



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

The Northlake Town Council convened in a Regular Meeting on December 8, 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 5:31 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 Gavin Papit, Tribes Church.
- The Pledge of Allegiance to the United States and Texas Flags was recited.

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

A. Briefing - Public Works Departmental Update

The item was presented by Eric Tamayo, Public Works Director, and commentary followed.

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

B. Briefing - Northlake Neighborhood Requests for License Plate Readers

The item was presented by Michael Coleman, Police Captain, and commentary followed.

Following discussion, Town Council consensus was for staff to continue presenting requests as submitted.

C. Briefing - Road Assessment Fee Process

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

Following discussion, Town Council consensus was for staff to present process of possible implementation 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>.

- Drew Bohleen, address on file - addressed LPR cameras
- Tiffany Wishert, address on file - addressed LPR cameras
- Deanna Garncarz, address on file - addressed Oncor issue
- Joel McGregor, address on file - addressed Road Assessment

4. **CONSENT ITEMS**

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

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

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

NAYS (0): None

ABSENT (0): None

D. Consider approval of the minutes for November 10, 2022
APPROVED

E. Consider Ordinance 22-1208A, amending the Code of Ordinances of the Town of Northlake, by repealing Article 5.02, Alarm Systems
APPROVED ORDINANCE 22-1208A

F. Consider Resolution 22-69, declaring certain personal property owned by the Town of Northlake to be surplus property and authorizing the Town Manager to dispose of such property.
APPROVED RESOLUTION NO. 22-69

G. Consider Resolution 22-70, approving and authorizing the Town Manager to execute an agreement with Axon for the purchase of in-car and body cameras in an amount not to exceed \$65,000 for Phase 1
APPROVED RESOLUTION NO. 22-70

5. **UNFINISHED BUSINESS**

H. 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
(ITEM TABLED DURING NOVEMBER 10, 2022 REGULAR MEETING)
APPROVED RESOLUTION 22-65

The item was presented and discussion followed.

Councilmember Sessions moved to approve the item as presented. Motion seconded by Councilmember Moore. Motion carried.

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

6. ACTION ITEMS

- I. Consider Ordinance 22-1208B, providing for the annexation of approximately 101.07 acres of land situated in the J.M. Pain Survey, Abstract No. 1529, generally located on the west side of Faught Road between Faith Lane and Evelyn Lane. CM West LLC is the owner/applicant. Case # ANX-22-003
- i. Public hearing
 - ii. Consider approval
- APPROVED ORDINANCE NO. 22-1208B**

The item was presented and discussion followed.

Mayor Rettig opened the public hearing at 6:42 p.m., and with no speakers coming forward, the public hearing was closed at 6:43 p.m.

Following discussion, Mayor Pro Tem Montini 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

- J. Consider Ordinance 22-1208C, amending the Code of Ordinances and Appendix "A" "Fee Schedule", providing water and sanitary sewer service fee updates to be effective December 8, 2022
- APPROVED ORDINANCE 22-1208C**

The item was presented and discussion followed.

Following discussion, Councilmember Ganz moved to approve Scenario 1 (3-Tier Structure). Motion seconded by Councilmember Sessions. Motion carried.

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

- K. Consider Resolution 22-71, approving and authorizing the spending authority of the Town Manager regarding the purchase of license plate reader cameras from Flock Camera Systems to be placed at The Ridge, in the amount of \$8,600; and updating the current amount paid to Flock Camera Systems to \$33,600
- APPROVED RESOLUTION NO. 22-71**

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

- L. Consider Resolution 22-72, approving and authorizing the Town Manager to execute an amendment to the professional services contract with Halff Associates, Inc., for the design and construction management for Water Lines A-F, and a Temporary Booster Station, in an amount not to exceed \$1,216,150
APPROVED RESOLUTION NO. 22-72

The item was presented and discussion followed.

Following discussion, Councilmember Sessions 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
ABSENT (0): None

- M. Consider Resolution 22-73, approving and authorizing the Town Manager to execute an amendment to the professional services contract with Plummer for the design and construction management of Denton Creek Regional Wastewater Interceptor for the City of Justin and Town of Northlake, in an amount not to exceed \$231,665
APPROVED RESOLUTION NO. 22-73

The item was presented and discussion followed.

Following discussion, Councilmember Keeker moved to approve the item as presented contingent upon the Interlocal Agreement with the City of Justin (Item 5.H). Motion seconded by Mayor Pro Tem Montini.

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

- N. Consider Resolution 22-74, calling for a thorough audit and review of Argyle Fire District's operations and financial records, and the proposed absorption of the Argyle Fire District by the Denton County Emergency Services District
APPROVED RESOLUTION NO. 22-74

The item was presented and discussion followed.

Following discussion, Mayor Rettig 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

Mayor Rettig recused himself as to the following item and left the Council Chamber Room. While he is not legally bound to refrain from the discussion, as a condition of his employment, his employer (an investment firm), asked him not to participate in discussions relating to bonds.

Mayor Pro Tem Montini presided over the meeting during the consideration of the item.

- O. Consider Ordinance 22-1208D, 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
APPROVED ORDINANCE NO. 22-1208D

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

- P. Consider Resolution 22-75, approving and authorizing the Town Manager to accept a Temporary Construction Easement from Martin Marietta and an amended Temporary Construction Easement from Fast Track Development for a period of 90 days (Harmonson Road Construction Project)
APPROVED RESOLUTION NO. 22-75

The item was presented and discussion followed.

Following discussion, 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

7. EXECUTIVE SESSION

The Town Council convened into an Executive Session at 7:45 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. 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.
- i. 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.

- ii. Exchange of extraterritorial jurisdiction with City of Fort Worth of the Dana Tur Tract, approximately 97.9 acres of land generally located west of FM 156 and south of Sam Reynolds Road.
- iii. Development and annexation of the Pecan Square Business Park tract on approximately 5.0 acres of land generally located north of FM 407 and 1,000 feet east of Faught Road in the extraterritorial jurisdiction of the Town.

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. 14.0 acres at southwest corner of Sunfire Lane and Florance Road
 - b. 6.0 acres at 6120 Florance Road
 - c. 2.907 acres at 120 Linnie Bell Road
 - d. 1.757 acres at 6000 block of Florance Road
 - e. 8.0 acres at 5790 Florance Road
 - f. 6.43 acres at 5700 block of Florance Road
 - g. 6.57 acres at 5684 Florance Road
 - h. 14.313 acres at 5508 Florance Road
- ii. Potential acquisition of right-of-way out of a certain 75.65-acre tract of property owned by Scott Watson generally located north of FM 407 and east of Faught Road in Denton County Texas for the construction and maintenance of roadway, drainage and utility improvements and other public purposes permitted by law.

C. Section 551.087 - Economic Development Negotiations

- i. Potential development agreement 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. Economic Development Incentive Package for Project Chestnut.

8. RECONVENE INTO OPEN SESSION

Mayor Rettig reconvened the Regular Meeting at 8:44 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.

9. ADJOURN

With no further business, Mayor Rettig adjourned the meeting at 8:46 p.m.



David Rettig, Mayor



Attest:



Zolaina R. Parker, Town Secretary

MINUTES APPROVED ON: January 12, 2023