



**Town of Northlake, Texas
Town Council Meeting Minutes
Thursday, June 9, 2016
1400 FM 407 - Northlake Texas**

1. Mayor Peter Dewing called the workshop session to order at 5:30 pm and stated a quorum was present

Council present: Peter Dewing, Jean Young, Michael Ganz, Mike McBride, Roger Sessions, Danny Simpson

Staff present: Drew Corn, Town Administrator; Robert Crawford, Chief of Police; Eric Tamayo, Public Works Director; Dwight Thornton, Sergeant; Karen Bolyard, Finance Director; and Shirley Rogers, Town Secretary

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

- B. Mayor Dewing presented the Certificates of Election to: Place 1- Jean Young; Place 2- Mike McBride; Place 3- Michael C. Ganz

2. Briefing Items

- C. Town Hall Lease Space Briefing- presented by Randall Scott of Randall Scott Architects

J Young Land & Cattle LTD submitted a proposal for consideration for a Town Hall site and building on a 12 acre site on their property located on FM 407 and plan to build an initial structure with plans to expand the complex as needed by the Town

Councilmember Young abstained from any discussion on this item

- D. FY 2016 Northlake Investment Policy Update briefed by Drew Corn

- E. FY 2016 Budget Planning Workshop: Preliminary Budget Outlook briefed by Drew Corn

3. Regular Session

Mayor Dewing called the regular session to order at 6:13 pm, all members present

Mayor Dewing led the audience in the Pledge of Allegiance and a Moment of Silence

4. Public Input

Laura Montini, resident of Northlake, stated she had a vested interest in the Town and would like to be considered for a position on the board of directors for either EDC or CDC

Jack Young, resident of Northlake, stated he was available to answer questions relating to the potential town hall space lease site proposed by the J Young Land & Cattle LTD

5. Consent Items

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

Vote: motion passed unanimous

F. Meeting Minutes of 5-12-16

G. Resolution No. 16-16 approving the 2016 Northlake Investment Policy

H. Resolution No. 16-17 authorizing continued participation with the steering committee of Cities/Towns served by ONCOR; and authorizing the payment of 11 cents per capita to the steering committee to fund activities related to ONCOR Electric Delivery Company LLC

I. Resolution No. 16-18 of the Town Council of the Town of Northlake, Texas, declaring certain personal property owned by the Town to be Surplus Inventory and authorizing the Town Administrator to dispose of such property

6. Regular Items

J. Meritorious Exception to the pole/pylon sign requirements of Article 11 of the Unified Development Code (UDC) for the purpose of building a 65-foot tall pole sign with a total area of 327 square feet for Rosa's Café to be located on 2.037 acres situated in the L. Medlin Survey, Abstract No. 830, known as Lot 4, Block 5, Northport Addition, generally located on the east side of IH 35W approximately 1,000 feet north of SH 114 at 18451 IH 35W. Bobby Cox Companies is the owner. Mello Signs is the applicant. Case # VR-16-002

i. Mayor Dewing opened the Public Hearing at 6:19 pm

Ken Taft, architect for Rosa's, stated he was in favor of the meritorious exception for a taller sign and asked council to grant the exception

Gerald Warren, real estate broker for Rosa's, stated he was in favor of the taller sign and asked for council's consideration

Chris Farris, with Northlake Partners, stated he was in favor of the taller sign especially in the IH35W corridor

Joel McGregor, resident of Northlake, stated he was in favor of the taller sign

Mayor Dewing closed the Public Hearing at 6:26 pm

ii. Councilmember McBride moved to approve Resolution 16-19. The motion failed for lack of second

Mayor directed staff to resolve the sign height difference along IH35W between the area of north of SH114 and south of Sh114

