



**Town of Northlake, Texas
Town Council Meeting Minutes
Thursday, April 14, 2016
1400 FM 407 - Northlake Texas**

1. Mayor Peter Dewing called the Workshop to order at 5:30 pm. Quorum is present

Council Present: Peter Dewing, Jean Young, Mike McBride, Michael Ganz, Roger Sessions, Danny Simpson arrived at 5:40 pm

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

Consultants Present: Ashley Dierker, Legal Counsel; Ben McGahey, Engineer

- A. Mayor Dewing read Proclamation No. 16-01 - Recognizing Champion's Rotary Charter Club Creation

Lyle Dresher was present to receive a copy of the Proclamation. Stated it would serve the Northlake area, meets every Wednesday morning at the Mule Barn in Justin. The Rotary Club is an opportunity for members to give back to their communities and connect with like-minded leaders and friends

2. Briefing

- B. Emergency Management briefed by Chief Crawford and Lt. Chris Muscle, Argyle VFD

While the Northlake PD and the ESD would respond to small emergencies on a routine basis, when larger disasters strike, an emergency operations is needed to be in place for a long term management. With combine efforts, during these larger incidents, by appointing an Emergency Manager and Assistant Emergency Manager, this would allow proper documentation of each incident, filing of paperwork with the Texas Office of Emergency Management, coordinated effort in preparedness, response and recovery of incidents and funding opportunities for emergency training in participating communities

- C. Meritorious exception request to replace an existing static billboard at 19073 IH 35W with a digital billboard and to relocate it approximately 65-70 feet to the east due to TxDOT right-of-way acquisition for the IH 35W frontage road project. Clear Channel Outdoor is the applicant. Case # VR-16-001- briefed by Nathan Reddin

- D. Drew Corn briefed the council on an amendment to the Stream Development Agreement for reimbursement to resurfacing of existing Cleveland Gibbs between Dale Earnhardt Way and Sam Lee Lane eastern lane
- E. FY 16 Quarterly Investment Report-given by Karen Bolyard
- F. FY 16 Quarterly Budget Report-given by Karen Bolyard
- 3. Regular Session
 - Mayor Dewing called the Regular Session to order at 6:05 pm, all members present
 - Pledge of Allegiance and a Moment of Silence was observed
- 4. Public Recognition/Citizens' Agenda/Written Communications - none
- 5. Consent Items
 - Councilmember Ganz moved to approve the Consent Items as presented. 2nd by Councilmember Young
 - Vote: Motion passed unanimous
- G. Meeting Minutes 3-10-16
- H. A Resolution of the Town Council of the Town of Northlake, Texas, declaring certain personal property owned by the Town to be surplus property and authorizing the Town Administrator to dispose of such property (Res. No. 16-011)
- I. A Resolution directing Oncor Electric Delivery Company, LLC to file certain information with the Town of Northlake setting a procedural schedule for the gathering and review of necessary information in connection therewith; setting dates for the filing of the Town's analysis of the Company's filing and the Company's rebuttal to such analysis; ratifying the hiring of legal counsel and consultants; reserving the right to require the reimbursement of the Town of Northlake's rate case expenses; setting a public hearing for the purposes of determining if the existing rates of Oncor Electric Delivery Company, :LLC are unreasonable or in any way in violation of any provision of law and the determination by the Town of Northlake of just and reasonable rates to be charged by Oncor Electric Delivery Company LLC (Res. No. 16-12)
- 6. Regular Items
 - J. Councilmember Sessions moved to approve the Interlocal Agreement between the Town of Northlake and the Northwest Independent School District for the Partial Reimbursement of Water Line Project. 2nd by Mayor Pro Tem Simpson
 - Vote: Motion passed
 - For: Sessions, Simpson, McBride
 - Against: Ganz, Young

- K. Mayor Pro Tem Simpson moved to approve the Agreement for Shared Capacity in Water Pipeline between the Town of Northlake and Upper Trinity Regional Water District. 2nd by Councilmember McBride

