**Town of Northlake**
**Council Meeting Minutes**
**Thursday, May 11, 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 all members were present

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| Councilmembers present: | Peter Dewing, Jean Young, Mike McBride, Michael Ganz, Roger Sessions, Danny Simpson |
| Staff members present: | Drew Corn, Town Administrator; Nathan Reddin, Development Director; Eric Tamayo, Public Works Director; Dwight Thornton, Sergeant; and Shirley Rogers, Town Secretary |
| Consultants presents: | Ashley Dierker, Legal Counsel; Ben McGahey, PE Engineer |

2. Mayor Dewing read the Proclamations into the record

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| A. | No. 17-1 | Motorcycles Awareness | Month of May |
| B. | No. 17-2 | National Police Week | May 11th – 17th |
| C. | No. 17-3 | National Public Works Week | May 21st – 27th |

3. Briefing Items
   D. Sally Michalak, President & CEO Northwest Metroport Chamber of Commerce updated the council on Chamber's mission, benefits, annual report, events, economic development
   E. Eric Tamayo briefed the council on outsourcing septic system inspections recordation
   F. Drew Corn briefed on the Mayor and Council proposed budget principals for FY 2017 and Proposed Budget Principals for FY 2018: maintain fiscal responsibility while investing in town infrastructure; ensure sustainable development thru strategic planning; attract and retain diversified business types for stable future tax base; construct and maintain road, water, sewer and drainage infrastructure; attract, retain and train highly qualified personnel; validate external and internal capabilities with appropriate facilities; increase productivity and efficiency thru equipment and technology

   Listed out the accomplishments, short term objectives, mid-range objectives and long term objectives on each of the principals

4. Mayor Dewing called the regular meeting to order at 6:00 pm, all members present
   Pledge of Allegiance and Moment of Silence was observed

5. Public Input
   Rena Hardeman, Northlake resident, had comments about the Master Thoroughfare Plan – in favor of two collector roads located north of North Ridge Estates had been taken off the map, but stated a collector road on property located in the ETJ near Faith Lane said she spoke with property owner Thurman Scrivner and he was not in favor of location of the road on his property

6. Consent Items

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

Vote: Motion to approve unanimous

G. Meeting Minutes dated April 13, 2017

H. Ordinance No. 17-0511A approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2017 Rate Review Mechanism Filings; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the settlement tariffs to be just and reasonable and in the public interest; requiring reconciliation and rate adjustments if Federal Income tax rates change; terminating the RRM process for 2018 pending renegotiation of RRM terms and conditions; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this ordinance was passed in accordance with the requirements of the Texas Open Meetings

I. Stormwater Facility Maintenance Agreement for Stardust Ranch

7. Regular Items

J. An Ordinance amending Ordinance No. 15-0730 being a Rural Estates Planned Development, 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 215.09 acre tract of land situated in the J.E. Anderson Survey, Abstract No. 22, in the Town of Northlake, Denton County, Texas known as Stardust Ranch Development

i. Mayor Dewing opened the public hearing at 6:07 pm to hear comments for or against the proposed zoning amendment

Rena Hardeman, Northlake resident opposed the well pad site location being reduced in distance from any residential structure

Jim Douglass, Douglas Properties, developer of the subdivision stated he had no objections to the zoning changes

Mayor Dewing closed the public hearing at 6:10 pm

ii. Councilmember Ganz moved to approve Ordinance No. 17-0511B. 2nd by Mayor Pro Tem Simpson

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

K. Councilmember Young moved to approve Case # FP-16-006 Final Plat of Stardust Ranch Phase 2, the final phase of the Stardust Ranch development consisting of 130 single-family residential lots and 5 open space lots on 185.676 acres of land in the J.E. Anderson Survey, Abstract No. 22, generally located north of Robson Ranch Road, south and west of Yarbrough Way, and east of Florance Road, and zoned Rural Estates Planned Development (RE-PD) conditioned on Town approval of the final public infrastructure improvement construction plans and drainage study prior to recording of the final plat with the Denton County Clerk. 2nd by Councilmember Ganz

