



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING MINUTES
TOWN HALL COUNCIL CHAMBER ROOM
1500 COMMONS CIRCLE, SUITE 300
AUGUST 24, 2023**

The Northlake Town Council convened in a Regular Meeting on August 24, 2023, at 5:31 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 5:31 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, Place 3

Roger Sessions, Place 4

Maryl Lorencz, Place 5

Aaron Fowler, Place 6

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

- Invocation was given by Brandon McClure, Associate Pastor, Tribes Church.
- The Pledge of Allegiance to the United States and Texas Flags was recited.

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

A. Proclamation - Suicide Prevention Awareness Month "September 2023"

- Mayor Rettig presented the proclamation to the representative of Denton County MHMR.

B. Proclamation - Live United Month "September 2023"

- Mayor Rettig presented the proclamation to the representative of United Way.

C. Briefing- Fiscal Year 2023 Third Quarter Investment Report (Apr - Jun 2023)

The item was presented by John Zagurski, Finance Director, and commentary followed. There was no direction or consensus as the item was for presentation purposes only.

D. Briefing- Fiscal Year 2023 Third Quarter Financial Report (Apr - Jun 2023)

The item was presented by John Zagurski, Finance Director, and commentary followed. There was no direction or 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>.

- Alex Holmes, address on file - addressed Upper Trinity River Water District irrigation system check
- Joel McGregor, address on file - addressed Sports Venue and taxes

4. CONSENT ITEMS

The Consent Agenda consisted of Item 4.A. - 4.B., and no items were pulled for Individual Consideration.

Mayor Pro Tem Montini moved to approve the Consent Agenda consisting of Item 4.A. - 4.B. Motion seconded by Councilmember Ganz. Motion carried.

AYES (7): Rettig, Montini, Keeker, Ganz, Sessions, Lorencz, Fowler

NAYS (0): None

ABSENT (0): None

- A. Consider approval of the Town Council Regular Meeting Minutes for August 10, 2023

APPROVED

- B. Consider a Resolution, accepting the Northlake Economic Development Corporation and Northlake Community Development Corporation, Fiscal Year 2023-2024 Budgets as approved and recommended by their respective boards

APPROVED RESOLUTION NO. 23-58

5. ACTION ITEMS

- A. Consider an Ordinance of the Town of Northlake, Texas, amending Section 10.3, Size of Space, of Article 10, Parking and Loading Standards, of the Unified Development Code (UDC). Case # UDC-23-001.

i. Public hearing

ii. Consider approval

APPROVED ORDINANCE NO. 23-0824A

The item was presented, and discussion followed.

Mayor Rettig opened the public hearing at 6:06 p.m. The following came forward to speak:

- Alex Holmes, address on file - in support of item
- Joel McGregor, address on file - in opposition
- Pete Wangoe, address on file - in support

The public hearing was closed at 6:17 p.m.

Mayor Pro Tem Montini moved to approve the item as amended to include the following:

- 9' x 20' spaces;
- Eliminate the 2-foot overhang;
- 5-foot sidewalks;
- Wheel stops as needed.

Motion seconded by Councilmember Ganz. Motion carried.

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

NAYS (3): Rettig, Keeker, Fowler

ABSENT (0): None

- B. Consideration by the Town of Northlake, Texas, of a proposal by the board of the Belmont Fresh Water Supply District #1 for continuation of police services

APPROVED UPDATED RECOMMENDED PROPOSAL TO BE PRESENTED TO BELMONT FOR REVIEW

The item was presented, and discussion followed.

Mayor Pro Tem Montini moved to approve recommending an updated proposal to be presented to Belmont Fresh Water Supply District #1 for review, which equals 4/24 of the cost for police (\$761,307) with proposed start date of February 2024. Motion seconded by Mayor Rettig. Motion carried.

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

NAYS (1): Ganz

ABSENT (0): None

- C. Consider an Ordinance, of the Town Council of the Town of Northlake, Texas, levying assessments for the cost of services provided in Northlake Public Improvement District No. 1 (Harvest) during the Fiscal Year 2023-2024; setting the charges and liens against property in the District and against the owners thereof; providing for the collection of such assessments; reserving unto the Town Council the right to allow credits reducing the amount of the respective assessment to the extent of any credit granted

i. Public hearing

ii. Consider approval

CONTINUED TO SEPTEMBER 14, 2023

The item was presented, and discussion followed.

Mayor Rettig opened the public hearing at 7:19 p.m., and the public hearing was continued to the next meeting.

Mayor Pro Tem Montini moved to continue the item to the next regular meeting. Motion seconded by Mayor Rettig. Motion carried.

