



**Town of Northlake
Council Meeting Minutes
Thursday, March 9, 2017
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

Councilmembers Present: Peter Dewing, Jean Young, Mike McBride, Michael Ganz, Roger Sessions,

Councilmember absent: Danny Simpson

Staff Present: Drew Corn, Town Administrator; 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; Ben McGahey, PE. Town Engineer

2. Briefing Items

Andy Eads, Denton County Pct. 4 Commissioner updated the Council on transportation projects in the precinct:

- IH35W frontage roads in progress (phase 1) southbound to Eagle Parkway, and northbound (phase 2) to start immediately after phase 1 completed
- IH35E project to be completed in 2017
- Currently working on FM 407 from FM 1838 to FM 156. Will be done in phases with IH35W to FM 156 (phase 1), IH35W – SH 377 (phase 2), SH 377 to FM 1838 (phase 3). FM 156 from SH 114 is in construction mode currently. Start with 4 lane divided road with hopes of acquiring the full build out of six lanes for right-of-way
- Great working partnership with TxDot
- Pct. 4 Facility to open soon in Canyon Falls Development

Hillwood Communities Presentation on Gibbs-Young-Thompson Tracts – approx. 1180 acres located south on FM 407, west of IH35W and Cleveland Gibbs Road and south of Mulkey Lane

- Brian Carlock, Sr. Vice President Acquisitions, gave a brief overview of the concept, how it came about, hosting a Live Smart workshop for three days which included approx. 50 stakeholders sharing ideas. Stated the plan met the Town's Neighborhood Residential classification as noted in the Northlake Comprehensive Plan; includes trails, open spaces, parks, and amenities which allows for opportunities to commune with neighbors to be physically active, mix of single family housing products from lifestyle, traditional and estate size lots and including land for schools. Average density of up to 3 units per acre.
- Tom Woliver, Vice President Planning & Development, gave an overview of the planning process and how the name 'Pecan Square' came about. Diversify housing for all needs, strengthen the

identity of the Town, connect the community to the land, protect the rural character of the 407 corridor, respect water, create open spaces that celebrate the character of the land. Repurpose the community barn, make use of the multi-use arena, have an agricultural co-op, create great lawn seating for residents and host events, feature the pecan grove and many other features. Believe this to be a great development for Northlake

3. Mayor Dewing called the regular meeting to order at 7:03 pm (Mayor Pro Tem Simpson absent)
Pledge of Allegiance and a moment of silence was observed

4. Public Input

No written comments received prior to meeting

- Joel McGregor, resident of Northlake, commented on the proposed amendments to the Junked Vehicles ordinance listed on the agenda
- Laura McGregor, resident of Northlake, commented on the proposed amendments to the Junked Vehicles ordinance listed on the agenda and about government rights
- Rena Hardeman, resident of Northlake, commented on the proposed amendments to the Junked Vehicles ordinance listed on the agenda; commented on the Gibbs Young Thompson proposed development presented by Hillwood Communities. Believe the design was top notch but felt the density for housing too high, not what the citizens of Northlake wanted
- Robin Young, resident of Northlake, stated she was for the development since they owned some of the property in the proposed development; believed some people wanted smaller lots and a good neighborhood for their families; likes the open spaces and concept. Stated the developer was not asking for anything that was not allowed by Northlake's Comp Land Plan for that area

5. Consent Items

Councilmember Ganz moved to approve the consent items as presented. 2nd by Councilmember Young
Vote: Motion carried unanimous

- A. February 9, 2017 meeting minutes
- B. Resolution No. 17-4, declaring certain personal property owned by the Town to be surplus property and authorizing the Town Administrator to dispose of such property
- C. Resolution No. 17-5, designating the months of April and September 2017 as Beautification Months in Northlake

6. Regular Items

- D. This item was tabled - Ordinance No. 17-0309 amending Article 8.03 "Junked Vehicles" of the Code of Ordinances of the Town by amending the definition of Junked Vehicles; designating a person to administer this article; updating the Article to be consistent with State
- E. Resolution of the Town of Northlake, Texas, pursuant to Texas Local Government Code, Section 43,028(d) granting the petition to annex approximately 6.65 acres of land located in the Patrick Rock Survey, Abstract No. 1063 situated in the extra-territorial jurisdiction of the Town of Northlake, Denton County, Texas

- i. Mayor Dewing opened the public hearing at 7:30 pm to hear comments for or against the proposed petition for annexation

No one came forward for or against the proposed annexation

Mayor Dewing closed the public hearing at 7:31 pm

- ii. Councilmember Ganz moved to approve Resolution No. 17-6. 2nd by Councilmember McBride
Vote: Motion carried unanimous

- F. Councilmember Sessions moved to approve Resolution No. 17-7, authorizing the Town Administrator to amend contract with Halff Associates Inc. to provide additional specific engineering services on the Water and Wastewater Impact Fee Report update. 2nd by Councilmember Ganz
Vote: Motion carried unanimous

7. By general consent, the Board convened into Executive Session at 7:35 pm to discuss the following items 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; orTown of Northlake vs. City of Justin (Cause No. 15-08170-367)
 - 2) On a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with chapter 551 of the Government Code.
- b. Section 551.087 authorizes a governmental body to convene into executive session to deliberate regarding economic development negotiations
 - 1) Pioneer Grant Performance Agreement with ACG Texas LP
 - 2) Property located in the Town or the Town's ETJ located at the northwest corner of Sam Reynolds Road and Boss Range Road

By general consent, the Board reconvened into open session at 7:51

Mayor Dewing stated one item (b) 1) needed action

Councilmember McBride moved to approve the Pioneer Grant Performance Agreement between the Town of Northlake, Texas, Northlake Economic Development Corporation and Northlake Community Development Corporation and ACG Texas LP. 2nd by Councilmember Sessions.

Vote: Motion carried unanimous

8. By general consent, the meeting was adjourned at 7:52 pm

Passed and approved on this the 23rd day of March, 2017

Town of Northlake, Texas



Peter Dewing, Mayor

Attest:



Shirley Rogers, Town Secretary

