



**Town of Northlake, Texas
Town Council Meeting Minutes
Thursday, July 28, 2016
1400 FM 407 - Northlake Texas**

1. Mayor Peter Dewing called the regular work session to order at 5:30 pm and announced a quorum present

Members Present: Peter Dewing, Jean Young, Michael Ganz, Roger Session

Members Absent: Danny Simpson, Mike McBride

Staff Present: Drew Corn, Town Administration; 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

2. Briefing Items

- A. 2016 Northlake Comprehensive Plan Update

Brian Guenzel, Principal w SJR Planning briefed the council on steps that have been accomplished so far, outlined the future steps to be completed. The steering committee will meet again in September to finalize the last few steps

- B. Senior and Disabled Property Value Cap

Drew Corn briefed the council on potential options for tax relief for seniors (over 65) with review on current property tax collections and impact, discussed existing Northlake tax exemptions and caps, and provided an overview of exemptions and caps of other taxing entities and introduced tax relief options

- C. FY 2016 Quarterly Investment Report

Karen Bolyard stated the Town earned over \$7,000 in interest revenue from investments this quarter, showing an increased from the first quarter of 2016

- D. 2016 Quarterly Budget Report

Karen Bolyard stated the general fund ended the third quarter 5% higher than anticipated due to the collection of building permits, plan review fees and registration fees. Expenditures remain 9% below budget expectations. Sales taxes remain strong and exceeded budget by 5%, utility fund revenues are below budget expectations due to the timing of billing for services but other revenues are higher with overall expenditures below budget

- E. FY 2017 Proposed Budget Presentation

Drew Corn stated council's desire to keep the tax rate at 29.5¢, budget is based on this. Property taxes increased 37% overall with a 42% increase in commercial property values as the primary driver, residential properties values increased at 39%. Sales tax revenues have surpassed pre-2008 levels. Current budget is balanced with increased resources dedicated to public safety and public works positions needed to handle increased customer base and activity

3. Mayor Dewing called the regular meeting to order at 6:39 pm and stated a quorum present (Simpson and McBride absent)

Pledge of Allegiance - Moment of Silence was observed

4. Public Input

- 1) Jim Carter, representing himself, stated his desire to be re-appointed to the Board of Managers of Denco Area 9-1-1, listed his credentials, public service experience, community and charity services and the business organizations he belong to
- 2) Brian Montini, resident of Northlake, commented about the issue along Faught Road where a new water line was installed, asked the council to withhold any building permits until the developer corrected the issues with property owners; on the debt of certificate of obligations- did not feel Cleveland Gibbs Road should be included in the capital improvement project and stated if Faught and Florance roads were improved, would increase speeding on the roads and asked council to take the bond proposal to the voters letting them decide if they wanted the capital improvements

5. Consent Items

Councilmember Young asked to pull item I for further discussion

Councilmember Ganz moved to approve the consent items F, G, H, J, K, and L as presented. 2nd by Councilmember Sessions

Vote: Approved unanimous

- F. June 9, 2016 Town Council Minutes
- G. Resolution No. 16-19 approving the 'Draft' Denco Area 9-1-1 District FY 2017 Financial Plan
- H. Resolution No. 16-20 authorizing continued participation with the Atmos Cities Steering Committee and authorizing the payment of two and one-half cents per capita to the Atmos cities Steering Committee
- J. Interlocal Cooperation Agreement for Tax Collection between the Town of Northlake and Denton County
- K. Interlocal Cooperation Agreement for Tax Collection between the Northlake PID 1 (Harvest) and Denton County
- L. Interlocal Cooperation Agreement for Tax Collection between the Northlake PID 2 (The Highlands) and Denton County

Councilmember Young moved to approve consent item I as presented. 2nd by Councilmember Ganz

Vote: Approved unanimous

- I. Resolution No. 16-21 declaring certain personal property owned by the Town to be surplus property and authorize the Town Administrator to dispose of such property

6. Regular Items

- M. Councilmember Sessions moved to approve the Preliminary Plat of Harvest Meadows Phase 3, a proposed development consisting of 311 single-family residential lots and 11 non-residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on an 80.977-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the west side of Cleveland-Gibbs Road approximately 150 feet north of 6th

Street. Belmont 407, LLC is the owner-applicant-developer. Jones & Carter, Inc. is the engineer/surveyor. Case # PP-16-004. 2nd by Councilmember Ganz

