



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING MINUTES
TOWN HALL - COUNCIL CHAMBER ROOM
1500 COMMONS CIRCLE, SUITE 300
JUNE 8, 2023**

The Northlake Town Council convened in a Regular Meeting on May 25, 2023, at 5:30 p.m., in the Northlake Town Hall – Council Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas.

1. CALL TO ORDER

A. Mayor Rettig called the meeting to order at 5:30 p.m., and a quorum was present as follows:

- Roll Call:

David Rettig, Mayor
Robert Keecker, Place 1
Michael Ganz, Place 2
Brian Montini, Mayor Pro Tem

Roger Sessions, Place 4
Maryl Lorencz, Place 5
Vacant, Place 6

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

- Invocation was given by Gavin Papit, Lead Pastor, Tribes Church.
- The Pledge of Allegiance to the United States and Texas Flags was recited.

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

A. Briefing - Metroport Chamber Annual Report

The item was presented by Sally Aldridge, President, Metroport Chamber, and commentary followed.

There was no consensus as the item was for presentation purposes only.

B. Briefing - Hillwood Industrial Project Update

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

There was no consensus as the item was for presentation purposes only.

C. Briefing - Proposed Hotel and Rental Inspection Program

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

Town Council consensus was for staff to inquire with surrounding municipalities about similar programs and provide feedback from findings during a future meeting.

D. Briefing - Speed Limit Adjustment Process

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

Town Council consensus was for staff to proceed with an internal traffic study as discussed and provide findings at a future meeting.

E. Briefing - Options for Filling of Town Council Vacancy

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

Town Council consensus was to proceed with the appointment process, with final appointment to occur on August 10, 2023.

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>.

- Robert Parker, address on file - Introduction; interested in serving on board/commission
- Alex Holmes, address on file - Introduction; interested in serving on board/commission
- Bruce McDonald, address on file - Short-term rentals, Councilmember appointment; speed limits; and Farmer Brother
- Michaela Monson, address on file - Introduction; interested in serving on board/commission; Stardust Ranch speed limits
- John Kelley, address on file - Introduction; interested in serving on board/commission; speed limits
- Joel McGreggor, address on file - Special Election for Councilmember; speed limits
- Lisa Hamm, address on file - Introduction; interested in serving on board/commission
- Sonya Wooley, address on file - Introduction; interested in serving on board/commission
- Traci Honeycutt, address on file - Introduction; interested in serving on board/commission
- Mercedes Bolen, address on file - Introduction; interested in serving on board/commission
- Jana Hall, address on file - Introduction; interested in serving on board/commission
- Saketh Parsa, address on file - Introduction; interested in serving on board/commission

4. CONSENT ITEMS

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

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

AYES (6): Rettig, Ganz, Montini, Sessions, Lorencz, Keeker

NAYS (0): None

ABSENT (0): None

- A. Consider approval of the Town Council Regular Meeting Minutes for May 25, 2023
APPROVED
- B. Consider a Resolution of the Town of Northlake, Texas, accepting the resignation from Mr. Wes Boyer as Councilmember, Place 6
APPROVED RESOLUTION NO. 23-39
- C. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an Interlocal Agreement with Texas Department of Motor Vehicles, specifically the “Scofflaw Services Contract For Marking Texas Motor Vehicle Registration Records,” to more effectively collect outstanding monies owed to the Town of Northlake for unpaid moving traffic violations
APPROVED RESOLUTION NO. 23-40

Consider a Resolution of the Town of Northlake, Texas, approving the Town of Northlake Investment Policy

APPROVED RESOLUTION NO. 23-41

5. **ACTION ITEMS**

- A. Consider an Ordinance approving a Site Plan of Northlake Industrial Addition, a proposed industrial warehouse development with up to three buildings with up to a total of 1,504,720 square feet on 115.264 acres generally located east of IH 35W and west side of Cleveland-Gibbs Road at Whyte Road, and zoned Mixed-Use Planned Development (MPD). Henry Northlake Development LLC is the owner. Trammell Crow Company is the applicant/developer. BGE, Inc. is the engineer.
Continued from May 25, 2023 Town Council meeting
APPROVED ORDINANCE NO. 23-0608A

The item was presented, and discussion followed.

