



**Town of Northlake
Council Meeting Agenda
Thursday, November 10, 2016 1400 FM 407 - Chamber Room
Northlake, Texas**

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

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

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

Consultations Present: Ashley Dierker, General Counsel; Ben McGahey, PE, Town Engineer; Andy Messer, Litigation Attorney

- A. Mayor Dewing read Proclamation No. 16-05 Recognizing Texas Municipal Court Week November 7th – 11th Northlake Municipal Court - Judge Thomas W. Hobbs; Northlake Prosecutor; Leann Oliver, Court Administrator; Micheale Lane and Melissa Lightfoot, Court Clerks

2. Briefing Items

- B. Dr. Ryder Warren, Superintendent of Northwest ISD gave a report on the District Serves 14 different communities, spanning 234 square miles (Denton, Tarrant, Wise Counties); includes three high schools, accelerate high school, five middle schools and 17 elementary schools, special programs center and a youth residential program. Currently has 22,000 students in the district and has received numerous awards and recognitions throughout the State

3. Mayor Dewing called the Regular Meeting to Order at 5:40 pm, all members present
Pledge of Allegiance and a Moment of Silence was observed

4. Public Input-none received

5. Consent Items

Mayor Pro Tem Simpson moved to approve all items listed under Consent Items. 2nd by Councilmember Young
Vote: Motion passed unanimous

- C. Town Council Meeting Minutes 10-13-16

- D. Resolution No. 16-37 declaring certain personal property owned by Town of Northlake to be surplus property and authorizing the Town Administrator to dispose of such property

- E. Supplement to Contract for the Collection of Delinquent Taxes on delinquent assessments for the Northlake Public Improvement District No. 1 and The Highlands Public Improvement District through Sawko & Burroughs PC

F. Interlocal Water Service Area Agreement by and between Argyle Water Supply Corporation and the Town of Northlake Texas

G. Cancellation of the second Council meetings in November and December 2016

6. Regular Items

H. Councilmember McBride moved to approve a Site Plan for Holiday Inn Express, a proposed 96-room hotel on 1.624 acres, to be platted as Lot 2R, Block 2, Texas Speedway Centre, generally located on the east side of Raceway Drive approximately 200 feet south of SH 114, and zoned Mixed-Use Planned Development (MPD). Northlake Hotels, LLC is the owner. A&M Developers, LLC is the applicant/developer. Catalyst Technical Group is the engineer. Case # SP-16-004. 2nd by Councilmember Ganz

Vote: Motion passed unanimous

I. Councilmember Ganz moved to approve a Site Plan for Popeye's Restaurant & Retail Space, a proposed 5,645 square-foot restaurant and retail space on 1.2085 acres, known as Lot 2, Block 3, Texas Speedway Centre, located on the south side of Pit Stop Lane between the IH 35W Service Road and Raceway Drive at 13620 Raceway Drive, and zoned Mixed-Use Planned Development (MPD). Wycliff-Speedway Ltd is the owner. Sun Holdings/Pop Holdings, LLC is the applicant/developer. RGM Architects is the architect. Case # SP-16-007. 2nd by Mayor Pro Tem Simpson

Vote: Motion passed unanimous

J. Mayor Pro Tem Simpson moved to approve a Preliminary Plat of IAAI Northlake Addition, a proposed 2-lot development within the extraterritorial jurisdiction of the Town of Northlake on a 204.53-acre tract of land out of the S.E. Parks Survey, Abstract No. 1005, and the Holland Anderson Survey, Abstract No. 25, generally located on the east side of Harmonson Road approximately 200 feet east of Bob Phinney Drive. PML Real Estate, LLC is the owner. Fast Track Development is the applicant/developer. Homeyer Engineering, Inc. is the engineer. Eagle Surveying, LLC is the surveyor. Case # PP-16-005. 2nd by Councilmember McBride

