



**NORTHLAKE TOWN COUNCIL  
REGULAR MEETING MINUTES  
1500 COMMONS CIRCLE, SUITE 300  
MAY 11, 2023**

The Northlake Town Council convened in a Regular Meeting on May 11, 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 Keecker, Place 1  
Michael Ganz, Place 2  
Brian Montini, Mayor Pro Tem

Roger Sessions, Place 4  
Bill Moore, Place 5  
Wes Boyer, Place 6

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

- Invocation was given by Justin Paulk, Campus Pastor, Fellowship of the Parks Church.
- The Pledge of Allegiance to the United States and Texas Flags was recited.
- Councilmember Bill Moore was presented with a plaque of appreciation for service as Town Councilmember, Place 5.

**2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**

A. Proclamation - National Police Week - May 14-20, 2023

The proclamation was presented by Mayor Rettig.

B. Proclamation - Public Works Week - May 21-27, 2023

The proclamation was presented by Mayor Rettig.

C. Briefing - Emergency Services District #1 Grant Request

The item was presented by Chief Ricky Vaughn, and discussion followed.

Following discussion, Town Council consensus was to request an update be presented at a future meeting on what other entities would proportionally contribute.

D. Briefing - Trammell Crow Company Development Project

The item was presented by Drew Corn, Town Manager, Jake Marks, Trammell Crow, and John Polster, ITS, and discussion followed.

There was no direction provided as the item was for presentation purposes only and scheduled for consideration later during the meeting.

E. Briefing - Fiscal Year 2023 Second Quarter Investment Report (Jan - Mar 2023)

The item was presented by John Zagurski, Finance Director, and no discussion followed.

There was no consensus as the item was for presentation purposes only.

F. Briefing - Fiscal Year 2023 Second Quarter Financial Report (Jan - Mar 2023)

The item was presented by John Zagurski, Finance Director, and no discussion followed.

There was no consensus 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>.

- Tammy Wright, address on file – addressed Item 5.A. (Flock cameras)
- Jennifer Link, address on file – addressed Item 5.A. (Flock cameras)
- Patricia Villanueva, address on file – addressed Item 5.A. (Flock cameras)
- Rena Hardeman, address on file – addressed Item 2.C. (Grant Request); expressed appreciation for Police and Public Works personnel
- Paul Herb, address on file – addressed Item 5.A. (Flock cameras)
- Connie Thomas, address on file – addressed Item 5.A. (Flock cameras)

**4. CONSENT ITEMS**

The Consent Agenda consisted of Item 4.A. - 4.E., and no items were pulled for individual consideration.

Mayor Pro Tem Montini moved to approve the Consent Agenda as presented. Motion seconded by Councilmember Sessions. Motion carried.

AYES (7): Rettig, Ganz, Montini, Sessions, Moore, Boyer, Keeker

NAYS (0): None

ABSENT (0): None

A. Consider approval of the Town Council Regular Meeting Minutes for April 13, 2023

**APPROVED**

- B. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an Interlocal Cooperation Agreement with Denton County for the use of the Denton County Radio Communications System, in an amount not to exceed \$66,861  
**APPROVED RESOLUTION NO. 23-32**
- C. Consider calling and authorizing a public hearing to be held on June 22, 2023, at 5:30 p.m., at the Town of Northlake, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, in the Council Chambers, regarding the proposed annexation of approximately 806.645 acres of land generally located north of Dale Earnhardt Way and Victory Circle between FM 156 and IH 35W contiguous to the current town limits of Northlake, Texas, in the Town's exclusive extraterritorial jurisdiction  
**APPROVED**
- D. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to accept a 0.0413-Acre Permanent Sanitary Sewer Easement from Wabtec Manufacturing Solutions, LLC for the Catherine Branch Wastewater Trunk Line  
**APPROVED RESOLUTION NO. 23-33**
- E. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to accept a 0.4058-Acre Permanent Sanitary Sewer Easement from Continental US Management, LLC for the Catherine Branch Wastewater Trunk Line  
**APPROVED RESOLUTION NO. 23-34**

**5. ACTION ITEMS**

- A. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute a contract with Flock Safety for two stationary license plate readers in North Ridge Estates, in an amount not to exceed \$5700 annually  
**APPROVED RESOLUTION NO. 23-35**

The item was presented, and commentary followed.