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

AYES (6): Rettig, Ganz, Montini, Sessions, Lorencz, Keeker

NAYS (0): None

ABSENT (0): None

- B. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to provide a grant to the Denton County Emergency Services District #1 (ESD #1), for unreported and one-time costs, in an amount not to exceed \$100,000
APPROVED RESOLUTION NO. 23-42

The item was presented, and discussion followed.

Mayor Rettig moved to approve the item as presented. Motion seconded by Councilmember Lorencz carried.

AYES (6): Rettig, Ganz, Montini, Sessions, Lorencz, Keeker

NAYS (0): None

ABSENT (0): None

- C. Consider an Ordinance of the Town of Northlake, Texas, amending the Town of Northlake, Code of Ordinances, Chapter 8, "Offenses And Additional Provisions;" By Adding Article 8.04, "Sex Offender Residency Restrictions;" prohibiting certain registered sex offenders from residing within a certain distance where children commonly gather; dispensing with a culpable mental state; providing a repealing clause; providing a maximum penalty of five hundred dollars (\$500.00); providing a severability clause; and establishing an effective date

APPROVED ORDINANCE NO. 23-0608B

The item was presented, and discussion followed.

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

AYES (6): Rettig, Ganz, Montini, Sessions, Lorencz, Keeker

NAYS (0): None

ABSENT (0): None

- D. Consider a Resolution of the Town of Northlake, Texas, appointing a Mayor Pro Tem to serve a one-year term beginning June 1, 2023 and ending May 31, 2024

APPROVED RESOLUTION NO. 23-43

The item was presented, and discussion followed.

Councilmember Montini expressed interest in continuing to serve as Mayor Pro Tem.

Mayor Rettig moved to appoint Councilmember Montini to serve as Mayor Pro Tem. Motion seconded by Councilmember Lorencz. Motion carried.

AYES (5): Rettig, Ganz, Sessions, Lorencz, Keeker

NAYS (0): None

ABSTAIN (1): Montini

ABSENT (0): None

- E. Consider appointments/reappointments for the Board of Adjustment Member Places 1-5, for a two-year term beginning June 1, 2023 and ending May 31, 2025

The item was presented, and discussion followed.

Councilmember Ganz moved to approve the following appointments:

Board of Adjustment	Member, Place 1	Thomas Lott	Reappointment	Term 2023 - 2024
Board of Adjustment	Member, Place 3	Robert Parker	Reappointment	Term 2023 - 2024
Board of Adjustment	Member, Place 4	John Stewart	Reappointment	Term 2023 - 2024
Board of Adjustment	Member, Place 5	Alexandra Holmes	Reappointment	Term 2023 - 2024

Motion seconded by Mayor Pro Tem Montini. Motion carried.

AYES (6): Rettig, Ganz, Montini, Sessions, Lorencz, Keeker

NAYS (0): None

ABSENT (0): None

Mayor Pro Tem Montini moved to approve the following appointment:

Board of Adjustment	Member, Place 2	Lisa Ham	New Appointment	Term 2023 - 2024
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Motion seconded by Councilmember Lorencz. Motion carried.

AYES (6): Rettig, Ganz, Montini, Sessions, Lorencz, Keeker

NAYS (0): None

ABSENT (0): None

- F. Consider appointments/reappointments for the Northlake Community Development Corporation - Board of Director Places 4-7, for a two-year term beginning June 1, 2023 and ending May 31, 2025

The item was presented, and discussion followed.

Mayor Pro Tem Montini moved to approve the following appointments:

CDC-Board of Directors	Director, Place 4	Tom Dudark	Reappointment	Term 2023 - 2025
CDC-Board of Directors	Director, Place 5	Traci Honeycutt	Reappointment	Term 2023 - 2025

Motion seconded by Mayor Rettig. Motion carried.

AYES (6): Rettig, Ganz, Montini, Sessions, Lorencz, Keeker

NAYS (0): None

ABSENT (0): None

Mayor Pro Tem Montini moved to approve the following appointment:

CDC-Board of Directors	Director, Place 6	Michaela Monson	New Appointment	Term 2023 - 2025
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Motion seconded by Councilmember Lorencz. Motion carried.

AYES (6): Rettig, Ganz, Montini, Sessions, Lorencz, Keeker

NAYS (0): None

ABSENT (0): None

Councilmember Lorencz moved to approve the following appointment:

CDC-Board of Directors	Director, Place 7	Saketh Parsa	New Appointment	Term 2023 – 2025
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Motion seconded by Councilmember Sessions. Motion carried.

