



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING MINUTES
TOWN HALL - COUNCIL CHAMBER ROOM
1500 COMMONS CIRCLE, SUITE 300
JUNE 22, 2023**

The Northlake Town Council convened in a Regular Meeting on June 22, 2023, at 5:30 p.m., in the Northlake Town Hall – Council Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas.

1. CALL TO ORDER

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

• Roll Call:

| | |
|--|-------------------------|
| David Rettig, Mayor | Roger Sessions, Place 4 |
| Robert Keecker, Place 1 | Maryl Lorencz, Place 5 |
| Michael Ganz, Place 2 - Absent with Notice | Vacant, Place 6 |
| Brian Montini, Mayor Pro Tem | |

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

- Invocation was given by Brent Southard, Pastor of Ministries and Staff, The Well Church of Argyle.
- The Pledge of Allegiance to the United States and Texas Flags was recited.

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

A. Briefing - Fiscal Year 2024 Budget Workshop #2: Capital Improvement Plan and Tax Rate

The item was presented by John Zagurski, Finance Director, and 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>.

- David Rubin, address on file - Item F. (Belmont Police Contract); requested to continue negotiations
- Aaron Fowler - Introduction; expressed intent to apply for Council vacancy
- Joel McGreggor, address on file - CO and paying debt off early not allowed
- Patricia Willhite, address on file - Item F. (Belmont Police Contract); requested to continue negotiations; reconsider the contract

- Rena Hardeman, address on file - Elevated storage tank on Florance; Masterplan changes

4. CONSENT ITEMS

The Consent Agenda consisted of Item 4.A. - 4.C., 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 (5): Rettig, Montini, Sessions, Lorencz, Keeker

NAYS (0): None

ABSENT (1): Ganz

- A. Consider approval of the Town Council Regular Meeting Minutes for June 8, 2023

APPROVED

- B. Consider a Resolution of the Town of Northlake, Texas, awarding Bid No. 23-01 and authorizing the Town Manager to execute an agreement/contract with DN Tanks for construction of Ground Storage Tank and Facility Improvements, in an amount not to exceed \$1,930,039

APPROVED RESOLUTION NO. 23-44

- C. Consider a Resolution of the Town of Northlake, Texas, declaring certain personal property owned by the Town of Northlake to be surplus property and authorizing the Town Manager to dispose of such property

APPROVED RESOLUTION NO. 23-45

5. ACTION ITEMS

- A. Consider an ordinance of the Town of Northlake, Texas, providing for the annexation of approximately 806.645 acres of land situated in the H. Henderson Survey, Abstract No. 25; the G. Cardinas Survey, Abstract No. 215; the M.E.P. & P.R.R. Co. Survey, Abstract No. 910; the Mary Polk Survey, Abstract No. 993; and the H.W. Cook Survey, Abstract No. 310, 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 (ETJ). Petrus Investment, LP; Eagle Income Properties, LP; and AIL Investment, LP, are the owners/applicants. Case # ANX-23-002

i. Public hearing

ii. Consider approval

APPROVED ORDINANCE NO. 23-0622A

The item was presented, and discussion followed.

Mayor Rettig opened the public hearing at 6:16 p.m., and with no speakers coming forward, the public hearing was closed at 6:16 p.m.

Councilmember Session moved to approve the item as presented. Motion seconded by Councilmember Keeker. Motion carried.

AYES (5): Rettig, Montini, Sessions, Lorencz, Keeker

NAYS (0): None

ABSENT (1): Ganz

- B. Consider an ordinance to establish zoning of I-PD – Industrial Planned Development on approximately 806.645 acres of land to be annexed north of Dale Earnhardt Way and Victory Circle between FM 156 and IH 35W, and a zoning change from RR – Rural Residential to I-PD – Industrial Planned Development for an approximately 77.304-acre tract of land generally located north and east of Harmonson Road approximately 2,500 feet east of FM 156. Petrus Investment LP, Eagle Income Properties LP, and AIL Investment LP are the owners. AIL Investment LP is the applicant/developer. Case # PD-23-001
- i. Public hearing
 - ii. Consider approval
- APPROVED ORDINANCE NO. 23-0622B**

The item was presented, and discussion followed.

Mayor Rettig opened the public hearing at 6:42 p.m., and with no speakers coming forward, the public hearing was closed at 6:43 p.m.

Mayor Rettig moved to approve the item as presented. Motion seconded by Councilmember Keeker. Motion carried.

AYES (5): Rettig, Montini, Sessions, Lorencz, Keeker
NAYS (0): None
ABSENT (1): Ganz

- C. Consider an ordinance approving a zoning change from AG - Agricultural to RE - Rural Estate for approximately 101.7 acres of land known as Creek Meadows West and located on the west side of Faught Road between Faith lane and Evelyn Lane. CM West LLC is the owner/applicant. Case # Z-23-001
- i. Public hearing
 - ii. Consider approval
- APPROVED ORDINANCE NO. 23-0622C**

The item was presented, and discussion followed.

