



DAVID A. RETTIG, MAYOR
RENA HARDEMAN, COUNCIL PLACE 1
MICHAEL C. GANZ, COUNCIL PLACE 2

BRIAN MONTINI, MAYOR PRO TEM, COUNCIL PLACE 3
ROGER SESSIONS, COUNCIL PLACE 4
DANNY SIMPSON, COUNCIL PLACE 5

**NORTHLAKE TOWN COUNCIL
MEETING MINUTES
THURSDAY, JANUARY 14, 2021
1500 COMMONS CIRCLE SUITE 300 - NORTHLAKE, TEXAS 76226**

1. Mayor David Rettig called the meeting to order at 5:33 pm, quorum present

Roll Call:	David Rettig, Mayor	Place 1-Rena Hardeman
	Place 2-Michael Ganz	Place 3-Brian Montini, Mayor Pro Tem
	Place 4-Roger Sessions	Place 5-Danny Simpson

Staff Present: Drew Corn, Town Administrator, Nathan Reddin, Development Director, John Zagurski, Finance Director, Chief Robert Crawford, PD; Captain Michael Coleman, PD; Eric Tamayo, Public Works Director; Sgt. Dwight Thornton, PD; Leann Oliver, Court Administrator, Tara Barton, Marketing & Communications Coordinator; John Thomson, Management Analyst; and Shirley Rogers, Town Secretary

Invocation given by Chief of Police Robert Crawford
Pledge of Allegiance led by Mayor David Rettig

3. Announcements, Proclamations and Presentations

- A. Mayor David Rettig recognized two employees on their work anniversary:
Dwight Thornton, Sergeant, Police Department – 10 Year Work Anniversary
Leann Oliver, Municipal Court Administrator – Certified Court Manager (CCM) Program Completion
- B. Presentation:
FY 21 Quarterly Investment and Financial Reports given by John Zagurski, Finance Director
- C. Briefing:
Police Vehicle Graphics update given by Drew Corn, Town Administrator
Mayor Rettig asked staff to incorporate all comments given during the meeting and bring back for further discussion at next meeting

2. Public Input

Mayor Pro Tem Brian Montini updated the council on the Home Rule Charter Commission

Have met on four occasions, reported good discussions by committee, reached consensus on most items and plans to have a 'draft' version of proposed charter for the committee members to review for final comments at the next meeting scheduled for January 23rd

4. Consent Items

- D. Mayor Pro Tem Montini made the motion to approve the Town Council Meeting Minutes of 12-10-20. 2nd by Council Member Ganz

Vote: motion passed unanimous
For: Montini, Ganz, Hardeman, Sessions, Simpson
Against: none

5. Action Items

- E. An Ordinance amending Article 5, "Zoning Districts," of the Unified Development Code of the Town of Northlake, Texas, by amending the minimum lot width requirement for the Rural Residential Zoning District

i. Mayor Rettig opened the public hearing at 6:01 pm to hear comments for or against Northlake resident Joel McGregor stated he was in favor of the proposed changes Mayor Rettig closed the public hearing at 6:02 pm

- ii. Mayor Pro Tem Montini made the motion to approve Ordinance No. 21-0114A. 2nd by Council Member Sessions

Vote: motion passed unanimous
For: Montini, Sessions, Simpson, Ganz, Hardeman
Against: none

- F. An Ordinance amending the Code of Ordinances, Town of Northlake, Texas, by amending Section 8.5, "Outdoor Lighting Regulations," of the Unified Development Code in Chapter 9 "Planning and Miscellaneous Development Regulations," providing for modified regulations related to Outdoor Lighting applicable in the Town limits and in the Town's extra-territorial jurisdiction where permitted

i. Mayor Rettig opened the public hearing at 6:09 pm to hear comments for or against No one came forward for or against the proposed amendment Mayor Rettig closed the public hearing at 6:09 pm

- ii. Mayor Pro Tem Montini made the motion to approve Ordinance No. 21-0114B. 2nd by Council Member Hardeman

Vote: motion passed unanimous
For: Montini, Hardeman, Ganz, Sessions, Simpson
Against: none

