



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING MINUTES
TOWN HALL COUNCIL CHAMBER ROOM
1500 COMMONS CIRCLE, SUITE 300
AUGUST 10, 2023**

The Northlake Town Council convened in a Regular Meeting on August 10, 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 - Absent with Notice

Michael Ganz, Place 2

Brian Montini, Mayor Pro Tem

Roger Sessions, Place 4

Maryl Lorencz, Place 5

Aaron Fowler, Place 6 - Joined after being appointed

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

- Invocation was given by Jamaines Gaines, Pastor, Word of Truth Church.
- The Pledge of Allegiance to the United States and Texas Flags was recited.

2. APPOINTMENT/OATH

A. Consider a Resolution of the Town of Northlake, Texas, appointing a member to fill the vacancy on the Town Council for Councilmember, Place 6, providing the term begins immediately upon appointment and administration of oath of office and concludes on May 4, 2024, or when a successor is duly elected and qualified to take office

APPROVED RESOLUTION NO. 23-52

The item was presented and discussion followed.

Following discussion, Councilmember Lorencz moved to appoint Aaron Fowler to fill the vacancy for Councilmember, Place 6. Motion seconded by Mayor Pro Tem Montini. Motion carried.

AYES (4): Rettig, Montini, Sessions, Lorencz

NAYS (0): None

ABSENT (1): Keecker

ABSTAIN (1): Ganz

B. Oath & Statement of Office

i. Administer Oath & Statement of Office to Newly Appointed Town Councilmember

The oath and statement of officer was administered to Aaron Fowler by Zolaina Parker, Town Secretary.

Councilmember Fowler joined Town Council on the dais.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

A. Presentation - Employee Service Awards

- Nathan Reddin - 15 years of service

The award was presented by Drew Corn, Town Manager to Nathan Reddin, Development Director.

B. Briefing - Fireworks Update

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

The Council consensus was for staff to review and provide options to update the existing ordinance; and assess the purchase of storage bins contingent on further input from Council.

C. Briefing - Dale Earnhardt Northbound lanes design approval and Road Assessment fees t

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

There was no consensus as the item was scheduled for consideration later during the meeting.

4. 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 – addressed fireworks; Public Works vehicle quote; and purchasing cooperatives

4. CONSENT ITEMS

The Consent Agenda consisted of Item 4.A. - 4.C., and Mayor Rettig pulled item 4.B. for Individual Consideration.

Councilmember Ganz moved to approve the Consent Agenda now consisting of Item 4.A. and 4.C. Motion seconded by Councilmember Lorencz. Motion carried.

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

NAYS (0): None

ABSENT (1): Keeker

- A. Consider approval of the Town Council Regular Meeting Minutes for July 27, 2023
APPROVED
- C. Consider a Resolution of the Town of Northlake, Texas, suspending the September 1, 2023 effective date of CoServ's requested rate change
APPROVED RESOLUTION NO. 23-53

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

- B. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute a contract with Quiddity Engineering LLC., for design of Dale Earnhardt Northbound Lanes, in an amount not to exceed \$202,360
APPROVED RESOLUTION NO. 23-54

The item was presented, and discussion followed.

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

AYES (6): Rettig, Montini, Ganz, Sessions, Lorencz, Fowler
NAYS (0): None
ABSENT (1): Keeker

6. ACTION ITEMS

- A. Consider an Ordinance of the Town of Northlake, Texas, designating a geographic area within the Town as a Tax Increment Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Two, Town of Northlake, Texas
 - i. Public hearing
 - ii. Consider approval**CONTINUED TO DATE CERTAIN OF SEPTEMBER 14, 2023**

The item was presented, and discussion followed.

Mayor Rettig opened public hearing at 6:46 p.m.

Mayor Rettig moved to continue the item to a date certain of September 14, 2023. Motion seconded by Mayor Pro Tem Montini. Motion carried.

