Town of Northlake
Council Meeting Minutes
Thursday, December 8, 2016
1400 FM 407 – Northlake, Texas

1. Mayor Dewing called the regular work session to order at 5:30 pm, all members 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; Eric Tamayo, Public Works Director; Patrol Officer Jason Schmidt; and Shirley Rogers, Town Secretary
Consultants present:	Ashley Dierker, Legal Counsel; Ben McGahey, PE, Engineer

2. Briefing Items
   A. Northlake Comprehensive Plan Update given by Shai Roos and Brian Guenzel of SJR Planning Consultants

   - Briefed the council on the process which started in December 2015
   - Facilitated four community engagement events: Strategic Foresight Lab- 2 day period, Town Hall meeting, online surveys, development roundtable, and met with the steering committee three times in 2016
   - Highlights of Plan: Vision, Introduction, Community Snapshot-Indicators and Engagement, Policy Recommendation and Plan Implementation

   B. Concept Plan for Gibbs/Young Tracts presented by Hillwood Communities-Tom Woliver and Brian Carlock

   - Proposed master-planned community bounding by FM 407 to the north, Cleveland Gibbs Road to the east, approx. one-half mile south of Mulkey Lane and approx. one mile west of Cleveland Gibbs for a total of 1,019 acres

   C. Municipal Management District Overview briefed by Drew Corn

   - Created by the Legislature with specified powers
   - Requires the consent of the town
   - TCEQ administers creation process and oversight
   - Generally same as MUD, but more flexible
   - Appointed board
   - Council appointment to board
   - Oversight specified
   - Approvals at various steps

3. Mayor Dewing called the regular meeting to order at 6:36 pm, all members present
   Pledge of Allegiance and a moment of silence was observed

4. Public Input

   - Rena Hardeman, resident of Northlake, stated her opposition to a proposed wastewater temporary plant planned close to her property and opposed the creation of a municipal management district

   - Tammy Wright, resident of Northlake, expressed concerns of previous campaign which she was the challenger during last municipal election. Her opponent's stated position was to keep Northlake rural, preserving large ranch lands, but seven months later, the council member's land is under contract with a developer. The development concept presented was for a high density mixed use development

5. Consent Items
   Mayor Dewing pulled Item 'E' for further discussion as requested by Councilmember McBride

   Councilmember Sessions moved to approve the consent items D & F. 2nd by Mayor Pro Tem Simpson
   Vote: Motion passed unanimous

   D. Meeting minutes dated November 10, 2016
   F. Northlake Public Improvement District No. 1 (Harvest) Management Contract approval

   E. Councilmember McBride moved to approve Ordinance No. 16-1208A, granting to CoServ Gas, LTD., d/b/a CoServ Gas, a franchise to furnish and supply gas to the general public in the Town of Northlake, Denton County, Texas, and to transport, deliver, sell, and distribute gas in and out and through said municipality for all purposes; providing for the payment of a fee or charge for the use of the streets, alleys, and public ways. 2nd by Councilmember Ganz

   Vote: Motion passed unanimous

6. Regular Items
   G. Ordinance adopting Roadway Impact Fees
      i. Mayor Dewing opened the public hearing at 6:54 pm to hear comments for or against the proposed Roadway Impact Fees

         - Joel McGregor, resident of Northlake stated his concern for current residents having to pay the fees

         - Rena Hardeman, resident of Northlake, stated Northlake's fees were outrageous and out of controlled, opposed to the fees

      Mayor Dewing closed the public hearing at 6:59 pm

      ii. Councilmember McBride moved to approve Ordinance No. 16-1208B, adopting and imposing Roadway Impact Fees on new land development or redevelopment in the Town limits of the Town of Northlake, Texas; establishing service areas, providing for assessment, payment and time of

payment of impact fees; providing for review of impact fees and fee schedules; providing for the placement of revenues collected from roadway impact fees into a Roadway Impact Fee account established for those purposes; providing for use of funds derived from impact fees, providing that roadway fees may be pledged toward payment of bond issues and similar debt instruments. 2nd by Mayor Pro Tem Simpson