- G. An Ordinance providing for the annexation of a territory more specially described herein, but generally comprising approx. 249.299 acres located in a portion of the Holland Anderson Survey, Abst. No. 25, the H.W. Cocke Survey, Abst. No. 310, the W.P. Henderson Survey and Ben Waters

Survey, Abst. 642, the William Murray Survey, Abst. No. 890 the Simeon E. Park Survey, Abst. No. 1005, situated in the extra-territorial jurisdiction of the Town of Northlake, Denton County, Texas; extending the boundary limits of said Town of Northlake, Texas, for all municipal purposes

- i. Mayor Rettig opened the public hearing at 6:15 pm to hear comments for or against
No one came forward or against the proposed annexation
Mayor Rettig closed the public hearing at 6:15 pm
- ii. Council Member Ganz made the motion to approve Ordinance No. 21-0114C. 2nd by Mayor Pro Tem Montini

Vote: motion passed unanimous
For: Ganz, Montini, Hardeman, Sessions, Simpson
Against: none

- H. An Ordinance amending Ordinance No. 13-0124A being the Northlake Unified Development Code as amended by establishing the zoning classification of a certain 249.299 acre tract of land in a portion of the Holland Anderson Survey, Abst. No. 25, the H.W. Cocke Survey, Abst. No. 310, the W.P. Henderson and Ben Waters Survey, Abst. No.641, the William Murray Survey, Abst. No. 890, the Simeon E. Park Survey, Abst. No. 1005, Town of Northlake Texas, to "I" Industrial and revising the official zoning map in accordance therewith

- i. Mayor Rettig opened the public hearing at 6:16 pm to hear comments for or against
No one came forward for or against the proposed zoning
Mayor Rettig closed the public hearing at 6:16 pm

- ii. Mayor Pro Tem Montini made the motion to approve Ordinance No. 21-0114D. 2nd by Council Member Ganz

Vote: motion passed unanimous
For: Montini, Ganz, Hardeman, Sessions, Simpson
Against: none

- I. An Ordinance providing for the annexation of a territory more specially described herein, but generally comprising approx. 124.06 acres located in a portion of the Holland Anderson Survey, Abst. No. 25, the A. Gwaltney Survey, Abst. No. 500, situated in the extra-territorial jurisdiction of the Town of Northlake, Texas, for all municipal purposes

- i. Mayor Rettig opened the public hearing at 6:17 pm to hear comments for or against
No one came forward for or against the proposed annexation
Mayor Rettig closed the public hearing at 6:17 pm

- ii. Mayor Pro Tem Montini made the motion to approve Ordinance No. 21-0114E. 2nd by Council Member Ganz

Vote: motion passed unanimous
For: Montini, Ganz, Hardeman, Sessions, Simpson
Against: none

J. An Ordinance amending Ordinance No. 13-0124A being the Northlake Unified Development Code as amended, by establishing the zoning classification of a certain 124.06 acres located in a portion of Zoning Holland Anderson Survey, Abst. No. 25, the A. Gwaltney Survey, Abst. No. 500, situated in the extra-territorial jurisdiction of the Town of Northlake, Texas for all municipal purposes

i. Mayor Rettig opened the public hearing at 6:18 pm to hear comments for or against
No one came forward for or against the proposing zoning
Mayor Rettig closed the public hearing at 6:18 pm

ii. Council Member Sessions made the motion to approve Ordinance No. 21-0114F. 2nd by Mayor Pro Tem Montini

Vote: motion passed unanimous
For: Sessions, Montini, Hardeman, Ganz, Simpson
Against: none

K. Mayor Pro Tem Montini made the motion to approve the Preliminary Plat of Hawthorne Estates, a proposed residential subdivision consisting of 29 single-family residential lots on 34.084 acres out of the Patrick Rock Survey, Abst. No. 1063, generally located on the east side of Faught Road approx. 1,500- feet south of Prairie View Drive in the extra-territorial jurisdiction of the Town of Northlake. Avondale Development Group is the owner/applicant. TxCivil, Inc. is the engineer. Texas Geospatial is the surveyor. Case # PP-20-005. 2nd by Council Member Simpson

Vote: motion passed
For: Montini, Simpson, Sessions, Ganz
Against: Hardeman

L. Council Member Sessions made the motion to approve Resolution No. 21-1 to authorize the Town Administrator to enter into an Agreement to Dually Certify Retail Water Utility Service Area Pursuant to Texas Water Code Section 13.246 between the Town of Northlake, Texas and CSWR-Texas Utility Operating Company, LLC. 2nd by Council Member Ganz