Councilmember Sessions moved to approve the item as presented. Motion seconded by Councilmember Ganz. Motion carried.

AYES (7): Rettig, Ganz, Montini, Sessions, Moore, Boyer, Keeker

NAYS (0): None

ABSENT (0): None

- B. Consider an ordinance approving a Site Plan of Northlake Industrial Addition, a proposed industrial warehouse development with up to three buildings with up to a total of 1,504,720 square feet on 115.264 acres generally located east of IH 35W and west side of Cleveland-Gibbs Road at Whyte Road, and zoned Mixed-Use Planned Development (MPD). Henry Northlake Development LLC is the owner. Trammell Crow Company is the applicant/developer. BGE, Inc. is the engineer.
  - a. Public Hearing
  - b. Consider Approval**NOT CONSIDERED – CONTINUED TO MAY 25, 2023**

The item was presented, and discussion followed.

Mayor Rettig opened the public hearing at 7:08 p.m., and with no speakers coming forward, the public hearing was closed at 7:09 p.m.

Following discussion, the applicant requested the item be continued to a future meeting.

Mayor Pro Tem Montini moved to table/continue the item to the next meeting (May 25, 2023). Motion seconded by Mayor Rettig. Motion carried.

AYES (7): Rettig, Ganz, Montini, Sessions, Moore, Boyer, Keeker

NAYS (0): None

ABSENT (0): None

- C. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute contract with Halff Associates, Inc., for design of the West Water Tower as outlined in the Town Master Plan, in an amount not to exceed \$404,420

**APPROVED RESOLUTION NO. 23-36**

The item was presented, and discussion followed.

Following discussion, staff explained that the cost needed to be updated to reflect \$467,550.

Mayor Rettig moved to approve the item in the amended amount of \$467,550. Motion seconded by Mayor Pro Tem Montini. Motion carried.

AYES (7): Rettig, Ganz, Montini, Sessions, Moore, Boyer, Keeker

NAYS (0): None

ABSENT (0): None

**6. EXECUTIVE SESSION**

The Town Council convened into an Executive Session at 7:13 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 development agreement and annexation of the Northlake 156 and 114 LP on approximately 156.8 acres of land generally located east of FM 156 and northwest of Victory Circle in the extraterritorial jurisdiction of the Town.
- iii. Potential development agreement and annexation of the Neely tract on approximately 25.2 acres of land generally located at the southwest corner of FM 156 and Sam Reynolds Road.
- iv. Potential development agreement and annexation of the Fast Track Development property on approximately 38.1-acre, 20.0-acre, and 2.8-acre tracts of land generally located south of McPherson Drive and east of Harmonson Road in the extraterritorial jurisdiction of the Town.
- v. Potential lease agreement with tenant of proposed sports venue.

- vi. Potential mediation between parties related to complaint filed with Public Utility Commission Docket No. 54243.
- vii. Potential annexation of property located in the Town’s ETJ currently included in the Belmont Freshwater Supply District No. 1.
- viii. Lease terms of Catherine Branch Wastewater Treatment Plant regarding financial responsibility of offsite improvements.
- ix. Oncor Transmission Line Projects.

**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.
- iii. Regarding purchase, exchange, lease of value of real property to be acquired as easement out of the following parent tract of 158.6 acres at southeast corner of Old Cleveland-Gibbs Road and Sam Lee Lane.

**C. Section 551.087 - Economic Development Negotiations**

- i. Project Adventure

**7. RECONVENE INTO OPEN SESSION**

Mayor Rettig reconvened the Regular Meeting at 8:58 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 8:59 p.m.

*David Rettig*

David Rettig, Mayor

Attest:

*Zolaina R. Parker*

Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: May 25, 2023