



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING MINUTES
1500 COMMONS CIRCLE, SUITE 300
FEBRUARY 23, 2023**

The Northlake Town Council convened in a Regular Meeting on February 23, 2023, at 5:31 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 5:31 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

Roger Sessions, Place 4 - Absent with Notice
Bill Moore, Place 5
Wes Boyer, Place 6

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

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

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

- A. Announcement - Town awarded Government Finance Officers Association's Certificate of Achievement for Excellence in Financial Reporting

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

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

- B. Briefing - Hillwood Industrial Proposed Development Agreement

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

There was no direction provided as the agreement was scheduled for consideration under Action Item 5.B.

C. Briefing - Andale Construction HA5™ Asphalt Treatment

The item was presented by Brandon Doughty, Public Works Superintendent, and discussion followed.

Following discussion, Town Council consensus was for staff to present more information at a future meeting for possible consideration.

D. Briefing - Fiscal Year 2022-2023 Digital Budget Book

The item was presented by John Thomson, Budget Coordinator, 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>.

- Joel McGregor, address on file - addressed TIRZ; Hillwood Development Agreement (Item 5.B.)
- Rena Hardeman, address on file - addressed asphalt treatment and toxic chemicals; Hillwood Development Agreement (Item 5.B.)

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 Councilmember Ganz. Motion carried.

AYES (6): Rettig, Keeker, Ganz, Montini, Moore, Boyer

NAYS (0): None

ABSENT (1): Sessions

A. Consider approval of February 9, 2023 meeting minutes

APPROVED

B. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an Interlocal Agreement with Denton County Auditor and Denton County Sheriff's Office to provide maintenance and operational support for dispatch software on Police in-car computers

APPROVED RESOLUTION NO. 23-18

C. Consider Consider a Resolution of the Town of Northlake, Texas, approving an Escrow Agreement and a Cost Sharing Agreement between the Town of Northlake and Northlake Municipal Management District No. 1 (MMD No.1)

APPROVED RESOLUTION NO. 23-19

5. ACTION ITEMS

- A. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an agreement/contract with Halff Associates, for Preliminary Design and Construction Plans of the Catherine Branch Wastewater Treatment Plant Expansion, in an amount not to exceed \$416,900
APPROVED RESOLUTION NO. 23-20

The item was presented, and commentary followed.

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

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

- B. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute a development agreement with Petrus Investment, L.P., for the development of the proposed Hillwood Industrial Park Concept
APPROVED RESOLUTION NO. 23-21

The item was presented, and discussion followed.

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

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

- C. Consider a Resolution of the Town of Northlake, Texas, appointing a member to the Comprehensive Land Use Plan Steering Committee
APPROVED RESOLUTION NO. 23-22

The item was presented, and commentary followed.

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

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

- D. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an agreement/contract with Retail Street Advisors, for a market study to develop a mixed-use master plan for the Chadwick Farms commercial frontage referred to as Chadwick Commons, in an amount not to exceed \$75,000; and approving the Northlake Community Development Corporation Board of Directors and Northlake Economic Development Corporation Board of Directors recommendation to fund 50% of the cost (\$18,750 from each board respectively)

APPROVED RESOLUTION NO. 23-23

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 (6): Rettig, Keeker, Ganz, Montini, Moore, Boyer

NAYS (0): None

ABSENT (1): Sessions

6. EXECUTIVE SESSION

The Town Council convened into an Executive Session at 7:02 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.
- iv. Potential annexation and development agreement with Oneta Lee Cope Trust on a tract of land totaling approximately 69 acres generally located west of FM 156 and north of Sam Reynolds Road.
- v. Sports Venue Special Tax Election.
- vi. Potential Cost Sharing Agreement with City of Justin and Trinity River Authority for Wastewater Collection Pipeline.

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 with Henry Northlake Development LLC on five tracts of land totaling approximately 122 acres generally located east of 1-35W and north of Denton Creek.

7. RECONVENE INTO OPEN SESSION

Mayor Rettig reconvened the Regular Meeting at 7:49 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 7:50 p.m.



David Rettig, Mayor

Attest:



Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: March 9, 2023