



**Town of Northlake
Town Council Meeting Minutes
Thursday, March 10, 2016
1400 FM 407 - Northlake Texas**

1. Mayor Peter Dewing called the workshop session to order at 5:31 pm and stated a quorum was present

Councilmembers Present: Peter Dewing, Jean Young, Michael Ganz, Roger Sessions, Danny Simpson (arrived at 5:48 pm)

Councilmember Absent: Mike McBride

Staff Present: Drew Corn, Town Administrator; Nathan Reddin, Development Director; Robert Crawford, Chief of Police, Eric Tamayo, Public Works Director; Karen Bolyard, Finance Director and Shirley Rogers, Town Secretary

Consultants Present: Ashley Dierker, Legal Counsel; Ben McGahey and Dean Stuller, Engineers

- A. Mayor Dewing recognized Officer David Lightfoot on his 5 Years of service as a Northlake Police Officer
Chief Crawford accepted on Lightfoot's behalf

2. Briefing

- B. Aero Valley Water Supply Update was briefed by Drew Corn- The cost for maintaining and upgrading the system has increased, and the actual numbers of customers directly tied to the system is inadequate to support the debt service necessary to finance the proposed solution. The Town has investigated numerous funding sources, and all options were loans not grants and none were guaranteed. Based on this information Eric Tamayo has informed the PUC that he would no longer serve as emergency manager and will honor the 180 days timeframe which ends on April 20th, 2016

- C. Master Thoroughfare Plan Update was given by Drew Corn and Ben McGahey - This plan updates the 2004 MTP and will show major thoroughfares; the general location of the number of lanes and whether the road is divided or undivided; will reserve the location of the road from encroachment from certain types of development such as gas wells; and will inform potential developers of the alignment of the Town's road system and anticipated right-of-way dedication requirements. It will also determine the amount of lane-miles necessary to serve the projected development which will determine the cost of the road infrastructure which will determine the amount of road impact fees the Town may charge developers

- D. Lease Space in Harvest Retail Area briefed by Drew Corn - In prior fiscal year, The Town engaged an architectural firm to perform a facility needs assessment to analyze current departments and determined future office space and parking needs for a new facility. Based on space needs, multiple budget options

for a Town Hall located as part of the Harvest mixed use development, discussions to potentially lease space have been underway. To meet the demands for service from residents, the Town has added additional personnel which has maxed out current office space. Public Works will take over the current Town Hall offices, the modspace buildings will be removed

- E. Florance Road Water Line Project Oversizing briefed by Drew Corn – Upper Trinity Regional Water District has long range plans to construct a water supply line along Florance Road to provide water to the Town of Ponder and City of Krum, however, current demand from these municipalities does not warrant the construction of a pipeline. Mayor Dewing approached UTRWD about a capacity sharing agreement with the Town whereby the developer will oversize the line and be reimbursed by UTRWD through the Town
- F. Open Gov web-based external financial reporting tool briefed by Karen Bolyard – is a web based program that allows Council Members, staff and the public to have access to interactive reports of financials and non-financial information. Considers this to be a good tool to show Northlake is all about public transparency

3. Regular Session

Mayor Dewing called the regular session to order at 6:36 pm and stated a quorum was present

Pledge of Allegiance and a Moment of Silence was observed

4. Public Recognition/Citizens' Agenda/Written Communications

Elaine Ligon McGown stated her relatives have owned property in Northlake for over 100 years, shared her family's concerns on the Updated Master Thoroughfare Plan up for discussion and consideration at the meeting. Did not like the placement of roads on the property, wanted to protect the family legacy, believe the current 2004 MTP map does not need to updated

5. Consent Items

Councilmember Young moved to approve the Consent Items as presented. 2nd by Councilmember Ganz

Vote: Approved unanimous

G. Meeting Minutes 2-11-16

H. Meeting Minutes 3-3-16

- I. Resolution 16-09 authorizing the Mayor to proclaim that the Town of Northlake, Texas, is designating the months of April and September 2016 for beautification purposes

- J. License and Easement Agreement between Town of Northlake, Texas and T-Mobile LLC to locate and operate a temporary antenna facility

6. Regular Items

- K. An Ordinance amending a component of the Comprehensive Plan to adopt a 2016 Master Thoroughfare Plan Update, replacing the existing Master Thoroughfare Plan; providing that this Ordinance shall be cumulative of all ordinances; providing for a severability clause; providing a savings clause and providing an effective date