AYES (7): Rettig, Montini, Keeker, Ganz, Sessions, Lorencz, Fowler

NAYS (0): None

ABSENT (0): None

- D. Consider an Ordinance, of the Town Council of the Town of Northlake, Texas, accepting and approving the update of the Fiscal Year 2023-2024 Service and Assessment Plan and an updated assessment roll for The Highlands Public Improvement District in compliance with Chapter 372

i. Public hearing

ii. Consider approval

APPROVED ORDINANCE NO. 23-0824C

The item was presented, and discussion followed.

Mayor Rettig opened the public hearing at 7:30 p.m., and with no speakers coming forward the public hearing was closed at 7:30 p.m.

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

AYES (7): Rettig, Montini, Keeker, Ganz, Sessions, Lorencz, Fowler

NAYS (0): None

ABSENT (0): None

- E. Consider an Ordinance, of the Town Council of the Town of Northlake, Texas, adopting the Proposed Budget for Fiscal Year 2023-2024 beginning on October 1, 2023, and ending on September 30, 2024, for the Town of Northlake, Northlake Public Improvement District No. 1 (Harvest), Northlake Public Improvement District No. 2 (The Highlands), and Tax Increment Financing Zone No. 1 (TIRZ-Canyon Falls)

i. Public hearing

ii. Consider approval

APPROVED ORDINANCE NO. 23-0824D

The item was presented, and discussion followed.

Mayor Rettig opened the public hearing at 7:48 p.m., and with no speakers coming forward the public hearing was closed at 7:48 p.m.

Mayor Rettig moved to approve Ordinance No. 23-0824D adopting and approving the 2023-2024 Fiscal Year budget as shown on Exhibit A to said Ordinance, excluding Northlake Public Improvement District No. 1 (Harvest). Motion seconded by Councilmember Sessions. Motion carried.

AYES (7): Rettig, Montini, Keeker, Ganz, Sessions, Lorencz, Fowler

NAYS (0): None

ABSENT (0): None

- F. Consider an Ordinance, of the Town Council of the Town of Northlake, Texas, fixing and levying municipal ad valorem taxes on all taxable property within the corporate limits of the Town of Northlake, Texas for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024, at the rate of \$0.295000 per one hundred dollars (\$100.00) and for directing the assessment thereof; providing for a date on which such taxes become due and delinquent together with penalties and interest thereon; providing for a place of payment; providing for approval of the tax rolls presented to the Town Council

i. Public hearing

ii. Consider approval

APPROVED ORDINANCE NO. 23-0824E

The item was presented, and discussion followed.

Mayor Rettig opened the public hearing at 7:55 p.m., and with no speakers coming forward the public hearing was closed at 7:55 p.m.

Councilmember Sessions moved to approve that the property tax rate be increased by the adoption of a tax rate of \$0.295, which is effectively a 27% increase in the tax rate by adoption of Ordinance 23-0824E. Motion seconded by Mayor Rettig. Motion carried.

AYES (7): Rettig, Montini, Keeker, Ganz, Sessions, Lorencz, Fowler

NAYS (0): None

ABSENT (0): None

- G. Consider an Ordinance of the Town of Northlake, Texas, ratifying a property tax increase reflected in the Town of Northlake budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024, in accordance with Texas Local Government Code Section 102.007; providing for repeal; providing for severability; and providing an effective date

APPROVED ORDINANCE NO. 23-0824F

The item was presented, and discussion followed.

Mayor Pro Tem Montini moved to ratify the property tax increase as reflected in the budget for Fiscal Year 2023-2024. Motion seconded by Councilmember Lorencz. Motion carried.

AYES (7): Rettig, Montini, Keeker, Ganz, Sessions, Lorencz, Fowler

NAYS (0): None

ABSENT (0): None

7. EXECUTIVE SESSION

The Town Council convened into an Executive Session at 7:59 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. Recent legislative changes and impact to Town including decertification of Certificates of Convenience and Necessity in Extraterritorial Jurisdiction areas.
- 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. Financial responsibility of offsite improvements related to Catherine Branch Wastewater Treatment Plant.
- vii. Discuss submission of motion to intervene in application of Oncor Transmission Line Project, Public Utility Commission Docket No. 55067.

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

8. RECONVENE INTO OPEN SESSION

Mayor Rettig reconvened the Regular Meeting at 9:29 p.m., to address any Council action regarding the items deliberated during Executive Session. No additional votes or actions were taken.

8. ADJOURN

With no further business, Mayor Rettig adjourned the meeting at 9:29 p.m.

David Rettig

David Rettig, Mayor

Attest:

Zolaina R. Parker

Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: September 14, 2023