



**Town of Northlake
Town Council Meeting Minutes
Thursday, April 13, 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, 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. Presentations

Northlake Economic Development Video

Northwest Metroport Chamber of Commerce Regional Economic Development Video

3. Briefing Items

A. Nathan Reddin briefed the council on the proposed Northlake Office Park development, 3 acres at the northwest corner of FM 407 and Thompson Road for an medical office park on a 3 acre tract Will contain approx. 16,000 sf of office space in four buildings. This property is located within the town's extra-territorial jurisdiction

B. FY 17 Quarterly Investment Report given by Karen Bolyard

C. FY 17 Quarterly Budget Update given by Karen Bolyard

4. Mayor Dewing called the regular meeting to order at 5:55 pm and announced all members present
Pledge of Allegiance and a Moment of Silence was observed

5. Public Input

Resident Brian Montini stated he was against the high density in Harvest, talked about lot sizes, stick to the comp plan, cannot stop development but can control development within the town

Resident Joel McGregor stated his opposition to the proposed junked vehicles amendment and believes the town does not need this ordinance, rely on state law

Resident Laura McGregor stated her opposition to the proposed junked vehicle amendment, believed to be abuse of power

Resident Michael Savoie appreciated the quarterly budget update, believes Northlake does not need to give away the town, wants council to think about the direction and decision on behalf of all residents, doesn't need to select development for tax base

Resident Rena Hardeman stated she is opposed to the proposed junked vehicle amendments, don't over burden residents of town, council has the authority to not approve any zoning request, concerns for increased car passes on the roads if development approved

Resident Robin Young stated she is opposed to the proposed junked vehicles amendments, believed the Pecan Square development is great with the potential of schools and she encouraged others in home ownership

6. Consent Items

Councilmember Young moved to approve the Consent Items as presented. 2nd by Councilmember Ganz

Vote: Motion passed unanimous

D. Town Council meeting minutes of March 23, 2017

E. Resolution No. 17-8 of the Town of Northlake suspending the April 21, 2017 effective date of Oncor Electric Delivery Company's requested rate change to permit the Town time to study the request and to establish reasonable rates; approving cooperation with the Steering Committee of Cities/Towns served by Oncor to hire legal and consulting services and to negotiate with the company and direct any necessary litigation and appeals; finding that the meeting at which this Resolution is passed is open to the public as required by law; requiring notice of this Resolution to the Company and Legal Counsel for the Steering Committee

F. Resolution No. 17-9 authorizing continued participation with the Steering Committee of Cities/Towns served by Oncor; and authorizing the payment of 11 cents per capita to the Steering Committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company LLC

G. Ordinance No. 17-0413A of the Town of Northlake, Texas 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 of 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

7. Regular Items

H. Mayor Pro Tem Simpson moved to approve Ordinance No. 17-0413, 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 Law. 2nd by Councilmember Ganz

Vote: Motion passed
For: Simpson, Ganz, McBride

Against: Young, Sessions

- I. Ordinance amending Ordinance No. 13-0523A being a Mixed-Use Planned Development zoning district as amended; amending the zoning classification and development standards of certain property in the Town of Northlake as described in Exhibit 'A'; being more particularly described as a 143.209 acre tract of land out of the Lewis Medlin Survey, Abstract No. 830 in the Town of Northlake, Denton County Texas

No written responses received from within the 200 ft. notification area

- i. Mayor Dewing opened the public hearing at 6:50 pm to hear comments for or against the proposed zoning amendment

Resident Rena Hardeman stated the 2nd plan looks much better and it's a good plan

Resident Brian Montini stated a nice fit for Northlake and meets the comp plan

Mayor Dewing closed the public hearing at 6:52 pm

- ii. Councilmember Sessions moved to approve Ordinance No. 17-0413B. 2nd by Councilmember McBride

Vote: Motion passed unanimous

During items J-K-L-M-N 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 items

- J. Mayor Pro Tem Simpson moved to approve Ordinance No. 17-0413C amending Ordinance No. 13-0124A being the Northlake Unified Development Code as amended, by changing the zoning classification of a 635.5 acre tract of land situated in the FW Thornton Survey, Abstract No. 1244 and the A McDonald Survey, Abstract No. 785 in the Town of Northlake from "RR" Rural Residential to "MPD" Mixed-Use Planned Development and revising the official zoning map in accordance therewith, providing for the adoption of development standards. 2nd by Councilmember Ganz

Vote: Motion passed unanimous

Recused: Young

- K. Ordinance amending Ordinance No. 13-0124A being the Northlake Unified Development Code as amended, by changing the zoning classification of a 361.7 acre tract of land situated in the FW Thornton Survey, Abstract No. 1244 , A McDonald Survey, Abstract No. 785 and the JG Cleveland Survey, Abstract No. 1461 in the Town of Northlake from "RR" Rural Residential to "MPD" Mixed-Use Planned Development and revising the official zoning map in accordance therewith, providing for the adoption of development standards

Written notification responses received from within the 200 ft. notification area:

In favor – 5

Opposed - 1

Neutral - 1

- i. Mayor Dewing opened the Public Hearing at 7:19 pm to hear comments for or against the proposed zoning change

Resident Brian Montini, believed there are procedural problems w Gibbs Tract, against the rezoning of the property, no guarantee on schools sites