Vote: Approved unanimous

- N. Councilmember Sessions moved to approve resolution no. 16-22 voting for Jim Carter to the Board of Managers of the Denco Area 9-1-1 District. 2nd by Councilmember Young

Vote: Approved unanimous

- O. Councilmember Young made the motion to place a proposal to adopt the tax rate on a future agenda, schedule tax rate public hearings for the Fiscal Year 2016-2017 on August 11, 2016 and August 25, 2016 council meetings and set the date of the adoption of the tax rate by ordinance for September 8th, 2016 council meeting. 2nd by Councilmember Ganz

Vote: Approved unanimous

- P. Councilmember Sessions moved to set a public hearing date for the proposed 2016-2017 Town Budget, Northlake Economic Development Corporation and Community Development Corporation Budgets, Northlake Public Improvement District No. 1 (Harvest), and Northlake Public Improvement District No. 2 (The Highlands) for August 11, 2016. 2nd by Councilmember Young

Vote: Approved unanimous

- Q. Ordinance amending Article 11, Signs, of the Unified Development Code of the Town of Northlake by amending the maximum height and area requirements for pole signs and minimum setback requirements for various pole signs in Section 11.18, Definitions and Requirements. Case # UDC-16-001

- i. Mayor Dewing opened the Public Hearing at 7:01 pm to hear comments for or against the proposed changes

- 1) Gerald Borron, representing Bobby Cox Companies (Rosa's Café) stated he was in favor of all the changes presented in the ordinance
- 2) Chris Ferris, representing Northlake Partners stated he was in favor of all the changes included in the ordinance
- 3) Joel McGregor, resident of Northlake, stated he was in favor of all the changes included in the ordinance

Mayor Dewing closed the Public Hearing at 7:04 pm

- ii. Councilmember Session made the motion to approve ordinance no. 16-0728A including all changes with the exception of the height of signage in the area. 2nd by Councilmember Ganz

Vote: Approved unanimous

- R. Councilmember Ganz moved to approve ordinance no. 16-0728B of the Town of Northlake amending Chapter 5 "Business Regulations" to add Article 5.10, "Solicitors, Canvassers, and Handbill Distribution". 2nd by Councilmember Young

Vote: Approved unanimous

- S. Councilmember Young moved to approve ordinance no. 16-0728C amending Chapter 11, "Traffic and Vehicles," Article 11.02, "Traffic Control Devices," of the Code of Ordinances, Town of Northlake, Texas; providing for the installation of traffic control devices in certain situations. 2nd by Councilmember Ganz

Vote: Approved unanimous

- T. Councilmember Sessions moved to approve resolution no. 16-23 directing publication of notice of intention to issue certificates of obligation. 2nd by Councilmember Ganz

Vote: Approved unanimous

Boyd London, Financial Advisor with Hilltop Securities was on hand to answer questions from council members

7. Convene into Executive Session

Mayor Dewing convene the council into closed session at 7:51 pm pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D:

- a. Section 551.071 authorizes a governmental body to consult with its attorney in an executive session to seek his or her advice on legal matter. It provides as follows: A governmental body may not conduct a private consultation with its attorney except:
 - 1) when the governmental body seeks the advice of its attorney about:
 - (a) pending or contemplated litigation; or
 - (b) a settlement offer; or'Town of Northlake vs City of Justin (Cause No. 15-08170-367)
- b. Section 551.087 deliberations regarding economic development negotiations
 - 1) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision
 - i) Incentive package for Hempel U.S.A. Inc.
 - ii) Potential water tower site

Mayor Dewing reconvened the council into regular session at 8:33 pm

Action taken in open session under Section 551.085 Economic Development Negotiations:

- i) Councilmember Ganz made the motion and 2nd by Councilmember Young to approve the following:

Resolution no. 16-24 of the Town of Northlake, Texas, establishing a program and approving a Chapter 380 Agreement to promote economic development and stimulate business and commercial activity in the Town; and

Resolution no. 16-25 of the Town of Northlake, Texas, approving a tax abatement agreement to promote economic development and stimulate business and commercial activity in the Town, providing for required notices

Vote: Approved unanimous

- ii) Councilmember Sessions authorized Staff to continue negotiations for a water tower site. 2nd by Councilmember Ganz

Vote: Approved unanimous

8. Mayor Dewing adjourned the meeting at 8:34 pm

Passed and approved on this the 11th day of August, 2016

Town of Northlake, Texas


Peter Dewing, Mayor

Attest:


Shirley Rogers, Town Secretary

