



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, FEBRUARY 25, 2021  
1500 COMMONS CIRCLE SUITE 300 - NORTHLAKE, TEXAS 76226**

1. Mayor David Rettig called the meeting to order at 5:31 pm, quorum present

Roll Call:

David Rettig, Mayor	Present
Rena Hardeman, Place 1	Present
Michael Ganz, Place 2	Present
Roger Sessions, Place 4	Via Phone
Danny Simpson, Place 5	Absent

Staff Present:

Drew Corn, Town Administrator	Nathan Reddin, Development Services Director
Robert Crawford, Chief of Police	John Zagurski, Finance Director
Shirley Rogers, Town Secretary	Eric Tamayo, Public Works Director
Brandon Doughty, PW Superintendent	Michael Coleman, Police Captain
John Thomson, Management Analyst	

Consultant Present:

Ashley Dierker, Town Attorney

Invocation by Ben Scheck, Pastor, The Grove Church

Mayor Rettig led the Pledge of Allegiance to the US Flag

3. Announcements, Proclamations and Presentations

A. Nathan Reddin gave an update on Jefferson Northlake Apartment Development Rezoning

- Located on SH 114, in the Northlake Industrial District on a 12 acre tract
- Reserved for 360 multi-family residential units, 5 acre tract reserved for commercial site (18,000 sf)
- JPI in DFW area developed 51 apartment communities totaling 20,122 homes
- Current 30 communities under various phases of development located in 17 different cities at a value of over \$2.9 billion

- Headquartered in DFW with over 30 years of development, construction and investment management experience
- Gated community, amenities, enclosed conditioned and carpeted corridors in all buildings

JPI Representatives present: Miller Sylvan, Sr. Vice President, Tommy Mann and David Martin, Attorney Land Use & Zoning, Winstead PC, Rusty Ross, Sr. Development Site Manager, Peyton Magee, Kimley Horn Civil Engineer; Property Owner present: Bill Vaughn

- B. Mayor David Rettig and Town Administrator Drew Corn briefed on the Winter Averaging**
- Wintering Averaging- water usage average of three winter months (December, January, February), assumes minimal irrigation activity, relatively accurate with minimal expense
  - Winter Average charged beginning in March; interim average of 8,000 gallons per month until actual average usage established; based on industry standards of wastewater usage, commercial accounts are affected
  - Potential winter storm impact – February 14<sup>th</sup> on Northlake experienced five sub-freezing temperature days, required dripping of faucets to protect pipes, others turned off water or reduced irrigation

Consensus of council is to reduce impact – waive month of February for winter average calculation, waive permit fees on water heater replacement damage caused by winter storm for 90 days starting on February 25, 2021 and ending on May 25, 2021.

- C. Chief of Police Robert Crawford briefed the Council on Criminal Activity and Police Response**
- Part 1 Crimes reported remains consistently flat, decrease in overall reports
  - Burglary of Motor Vehicles increased from previous year
  - Initiate a Public Education - Curb the Crime Campaign
  - Technology and Equipment Enhancements (Bicycle Patrols, License Plate Readers and Drone Stake-out)
- D. Public Works Director Eric Tamayo updated the council on Recent Weather Event and Public Works Response**
- Thanked his crews working rotating shifts to maintain 24-hour coverage, kept vehicles and generators running to avoid diesel gelling, moved SCADA to pump station with emergency generator to continue operation during sporadic power outages
  - Canyon Falls Pump Station – emergency generator tripped, pressure stayed above 20 psi (boil water notice not required), precautionary water samples showed no contaminants
  - Harvest Pump Station – reduced flows due to repairs of UTRWD line west of Florance, increased demand due to dripping faucets
  - Able to avoid boil water notice in the northern pressure plain
  - South Pressure Plain – Ft Worth wholesale supply experienced multiple line breaks and power loss at treatment facilities; because of the issues, boil water notice was issued to all wholesale customers south of Dale Earnhardt Way. Customers notified via website and Facebook; Ft Worth’s samples negative and rescinded boil water notice on Friday, February 19<sup>th</sup>, Northlake’s samples negative, lifted boil water notice on Saturday, February 20<sup>th</sup>

2. Public Input

Northlake resident Laura McGregor commented on the proposed Home Rule Charter, stated her husband was on the committee but chose not to sign the statement when charter was given to the council because he does not agree with the document. Does not believe the charter is good for the citizens of the town and is unconstitutional, does not protect the rights of the residents.

Stated her opposition to the apartments on the agenda tonight, people who rent apartments are transient have nothing to invest in the town, usually brings in crime which needs more police services, and reminded council this project was turned down six months ago

Mayor Pro Tem Brian Montini stated the next council meeting scheduled for March 11<sup>th</sup> would fall during spring break and asked the Mayor to consider cancelling it. Mayor Rettig stated he would check with staff to see if we had any obligations on items before he made a decision

Northlake resident Bill Moore stated as a member of the Home Rule Charter Commission, he thanked Brian Montini for chairing the committee. Everyone was given an opportunity to talk, discuss, and vote throughout the meetings. It was a total democratic process. Supports the Adoption of the Home Rule Charter Election scheduled for May 1, 2021

4. Action Items

E. 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

F. Council Member Ganz made the motion to continue indefinitely the Declaration of Local Disaster in response to severe weather in Town of Northlake, Texas, ordered by Mayor Rettig on February 22, 2021. 2<sup>nd</sup> by Mayor Pro Tem Montini

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

5. Mayor Rettig convened the council into Executive Session at 7:12 pm to discuss 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; and
- 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,

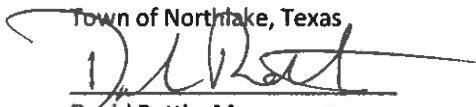
west of Faught Road and north of Faith Lane in the extraterritorial jurisdiction of the Town; and the development of the Charles Faught tracts totaling approximately 152.3 acres of land generally located north of Evelyn Lane, west of Faught Road, and south of Robson Ranch Road; and

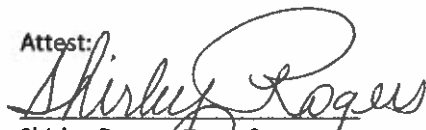
- iii. Legal advice related to the development and annexation of the Scrivner Tract totaling 44.8 acres of land generally located east of Florance Road approximately 2,533 feet north of FM 407 in the extraterritorial jurisdiction of the Town; and
- iv. Legal advice related to the development and annexation 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 extraterritorial jurisdiction of the Town; and
- v. Pending or contemplated litigation; and
- vi. Consideration of issues in furtherance of settlement negotiations in Town of Northlake vs. City of Justin, Denton County District Court Cause No. 15-08170-367; and
- vii. City of Justin v. Toby Baker, Cause No. D-1-GN-20-002084.

b. Section 551.072 Deliberation regarding the purchase, exchange, lease or value of real property to be acquired as right-of-way out of certain 12.6 acre tract of land

- 6. Mayor Rettig reconvened the council into open session at 7:50 pm.  
No action was taken as a result of the closed session
- 7. By general consent, the meeting was adjourned at 7:50 pm.

PASSED AND APPROVED BY NORTHLAKE TOWN COUNCIL on the 11<sup>th</sup> day of March 2021.

Town of Northlake, Texas  
  
David Rettig, Mayor

Attest:  
  
Shirley Rogers, Town Secretary