Vote: Motion to approve unanimous

L. An Ordinance amending Ordinance No. 16-1110, the 2016 Master Thoroughfare Plan Update as amended, by replacing the Master Thoroughfare Plan Map

i. Mayor Dewing opened the public hearing at 6:25 pm to hear comments for or against the amendment to the Master Thoroughfare Plan Map

Marla Gagnon, Northlake resident, stated her confusion about collector roads on property with no development on it

Rena Hardeman, Northlake resident, stated she would like to see less roads on the plan

Mayor Dewing closed the public hearing at 6:32 pm

ii. Councilmember McBride moved to approve Ordinance No. 17-0511C. 2nd by Mayor Pro Tem Simpson

Vote: Motion to approve passed
For: McBride, Simpson, Ganz
Against: Sessions
Recused: Young (filed a conflict of interest affidavit before the meeting for this item)

M. Council Sessions moved to approve Case # 17-004 Final Plat of Lots 1-4, Block 3, Northport Addition, a 14.0026-acre tract of land out of the L. Medlin Survey, Abstract No. 830, generally located north of SH 114 between Northport Drive and Dale Earnhardt Way, and zoned Commercial (C) condition that the construction plans be approved and any changes to the plat determined to be necessary while completing construction plan review shall be made prior to recording of plat.. 2nd by Councilmember McBride

Vote: Motion to approve unanimous

N. Councilmember Ganz moved to approve Case # SP-17-002 Site Plan for 7-Eleven, a proposed 3,010 square-foot gas station/convenience store on 1.12 acres situated in the L. Medlin Survey, Abstract No. 830, to be platted as Lot 2, Block 3, Northport Addition, generally located on the north side of SH 114 approximately 200 feet west of Dale Earnhardt Way/Cleveland-Gibbs Rd at 4250 SH 114, and zoned Commercial (C). 2nd by Councilmember McBride

Vote: Motion to approve unanimous

O. Councilmember Young moved to approve a Development Agreement with Northlake Office Park, LLC. 2nd by Councilmember McBride

Vote: Motion to approve unanimous

P. Councilmember Sessions moved to approve Case # FP-17-002 Final Plat of Lot 1, Block A, Northlake Office Park, a 2.0-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located

in the extraterritorial jurisdiction (ETJ) of the Town of Northlake at the northwest corner of FM 407 and Thompson Road condition that the construction plans be approved and any changes to the plat determine to be necessary while completing construction plan review shall be made prior to recording of the plat. 2nd by Councilmember Ganz

Vote: Motion to approve unanimous

Q. Councilmember Sessions moved to approve Resolution 17-12 to contract with SC Tracking Solutions for backflow device, customer service inspections and on-site sewage facility tracking and reporting. 2nd by Mayor Pro Tem Simpson

Vote: Motion to approve unanimous

8. Executive Session - Mayor Dewing convened the council into closed session at 7:16 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)
      (c) Appellate Docket No. 02-17-00111-CV
      City of Justin vs. Town of Northlake

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

c. Section 551.072 authorizes a governmental body to convene into executive session to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person concerning the below real property:
   1) Water Tower Site
   2) Northern Cleveland Gibbs Rd-Young Tract (Young left the closed session during this discussion)

Mayor Dewing reconvened the council into open session at 7:43 pm

One item from closed session:

Councilmember Ganz moved to authorize the Mayor to enter into negotiations on a Real Property Exchange Agreement. 2nd by Mayor Pro Tem Simpson

Vote: Motion passed unanimous

9. Mayor Dewing adjourned the meeting at 7:44 pm

Passed and approved on this the 8th day of June, 2017

Town of Northlake, Texas

Peter Dewing, Mayor

TOWN OF NORTHLAKE
NORTHLAKE, TEXAS

Attest:

Shirley Rogers, Town Secretary