Vote: Motion passed unanimous

- L. Councilmember Sessions moved to approve the Final Plat of Harvest Phase 3A, a proposed subdivision consisting of 67 single-family residential lots and 3 non-residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on a 14.465-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the west side of Harvest Way, approximately 150 feet north of 7th Street contingent upon approval of the drainage study. Harvest Phase 3, LLC is the owner/applicant. Jones & Carter, Inc. engineer/surveyor. Case # FP-16-004. 2nd by Mayor Pro Tem Simpson

Vote: Motion passed unanimous

- M. Councilmember Sessions moved to approve the Preliminary Plat of Harvest Phase 3B & 4A, a proposed development consisting of 387 single-family residential lots, 14 non-residential/open space lots, and 1 gas lease lot within the extraterritorial jurisdiction of the Town of Northlake on a 118.817-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the east side of Cleveland-Gibbs Road approximately 450 feet north of 9th Street. Belmont 407, LLC is the owner/applicant. Jones & Carter, Inc. is the engineer/surveyor. Case # PP-16-002. 2nd by Mayor Pro Tem Simpson

Vote: Motion passed unanimous

- N. Councilmember Ganz moved to approve the Preliminary Plat of Heritage Fields Phases 1-5, a proposed mixed-use development consisting of 955 single-family residential lots, 40 common area lots, and 2 commercial lots on a 325.526-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the south side of Robson Ranch Road, approximately 4,300 feet east of Faught Road, and zoned Mixed-Use Planned Development (MPD). DF Pacific No. 2 Ltd. is the owner/applicant. JBI Partners Inc. is the engineer/surveyor. Case # PP-16-001. 2nd by Mayor Pro Tem Simpson

Vote: Motion passed unanimous

- O. Councilmember Young moved to approve the Site Plan for Sonic Drive-In, a proposed 1,608 square-foot restaurant with drive-in and drive-through service on 1.045 acres, known as Lot 1R, Block 2, Texas Speedway Centre, located on the southeast corner of SH 114 and Raceway Drive at 13211 Raceway Drive, and zoned Mixed-Use Planned Development (MPD). Motor Speedway Partners, LLC is the owner. Mason Harrison Ratliff Enterprises, LLC is the applicant/developer. Cedar Creek Consulting, Inc. is the engineer. Wilkus Architects is the architect. Case # SP-16-002. 2nd by Councilmember Ganz

Vote: Motion passed unanimous

- P. Specific Use Permit (SUP) for an accessory building to be constructed on Lot 3, Brian's Place, a 5.001-acre lot at 3309 Robson Ranch Road and zoned Rural Residential (RR). Horacio Gonzalez is the owner/applicant. Case # SUP-16-001

i. Mayor Dewing opened the Public Hearing at 6:32 pm to hear comments for or against the SUP

No one came forward for or against the case

Mayor Dewing closed the Public Hearing at 6:33 pm

Owner/Applicant Horacio Gonzalez was present and asked to withdraw his request

No action taken on this item

- Q. Councilmember Sessions moved to approve Resolution No. 16-13 nominating Jim Carter to a slate of nominees for the Board of Managers of the Denco Area 911 District. 2nd by Councilmember Young

Vote: Motion passed unanimous

7. Executive Session

By general consent the council convened into closed session at 7:18 pm to discuss the items listed below:

- a) In accordance with Texas Government Code, Section 551.071, consultation with attorney regarding pending or contemplated litigation or a settlement offer involving - Town of Northlake vs City of Justin
- b) In accordance with Texas Government Code, Section 551.071, consultation with attorney regarding pending or contemplated litigation or a settlement offer involving- Hath Hathaway vs Town of Northlake, Case 4:16-cv-00251
- c) In accordance with Texas Government Code, Section 551.087, Economic Development Negotiations
 - i. Pioneer Grant Program Application PGP-15-002

By general consent, the council reconvened into open session at 7:28 pm

Mayor Dewing stated no action was taken as a result of the closed session during this meeting

8. Mayor Dewing adjourned the meeting at 7:28 pm



Passed and approved on this the 12th day of May, 2016

Town of Northlake, Texas

Peter Dewing, Mayor

Attest:

Shirley Rogers, Town Secretary