



**NORTHLAKE TOWN COUNCIL  
REGULAR MEETING MINUTES  
1500 COMMONS CIRCLE, SUITE 300  
OCTOBER 13, 2022**

The Northlake Town Council convened in a Regular Meeting on October 13, 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 - absent with notice  
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 - via videoconference

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

- Invocation was given by Pastor Ben Scheck, The Grove Church.
- The Pledge of Allegiance to the United States and Texas Flags was recited.

**2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**

**A. Presentation - Employee Service Awards**

**i. Brittany Tamayo - 5 Years of Service**

Drew Corn, Town Manager presented the service award.

**ii. Drew Corn - 15 Years of Service**

Mayor Pro Tem Montini presented the service award.

**B. Proclamation - Municipal Court Week, November 7-11, 2022**

Mayor Pro Tem Montini presented the proclamation to Municipal Court Staff.

**C. Proclamation - Domestic Violence Awareness Month**

Mayor Pro Tem Montini presented the proclamation to Denton County Friends of the Family.

D. Briefing - Innovative Transportation Solutions on Texas Department of Transportation Projects and Denton County Bond Program

The item was presented by John Polster, Innovative Transportation Solutions, and commentary followed.

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

E. Briefing - Series 2022 Certificates of Obligation Preliminary Official Statement

The item was presented by Marti Shew, Hilltop Securities, and commentary followed.

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

F. Briefing - Monumentation Proposed Locations

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 and provide an update as to proposed designs at a future meeting.

G. Briefing - Resident Survey Results

The item was presented by Drew Corn, Town Manager, and no discussion followed.

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

**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 resident rights; and Christmas Tree
- Bruce McDonald, address on file - addressed Christmas Tree
- Rena Hardeman, address on file - Christmas Tree; and monumentation signage

**4. CONSENT ITEMS**

The Consent Agenda consisted of Item 4.H. - 4.L., and no items were pulled for individual consideration.

Councilmember Ganz moved to approve the Consent Agenda as presented. Motion seconded by Councilmember Moore. Motion carried.

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

NAYS (0): None

ABSENT (1): Rettig

H. Consider approval of the Town Council Meeting Minutes for September 8 and September 29, 2022  
**APPROVED**

- I. Consider Resolution 22-54, approving appointments to the Fort Worth Wholesale Water and Wastewater Customer Advisory Committee, for a term beginning October 1, 2022, through September 30, 2023  
**APPROVED RESOLUTION NO. 22-54**
- J. Consider Resolution 22-55, supporting Denton County's Transportation Road Improvement Program  
**APPROVED RESOLUTION NO. 22-55**
- K. Consider Resolution 22-56, approving and authorizing the purchase of police vehicles and outfitting through Caldwell Country Chevrolet and Defender Supply, in an amount not to exceed \$220,000  
**APPROVED RESOLUTION NO. 22-56**
- L. Consider Resolution 22-57, approving and authorizing the Town Manager to execute a Regulatory Services Agreement with the Trinity River Authority  
**APPROVED RESOLUTION NO. 22-57**

5. **ACTION ITEMS**

- M. Consider Ordinance 22-1013A, amending the Town of Northlake Code of Ordinances, Article 5, Zoning Districts, of the Unified Development Code (UDC) by creating a new Agricultural (AG) zoning district and establishing and updating certain related development standards and permitted uses. Case # UDC-22-004  
**APPROVED ORDINANCE NO. 22-1013A**

The item was presented and discussion followed.

Mayor Pro Tem Montini opened the public hearing at 6:49 p.m., and the following speakers came forward:

- Rena Hardeman, address on file - addressed zoning, consulting other cities, control, and resident best interests
- Joel McGregor, address on file - addressed property rights, proposed uses, and Rural Residential zoning

With no other speakers coming forward, Mayor Pro Tem Montini closed the public hearing at 6:55 p.m.

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

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

NAYS (0): None

ABSENT (1): Rettig

- N. Consider Resolution 22-58, ratifying the actions taken by the Northlake Economic Development Corporation and Northlake Community Development Corporation Board of Directors, approving a 3-year contract with Premier Christmas for the purchase of Christmas/Holiday Tree and related services, in a total amount not to exceed \$109,525  
**APPROVED RESOLUTION NO. 22-58**

The item was presented and discussion followed.

Following discussion, Mayor Pro Tem Montini moved to approve the item as presented. Motion seconded by Councilmember Moore. Motion failed due to tie vote.

AYES (3): Montini, Ganz, Moore  
NAYS (3): Keeker, Sessions, Boyer  
ABSENT (1): Rettig

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

AYES (4): Montini, Ganz, Moore, Boyer  
NAYS (2): Keeker, Sessions  
ABSENT (1): Rettig

## **6. EXECUTIVE SESSION**

The Town Council convened into an Executive Session at 7:41 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 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.
- iii. Development and annexation of the Northlake 156 & 114 LP tract totaling approximately 156.77 acres of land generally located east of FM 156 and north of Petty Place and Victory Circle West in the extraterritorial jurisdiction of the Town.
- iv. Development and annexation of the Randell & Ronda Owens tracts on approximately 1.81-acre, 3.08-acre, and 58.92-acre tracts of land generally located east of IH 35W and south of FM 1171 in the extraterritorial jurisdiction of the Town.
- v. Potential Cost Sharing Agreement with City of Justin for Wastewater Collection Pipeline.

### **B. Section 551.072 - Real Property**

- 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. Development agreement and annexation 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. Results of sports venue feasibility study conducted by CSL.

**7. RECONVENE INTO OPEN SESSION**

Mayor Pro Tem Montini reconvened the Regular Meeting at 8:48 p.m., to address any Council action regarding the items deliberated during Executive Session.

The following action resulted from deliberations during Executive Session:

- A. Consider Resolution 22-59, approving and authorizing the Town Manager to execute an agreement between the City of Justin and the Town of Northlake for water and sewer CCNs consisting of 39.25 acres.

**APPROVED RESOLUTION NO. 22-59**

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

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

NAYS (0): None

ABSENT (1): Rettig

**8. ADJOURN**

With no further business, Mayor Pro Tem Montini adjourned the meeting at 8:50 p.m.

  
David Rettig, Mayor

Attest:

  
Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: \_\_\_\_\_

November 10, 2022