Vote: motion passed unanimous
For: Sessions, Ganz, Hardeman, Montini, Simpson
Against: none

M. Mayor Pro Tem Montini made the motion to approve Resolution No. 21-2 for support TxDOT in expedited construction of FM 407 between IH-35W and Florance Road. 2nd by Council Member Simpson

Vote: motion passed unanimous
For: Montini, Simpson, Sessions, Ganz, Hardeman
Against: none

- N. Mayor Pro Tem Montini made the motion to approve of Resolution No. 21-3 authorizing the Town Administrator to contract with Red River Construction Co. for a 1.0 MG Ground Storage Tank and Pump Station. 2nd by Council Member Simpson

Vote: motion passed unanimous
For: Montini, Simpson, Sessions, Ganz, Hardeman
Against: none

- O. Mayor Pro Tem Montini made a motion to deny approval of Ordinance No. 21-0114G amending the Code of Ordinances, pursuant to Texas Transportation Code, Section 545.356 and Town Ordinances, Chapter 11 Traffic and Vehicles, Article 11.03, Operation of Vehicles Section 11.03.043, Speed Limits on Specific Streets; providing for maximum prima facie speed limit for FM 407 within the corporate limits of the Town; providing a penalty not to exceed \$200 for violations. 2nd by Council Member Ganz

Vote: motion passed unanimous
For: Montini, Ganz, Sessions, Simpson, Hardeman
Against: none

During discussions related to this item, consensus of council was that lowering the speed limit is not addressing or solving the issues concerning traffic on FM 407 through Northlake. Believed TxDOT should address the issues of turn lanes and traffic lights along the route without delay.

- P. No action - Approval of modifying, continuing and/or suspending the First Amended Declaration of Local and Public Health Emergency as modified by the Town Council on April 23, 2020

6. By general consent, Town Council convened into Executive Session at 7:03 pm to discuss the items listed below *Pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D:*

- a. Section 551.071 authorizes a governmental body to consult with its attorney in an executive session to seek his or her advice on a legal matter. It provides as follows: A governmental body may not conduct a private consultation with its attorney except: (1) When the governmental body seeks the advice of its attorney about: (a) pending or contemplated litigation; or (b) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter. The Town Council may adjourn into executive session for consultation with the Town Attorney regarding:
- i. Legal advice on any matter related to any posted agenda item;
 - ii. Legal advice related to the development and annexation of the Hatfield, Brasher, Green Tract on approximately 97.9 acre tract of land generally located south of Evelyn Lane, west of Faught Road and north of Faith Lane in the extraterritorial jurisdiction of the Town; and the development of the Charles Faught tracts totaling approximately 102.3 of land generally located north of Evelyn Lane, west of Faught Road, and south of Robson Ranch Road; and

- iii. Legal advice related to the development and annexation of the Scrivner Tract totaling 44.8 acres of land generally located east of Florance Road approximately 2,533 feet north of FM 407; and
- iv. Legal advice related to development and annexation of the IMA Development Group and AMI Development Group tracts, 3.4-acre, 1.7-acre and 1.3-acre tracts of land generally located at the northwest corner of FM 407 and Thompson Road in the extra-territorial jurisdiction of the Town; and
- v. Pending or contemplated litigation;
- vi. Brandon K. Thrasher vs. Fort Worth Police Department, Northlake Police Department, Denton County Sheriff's Department, US District Court Case No. 4:20cv350-SDJ-KPJ; and
- vii. Town of Northlake vs. City of Justin, Denton County District Court Cause No. 15-08170-367; and
- viii. City of Justin v. Toby Baker, Cause No. D-1-GN-20-002084.

- 7. Mayor Rettig reconvened the Council into Open Session at 8:02 pm
No action was taken as a result of the closed session per Mayor Rettig
- 8. Mayor Rettig adjourned the meeting at 8:02 pm

PASSED AND APPROVED BY TOWN COUNCIL on the 11th day of February 2021.

Town of Northlake


David Rettig, Mayor

Attest:


Shirley Rogers, Town Secretary

