



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
JUNE 10, 2021**

1500 COMMONS CIRCLE - SUITE 300 - NORTHLAKE, TEXAS 76226

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

Mayor David Rettig
Council Place 1 Rena Hardeman
Council Place 3 Michael Ganz
Council Place 6 Wes Boyer

Brian Montini, Mayor Pro Tem
Council Place 4 Roger Sessions
Council Place 5 Bill Moore

Staff present:

Drew Corn, Town Manager
John Zagurski, Finance Director
John Thomson, Management Analyst
Shirley Rogers, Town Secretary
Sgt. Dwight Thornton, PD
Police Officer Scott Trzebiatowski

Nathan Reddin, Development Director
Robert Crawford, Chief of Police
Michael Coleman, Captain, PD
Sterling Randle, Comm & Marketing Coordinator
Police Officer Emily Mayberry
Police Office Zachary Rogers

Consultants present:

Ashley Dierker, Legal Counsel

Ben McGahey, Town Engineer

Invocation given by Lead Pastor Gavin Papit, Tribes Church
Mayor Rettig led the Pledges of Allegiance to US and Texas Flags

2. **Announcements, Proclamations and Presentations**

- A. Chief of Police Robert Crawford introduced three of Northlake's newest officers Emily Mayberry, Scott Trzebiatowski, Zachary Rogers, each recently graduated from TCC Police Law Enforcement Academy
- B. FY 2022 Capital Improvement Project Presentation given by Drew Corn, Town Manager
- Current Projects Repairs - Old Justin Road, Canyon Falls Road failures, Dale Earnhardt Way Road failures, Florance Road (Strader to Yarbrough), Faught Road (Old Justin to Robson Ranch)
 - Utility Projects - 1.25 MG North Elevated Storage Tank & Line-completion Aug 2021, .75 MG South Elevated Storage Tank-completion Dec 2021, South Pump Station & Ground Storage Tank 1 million gallon – completion 2022, South Transmission Lines, Schober & Bingham Fire

Protection Lines -completion Aug 2021, North Area Pump Station & Scada completion July 2021, Catherine Branch Water & Sewer Improvements

- 2022 Proposed Projects – Development Services Office, North Ground Storage Tank 600 KG, Catherine Branch Phase 2
- Proposed Interlocal Projects with Denton County – Faught Road, Northwest Crossing, Strader Road, Whyte Way, Harmonson Road
- Future Projects – Northeast Waterline, Hotel Conference Center, Public Works Building, Sewer Trunk Line Phase 1

C. FY 2022 Tax Increment Reinvestment Zone No. 1 Budget Presentation given by Drew Corn, Town Manager

- Revenues & Expenditures, Trail System Project Costs

D. Trash Billing Transition Issues and Update Presentation given by Drew Corn, Town Manager

- Billing Update, Compliance-State, Town, & Provider, Proposal for residents requesting to opt out to file proof of non-competing service that meets Town & State regulations, including no burning, no storing or no burying of household waste

3. Public Input

- Northlake resident Joel McGregor was in favor of the opt out option for those who do not use the current service with Waste Connections

4. Consent Items

At the request of Council Member Hardeman, Mayor Rettig pulled Item H for discussion

- E. Resolution No. 21-17 appointment of Sue Tejml to the Board of Managers of the Denco Area 9-1-1 District
- F. Resolution No. 21-18 declaring certain personal property owned by the Town to be surplus inventory and authorizing the Town Manager to dispose of such property
- G. Resolution No. 21-19 approving the Town of Northlake 2021 Investment Policy
- I. Town Council Meeting Minutes 5-27-21

Council Member Sessions made the motion to approve Consent Items E-F-G-I. 2nd by Council Member Ganz

Vote: motion passed unanimous

For: Sessions, Ganz, Hardeman, Montini, Rettig, Moore, Boyer

Against: none

H. Council Member Moore made the motion to approve Ordinance No. 21-0610A finding that the settlement agreement between the Town and CoServ Gas LTD is reasonable; ordering CoServ Gas LTD. to implement the rates agreed to in the settlement agreement; requiring reimbursement of town's rate case expenses. 2nd by Mayor Pro Tem Montini

Vote: motion passed unanimous

For: Moore, Montini, Boyer, Sessions, Rettig, Ganz, Hardeman

Against: none

5. Action Items

J. Unified Development Code (UDC) amendments to Section 8.2 Accessory Uses and Structures of Article 8 Special Uses and General Regulations to revise standards related to setbacks and provisions of variances for certain accessory uses and structures. Case #UDC-21-002

i. Mayor Rettig opened the public hearing at 6:52 pm to hear comments for or against the proposed amendments

- Canyon Falls resident Florence Walters spoke in favor of the amendments.

Mayor Rettig closed the public hearing at 6:54 pm

II. Mayor Rettig made the motion to approve Ordinance No. 21-0610B with a correction to A. 1. ...with approval of a Specific Use Permit; and E. Table 8.1 Additional structures or size requires approval of a Specific Use Permit. 2nd by Council Member Moore

Vote: motion passed unanimous

For: Rettig, Moore, Boyer, Sessions, Montini, Ganz, Hardeman

Against: none

K. 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

L. Council Member Hardeman moved to discontinue with Declaration of Local Disaster in response to severe weather in Town of Northlake, Texas, ordered by Mayor Rettig on February 22, 2021. 2nd by Mayor Rettig

Vote: motion passed unanimous

For: Hardeman, Rettig, Boyer, Moore, Sessions, Montini, Ganz

Against: none

6. Tax Increment Reinvestment Zone 1 (Canyon Falls) Board of Directors Meeting

Mayor Rettig convene the council into the TIRZ 1 Board of Directors Meeting at 7:29 pm

Mayor Rettig reconvened into to open session at 7:30 pm to continue with the meeting

7. By general consent, Mayor Rettig convened the council into Executive Session at 7:30 pm pursuant to Texas Government Code, Chapter 551 the Town Council may convene in executive session to deliberate regarding the following matters:

a. Section 551.071 Consultation with Attorney. The Town Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Town Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or 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 the provisions of Chapter 551, including the following items:

- i. Development of the Hatfield, Brasher, Green tract of approximately 97.9 acres of land west of Faught Road; and
- ii. 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
- iii. Development of the IMA and AMI Development Groups tracts on approximately 6.4 acres of land north of FM 407; and
- iv. Development of the US Continental Corp. tract on approximately 60.5 acres of land located east of Boss Range Road; and
- v. Development of the Westview Trails LLC tracts on approximately 136.0 acres of land located west of Boss Range Road; and
- vi. Development of the Oneta Lee Cope Trust tract on approximately 69.0 acres of land located west of FM 156; and
- vii. Development of the Petrus Investments LP tracts on approximately 559.7 acres of land located east of FM 156; and
- viii. Town of Northlake vs. City of Justin, Denton County District Court Cause No. 15-08170-367; and
- ix. 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 approved October 10, 2020, between Town, EDC and CDC, Foster, Lewis, Gierisch and Weis for a commercial development to be located on approx. 122 acres of land located south of Harmonson Road and north of Dale Earnhardt Way
- 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 located east of Harmonson Road

8. Mayor Rettig reconvened the council into Open Session at 8:49 pm. No action was taken as a result of the closed session.


9. Mayor Rettig adjourned the meeting at 8:49 pm.

Passed and approved on this the 24th of June 2021.

Town of Northlake, Texas


 David Rettig, Mayor

Attest.


 Shirley Rogers, Town Secretary

