



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING MINUTES
1500 COMMONS CIRCLE, SUITE 300
SEPTEMBER 8, 2022**

The Northlake Town Council convened in a Regular Meeting on September 8, 2022, at 5:31 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 - Arrived at 5:36 p.m.
Bill Moore, Place 5 - via videoconference and left meeting at 7:13 p.m.
Wes Boyer, Place 6

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 - Comprehensive Plan Update Process

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

Following discussion, Town Council consensus was for staff to proceed with the process required to update the Comprehensive Plan and provide updates at future meetings.

B. Briefing - Agricultural Zoning District Update

The item was presented by Nathan Reddin, Development Director, and discussion followed.

Following discussion, Town Council consensus was for staff to proceed with the process required to create the Agricultural Zoning District as proposed and provide an update at a future meeting.

3. **PUBLIC INPUT**

The following individuals shared comments as allowed under the Public Input portion of the agenda. All comments may be viewed in their entirety on the Town's Website at <https://www.town.northlake.tx.us/337/Watch-Council-Meetings>.

- Joel McGregor, address on file - addressed personal issue, budget, and zoning
- Rena Hardeman, address on file - addressed tax rate, budget, expenses, citizen representation, and zoning

4. **CONSENT ITEMS**

The Consent Agenda consisted of Item 4.C., and no item were pulled for individual consideration.

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

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

NAYS (0): None

- C. Consider approval of the Town Council Meeting Minutes for August 25, 2022

APPROVED

5. **ACTION ITEMS**

- D. Consider Ordinance 22-0908A, amending Article 6.03, "Fireworks," of the Code of Ordinances of the Town of Northlake, Texas; declaring the use or detonation of fireworks within Town limits and within 5,000 feet of Town limits to be a nuisance pursuant to Texas Local Government Code Section 217.042; prohibiting said use or detonation

NOT APPROVED

The item was presented and discussion followed.

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

AYES (3): Keeker, Ganz, Moore

NAYS (3): Rettig, Montini, Boyer

ABSTAIN (1): Sessions

- E. Consider Resolution 22-49, approving and directing publication of notice of intention to issue certificates of obligation

APPROVED RESOLUTION NO. 22-49

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.

Following discussion, Mayor Pro Tem Montini moved to approve the item as presented. Motion seconded by Councilmember Boyer. Motion carried.

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

Mayor Rettig resumed presiding over the meeting.

- F. Consider Resolution 22-51, approving and authorizing the Town Manager to enter into an agreement for the purchase of public works equipment in an amount not to exceed \$85,000
APPROVED RESOLUTION NO. 22-51

The item was presented and commentary followed.

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

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

- G. Consider Resolution 22-52, ratifying the actions taken by the Northlake Economic Development Corporation and Northlake Community Development Corporation Board of Directors, approving a Pioneer Grant for Rolling Pin Bakeshoppe, in an amount not to exceed \$50,000
APPROVED RESOLUTION NO. 22-52

The item was presented and discussion followed.

Following discussion, Mayor Pro Tem Montini moved to approve the item as presented. Motion seconded by Councilmember Boyer. Motion carried.

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

- H. Consider Resolution 22-53, casting votes for the Texas Municipal League Intergovernmental Risk Pool Board of Trustees for Places 6, 7, 8, and 9
APPROVED RESOLUTION NO. 22-53

The item was presented and discussion followed.

Following discussion, Mayor Rettig moved to approve casting votes as follows:

- Place 6 - Allison Heyward
- Place 7 - Rebecca Haas
- Place 8 - Mike Land
- Place 9 - Opal Mauldin-Jones

Motion seconded by Councilmember Boyer. Motion carried.

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

NAYS (0): None

ABSTAIN (0): None

6. EXECUTIVE SESSION

The Town Council convened into an Executive Session at 7:13 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 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.
- ii. 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.
- iii. Development and annexation of the Petrus Investment tracts on approximately 100.6-acre, 64.9-acre, 225.8-acre, 58.5-acre, and 168.4-acre tracts of land generally located north of Victory Circle, west of Harmonson Road, and east of FM 156 in the extraterritorial jurisdiction of the Town; the Eagle Income Properties tracts on approximately 102.9-acre, 24.9-acre, 10.2-acre, 5.5-acre, and 2.7-acre tracts of land generally located east of FM 156 and south of Harmonson Road in the extraterritorial jurisdiction of the Town; and the AIL Investment tract on approximately 76.8-acre tract of land generally located east of Harmonson Road in Town limits.

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.

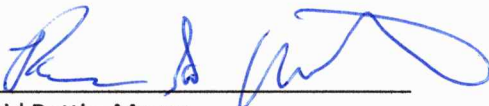
- ii. Potential development agreement with Henry Northlake Development LLC on five tracts totaling approximately 122 acres generally located east of I-35W and north of Denton Creek.

7. RECONVENE INTO OPEN SESSION

Mayor Rettig reconvened the Regular Meeting at 7:42 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 7:43 p.m.



David Rettig, Mayor

Attest:



Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: October 13, 2022