



**Town of Northlake
Special Council Meeting Minutes
Monday, January 30, 2017
1400 FM 407 - Chamber Room
Northlake, Texas**

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

Councilmembers present: Peter Dewing, Mike McBride, Michael Ganz, Roger Sessions, Danny Simpson

Councilmember absent: Jean Young

Staff Present: Drew Corn, Town Administrator; Nathan Reddin, Development Director; Karen Bolyard, Finance Director; and Shirley Rogers, Town Secretary

Consultants Present: Ashley Dierker, Legal Counsel; Ben McGahey, PE, Town Engineer and Andy Messer, Legal Counsel

2. Briefing Items

- A. FY 17 Quarterly Investment Report given by Karen Bolyard
- B. FY 17 Quarterly Budget Update given by Karen Bolyard

3. Mayor Dewing called the regular meeting to order at 5:37 pm (All present but Councilmember Young)
Pledge of Allegiance and a moment of silence was observed

4. Public Input

- Joel McGregor, resident of Northlake, stated he was in favor of the proposed Young Gibbs development that was discussed during a workshop session on January 12, 2017. Believed it to be a good opportunity for the Town

5. Consent Items

Councilmember Ganz moved to approve the consent items. 2nd by Councilmember Sessions

Vote: Motion was unanimous
For: Ganz, Sessions, Simpson, McBride
Absent: Young

- C. Meeting Minutes dated December 8, 2016
- D. Workshop Minutes dated January 12, 2017
- E. Resolution No. 17-1, authorizing and calling a general municipal election to be held on Saturday, May 6, 2017 for the purpose of electing a Mayor and two Council Members for Place 4 & 5, authorizing the notice of election, a joint election with other Denton County political subdivisions and authorizing the Town Administrator to enter into a contract with Denton County Texas for election services

6. Regular Items

- F. Councilmember McBride made the motion to approve a Final Plat for Harvest Meadows Phase 3, a proposed residential subdivision consisting of 312 residential lots and 11 non-residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on a 81.090-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, located on the west side of Cleveland-Gibbs Road and south of Old Justin Road. Harvest Meadows Phase 3, LLC is the owner/applicant/developer. Jones & Carter, Inc. is the engineer/surveyor. Case #FP-16-016. 2nd by Mayor Pro Tem Simpson

Vote: Motion was unanimous
For: McBride, Simpson, Sessions, Ganz
Absent: Young

- G. Mayor Dewing stated he had received a letter from Hillwood Communities (developer) to pulled the Fourth Amendment to the Third Amended and Restated Development Agreement between the Town of Northlake, Texas and Belmont 407 LLC and (related entities) and the District, and the taking of any action necessary or appropriate in connection therewith- no action taken

- H. Councilmember McBride made the motion to approve the Cost-Sharing Agreement relating to use and construction of water distribution lines between the Town of Northlake, Texas and Belmont Fresh Water Supply District No. 1 of Denton County Texas, and taking any action necessary or appropriate in connection therewith. 2nd by Mayor Pro Tem Simpson

Vote: Motion was unanimous
For: McBride, Simpson, Ganz, Sessions
Absent: Young

- I. Mayor Pro Tem Simpson made the motion to approve the Memorandum of Understanding (MOU) between the Town of Northlake, Texas and HP Gibbs, LP. 2nd by Councilmember McBride

Vote: Motion was unanimous
For: Simpson, McBride, Ganz, Sessions
Absent: Young

- J. Mayor Pro Tem Simpson made the motion to approve the Professional Services Agreement between the Town of Northlake, Texas and HP Gibbs, LP. 2nd by Councilmember Ganz

Vote: Motion was unanimous
For: Simpson, McBride, Ganz, Sessions
Absent: Young

7. Convene into Executive Session

By general consent, the council convened into closed session at 5:51 pm to discuss the item listed below:

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 council reconvened into open session at 6:07 pm

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

8. By general consent, the meeting was adjourned at 6:07 pm

Passed and approved on this the 9th day of February, 2017

Town of Northlake, Texas



Peter Dewing, Mayor

ATTEST:



Shirley Rogers, Town Secretary