Vote: Motion passed unanimous

K. Mayor Pro Tem Simpson moved to approve a Final Plat of Lot 1, Block A of IAAI Northlake Addition, a 1-lot phase of the IAAI Northlake Addition within the extraterritorial jurisdiction of the Town of Northlake on a 147.99-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the east side of Harmonson Road approximately 200 feet east of Bob Phinney Drive conditioned on Town approval of the drainage study prior to recording of the final plat with the Denton County Clerk's Office. PML Real Estate, LLC is the owner. Fast Track Development is the applicant/developer. Homeyer Engineering, Inc. is the engineer. Eagle Surveying, LLC is the surveyor. Case # FP-16-010. 2nd by Councilmember McBride

Vote: Motion passed unanimous

- L. Councilmember Sessions moved to approve the Cost-Sharing Agreement relating to construction of a sanitary sewer collection line between the Town of Northlake, Texas and Belmont Fresh Water Supply District No. 1 of Denton County. 2nd by Mayor Pro Tem Simpson

Vote: Motion passed unanimous

- M. Councilmember Young moved to approve a Professional Services Agreement between the Town of Northlake, Texas and D-F Pacific No. 2 LTD. and Silverstone-Northlake LTD. 2nd by Councilmember Ganz

Vote: Motion passed unanimous

- N. Ordinance amending Ordinance No. 16-0310, the 2016 Master Thoroughfare Plan Update, by replacing the Master Thoroughfare Plan Map

- i. Mayor Dewing opened the Public Hearing at 6:00 pm to hear comments for or against the update

Michael Savoie, resident of Northlake stated his opposition to the collector roads shown on his property but was in favor of the location of two bridges over IH35W @ Cleveland Gibbs Rd

Rena Hardeman, resident of Northlake stated her opposition to the collector roads shown on her property

Tom Dudark, resident of Northlake had a question concerning who pays for the roads but did not state if for or against

Mayor Dewing closed the Public Hearing at 6:07 pm

- ii. Councilmember Sessions moved to approve Ordinance No. 16-1110. 2nd by Councilmember McBride

Vote: Motion passed Sessions, McBride, Ganz, Simpson

Abstained: Young

- O. Resolution approving and adopting Land Use Assumptions and Capital Improvement Plan; setting a Public Hearing to consider the adoption of Roadway Impact Fees to be charged to new development and providing for publication of thirty (30) days of notice of such Public Hearing

- i. Mayor Dewing opened the Public Hearing at 6:25 to hear comments for or against

Joel McGregor, resident of Northlake stated not for or against the proposed fees unless it effects smaller property owners

Mayor Dewing closed the Public Hearing at 6:26 pm

- ii. Mayor Pro Tem Simpson moved to approve Resolution No. 16-38. 2nd by Councilmember Ganz

Vote: Motion passed Simpson, Ganz, McBride, Young

Against: Sessions

P. Public Input concerning a Strategic Partnership Agreement between the Town of Northlake, Texas, and Belmont Freshwater Supply District No. 1 of Denton County pursuant to Texas Local Government Code § 43.0751

i. Mayor Dewing opened the Public Hearing at 6:45 pm to hear comments for or against the Partnership Agreement

No comments received for or against

Mayor Dewing closed the Public Hearing at 6:46 pm

Q. Councilmember McBride moved to approve Resolution No. 16-39 authorizing the Town Administrator to enter into a contract with Neel-Schaffer + Cheatham & Associates, Inc. to provide specific engineering services. 2nd by Mayor Pro Tem Simpson

Vote: Motion passed unanimous

R. Councilmember Sessions moved to vote for Skip Kalb to serve on the Denton County Transportation Authority Board of Directors. 2nd by Mayor Pro Tem Simpson

Vote: Motion passed unanimous

7. By general consent, the board convened into Executive Session at 6:50 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 a 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)

By general consent, the board reconvened from closed session at 7:07 pm

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

8. Councilmember Ganz moved to adjourn the meeting at 7:07 pm. 2nd by Councilmember Young

Vote: Motion passed unanimous

Passed and approved by the Northlake Town Council on this the 8th day of December, 2016



Attest:

Shirley Rogers, Town Secretary

Town of Northlake, Texas


Peter Dewing, Mayor