- K. Mayor Pro Tem Simpson moved to approve the Final Plat of Canyon Falls Village W2 Phase 2, a phase of the Canyon Falls development consisting of 51 single-family residential lots and 1 open space/HOA lot on approximately 10.136 acres of land in the M.E.P. & P.R.R. Survey, Abstract No. 913, generally located southeast of Cleveland-Gibbs Road and Westbridge Drive, and zoned Mixed-Use Planned Development (MPD). Nash Canyon Falls, LLC is the owner/applicant. J. Volk Consulting, Inc. is the engineer/surveyor. Case # FP-16-007. 2nd by Councilmember Young

Vote: Motion passed unanimous

- L. Mayor Pro Tem Simpson moved to approve Ordinance No. 16-0609A of the Town of Northlake amending Chapter 11. "Traffic and Vehicles," Prohibiting overnight parking in certain locations within the Town; establishing a penalty for violation; providing for severability; providing for publication; and providing an effective date. 2nd by Councilmember McBride

Vote: Motion passed unanimous

- M. Councilmember McBride moved to approve Ordinance No. 16-0609B of the Town of Northlake, Texas, a adopting an water conservation and drought contingency plan; establishing criteria for drought response stages and restrictions on certain water uses to ensure that health and safety of Northlake citizens; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing a penalty for violations of the plan; providing for publication in the official newspaper and providing an effective date. 2nd by Councilmember Ganz

Vote: Motion passed unanimous

- A. Mayor Pro Tem Simpson moved to approve Resolution No. 16-15 declaring the results of the General Election held on May 7, 2016 to elect three citizens to Places 1, 2 & 3 to the Northlake Town Council for a two year term each. 2nd by Councilmember Young

Vote: Motion passed unanimous

- N. By general consent of the council, Danny Simpson was re-appointed as Mayor Pro Tem for a one-year term ending in June 2017

Vote: Motion passed unanimous

- O. Councilmember Ganz moved to appoint Laura Montini/Austin Jackson and reappoint Hillary Simpson /Bobby Dowell to the Northlake Economic Corporation Board of Directors and appoint Dale Toon/Vicki Parsons, reappoint Bo Roberts/Michael Ganz to the Community Development Corporation Board of Directors and remove Amanda Bodie. 2nd by Mayor Pro Tem Simpson

Vote: Motion passed unanimous

7. President Peter Dewing convened into the Tax Increment Reinvestment Zone No. 1 Board of Directors Meeting at 7:09 pm

Directors present: Peter Dewing, Jean Young, Michael Ganz, Mike McBride, Roger Sessions, Danny Simpson

Director Simpson moved to approve all items listed below. 2nd by Director Young

Vote: Motion passed unanimous

1. Meeting Minutes of 1-14-16
2. FY 2017 Budget
3. Adjournment at 7:11 pm

8. Executive Session

Mayor Dewing convened at 7:11 pm into closed session to discuss those items listed below

- 1) 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
- 2) 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
- 3) In accordance with Texas Government Code, Section 551.072, deliberate the purchase, exchange, lease or value of real property:
 - a) Town Hall Space Lease
- 4) In accordance with Texas Government Code, Section 551.087 Economic Development Negotiations:
 - a) Pioneer Grant Program Application PGP-15-002
 - b) Red River Project
 - c) Potential Building B Tenant
 - d) Potential Development on former Texas Industries Site

By general consent, the council reconvened into open session at 7:55 pm

6. Regular Session (continued)

P. Councilmember McBride moved to approve a Pioneer Grant Performance Agreement between the Town of Northlake, Texas, Northlake Economic Development Corporation and the Northlake Community Development Corporation and MHR Landlord, LLC for the development of a Sonic Drive-in (PGP-15-002). 2nd by Mayor Pro Tem Simpson

Vote: Motion passed unanimous

9. Mayor Dewing adjourned the meeting at 7:56 pm

Passed and approved on this the 28th day of July, 2016

Town of Northlake, Texas




Peter Dewing, Mayor

Attest:


Shirley Rogers, Town Secretary