



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 OF APRIL 8, 2021
1500 COMMONS CIRCLE SUITE 300, NORTHLAKE, TEXAS 76226**

1. Mayor David Rettig called the regular meeting to order at 5:33 pm, quorum present

Roll Call:

David Rettig, Mayor	present	Brian Montini, Mayor Pro Tem	present
Rena Hardeman, Place 1	present	Roger Sessions, Place 4	present
Michael Ganz, Place 2	absent	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	Michael Coleman, Police Captain
Emily Harville, PD Admin. Asst.	Kyle Brown, PW Crew Leader
Lisa Perea, PD CID Officer	Alvin Carey, PD Officer
Tyler Lenderman, PD Officer	

Consultant's present:

Ashley Dierker, Town Attorney	Ben McGahey, PE, Town Engineer
Terry Morgan, Legal Counsel	

Invocation given by Mayor David Rettig

Pledge of Allegiance led by Mayor David Rettig

2. Announcements, Proclamations and Presentations

- B. Mayor Rettig recognized two employees for 5 Years of Service
- o Kyle Brown, Crew Leader, Public Works Department
 - o Emily Harville, Administrative Assistant, Police Department

- A. Denton County Commissioner Precinct 4 Dianne Edmondson presented 'County Government Month'
- o Awards received by the County (Budget, Purchasing, Veteran's Affairs Office, Public Health Department)
 - o COVID vaccine hub located at Texas Motor Speedway and COVID weekly meetings

- CARES funds received and distributed for housing relief, business grants, and communities
- County Budget Overview, funding sources and expenditures, property taxes and exemptions
- County Services
- Boards and Commissions open to residents
- County Growth, current and projected
- Recent changes within the County

- C. Louis Breedlove, Sr. Audit Manager BrooksWatson & Co CPAs, presented the FY 2020 Annual Financial Report
- Overview of the audit process
 - Components of the Comprehensive Annual Financial Report
 - Financial Highlights: Town Wide - Governmental Funds - General Fund Balance – Proprietary Funds
 - Communications Letters
- D. Mayor Pro Tem Brian Montini and Drew Corn, Town Administrator spoke on the Home Rule Charter Transition on Council Changes
- Council make-up and voting, term limits, compensation, filling vacancies, recall of elected official, initiative, referendum
 - Code of Ethics adoption
 - Appointment/Removal of Town Manager with a 2/3 votes
 - Town Manager appointments (Town Secretary & Police Chief) subject to Council approval
 - Town Manager submission of annual budget
- E. Mayor Pro Tem Brian Montini and Drew Corn, Town Administrator briefed the council on Dangerous Buildings Ordinance Overview
- Current ordinance adopted in 1999, follows LGC Chapter 214 Municipal Regulations of Housing and Other Structures, Dangerous Structures
 - Definition of substandard conditions, due process/notice and immediate danger
- F. Drew Corn, Town Administrator and John Zagurski, Finance Director briefed the council on Digital Utility Service Application
- Exploring different applications
 - Automates application information, integrates with Town financial software, digital signature, open to other utilities, mobile friendly, customizable, no cost to customer or town

3. Public Input

- Northlake resident Joel McGregor spoke on Item 2E Dangerous Buildings Overview

4. Consent Items

- G. Town Council Meeting Minutes 3-25-21
- H. Ordinance No. 21-0408 providing for the annexation of a territory more specially described herein, but generally comprising approximately 5.424 acres located in a portion of the Patrick Rock Survey, Abstract No. 1063, the J.M. Paine Survey, Abstract No. 1529, and the Texas and Pacific Railway Company Survey, Abstract No. 1305, situated in the extra-territorial jurisdiction of the Town of Northlake, Denton County, Texas; extending the boundary limits of said Town of Northlake, Texas for all municipal purposes

Mayor Pro Tem Montini made the motion to approve the Consent Items. 2nd by Council Member Sessions

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

5. Action Items

- I. Council Member Simpson made the motion to accept the Annual Financial Report ending 30, 2020. 2nd by Council Member Hardeman

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

- J. Mayor Pro Tem Montini made the motion to re-appoint Lyle Dresher to the Upper Trinity Regional Water District Board of Directors for a four year term. 2nd by Council Member Sessions

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

- K. No action taken to modify, continuing and/or suspending the First Amended Declaration of Local and Public Health Emergency as modified by the Town Council on April 23, 2020

- L. No action taken to 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 council into Executive Session at 7:21 pm pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D to discuss the sections listed below:

- 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 council into Open Session at 8:33 pm
 - o No action was taken as a result of the closed session
- 8. Mayor Rettig adjourned the meeting at 8:33 pm


Passed and approved by the Town Council on this the 13th day of May 2021.

Town of Northlake, Texas



David Rettig, Mayor

Attest:



Shirley Rogers, Town Secretary

