed.

Mayor Rettig opened the public hearing at 6:58 p.m., and with no speakers coming forward, the public hearing was closed at 6:58 p.m.

Mayor Pro Tem Montini moved to approve the item as presented and shown on Ordinance 22-0825E. Motion seconded by Mayor Rettig. Motion carried.

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

NAYS (0): None

Mayor Pro Tem Montini moved to ratify the tax increase as presented in the Budget for Fiscal Year 2022-2023. Motion seconded by Mayor Rettig. Motion carried.

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

NAYS (0): None

- N. Consider Ordinance 22-0825F, of the Town Council of the Town of Northlake, Texas, fixing and levying municipal ad valorem taxes on all taxable property within the corporate limits of the Town of Northlake, Texas for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023, at the rate of \$0.295000 per one hundred dollars (\$100.00) and for directing the assessment thereof; providing for a date on which such taxes become due and delinquent together with penalties and interest thereon; providing for a place of payment; providing for approval of the tax rolls presented to the Town Council

APPROVED ORDINANCE NO. 22-0825F

The item was presented and discussion followed.

Mayor Rettig opened the public hearing at 7:12 p.m., and with no speakers coming forward, the public hearing was closed at 7:12 p.m.

Mayor Pro Tem Montini moved to approve the property tax rate be increased by the adoption of a tax rate of \$0.295, which is effectively a 68% percent increase in the tax rate. Motion seconded by Mayor Rettig. Motion carried.

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

- O. Consider Resolution 22-49, awarding the bid and contract to Total Highway Maintenance, LLC for striping improvements of Westbridge Drive and Canyon Falls Drive, and authorizing the Town Manager to execute an agreement in an amount no to exceed \$219,400

BID REJECTED

Item was moved before Item 5.I. by Mayor Rettig

The item was presented and discussion followed.

Councilmember Sessions moved to reject the bid as presented. Motion seconded by Mayor Rettig. Motion carried.

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

6. EXECUTIVE SESSION

The Town Council convened into an Executive Session at 7:16 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 of Charles Faight tracts totaling approximately 152.3 acres of land generally located north of Evelyn Lane, west of Faight Road, and south of Robson Ranch Road.
- ii. Development of Virgil Jackson Brown Trust tract totaling approximately 66 acres of land located in extraterritorial jurisdiction generally east of Faight Road, north of Carpenter Road.
- iii. Development of Northlake Land Development Partners LLC and Northlake MOB Development Partners LLC tracts totaling approximately 6.53 acres of land located in the extraterritorial jurisdiction north of FM 407 approximately 1,200 feet west of Thompson Road.

b. Section 551.072 - Real Property

- i. Regarding purchase, exchange, lease or value of real property to be acquired as right-of-way out of the following parent tracts:
 - a. 55.06 acres at northwest corner of Strader Road and Florance Road
 - b. 14.0 acres at southwest corner of Sunfire Lane and Florance Road
 - c. 6.0 acres at 6120 Florance Road
 - d. 2.907 acres at 120 Linnie Bell Road
 - e. 1.757 acres at 6000 block of Florance Road
 - f. 8.0 acres at 5790 Florance Road
 - g. 6.43 acres at 5700 block of Florance Road
 - h. 6.57 acres at 5684 Florance Road
 - i. 14.313 acres at 5508 Florance Road

c. Section 551.087 – Economic Development

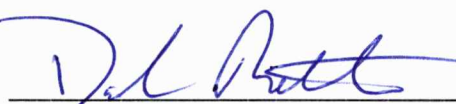
- i. Potential development agreement and annexation of the CKD Holdings Tracts on approximately 24.8-acre, 11.9-acre, and 1.8-acre tracts of land generally located north of Oliver Creek and west of FM 156 in the extraterritorial jurisdiction of the Town.

7. RECONVENE INTO OPEN SESSION

Mayor Rettig reconvened the Regular Meeting at 8:00 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 8:01 p.m.



David Rettig, Mayor

Attest:


Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: September 8, 2022