



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING MINUTES
1500 COMMONS CIRCLE, SUITE 300
APRIL 13, 2023**

The Northlake Town Council convened in a Regular Meeting on April 13, 2023, 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 - - Absent with Notice

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 Robert Balduc, Pastor, St. Peter Church.
- The Pledge of Allegiance to the United States and Texas Flags was recited.

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

A. Presentation - Employee Service Awards

- LeAnn Oliver – 15 Years
 - Drew Corn, Town Manager, presented the award.

B. Proclamation - Sexual Assault Awareness Month

The proclamation was presented by Mayor Rettig.

C. Proclamation - Mental Health Awareness & Children's Mental Health Awareness

The proclamation was presented by Mayor Rettig.

D. Briefing - Northwest Independent School District (NISD) Superintendent Introduction

The item was presented by Dr. Mark Foust, NISD Superintendent, and commentary followed.

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

E. Briefing - Denton County Emergency Services District No. 1 - 90 Day Update

The item was presented by Denton County Emergency Services District No. 1 Representatives, and commentary followed.

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

F. Briefing - Budget Priorities and Calendar

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

Following discussion, Town Council consensus was for staff to proceed with recommended schedule and calendar and present specific information related to Council priorities as provided to staff.

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>.

- None.

4. **CONSENT ITEMS**

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

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

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

NAYS (0): None

ABSENT (1): Keeker

A. Consider approval of the Town Council Regular Meeting Minutes for March 9, 2023, March 23, 2023, and Special Meeting Minutes for March 23, 2023

APPROVED

B. Consider a Resolution of the Town of Northlake, Texas, appointing voting directors of the Municipal Management District #2 of Denton County, located within the corporate limits of the Town of Northlake, Texas

APPROVED RESOLUTION NO. 23-27

C. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an Advance Funding Agreement with the Texas Department of Transportation, for design and construction of the bridge replacement located at Elizabeth Cemetery Road and Elizabeth Creek

APPROVED RESOLUTION NO. 23-28

- D. Consider an Ordinance of the Town of Northlake, Texas, providing for the annexation of approximately 1.157 acres of land situated in the Lewis Medline Survey, Abstract No. 830, generally located in the Dale Earnhardt Way right-of-way from State Highway 114 to approximately 300 feet north of Northport Drive within the Town's exclusive extraterritorial jurisdiction
APPROVED ORDINANCE NO. 23-0413A
- E. Consider a Resolution of the Town of Northlake, Texas, approving and adopting the 2023 Denton County Hazard Mitigation Plan
APPROVED RESOLUTION NO. 23-29
- F. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to negotiate and execute an agreement/contract for a membership renewal assessment with Atmos Cities Steering Committee (ACSC) in an amount not to exceed \$357.00
APPROVED RESOLUTION NO. 23-30

5. **ACTION ITEMS**

- A. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an amended consultant's contract with Halff Associates for Fought Road reconstruction from Old Justin Road to Robson Ranch Road, in an amount not to exceed \$853,770
APPROVED RESOLUTION NO. 23-31

The item was presented, and commentary followed.

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

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

NAYS (0): None

ABSENT (1): Keeker

6. **EXECUTIVE SESSION**

The Town Council convened into an Executive Session at 7:18 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 DFW Northlake Business Park LLC tract on approximately 67.7-acre tract of land generally located north of FM 407 and 1,200 feet east of Fought Road in the extraterritorial jurisdiction of the Town.
- ii. Potential development agreement and annexation of the Northlake 156 and 114 LP on approximately 156.8 acres of land generally located east of FM 156 and northwest of Victory Circle in the extraterritorial jurisdiction of the Town.
- iii. Potential development agreement and annexation of the Neely tract on approximately 25.2 acres of land generally location at the southwest corner of FM 156 and Sam Reynolds Road in the extraterritorial jurisdiction of the Town.

- iv. Memo of Understanding between City of Justin and Town of Northlake related to regional wastewater system partnership and interim provision of water and wastewater service by Justin to Northlake.
- v. Sports Venue Special Tax Election.
- vi. Potential lease agreement with tenant of proposed sports venue.
- vii. Oncor Transmission Line Projects.
- viii. Denton Central Appraisal District errors related to the 2022 certified tax roll
- ix. Lease terms of Catherine Branch Wastewater Treatment Plant regarding financial responsibility of offsite improvements.
- x. Potential development agreement and annexation of the Fast Track Development property on approximately 38.1-acre, 20.0-acre, and 2.8-acre tracts of land generally located south of McPherson Drive and east of Harmonson Road in the extraterritorial jurisdiction of the Town.
- xi. Proposed construction financing options for Conference Center.

B. Section 551.072 - Real Property

- i. Regarding purchase, exchange, lease of value of real property to be acquired as right-of-way out of the following parent tract of 75.7 acres at northeast corner of FM 407 and Faught Road.
- ii. Regarding purchase, exchange, lease of value of real property to be acquired as right-of-way out of the following parent tract of 41.0 acres at southwest corner of SH 114 and Cleveland-Gibbs Road.

C. Section 551.087 - Economic Development Negotiations

- i. Proposed construction financing options for Conference Center.

7. RECONVENE INTO OPEN SESSION

Mayor Rettig reconvened the Regular Meeting at 9:04 p.m., to address any Council action regarding the items deliberated during Executive Session.

The following action resulted from deliberations during Executive Session:

- iv. Memo of Understanding between City of Justin and Town of Northlake related to regional wastewater system partnership and interim provision of water and wastewater service by Justin to Northlake.

APPROVED

Councilmember Sessions moved to ratify the Memorandum of Understanding as executed by Drew Corn, Town Manager. Motion seconded by Councilmember Moore. Motion carried.

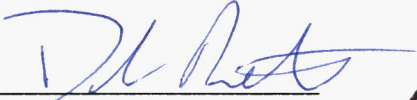
AYES (6): Rettig, Ganz, Montini, Sessions, Moore, Boyer

NAYS (0): None

ABSENT (1): Keeker

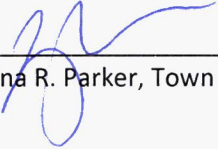
8. ADJOURN

With no further business, Mayor Rettig adjourned the meeting at 9:05 p.m.



David Rettig, Mayor

Attest:



Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: _____