AYES (6): Rettig, Ganz, Montini, Sessions, Lorencz, Keeker
 NAYS (0): None
 ABSENT (0): None

- G. Consider appointments/reappointments for the Northlake Economic Development Corporation - Board of Director Places 5-7, for a two-year term beginning June 1, 2023 and ending May 31, 2025

The item was presented, and discussion followed.

Mayor Pro Tem Montini moved to approve the following appointments:

EDC-Board of Directors	Director, Place 5	Marie Amarante	Reappointment	Term 2023 - 2025
EDC-Board of Directors	Director, Place 6	Ian Waya	Reappointment	Term 2023 - 2025
EDC-Board of Directors	Director, Place 7	Sonay Wooley	Reappointment	Term 2023 - 2025

Motion seconded by Councilmember Sessions. Motion carried.

AYES (6): Rettig, Ganz, Montini, Sessions, Lorencz, Keeker
 NAYS (0): None
 ABSENT (0): None

- H. Consider appointments/reappointments for the Planning & Zoning Commission Places 1-7 for a one-year term beginning June 1, 2023 and ending May 31, 2024

The item was presented, and discussion followed.

Councilmember Ganz moved to approve the following appointments:

Planning & Zoning	Commissioner, Place 1	Chris Amarante	Reappointment	Term 2023 - 2024
Planning & Zoning	Commissioner, Place 2	Aaron Fowler	Reappointment	Term 2023 - 2024
Planning & Zoning	Commissioner, Place 5	Bryan Davenport	Reappointment	Term 2023 - 2024
Planning & Zoning	Commissioner, Place 6	Danny Simpson	Reappointment	Term 2023 - 2024

Motion seconded by Mayor Rettig. Motion carried.

AYES (6): Rettig, Ganz, Montini, Sessions, Lorencz, Keeker
 NAYS (0): None
 ABSENT (0): None

Mayor Pro Tem Montini moved to approve the following appointment:

Planning & Zoning	Commissioner, Place 3	Jana Hall	New Appointment	Term 2023 - 2024
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Motion seconded by Councilmember Lorencz. Motion carried.

AYES (6): Rettig, Ganz, Montini, Sessions, Lorencz, Keeker
 NAYS (0): None
 ABSENT (0): None

Councilmember Sessions moved to approve the following appointment:

Planning & Zoning	Commissioner, Place 4	Linda King	New Appointment	Term 2023 - 2024
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Motion seconded by Mayor Rettig. Motion carried.

AYES (6): Rettig, Ganz, Sessions, Lorencz, Keeker

NAYS (1): Montini

ABSENT (0): None

Councilmember Ganz moved to approve the following appointment:

Planning & Zoning	Commissioner, Place 7	John Kelley	New Appointment	Term 2023 - 2024
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Motion seconded by Mayor Rettig. Motion carried.

AYES (6): Rettig, Ganz, Montini, Sessions, Lorencz, Keeker

NAYS (0): None

ABSENT (0): None

6. **EXECUTIVE SESSION**

The Town Council convened into an Executive Session at 8:06 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 Faught 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 located at the southwest corner of FM 156 and Sam Reynolds Road.
- iv. 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.
- v. Potential development agreement and lease agreement with tenant of proposed sports venue.
- vi. Potential mediation between parties related to complaint filed with Public Utility Commission Docket No. 54243.
- vii. Potential annexation of property located in the Town's ETJ currently included in the Belmont Freshwater Supply District No. 1.
- viii. Lease terms of Catherine Branch Wastewater Treatment Plant regarding financial responsibility of offsite improvements.
- ix. Oncor Transmission Line Projects.

- x. Potential development agreement and annexation of the IMA Development Group LLC and NASKAM LLC tracts on approximately 8.51 acres of land generally located north of FM 407 and 300 feet west of Thompson Road in the extraterritorial jurisdiction of the Town.

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.
- iii. Regarding purchase, exchange, lease of value of real property to be acquired as easement out of the following parent tract of 158.6 acres at southeast corner of Old Cleveland-Gibbs Road and Sam Lee Lane.

C. Section 551.087 - Economic Development Negotiations

- i. Project Adventure

7. RECONVENE INTO OPEN SESSION

Mayor Rettig reconvened the Regular Meeting at 9:06 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 9:07 p.m.

David Rettig

David Rettig, Mayor

Attest:

Zolaina R. Parker

Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: June 22, 2023