



**NORTHLAKE TOWN COUNCIL  
REGULAR MEETING MINUTES  
1500 COMMONS CIRCLE, SUITE 300  
JANUARY 12, 2023**

The Northlake Town Council convened in a Regular Meeting on January 12, 2023, at 5:30 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  
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 Mayor Rettig.
- The Pledge of Allegiance to the United States and Texas Flags was recited.

**2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**

A. Presentation - Employee Service Awards

- Shannon Gummelt - 5 years of Service
- Gabriel Puhak - 5 years of Service

Mayor Rettig and Drew Corn, Town Manager, presented the service awards.

B. Briefing - Development Services Department Update

The item was presented by Nathan Reddin, Development Services Director, and Lancine Bentley, Economic Development/Grants Analyst, and no discussion followed.

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

C. Briefing - Proposed Fats, Oils, and Grease Ordinance

The item was presented by Eric Tamayo, Public Works Director, and discussion followed.

Following discussion, Town Council consensus was for staff to prepare the proposed ordinance and present it at a future meeting.

D. Briefing - Road Assessment Fee Policy

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

Following discussion, Town Council consensus was for staff to prepare the proposed policy and present it at a future meeting.

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

The item was presented by Mayor Rettig, and Ricky Vaughn, Fire Chief, and commentary followed.

There was no direction provided 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-CouncilMeetings>.

- Joel McGregor, address on file - addressed fireworks ordinance (Item 5.K.)
- Cliff Travis, address on file - addressed license plate readers

4. **CONSENT ITEMS**

The Consent Agenda consisted of Item 4.F.-4.J., 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 (7): Rettig, Keeker, Ganz, Montini, Sessions, Moore, Boyer

NAYS (0): None

ABSENT(0): None

F. Consider approval of December 8, 2022 meeting minutes  
**APPROVED**

G. Consider a Resolution of the Town of Northlake, Texas, authorizing the Town Manager to enter into an agreement with the City of Fort Worth to coordinate the release of the Wiley Tract from its extraterritorial jurisdiction, and to incorporate the Wiley Tract into the extraterritorial jurisdiction of the Town of Northlake  
**APPROVED RESOLUTION NO. 23-01**

H. Consider calling and authorizing public hearings to be held on March 9, 2023, and March 23, 2023, regarding the proposed annexation of approximately 1.157 acres of 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 CALLING PUBLIC HEARING ON MARCH 9, 2023**

- I. Consider calling and authorizing a public hearing to be held on February 9, 2023, at 5:30 p.m., at the Town of Northlake, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, in the Council Chambers, regarding the proposed annexation of approximately 6.533 acres of land located on north side of FM 407 approximately 1,200 feet west of Thompson Road contiguous to the current town limits of Northlake, Texas, in the Town's exclusive extraterritorial jurisdiction  
**APPROVED CALLING PUBLIC HEARING ON FEBRUARY 9, 2023**

- J. Consider a Resolution of the Town of Northlake, Texas, approving the Northlake Municipal Management District No. 1 Five Year Capital Improvement Budget and consenting to the issuance of Unlimited Tax Utility Bonds and Unlimited Tax Road Bonds  
**APPROVED RESOLUTION NO. 23-02**

5. **ACTION ITEMS**

- K. Consider an Ordinance of the Town of Northlake, Texas, amending Article 6.03, "Fireworks," of the Code of Ordinances of the Town of Northlake, Texas; declaring the use or detonation of fireworks within Town limits and within 5,000 feet of Town limits to be a nuisance pursuant to Texas Local Government Code Section 217.042; prohibiting said use or detonation  
**APPROVED ORDINANCE NO. 23-0112A**

The item was presented and discussion followed.

Councilmember Ganz moved to approve the item as presented. Motion seconded by Councilmember Keeker. Motion carried.

AYES (4): Keeker, Ganz, Sessions, Moore  
NAYS (3): Rettig, Montini, Boyer  
ABSENT (0): None

- L. Consider an Ordinance of the Town of Northlake, Texas, amending the Adopted Budget for Fiscal Year October 1, 2022, through September 30, 2023; providing that expenditure for the said fiscal year shall be made in accordance with the said Amended Budget  
**APPROVED ORDINANCE NO. 23-0112B**

The item was presented and discussion followed.

