



**NORTHLAKE TOWN COUNCIL  
REGULAR MEETING MINUTES  
1500 COMMONS CIRCLE, SUITE 300  
MAY 25, 2023**

The Northlake Town Council convened in a Regular Meeting on May 25, 2023, at 5:30 p.m., in the Northlake Town Hall - Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas.

**1. CALL TO ORDER**

A. Mayor Pro Tem Montini called the meeting to order at 5:30 p.m., and a quorum was present as follows:

• Roll Call:

David Rettig, Mayor – Arrived at 5:34 p.m.	Roger Sessions, Place 4
Robert Keecker, Place 1	Maryl Lorencz, Place 5
Michael Ganz, Place 2	Vacant, Place 6
Brian Montini, Mayor Pro Tem	

Also present were Drew Corn, Town Manager, and James Donovan, Town Attorney Representative.

- Invocation was given by Cole Phillips, Pastor, The Gathering Table Church.
- The Pledge of Allegiance to the United States and Texas Flags was recited.

B. Issue the following to newly Elected Councilmembers for Places 4, 5, and 6:

- Certificate of Election
- Statement of Officer
- Oath of Office

Mayor Rettig presented the following Certificates of Election:

- Maryl Lorencz, Councilmember – Place 5
- Roger Sessions, Councilmember – Place 4

Zolaina Parker, Town Secretary administered the Statement and Oath of Office to Maryl Lorencz, Councilmember, Place 5.

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

A. Briefing - Fiscal Year 2022 Audit Presentation by Town Auditor

The item was presented by Austin Henderson, Audit Manager, BQ&C, and discussion followed.

There was no consensus as the item was for presentation purposes only, and final acceptance was scheduled for consideration later during the meeting.

B. Briefing - Fiscal Year 2024 Budget Workshop #1: Departmental Budget Requests

The item was presented by Drew Corn, Town Manager and John Zagurski, Finance Director, and discussion followed.

Departmental Overviews were presented as follows:

- Finance – John Zagurski, Finance Director
- Development Services – Nathan Reddin, Development Director
- Administrative Services – Chance Willeford, Administrative Services Director
- Municipal Court - Chance Willeford, Administrative Services Director
- Town Secretary’s Office – Zolaina Parker, Town Secretary
- Public Works – Eric Tamayo, Public Works Director
- Police Department – Robert Crawford, Chief of Police

There was no consensus as the item was for presentation purposes only, and final acceptance is scheduled during a future meeting.

**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>.

- John Kelley, address on file – Introduction; interested in serving on board/commission
- Cliff Travis, address on file – not present – card states “Town Council Members”
- Joel McGreggor, address on file – addressed inspections; proposed drone; taxes; solicitor permit
- Rena Hardeman, address on file – addressed cellular water meter readers; implementation of Comprehensive Land Use Plan; Sports Facility/Termination of 1/8 cent from CDC/EDC; Fireworks; developer agreements; budget exercise

**4. CONSENT ITEMS**

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

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

AYES (6): Rettig, Ganz, Montini, Sessions, Lorencz, Keeker

NAYS (0): None

ABSENT (0): None

A. Consider approval of the Town Council Regular Meeting Minutes for May 11, 2023, and May 16, 2023,

**APPROVED**

- B. Consider a Resolution of the Town of Northlake, Texas, accepting the Fiscal Year 2022 annual financial audit

**APPROVED RESOLUTION NO. 23-37**

- C. Consider continuing to June 8, 2023 the following item that was continued from the May 11, 2023 meeting: 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.

**APPROVED TO CONTINUE TO JUNE 8, 2023**

**5. ACTION ITEMS**

- A. Consider a resolution of the Town of Northlake, Texas, nominating an individual for appointment to the Board of Managers of the Denco Area 9-1-1 District

**APPROVED RESOLUTION NO. 23-38**

The item was presented, and commentary followed.

Mayor Rettig moved to nominate Sue Tejml to serve on the Board of Managers of the DENCO Area 9-1-1 District. Motion seconded by Mayor Pro Tem Montini. Motion carried.

AYES (6): Rettig, Ganz, Montini, Sessions, Lorencz, Keeker

NAYS (0): None

ABSENT (0): None

**6. EXECUTIVE SESSION**

The Town Council convened into an Executive Session at 7:40 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 development agreement and 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.
- x. Potential development agreement and annexation of the IMA Development Group LLC and NASKAM LLC tracts on approximately 8.51 acres of land generally located north of FM 407 and 300 feet west of Thompson Road in the extraterritorial jurisdiction of the Town.

**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
- ii. Project Chestnut

**7. RECONVENE INTO OPEN SESSION**

Mayor Rettig reconvened the Regular Meeting at 8:52 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 8:52 p.m.

*David Rettig*

David Rettig, Mayor

Attest:

*Zolaina R. Parker*

Zolaina R. Parker, Town Secretary



Town of Northlake Council Minutes

May 25, 2023

Page 5

MINUTES APPROVED ON: June 8, 2023