



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING MINUTES
1500 COMMONS CIRCLE, SUITE 300
FEBRUARY 9, 2023**

The Northlake Town Council convened in a Regular Meeting on February 9, 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 Dusty Burris, Northlake Bible Church.
- The Pledge of Allegiance to the United States and Texas Flags was recited.

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

A. Presentation - Employee Service Awards

- i. Kurtis Campbell, Police Officer - 5 years of Service
- ii. Lisa Perea, Police Officer - 5 years of Service
- iii. Tara Wilson, Administrative Assistant - 5 years of Service

Mayor Rettig, Robert Crawford, Police Chief, and Eric Tamayo, Public Works Director, presented the service awards.

B. Briefing - Hillwood Industrial Park Concept Plan

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

Following discussion, Town Council consensus was for staff to present the item for consideration at a future meeting.

C. Briefing - Final Report for Impact Fee Update for the Town of Northlake Water & Sanitary Sewer Systems

The item was presented by Drew Corn, Town Manager, Matthew Garrett, New Gen Solutions, and Preston Dillard, Halff & Associates, and discussion followed.

Following discussion, Town Council consensus was to proceed with a public hearing and consideration on March 9, 2023.

D. Briefing - Fiscal Year 2023 First Quarter Investment Report (Oct - Dec 2022)

The item was presented by John Zagurski, Finance Director, and commentary followed.

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

E. Briefing - Fiscal Year 2023 First Quarter Financial Report (Oct - Dec 2022)

The item was presented by John Zagurski, Finance Director, 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-Council-Meetings>.

- Rena Hardeman, address on file - addressed proposed sports venue, 2% hotel occupancy tax increase, expiration of Economic Development Corporation/Community Development Corporation monies.

4. CONSENT ITEMS

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

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

AYES (7): Rettig, Keeker, Ganz, Montini, Sessions, Moore, Boyer

NAYS (0): None

ABSENT (0): None

A. Consider approval of January 26, 2023 meeting minutes

APPROVED

B. Consider a Resolution of the Town of Northlake, Texas, accepting the 2022 Racial Profiling and Analysis Report

APPROVED RESOLUTION NO. 23-16

- C. 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. 23-17

5. **ACTION ITEMS**

- A. Consider an Ordinance of the Town of Northlake, Texas, authorizing and ordering a municipal election to be held in the Town of Northlake on May 6, 2023, and if required, a Runoff Election on June 10, 2023, for the purpose of electing Council Members to Places 4, 5, and 6; 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 NO. 23-0209A

The item was presented, and no 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

- 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 May 6, 2023, for the purpose of submitting to the qualified voters of the Town of Northlake, Texas, a ballot proposition on the question of approving and implementing Resolution No. 23-06 designating the use of special revenues to fund a Sports Venue Project, through (1) the proceeds of any lease agreement; (2) the assessment of an additional two (2) percent hotel occupancy tax within the town; (3) the dedication of 1/8 cent of existing sales tax levied by the Town of Northlake Economic Development Corporation; and (4) the dedication of 1/8 cent of existing sales tax levied by the Town of Northlake Community Development Corporation, pursuant to Chapter 334 of the Texas Local Government Code, as amended; 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 NO. 23-0209B

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, Keeker, Montini, Sessions, Moore, Boyer
NAYS (1): Ganz
ABSENT (0): None

- C. Consider an Ordinance of the Town of Northlake, Texas, providing for the annexation of approximately 6.533 acres of land situated in the Patrick Rock Survey, Abstract No. 1063, generally located on the north side of FM 407 approximately 1,200 feet west of Thompson Road. Northlake Land Development Partners, LLC, and Northlake MOB Development Partners, are the owners/applicants. Case # ANX-22-004
- i. Public hearing
 - ii. Consider approval
- APPROVED ORDINANCE NO. 23-0209C**

The item was presented, and commentary followed.

Mayor Rettig recessed the regular meeting and opened the public hearing at 6:45 p.m., and with no speakers coming forward, the public hearing was closed at 6:45 p.m., and the regular meeting was reconvened.

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

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

- D. Consider an Ordinance of the Town of Northlake, Texas, amending the Code of Ordinances and Appendix "A"; Special Events Fees (A3.002), and Water and Sewer Sanitary Services Fee (A4.001) (a) & (b); effective January 27, 2023
- APPROVED ORDINANCE NO. 23-0209D**

The item was presented, and discussion followed.

Councilmember Sessions moved to approve the item 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

- E. Consider a Resolution of the Town of Northlake, Texas, awarding BID 22-06 and authorizing the Town Manager to execute an agreement/contract with Ed Bell Construction Company for reconstruction of Cleveland Gibbs south, in an amount not to exceed \$5,649,214.35
- APPROVED RESOLUTION NO. 23-14**

The item was presented, and discussion followed.

Following discussion, Mayor Rettig recessed the regular meeting at 7:21 p.m. and convened in Executive Session, pursuant to Section 551.071- Consultation with Attorney. The regular meeting was reconvened at 7:47 p.m., and no vote or action was taken during the Executive Session.

Councilmember Sessions 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 7:50 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. Potential lease agreement with tenant of proposed sports venue.
- iii. Potential development agreement and annexation of the Neely tract on approximately 25.2 acres of land generally location at the southwest corner of FM 156 and Sam Reynolds Road in the extraterritorial jurisdiction of the Town.

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. Economic Development Incentive Package for Project Chestnut.

7. RECONVENE INTO OPEN SESSION

Mayor Rettig reconvened the Regular Meeting at 8:25 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.

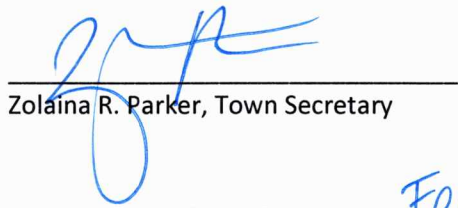
8. ADJOURN

With no further business, Mayor Rettig adjourned the meeting at 8:25 p.m.



David Rettig, Mayor

Attest:



Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON:

February 23, 2023