Mayor Rettig opened the public hearing at 6:47 p.m., and with no speakers coming forward, the public hearing was closed at 6:47 p.m.

Mayor Pro Tem Montini moved to approve the item as presented. Motion seconded by Councilmember Lorencz. Motion carried.

AYES (4): Rettig, Montini, Lorencz, Keeker
NAYS (1): Sessions
ABSENT (1): Ganz

- D. Consider an ordinance approving a zoning change from AG - Agricultural to NC - Neighborhood Commercial for approximately 6.533 acres of land to be platted as Northlake Land Development Addition and located on the north side of FM 407 approximately 1,200 feet west of Thompson Road. Northlake Land Development Partners, LLC and Northlake MOB Development Partners are the owners. Castle Development Group is the applicant/developer. Case # Z-23-002
- i. Public hearing
 - ii. Consider approval
- APPROVED ORDINANCE NO. 23-0622D**

The item was presented, and discussion followed.

Mayor Rettig opened the public hearing at 6:49 p.m., and with no speakers coming forward, the public hearing was closed at 6:49 p.m.

Mayor Rettig moved to approve the item as presented. Motion seconded by Mayor Pro Tem Montini. Motion carried.

AYES (5): Rettig, Montini, Sessions, Lorencz, Keeker

NAYS (0): None

ABSENT (1): Ganz

- E. Consider a resolution of the Town of Northlake, Texas, granting the consent of creation of Denton County Emergency Services District No. 2, and providing an effective date
APPROVED RESOLUTION NO. 23-46

The item was presented, and discussion followed.

Mayor Pro Tem Montini moved to approve the item as presented. Motion seconded by Councilmember Keeker. Motion carried.

AYES (5): Rettig, Montini, Sessions, Lorencz, Keeker

NAYS (0): None

ABSENT (1): Ganz

- F. Consider a resolution of the Town of Northlake, Texas, accepting the notice of termination of police services submitted to the Town on June 6th, 2023 by Belmont Fresh Water Supply District #1, and authorizing the Town Manager to terminate the provision of police services to Belmont Fresh Water Supply District #1, effective September 4th, 2023
NOT CONSIDERED - POSTPONED TO FUTURE MEETING

The item was presented, and discussion followed.

Mayor Rettig moved to table/postpone the item to a future meeting. Motion seconded by Mayor Pro Tem Montini. Motion carried.

AYES (5): Rettig, Montini, Sessions, Lorencz, Keeker

NAYS (0): None

ABSENT (1): Ganz

- G. Consider a resolution of the Town of Northlake, Texas, directing publication of notice of intention to issues certificates of obligation
APPROVED RESOLUTION NO. 23-46

Mayor Pro Tem Montini moved to approve the item as presented. Motion seconded by Councilmember Lorencz. Motion carried.

AYES (3): Montini, Lorencz, Keeker

NAYS (1): Sessions

ABSTAIN (1): Rettig

ABSENT (1): Ganz

6. EXECUTIVE SESSION

The Town Council convened into an Executive Session at 7:36 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. Discuss submission of motion to intervene in application of Oncor Transmission Line Project, Public Utility Commission Docket No. 55067.
- 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.
- xi. Discuss request for Town approval of incentive agreement(s) assignment from Farmer Brothers to Treehouse Foods.

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. Discuss request for Town approval of incentive agreement(s) assignment from Farmer Brothers to Treehouse Foods.

7. RECONVENE INTO OPEN SESSION

Mayor Rettig reconvened the Regular Meeting at 8:24 p.m., to address any Council action regarding the items deliberated during Executive Session.

The following action resulted from deliberations during Executive Session:

- A.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.

APPROVED

Mayor Pro Tem Montini moved to direct the Town Manager to complete negotiations and execute agreement if negotiations are successful. Motion seconded by Councilmember Keeker. Motion carried.

AYES (5): Rettig, Montini, Sessions, Moore, Lorencz

NAYS (0): None

ABSENT (1): Ganz

- C.ii. Discuss request for Town approval of incentive agreement(s) assignment from Farmer Brothers to Treehouse Foods.

APPROVED

Mayor Pro Tem Montini moved to consent to the assignment. Motion seconded by Councilmember Keeker. Motion carried.

AYES (4): Rettig, Montini, Moore, Lorencz

NAYS (1): Sessions

ABSENT (1): Ganz

RECONVENE INTO EXECUTIVE SESSION & OPEN SESSION

The Town Council reconvened into Executive Session at 8:27 p.m. Upon completion of the Executive Session at 9:31 p.m., Mayor Rettig reconvened the Regular Meeting to address any further action regarding the additional items deliberated during Executive Session. No additional votes or actions were taken.

8. ADJOURN

With no further business, Mayor Rettig adjourned the meeting at 9:32 p.m.

Town of Northlake Council Minutes

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David Rettig

David Rettig, Mayor

Attest:

Zolaina R. Parker

Zolaina R. Parker, Town Secretary



MINUTES APPROVED ON: July 27, 2023