



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING MINUTES
MARCH 9, 2023**

The Northlake Town Council convened in a Regular Meeting on March 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 - 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 Ben Scheck, The Grove Church.
- The Pledge of Allegiance to the United States and Texas Flags was recited.

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

A. Presentation - Recognition of Town Hall 101 Graduates

Mayor Rettig presented each graduate with a certificate of completion.

B. Presentation - New Employee Introductions

Robert Crawford, Chief of Police, introduced new personnel.

C. Presentation - Upper Trinity Regional Water District on Water Conservation efforts

The item was presented by Drew Corn, Town Manager, and Jason Pierce, Upper Trinity Regional Water District, 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 water and wells at North Ridge Estates

4. CONSENT ITEMS

The Consent Agenda consisted of Item 4.A., 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 (6): Rettig, Keecker, Ganz, Montini, Moore, Boyer

NAYS (0): None

ABSENT (1): Sessions

- A. Consider approval of February 23, 2023 meeting minutes

APPROVED

5. ACTION ITEMS

- A. Hold a public hearing 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 (1st Required Public Hearing; 2nd Required Public Hearing set for March 23, 2023; Final Consideration set for April 13, 2023)

The item was presented, and commentary followed.

Mayor Rettig opened the public hearing at 6:15 p.m., and with no speakers coming forward, the public hearing was closed at 6:16 p.m., and the regular meeting reconvened.

This was only a public hearing with final consideration set for April 13, 2023.

- B. Consider an Ordinance of the Town of Northlake, Texas, amending Article 9.03, Division 2 of the Code of Ordinances; adopting land use assumptions, capital improvements plans, and impact fees for water and sanitary sewer facilities

i. Public hearing

ii. Consider approval

APPROVED ORDINANCE NO. 23-0309A

The item was presented, and discussion followed.

Mayor Rettig opened the public hearing at 6:19 p.m., with the following coming forward to speak:

- Aaron Fowler, address on file - addressed Capital Improvement Advisory Committee process
- Rena Hardeman, address on file - addressed land use assumptions

Mayor Pro Tem Montini moved to approve the item as presented. Motion seconded by Council Member Ganz. Motion carried.

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

- C. Consider an Ordinance of the Town of Northlake, Texas, amending the Code of Ordinances and Appendix "A"; Impact fees (A4.003), and Roadway impact fee schedule (A6.003)
APPROVED ORDINANCE NO. 23-0309B

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

- D. Consider a Resolution of the Town of Northlake, Texas authorizing participation in certain cooperative purchasing programs in accordance with the Town's Procurement Policy; identifying those cooperative purchasing programs; authorizing the Town Manager to execute any and all necessary agreements for participation and approving related contracts
APPROVED RESOLUTION NO. 23-24

The item was presented, and discussion followed.

Councilmember Moore 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

- E. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute a purchase agreement with The Fulcrum Group for the purchase of two network servers, in an amount not to exceed \$46,536.98
APPROVED RESOLUTION NO. 23-25

The item was presented, and discussion followed.

Mayor Pro Tem Montini 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

- F. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute a purchase agreement with Andale Construction, for HA5 Pavement Treatment, in an amount not to exceed \$191,675.00

APPROVED RESOLUTION NO. 23-26

The item was presented, and discussion followed.

Councilmember Moore 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

6. EXECUTIVE SESSION

The Town Council convened into an Executive Session at 6:50 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.
- iv. Memo of Understanding between City of Justin and Town of Northlake related to regional wastewater system partnership and interim provision of water and wastewater service by Justin to Northlake.
- v. Sports Venue Special Tax Election.

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.

7. RECONVENE INTO OPEN SESSION

Mayor Rettig reconvened the Regular Meeting at 7:55 p.m., to address any Council action regarding the items deliberated during Executive Session.

The following action resulted from deliberations during Executive Session:

A. Section 551.071 - Consultation with Attorney

- ii. Potential lease agreement with tenant of proposed sports venue.

Mayor Pro Tem Montini moved to authorize the Town Manager to sign a Memorandum of Understanding (MOU) to begin negotiations. Motion seconded by Councilmember Boyer. Motion carried.

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

NAYS (0): None

ABSENT (1): Sessions


8. ADJOURN

With no further business, Mayor Rettig adjourned the meeting at 7:57 p.m.



David Rettig, Mayor

Attest:



Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: April 13, 2023