AYES (6): Rettig, Montini, Ganz, Sessions, Lorencz, Fowler
NAYS (0): None
ABSENT (1): Keeker

- B. Consider an Ordinance of the Town of Northlake, Texas, authorizing and ordering a Special Election to be held in the Town of Northlake on November 7, 2023, for the purpose of submitting to the qualified voters of the Town of Northlake, Texas, a question as to the issuance of bonds, prescribing the time and designating the locations and manner of conducting the election to be in accordance with the Joint Election Agreement and Contract for Election Services with Denton County and the Denton County

Elections Administrator; authorizing the Town Manager to execute the Agreement and Contract; and providing an effective date

APPROVED ORDINANCE 23-0810A

The item was presented, and discussion followed.

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

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

NAYS (1): Ganz

ABSENT (1): Keeker

- C. Consider approval on setting the date for public hearings for the Fiscal Year 2023-2024 Proposed Tax Rate and Town Budget and set the adoption of the proposed tax rate and budget during the Regular Town Council Meeting on August 24, 2023

APPROVED

The item was presented, and discussion followed.

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

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

NAYS (0): None

ABSENT (1): Keeker

- D. Consider approval on setting a date for public hearings for the Fiscal Year 2023-2024 service and assessment plans of Northlake Public Improvement District No. 1 (Harvest) and Northlake Public Improvement District No. 2 (The Highlands) and set the adoption of the plans during the Regular Town Council Meeting on August 24, 2023

APPROVED

The item was presented, and discussion followed.

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

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

NAYS (0): None

ABSENT (1): Keeker

- E. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute a purchase agreement with Caldwell Country Chevrolet, for a Silverado 1500 Pickup, in an amount not to exceed \$51,320

APPROVED RESOLUTION NO. 23-56

The item was presented, and discussion followed.

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

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

NAYS (0): None

ABSENT (1): Keeker

- F. Consider a Resolution of Town of Northlake, Texas, directing Town Staff to apply to the Texas Public Utility Commission for the Partial Decertification of the Town's Certificate of Convenience and Necessity for Water and Sewer Services for the Areas Currently Certified that lie outside the Town's Corporate Limits

APPROVED RESOLUTION NO. 23-57

The item was presented, and discussion followed.

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

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

NAYS (0): None

ABSENT (1): Keeker

- G. Consider a Resolution of the Town of Northlake, Texas, authorizing the execution and delivery of an agreement between the Town of Northlake, the City of Justin, and the Trinity River Authority for certain wastewater collection mains and the transportation of wastewater

APPROVED RESOLUTION NO. 23-55

Item was moved by Mayor Rettig to be discussed before Item 6.A.

The item was presented, and discussion followed.

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

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

NAYS (0): None

ABSENT (1): Keeker

7. EXECUTIVE SESSION

The Town Council convened into an Executive Session at 7:35 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.
- ix. Potential amendment to February 2022 development agreement with CM West LLC (Creek Meadows West) on approximately 101 acres of land generally located south of Evelyn Lane, west of Faught Road and north of Faith Lane.
- x. Potential amendment to January 2021 development agreement with Sandstrom Development Tx, LTD (Hawthorne Estates) on approximately 34 acres of land generally located on the east side of Faught Road in the 7400 block.

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 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 551.074 – Personnel Matters

- i. Town Manager evaluation and compensation

D. Section 551.087 - Economic Development Negotiations

- ii. Project Adventure
- iii. Project Mercury

8. RECONVENE INTO OPEN SESSION

Mayor Rettig reconvened the Regular Meeting at 8:48 p.m., to address any Council action regarding the items deliberated during Executive Session.

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The following action resulted from deliberations during Executive Session:

A.ix. Potential amendment to February 2022 development agreement with CM West LLC (Creek Meadows West) on approximately 101 acres of land generally located south of Evelyn Lane, west of Faught Road and north of Faith Lane.

APPROVED

Mayor Pro Tem Montini moved to direct the Town Manager to execute an agreement pursuant to instructions provided during deliberations. Motion seconded by Councilmember Lorencz. Motion carried.

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

NAYS (0): None

ABSENT (1): Keeler

8. ADJOURN

With no further business, Mayor Rettig adjourned the meeting at 8:49 p.m.

David Rettig

David Rettig, Mayor

Attest:

Zolaina R. Parker

Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: August 24, 2023