



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING MINUTES
TOWN HALL COUNCIL CHAMBER ROOM
1500 COMMONS CIRCLE, SUITE 300
JULY 27, 2023**

The Northlake Town Council convened in a Regular Meeting on July 27, 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	Roger Sessions, Place 4
Robert Keecker, Place 1	Maryl Lorencz, Place 5
Michael Ganz, Place 2 - Absent with Notice	Vacant, Place 6
Brian Montini, Mayor Pro Tem	

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

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

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

A. Briefing - Process for Filling Town Council, Place 6 Vacancy and Applicant Statements

The item was presented by Mayor Rettig and discussion followed. The following applicants were each allowed five minutes to present their statements:

- Aaron Fowler
- Rena Hardeman

There was no consensus as the item was for presentation purposes only, and an appointment will be considered during the August 10th Regular meeting.

B. Briefing - Creation of Northlake Tax Increment Reinvestment Zone (TIRZ) No. 2

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

There was no consensus as the item was for presentation purposes only, and consideration is scheduled for August 10th during the Regular meeting.

C. Briefing - Fiscal Year 2024 Budget Workshop #3: Proposed Tax Rate and Budget

The item was presented by Drew Corn, Town Manager and John Zagurski, Finance Director, and discussion followed

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

D. Briefing - Legislative Update

The item was presented by Drew Corn, Town Manager and John Zagurski, Finance Director, and discussion followed

There was no consensus 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 McGreggor, address on file - budget and employee cost of living

4. CONSENT ITEMS

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

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

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

NAYS (0): None

ABSENT (0): None

A. Consider approval of the Town Council Regular Meeting Minutes for June 22, 2023
APPROVED

B. Consider a Resolution of the Town of Northlake, Texas, 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. 23-48

C. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute a contract with Dunham Engineering, for inspection services required during construction of the Southwest Elevated Storage Tank, in an amount not to exceed \$77,000
APPROVED RESOLUTION NO. 23-49

D. Consider a Resolution of the Town Council of the Town of Northlake, Texas, appointing voting directors of Northlake Municipal Management District #1 of Denton County
APPROVED RESOLUTION NO. 23-50

- E. Consider an Ordinance of the Town of Northlake, Texas, providing for the extension and expansion of the extraterritorial jurisdiction of the Town of Northlake at Northwest Corner of FM 156 and Sam Reynolds Rd
APPROVED ORDINANCE NO. 23-0727A

5. ACTION ITEMS

- A. Consider a Resolution of the Town of Northlake, Texas, continuing negotiations of the police services contract with Belmont Fresh Water Supply District 1, which expires September 4, 2023, and consideration of a request by the board to maintain current rate per household through January 31, 2024
APPROVED RESOLUTION NO. 23-51

The item was presented, and discussion followed.

Mayor Pro Tem Montini moved to approve the item with the condition to continue negotiating for the provision of police services to Belmont Fresh Water Supply District #1 whose contract expires September 4, 2023, and consider maintaining the current rate through January 31, 2024, if a mutually agreeable five-year contract can be reached prior to current contract expiration. Motion seconded by Councilmember Sessions. Motion carried.

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

NAYS (1): Ganz

ABSENT (0): None

6. EXECUTIVE SESSION

The Town Council convened into an Executive Session at 7:36 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 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.
- ii. 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.
- iii. 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.
- iv. Potential development agreement and lease agreement with tenant of proposed sports venue.
- v. Potential mediation between parties related to complaint filed with Public Utility Commission Docket No. 54243.
- vi. Lease terms of Catherine Branch Wastewater Treatment Plant regarding financial responsibility of offsite improvements.

- vii. Discuss submission of motion to intervene in application of Oncor Transmission Line Project, Public Utility Commission Docket No. 55067.
- viii. Discuss legislative updates and requirements.

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
- ii. Project Mercury

7. RECONVENE INTO OPEN SESSION

Mayor Rettig reconvened the Regular Meeting at 9:13 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 9:15 p.m.

David Rettig

David Rettig, Mayor

Attest:

Zolaina R. Parker

Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: August 10, 2023