



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  
REGULAR MEETING MINUTES  
MARCH 25, 2021  
1500 COMMONS CIRCLE SUITE 300 - NORTHLAKE, TEXAS 76226**

1. Mayor David Rettig called the meeting to order at 5:32 pm, all members present

**Roll Call:**

David Rettig, Mayor	present	Michael Ganz, Place 3	present
Rena Hardeman, Place 1	present	Brian Montini, Mayor Pro Tem	present
Michael Ganz, Place 2	present	Danny Simpson, Place 5	present

**Staff present:**

Drew Corn, Town Administrator	Nathan Reddin, Development Director
John Zagurski, Finance Director	Robert Crawford, Chief of Police
Eric Tamayo, Public Works Director	John Thomson, Management Analyst
Shirley Rogers, Town Secretary	

**Consultant's present:**

Ashley Dierker, Town Attorney	Ben McGahey, P.E., Town Engineer
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Brandon McClure, Associate Pastor, The Tribes Church gave the Invocation  
Mayor David Rettig led the Pledge of Allegiance

2. Announcements, Proclamations and Presentations

A. Home Rule Charter Transition - Boards and Commissions Appointments and Schedule  
Drew Corn, Town Administrator

- If the Home Rule Charter is approved, it would create two new boards as follows:
  - Planning & Zoning Commission - min. 7 members
  - Board of Adjustment - min. 5 members
- Development Corporation Boards (already in place)
  - Economic Dev. Corporation – 7 members with a min. of 5 members
  - Community Dev. Corporation – exactly 7 members
- Min. of 26 volunteers needed for various boards
- Adopt ordinance creating new boards, encourage submission of board applications, review applicants and appoint board members

- Created a proposed meeting calendar

**B. Fiscal Year 2021 Digital Budget Book Launch**

John Zagurski, Finance Director

- Online version of the budget
- Mobile friendly, interactive, customizable
- Provides functionality and transparency, links to documents on town’s website, provides performance and workload data for the town
- Submitted the budget for the Distinguished Presentation Award Program from GFOA of the US & Canada

**3. Public Input**

- Northlake resident Tim Wright appreciated the council’s decision to grant a \$8.00 drip credit to residents on the water system but would like to return his since he didn’t let his pipes drip during the severe weather event in February. He talked about the current make-up of the council, saying five out of six members of the council lived on large lots with water wells, only the Mayor lived on a small lot in a subdivision that has water and sewer
- Northlake resident Joel McGregor had questions relating to Item K- Mayor answered before the meeting; he and his spouse would be interested and willing to serve on a board
- Northlake resident Bill Moore stated with the upcoming elections, the make-up of the council will change with some members would be living in a subdivision with access to water and sewer

**4. Consent Item**

**C. Mayor Pro Tem Montini made the motion to approve the Town Council Minutes 3-11-21. 2<sup>nd</sup> by Council Member Ganz**

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

**5. Action Items**

**D. Annexation of approximately 5.424 acres of Faight Road between FM 407 and Evelyn Lane within the Town’s exclusive extraterritorial jurisdiction (ETJ)**

- i. Mayor Rettig opened the public hearing at 6:36 pm to hear comments for or against the proposed annexation**  
**None were received**  
**Mayor Rettig closed the public hearing at 6:36 pm**

**E. Council Member Ganz made the motion to approve the Preliminary Plat of Harvest Phase 9 & 10, a subdivision consisting of 107 residential lots and 5 non- residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on a 49.734-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located north of Old Justin Road and approximately 700 feet east of Flanagan Farm Drive. Belmont 407, LLC is the owner/applicant/developer. Jones & Carter, Inc. is the engineer/surveyor. 2<sup>nd</sup> by Mayor Pro Tem Montini**

**Vote: motion passed unanimous**

For: Ganz, Montini, Hardeman, Sessions, Simpson  
Against: none

- F. Mayor Pro Tem Montini made the motion to approve the Final Plat of The Ridge at Northlake Phase 2, a subdivision consisting of 195 residential lots and 8 common area lots on an 43.158-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located 2,000 feet south of Robson Ranch Road near the intersection of Briarwood Road and Heritage Trail, and zoned Mixed-Use Planned Development (MPD). TMRY Ridge, LP is the owner/applicant/developer. JBI Partners is the engineer/surveyor. 2<sup>nd</sup> by Council Member Simpson