Resident Mike Dooley, cannot believe the council would consider rezoning the property into smaller tracts and asked council to vote against

Resident Howard Brown, concerned about the high density housing and traffic, opposed to the rezoning

Resident Michael Savoie, stated it is council's job to defend the citizens, original master plan protected the rural aspects, population will quadruple, 20,000 to 24,000 car passes a day, opposed to the zoning request

Resident Marla Gagnon, in agreement with the residents, loves the rural atmosphere, opposed to anything less than one acre tract

Resident Paul Herb, has respect for the opinions heard tonight, has seen Hillwood developments and know they are very nice, in support of the development

Resident Tom Wiggins, moved out to the country, believes higher density will lower the quality of life, and create higher taxes, opposed to the zoning

Resident Richard Gardner, moved to the rural area, knows cannot stop growth but would like to keep the one acre minimum lot sizes, opposed to the zoning

Resident Rena Hardeman, stated her opposition to the zoning request, schools are driven by roof tops, concerned about the line on the zoning notification letter being moved inward which would affect her property less, asked council to uphold the standards of the town

Property owner Ben McCutchin, stated his family has owned land for over 70 years in the area and is completely in favor of the zoning request. Believes Hillwood to be a quality developer and that schools are needed

Mayor Dewing closed the Public hearing at 7:39 pm

- ii. Mayor Pro Tem Simpson moved to approve Ordinance No. 17-0413D. 2nd by Councilmember Ganz
Vote: Motion passed unanimous
Recused: Young

- L. Ordinance amending Ordinance No. 13-0124A being the Northlake Unified Development Code as amended, by changing the zoning classification of a 160.374 acre tract of land situated in the A McDonald Survey, Abstract No. 785 in the Town of Northlake from "RR" Rural Residential to "MPD" Mixed-Use Planned Development and revising the official zoning map in accordance therewith, providing for the adoption of development standards

Written notification responses received from within 200 ft. of notification area:

In favor - 3

Opposed - 1

- i. Mayor Dewing opened the public hearing at 7:42 pm to hear comments for or against the proposed zoning change

Resident Brian Montini, against the rezoning of property, Thompson property should stay 5 acre as stated in the CRO, Hillwood is not to be trusted, need more ranches, schools are not needed, vote for what the people want

Resident Michael Savoie agreed with Mr. Montini, either support the comp plan or not, citizens rely on the plan, respect the citizens wishes, opposed to the rezoning

Resident Marla Gagnon opposed the rezoning, feels deceived by a council member

Resident Rena Hardeman agrees with the people who feel deceived, spoken with people in who are 99.9% against the rezoning, council's job is to defend the Northlake resident with current zoning, and ask the council to vote against the rezoning

Mayor Dewing closed the public hearing at 7:52 pm

- ii. Mayor Pro Tem Simpson moved to approve Ordinance No. 17-0413E. 2nd by Councilmember Ganz

Vote: Motion passed unanimous

Recused: Young

- M. Councilmember McBride moved to approve the Development Agreement between HP Gibbs LP and the Town of Northlake for Gibbs-Young-Thompson Properties. 2nd by Mayor Pro Tem Simpson

Vote: Motion passed unanimous

Recused: Young

- N. Mayor Pro Tem Simpson moved to approve Resolution No. 17-10 of the Town of Northlake, Texas amending and restating Resolution No. 16-41 for its consent to create Northlake Municipal Management District No. 1 serving 1,181.7 acres of land. 2nd by Councilmember Ganz

Vote: Motion passed unanimous

Recused: Young

- O. Councilmember Sessions moved to approve Ordinance No. 17-0413F amending the Code of Ordinances of the Town of Northlake by the amendment of Chapter 12 Utilities; amending Article 12.02 "Water and Sewer Service"; amending the method for billing defective meters; amending the procedure for the provision of notices of delinquency. 2nd by Mayor Pro Tem Simpson

Vote: Motion passed unanimous

- P. Councilmember Sessions moved to approve Ordinance No. 17-0413G amending the Town of Northlake Fee Schedule; Appendix "A" to the Code of Ordinances, Town of Northlake, Texas, amending Article A4.000 Water and Sanitary Sewer Service Fees. 2nd by Mayor Pro Tem Simpson

Vote: Motion passed unanimous

- Q. Mayor Pro Tem Simpson moved to approve Resolution No. 17-11 nominating Sue Tejml to a slate of nominees for the Board of Managers of the Denco Area 9-1-1 District. 2nd by Councilmember Sessions

Vote: Motion passed unanimous

8. Convene into Executive Session

Mayor Dewing convene the council into closed session at 8:21 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)

- b. Section 551.087 authorizes a governmental body to convene into executive session to deliberate regarding economic development negotiations

- 1) Property located in the Town or the Town's ETJ located at the northwest corner of Sam Reynolds Road and Boss Range Road

Mayor Dewing reconvene the council into open session at 8:41 pm

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

9. Mayor Dewing adjourned the meeting at 8:42 pm

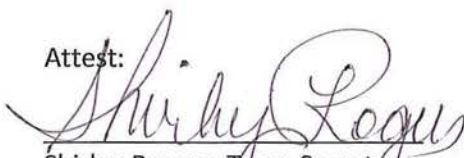
Passed and approved on this the 11th day of May, 2017



Town of Northlake, Texas


Peter Dewing, Mayor

Attest:


Shirley Rogers, Town Secretary