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

AYES (7): Rettig, Keeker, Ganz, Montini, Sessions, Moore, Boyer  
NAYS (0): None  
ABSENT (0): None

- M. Consider a Resolution of the Town of Northlake, Texas, approving the Town Manager to enter into an agreement to lease/purchase license plate readers for Creek Meadows, Prairie View Farms, and The Highlands, at an amount not to exceed \$22,800  
**APPROVED RESOLUTION NO. 23-03**

The item was presented and discussion followed.

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

AYES (7): Rettig, Keeker, Ganz, Montini, Sessions, Moore, Boyer  
NAYS (0): None  
ABSENT (0): None

- N. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to negotiate and execute an agreement/contract with Thomas Brocato, with the Lloyd Gosselink Law Firm, for legal services in connection to the Ramhorn Hill-Dunham 345 kV Transmission Line Project  
**APPROVED RESOLUTION NO. 23-04**

The item was presented and discussion followed.

Councilmember Sessions moved to approve the item as presented. Motion seconded by Councilmember Keeker. Motion carried.

AYES (7): Rettig, Keeker, Ganz, Montini, Sessions, Moore, Boyer  
NAYS (0): None  
ABSENT (0): None

- O. Consider a Resolution of the Town of Northlake, Texas, expressing strong concern regarding the Ramhorn Hill-Dunham 345 kV Transmission Line Project proposed by Oncor Electric Delivery Company, LLC, and authorizing the Town Manager to negotiate an alternate "southern route" for construction of the transmission line project  
**APPROVED RESOLUTION NO. 23-05**

The item was presented and discussion followed.

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

AYES (7): Rettig, Keeker, Ganz, Montini, Sessions, Moore, Boyer  
NAYS (0): None  
ABSENT (0): None

## 6. EXECUTIVE SESSION

The Town Council convened into an Executive Session at 7:31 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 CKD Holdings Tracts on approximately 24.8-acre, 11.9-acre, and 1.8-acre tracts of land generally located north of Oliver Creek and west of FM 156 in the extraterritorial jurisdiction of the Town.
- ii. 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.

- iii. Potential development agreement and annexation of the Pecan Square Business Park LLC tract on approximately 5.0-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.
- iv. Potential lease agreement with tenant of proposed sports venue.

**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. Potential development agreement and annexation of the Petrus Investment tracts on approximately 100.6-acre, 64.9-acre, 225.8-acre, 58.5-acre, and 168.4-acre tracts of land generally located north of Victory Circle, west of Harmonson Road, and east of FM 156 in the extraterritorial jurisdiction of the Town; the Eagle Income Properties tracts on approximately 102.9-acre, 24.9-acre, 10.2-acre, 5.5-acre, and 2.7-acre tracts of land generally located east of FM 156 and south of Harmonson Road in the extraterritorial jurisdiction of the Town; and the ALL Investment tract on approximately 76.8-acre tract of land generally located east of Harmonson Road in Town limits.
- ii. Project Chestnut
- iii. Sports Venue Special Tax Election

**7. RECONVENE INTO OPEN SESSION**

Mayor Rettig reconvened the Regular Meeting at 8:49 p.m., to address any Council action regarding the items deliberated during Executive Session.

The following action resulted from deliberations during Executive Session:


- A. Consider a Resolution of the Town of Northlake, Texas, notifying State Comptroller of the Town's intent to hold a local option election pursuant to Local Government Code chapter 334 to use special revenues to fund a sports venue project  
**APPROVED RESOLUTION NO. 23-06**

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

AYES (7): Rettig, Keeker, Ganz, Montini, Sessions, Moore, Boyer  
NAYS (0): None  
ABSENT (0): None

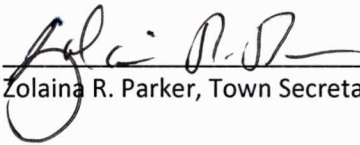
**8. ADJOURN**

With no further business, Mayor Rettig adjourned the meeting at 8:53 p.m.



David Rettig, Mayor

Attest:



Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: January 26, 2023