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

- G. Final Plat of Lot 3R, Block A, Alliance Northport Addition, being a replat of Lot 3, Block A, Alliance Northport Addition, a 34.031-acre lot generally located on the east side of IH 35W at 17505 IH 35W approximately 800 feet south of Dale Earnhardt Way and zoned Industrial (I). Hillwood Alliance Services is the applicant. LEX Northlake 17505 L.P. is the owner. Peloton Land Solutions is the engineer/surveyor. 2<sup>nd</sup> by

- i. Mayor Rettig opened the public hearing at 6:52 pm to hear comments for or against the proposed final plat  
Northlake resident Joel McGregor stated more parking would be good  
Mayor Rettig closed the public hearing at 6:53 pm

Council Member Hardeman made the motion to approve the Final Plat. 2<sup>nd</sup> by Mayor Pro Tem Montini

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

- H. Council Member Simpson made to the motion to approve revisions to approved Site Plan of Alliance Northport Building 5, a 225,934 square-foot industrial building on 15.042 acres platted as Lot 8, Block A, Alliance Northport Addition, generally located on the northwest corner of Dale Earnhardt Way and Sam Lee Lane at 4100 Dale Earnhardt Way, and zoned Industrial (I). Alliance Northport No. 5., Ltd. is the owner/applicant. Peloton Land Solutions, Inc. is the engineer. 2<sup>nd</sup> by Council Member Hardeman

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

- I. Final Plat of Lots 5A & 5B, Town Commons, a 1.061-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the east side Cleveland-Gibbs Road approximately 400 feet north of FM 407 in the extraterritorial jurisdiction of the Town of Northlake. Harvest FM 407, Ltd. is the owner. Office Equity Solutions is the applicant/developer. Baird, Hampton, Brown Inc. is the engineer/surveyor.

- J. Site Plan of Northlake Commons Phase 8, a proposed two-building 10,126 square-foot retail center on a 1.061-acre tract of land to be platted as Lots 5A & 5B, Town Commons, generally located on the east side Cleveland-Gibbs Road approximately 400 feet north of FM 407 in the extraterritorial jurisdiction of the Town of Northlake. Harvest FM 407, Ltd. is the owner. Office Equity Solutions is the applicant/developer. Baird, Hampton, Brown Inc. is the engineer.

Council Member Hardeman made the motion to approve Items I & J. 2<sup>nd</sup> by Council Member Simpson

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

- K. For this item, Mayor Rettig turned the meeting over to Mayor Pro Tem Montini. Council Member Sessions made the motion to approve Resolution No. 21-6 to Support for House Bill 3642 Change of Status for Territory Annexed by Certain Municipalities by State Representative Tan Parker. 2<sup>nd</sup> by Council Member Simpson

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

Mayor Pro Tem Montini turned the meeting back over to Mayor Rettig.

- L. Mayor Pro Tem Montini made the motion to approve cancelling the April 22, 2021 Council Meeting and schedule for April 29, 2021. 2<sup>nd</sup> by Council Member Ganz

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

- M. No action taken - 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

- N. No action taken - Continue with Declaration of Local Disaster in response to severe weather in Town of Northlake, Texas, ordered by Mayor Rettig on February 22, 2021

6. By general consent, Mayor Rettig convened the Town Council into Executive Session at 7:16 pm pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D to discuss the items listed under Section 551.071 and 551.072

- 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. 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

7. Mayor Rettig reconvened the Town Council into Open Session at 7:33 pm, stated no action was taken as a result of the closed session

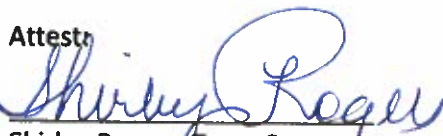
8. Mayor Rettig adjourned the meeting at 7:33 pm.

Passed and approved by the Town Council on this the 8th day of April 2021.

Town of Northlake, Texas

  
David Rettig, Mayor

Attest:

  
Shirley Rogers, Town Secretary

