



DAVID A. RETTIG, MAYOR

RENA HARDEMAN, COUNCIL PLACE 1
MICHAEL C. GANZ, COUNCIL PLACE 2
BRIAN MONTINI, MAYOR PRO TEM

ROGER SESSIONS, COUNCIL PLACE 4
BILL MOORE, COUNCIL PLACE 5
WES BOYER, PLACE 6

**NORTHLAKE TOWN COUNCIL
REGULAR MEETING MINUTES
MAY 27, 2021
1500 COMMONS CIRCLE SUITE 300
NORTHLAKE, TEXAS 76226**

1. Mayor David Rettig called the meeting to order at 5:31 pm, quorum present

Roll Call:

David Rettig, Mayor	present	Rena Hardeman, Place 1	present
Michael Ganz, Place 2	present	Brian Montini, Place 3	present
Roger Sessions, Place 4	absent	Bill Moore, Place 5	present
Wes Boyer, Place 6	present		

Staff Members present:

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

Consultants present:

Ashley Dierker, Town Attorney
Ben McGahey, PE, Town Engineer

Invocation given by Pastor Ben Scheck, The Grove Church
Mayor Rettig led the Pledge of Allegiance to the US and Texas Flags

2. Announcements, Proclamations and Presentations

A. Mayor Rettig stated the recognitions of former Municipal Court Judge Thomas Hobbs and Council Member Danny Simpson would not take place since neither one could be present at the meeting

Mayor Rettig announced he would move Item 5. H & I before Item B.

H. Approval of a Service Plan and Ordinance for annexation of approximately 9.790 acres of land situated in the Lewis Medlin Survey, Abstract No. 830, generally located on the east and west sides

of Chadwick Parkway approximately 400 feet northwest of Cleveland-Gibbs Road. Chadwick Farms, LTD is the owner/applicant. Case # ANX-21-002

- i. Mayor Pro Tem Montini made the motion to approve the Service Plan. 2nd by Council Member Ganz

Vote: motion passed
For: Montini, Ganz, Rettig, Moore, Boyer
Against: Hardeman
Absent: Sessions

- ii. Mayor Rettig opened the public hearing at 5:50 pm to hear comments for or against the annexation- no comments received. Mayor Rettig closed the public hearing at 5:51 pm

- iii. Mayor pro Tem Montini made the motion to approve Ordinance No. 21-0527A. 2nd by Council Member Boyer

Vote: motion passed unanimous
For: Montini, Boyer, Moore, Rettig, Ganz, Hardeman
Against: none
Absent: Sessions

- i. Approval of an Ordinance amending the Chadwick Farms Mixed-Use Planned Development (MPD), for the approximately 143.209-acre tract of land currently in the MPD plus the 9.790-acre tract of land to be annexed and being situated in the Lewis Medlin Survey, Abstract No. 830, generally located on the south side of SH 114 from approximately 1,000 feet east of IH 35W and continuing along the frontage of SH 114 to the eastern limits of the Town of Northlake at Cleveland-Gibbs Road. Chadwick Farms, LTD is the owner/applicant/developer. Case # PD-21-002

- i. Mayor Rettig opened the public hearing at 6:08 pm to hear comments for or against the proposed zoning

Northlake resident Joel McGregor stated he was not for or against the proposed zoning change but wanted to comment that a double cab pick-up truck was longer than the length of the driveway proposed with the townhomes

Mayor Rettig closed the public hearing at 6:08 pm

- ii. Council Member Ganz made the motion to approve Ordinance No. 21-0527B. 2nd by Council Member Moore

Vote: motion passed unanimous
For: Ganz, Moore, Boyer, Rettig, Montini, Hardeman
Against: none
Absent: Sessions

2. Announcements, Proclamations and Presentations (Continued)

B. FY 2022 Budget Outlook presented by Drew Corn, Town Manager

- o Overview of Revenues
- o Budget Requests
- o Capital Project Requests

C. Police Step Plan and Civilian Salary Range Adjustments presented by Drew Corn, Town Manager

- o Mid-Year Employee Salary Adjustments
- o Improve employee recruitment – Police & Public Works
- o Maintain retention rate

3. Public Input – none received

4. Consent Items

Mayor Rettig pulled Item D on behalf of Council Member Hardeman for further discussion

D. Mayor Pro Tem Montini made the motion to approve the meeting minutes of 5/13/21. 2nd by Mayor Rettig

Vote: motion passed unanimous
For: Montini, Rettig, Hardeman, Ganz, Moore, Boyer
Against: none
Absent: Sessions

E. FY 2021-22 Interlocal Cooperation Agreement for Shared Governance Communications & Dispatch Services System between Denton County, Texas and Town of Northlake, Texas

F. Resolution No. 21-14 nominating Sue Tejml to a slate of nominees for the Board of Managers of the Denco Area 9-1-1 District

G. Resolution No. 21-15 finding that Oncor Electric Company LLC’s Application for approval to amend its Distribution Cost Recovery Factor to increase distribution rates within the town should be denied; authorizing participation with OCSC; authorizing the hiring of legal counsel and consulting services; finding the town’s reasonable rate case expenses shall be reimbursed by the Company

Mayor Pro Tem Montini moved to approve Items E-F-G. 2nd by Council Member Hardeman

Vote: motion passed unanimous
For: Montini, Hardeman, Ganz, Rettig, Moore, Boyer
Against: none
Absent: Sessions

5. Action Items (Continued)

By general consent, Mayor Rettig convened the council into closed session at 7:10 pm to discuss under Section 551.071 Consultation with Legal Counsel on the item listed below.

By general consent, Mayor Rettig reconvened the council into open session at 7:41 pm

- J. Council Member Moore made the motion to approve the Reimbursement and Cooperation Agreement between HP Gibbs, LP and Town of Northlake, Texas. 2nd by Mayor Rettig
 Vote: motion passed
 For: Moore, Rettig, Boyer, Ganz, Montini
 Against: Hardeman
 Absent: Sessions

- K. Mayor Pro Tem Montini made the motion to approve Resolution No. 21-16 supporting the construction of FM 1171 from I-35W to FM 156. 2nd by Council Member Ganz
 Vote: motion passed unanimous
 For: Montini, Ganz, Hardeman, Rettig, Moore, Boyer
 Against: none
 Absent: Sessions

Council Member Hardeman stated she would support this if the town asked on behalf of our resident/landowner that TxDOT will not make some of their land unusable for the cattle and farming operations and would ask for some sort of commitment from TxDOT that they would honor a mutually agreed route by landowner

- L. Tabled - 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

- M. Tabled - 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 a second Executive Session at 7:47 pm pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D to discuss the items 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 551.087 Economic Development Negotiations

- i. Potential amendment to Development Agreement between Town, EDC and CDC, Foster, Lewis, Gierisch and Weis for a commercial development to be located on approx. 122 acres of land in the Anderson Survey, Abstract No. 25 and Gawltney Survey Abstract No. 500 in Denton County approved October 10, 2020
- ii. Potential development agreement between Town, EDC and CDC, and 6McFarm LLC for a commercial development to be located on approx. 252 acres of land in the Anderson Survey, Abstract No. 25, S.A. Venters Survey, Abstract No. 1313 and MEP & PRR Survey, Abstract No. 910 in Denton County

- 7. Mayor Rettig reconvened the council into Open Session at 8:25 pm
No action was taken as a result of the closed session
- 8. By general consent, Mayor Rettig adjourned the meeting at 8:25 pm

Passed and approved by the town council on this the 10th day of June 2021.

Town of Northlake, Texas



 David Rettig, Mayor

Attest:



 Shirley Rogers, Town Secretary