- i. Mayor Dewing opened the Public Hearing at 6:43 pm to hear comments for or against the proposed MTP

No one came forward for or against the proposed MTP

Mayor Dewing closed the Public Hearing at 6:44 pm

- ii. Mayor Pro Tem Simpson moved to approve Ordinance 16-0310 with the revised map as exhibit A and to add the following statement on the map: Note-The MTP plan identifies existing and future roadways for the Town and its ETJ. It is recognized that classifications and/or locations of arterials may change based on the future conditions. In areas, particularly in the ETJ, where the streets are not in place, the street alignments reflect corridors and not exact locations. 2nd by Councilmember Ganz

Vote: Motion carried
For: Simpson, Ganz, Young
Against: Sessions

Councilmember Young wanted it on the record stating this is only a plan, not set in stone and will not interfere with property owners uses or enjoyment of their property

- L. Mayor Pro Tem Simpson moved to approve Final Plat of Canyon Falls Village E1, a phase of the Canyon Falls development consisting of 44 single-family residential lots on approximately 13.078 acres of land in the W. Love Survey, Abstract No. 728, generally located on the east side of Graham Branch Creek adjacent to the Town of Flower Mound, and zoned Mixed-Use Planned Development (MPD). Case # FP-16-003. 2nd by Councilmember Sessions

Vote: Approved unanimous

- M. Mayor Pro Tem Simpson moved to approve the Final Plat of Canyon Falls Village E3, a phase of the Canyon Falls development consisting of 57 single-family residential lots and 3 opens space/HOA lots on approximately 16.029 acres of land in the W. Love Survey, Abstract No. 728, generally located on the east side of Graham Branch Creek adjacent to the Town of Flower Mound, and zoned Mixed-Use Planned Development (MPD). Case # FP-16-002. 2nd by Councilmember Sessions

Vote: Approved unanimous

- N. Councilmember Ganz moved to approve the Final Plat of Lot 4, Block 5, Northport Addition, a 2.037-acre tract of land out of the L. Medlin Survey, Abstract No. 830, generally located on the east side of IH 35W

approximately 1,000 feet north of SH 114, and zoned Commercial (C) with the condition that the construction plans be approved and all easements including off-site easements necessary for the development of the lot, be shown on the plat prior to recording. Case # FP-16-005. 2nd by Councilmember Young

Vote: Approved unanimous

- O. Councilmember Ganz moved to approve the Site Plan for Rosa's Cafe, a proposed 6,940 square-foot restaurant on 2.037 acres situated in the L. Medlin Survey, Abstract No. 830, to be platted as Lot 4, Block 5, Northport Addition, generally located on the east side of IH 35W approximately 1,000 feet north of SH 114, and zoned Commercial ©. Case # SP-16-001. 2nd by Councilmember Young

Vote: Approved unanimous

Present - Ken Taft representing Rosa's Cafes

- P. Councilmember Sessions moved to approve Resolution No. 16-10 authorizing the Mayor to negotiate of a Lease Agreement for a proposed lease space of professional offices for use by the Town of Northlake as a Town Hall Building and for other public purposes; resolving other matters related thereto and providing an effective date. 2nd by Councilmember Ganz

Vote: Approved unanimous

- Q. Councilmember Ganz moved to approve the Mutual Termination Agreement between Town of Northlake, Texas and Northlake Estates, LP terminating the original Community Facilities Contract No. 03-01 and all amendments thereto relating to property within the North Ridge Estates subdivision. 2nd by Councilmember Sessions

Vote: Approved unanimous

7. Executive Session- Council did not convene into closed session during the meeting

8. Mayor Dewing adjourned the meeting at 7:10 pm

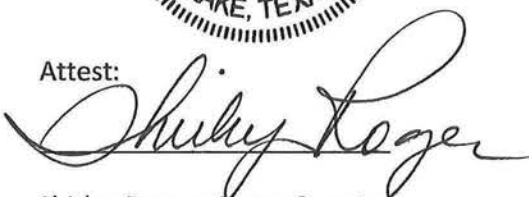
Passed and approved on this the 14th day of April, 2016



Town of Northlake, Texas


Peter Dewing, Mayor

Attest:


Shirley Rogers, Town Secretary