



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING MINUTES
1500 COMMONS CIRCLE, SUITE 300
NOVEMBER 10, 2022**

The Northlake Town Council convened in a Regular Meeting on November 10, 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 Chance Willeford, Administrative Services Director.
- The Pledge of Allegiance to the United States and Texas Flags was recited.

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

A. Proclamation - November 11th - Veterans Day

Mayor Rettig read and presented the proclamation.

B. Presentation - Matt Koeper - 10 Years of Service

Mayor Rettig and Robert Crawford, Police Chief, presented the service award.

C. Briefing - Proposed Water and Wastewater Rates Options

The item was presented by John Zagurski, Finance Director and Matthew Garret with NewGen Strategies & Solutions, and discussion followed.

Following discussion, Town Council consensus was for staff to present various scenarios at a future meeting.

- D. Briefing - Quarterly Reports
- i. Financials
 - ii. Investments

The item was presented by John Zagurski, Finance Director, and commentary followed.

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

- E. Briefing - Police Department Update

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

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

- F. Briefing - The Ridge at Northlake Home Owners Association Request for License Plate Readers

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

Following commentary, Town Council consensus was for staff to provide an update regarding License Plate Readers during a future meeting.

- G. Briefing - Christmas at the Commons Update

The item was presented by Lancine Bentley, Economic Development & Grants Analyst, and commentary 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>.

- Rena Hardeman, address on file - EDC/CDC purchase License Plate Readers; trespassers on property; overview of body camera video; and comprehensive plan

4. **CONSENT ITEMS**

The Consent Agenda consisted of Item 4.H. - 4.K. Item 4.H. was pulled for individual consideration by Mayor Rettig.

Mayor Rettig moved to approve the Consent Agenda now consisting of items 4.I. - 4.K. Motion seconded by Mayor Pro Tem Montini. Motion carried.

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

NAYS (0): None

ABSENT (0): None

- I. Consider Resolution 22-60, approving the waiver of a Special Events Permit for the Christmas at the Commons Event on December 5, 2022
APPROVED RESOLUTION NO. 22-60
- J. Consider Resolution 22-61, approving the Denton Record-Chronicle to serve as the official newspaper of record for all legal and required publications for the Town of Northlake
APPROVED RESOLUTION NO. 22-61
- K. Consider Resolution 22-62, approving the Town Meetings and Holiday Calendar for the 2023 Calendar Year
APPROVED RESOLUTION NO. 22-62

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

- H. Consider approval of the minutes for October 13, 2022
Item pulled for individual consideration by Mayor Rettig
APPROVED

The item was not presented or discussed.

Councilmember Sessions moved to approve the minutes as amended showing Mayor Rettig was not present. Motion seconded by Mayor Rettig. Motion carried.

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

5. ACTION ITEMS

- L. Consider calling and authorizing a public hearing to be held on December 8, 2022, at 5:30 p.m., at the Town of Northlake, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, in the Council Chambers, regarding the proposed annexation of approximately 101.07 acres of land located on the west side of Faught Road between Faith Lane and Evelyn Lane contiguous to the current town limits of Northlake, Texas, in the Town's exclusive extraterritorial jurisdiction
APPROVED CALLING PUBLIC HEARING ON DECEMBER 8, 2022

The item was presented and discussion followed.

Mayor Pro Tem Montini 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
ABSENT (0): None

- M. Consider Resolution 22-63, approving the City of Fort Worth Wholesale Water Agreement Amendment for provision of additional capacity and assignment of infrastructure, and authorizing the Town Manager to execute the amended agreement with the City of Fort Worth
APPROVED RESOLUTION NO. 22-63

The item was presented and no discussion followed.

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

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

- N. Consider Resolution 22-64, approving and authorizing the Town Manager to negotiate and execute an agreement for Comprehensive Plan services with Halff Associates in an amount not to exceed \$200,000
APPROVED RESOLUTION NO. 22-64

The item was presented and discussion followed.

Councilmember Boyer moved to approve the item as presented. Motion seconded by Councilmember Keeker. Motion carried.

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

- O. Consider Resolution 22-65, approving and authorizing the Town Manager to execute an Interlocal Agreement with the City of Justin to increase capacity of Denton Creek wastewater line, share costs proportional, and provide for capacity in future wastewater lines
TABLED/POSTPONED

The item was presented and discussion followed.

Mayor Rettig moved to table the item. Motion seconded by Councilmember Sessions. Motion carried.

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

- P. Consider Resolution 22-66, approving an amended site plan of the Northlake Office Park
APPROVED RESOLUTION NO. 22-66

The item was presented and discussion followed.

Councilmember Sessions 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
ABSENT (0): None

- Q. Consideration of an ordinance approving the issuance and sale of "Town of Northlake, Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2022" and approving various documents related to such certificates of obligation
POSTPONED TO DATE CERTAIN OF DECEMBER 8, 2022

The item was not presented or discussed.

Mayor Pro Tem Montini moved to postpone the item to a date certain of December 8, 2022. Motion seconded by Councilmember Sessions. Motion carried.

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

NAYS (0): None

ABSENT (0): None

6. EXECUTIVE SESSION

The Town Council convened into an Executive Session at 8:27 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 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.
- ii. Development and annexation of the DFW Northlake Business Park LLC tract on approximately 67.74-acre tract of land generally located north of FM 407, west of Thompson Road, and east of Faught Road in the extraterritorial jurisdiction of the Town.

B. Section 551.087 - Economic Development Negotiations

- 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. Economic Development Incentive Package for Project Chestnut.

7. RECONVENE INTO OPEN SESSION

Mayor Retting reconvened the Regular Meeting at 9:13 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 22-67, approving and authorizing the Town Manager to execute a development agreement between Faught Road Ranch LLC and the Town of Northlake
APPROVED RESOLUTION NO. 22-67

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

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

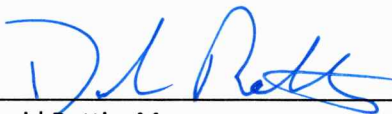
- B. Consider Resolution 22-68, approving and authorizing the Town Manager to execute a development agreement between Castle Development and the Town of Northlake
APPROVED RESOLUTION NO. 22-68

Mayor Rettig moved approve the item as discussed and presented. Motion seconded by Councilmember Boyer. Motion carried.

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

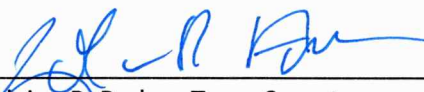
8. ADJOURN

With no further business, Mayor Rettig adjourned the meeting at 9:19 p.m.



David Rettig, Mayor

Attest:



Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: December 8, 2022