Vote: Motion passed
For: McBride, Simpson, Young
Against: Ganz, Sessions

H. Ordinance amending the Mixed-Use Planned Development zoning district for a 16.918 acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the north side of FM 407 at Harvest Way. 1256 FMR 407 Ltd and Belmont 407 LLC are the owners. Office Equity Solutions and Hillwood Communities are the applicants/developers. Case #PD-16-002

i. Mayor Dewing opened the public hearing at 7:13 pm to hear comments for or against the proposed ordinance

- No one came forward to speak nor any written communications received

Mayor Dewing closed the public hearing at 7:14 pm

ii. Councilmember Sessions moved to approve Ordinance No. 16-1208C. 2nd by Councilmember Young

Vote: Motion passed unanimous

I. Strategic Partnership Agreement between the Town of Northlake, Texas, and Belmont Freshwater Supply District No. 1 of Denton County

i. Mayor Dewing opened 2ND public hearing at 7:16 pm to hear comments for or against the agreement

- No one came forward to speak nor any written communications received

Mayor Dewing closed the public hearing at 7:17 pm

ii. Councilmember McBride moved to approve Resolution No. 16-40. 2nd by Councilmember Sessions

Vote: Motion passed unanimous

J. Mayor Pro Tem Simpson moved to approve Ordinance No. 16-1208D, for the annexation for limited purposes pursuant to TLG Section 43.0751 of a territory located in the Belmont Fresh Water Supply District No. 1 of Denton County on approx. 10.463 acres located in the Patrick Rock Survey, Abstract No. 1063 per the Strategic Partnership Agreement. 2nd by Councilmember Young

Vote: Motion passed unanimous

K. Councilmember Young moved to approve the Preliminary Plat for Town Commons, a proposed commercial development consisting of 9 non-residential lots and 4 open space lots on a 21.762-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the north side of FM 407 between Cleveland Gibbs Road and Harvest Way, and zoned Mixed-Use Planned Development (MPD). 1256 FMR 407 Ltd and Belmont 407 LLC are the owners. Office Equity Solutions and Hillwood Communities are the applicants/developers. Baird, Hampton & Brown is the engineer. Case #PP-16-006. 2nd by Councilmember McBride

Vote: Motion passed unanimous

L. Ordinance updating the Northlake Comprehensive Plan by the adoption of the Pathway to 2040 Northlake Comprehensive Plan Update

i. Mayor Dewing opened the public hearing at 7:23 pm to hear comments for or against the proposed plan update

- Rena Hardeman, resident of Northlake, stated while she was respectful of the plan, it sets up Northlake to be like every other community in the area and wants the town to be unique, a special niche market

Mayor Dewing closed the public hearing at 7:25 pm

ii. Councilmember Sessions moved to approve Ordinance No. 16-1208E. 2nd by Councilmember McBride

Vote: Motion passed unanimous

M. Mayor Pro Tem Simpson moved to approve Resolution No. 16-41 consenting to the creation of the Northlake Municipal Management District No. 1. 2nd by Councilmember McBride

Vote:	Motion passed
For:	Simpson, McBride, Dewing
Against:	Ganz, Sessions
Tie Breaking Vote:	Mayor Dewing

During this item Jean Young, Council Member Place 1, filed a Conflict of Interest Affidavit before the meeting stating she has a substantial interest in a business entity or real property that may receive a special economic effect by the vote or decisions of the Northlake Town Council. Therefore, she will not take part of any discussion regarding the item

N. Councilmember McBride moved to approve an Application to Obtain Domestic Wastewater Permit for HP Gibbs, LP. This motion died for a lack of a second

During this item, Jean Young, Council Member Place 1, filed a Conflict of Interest Affidavit before the meeting stating she has a substantial interest in a business entity or real property that may receive a special economic effect by the vote or decisions of the Northlake Town Council. Therefore, she will not take part of any discussion regarding the item

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

8. Mayor Dewing adjourned the meeting at 8:00 pm

Passed and approved on this the 30th January, 2017

Town of Northlake, Texas

Peter Dewing, Mayor

Attest:

Shirley Rogers, Town Secretary

TOWN OF NORTH LAKE * NORTHLAKE, TEXAS *