



**Town of Northlake
Council Meeting Minutes
Thursday, July 27, 2017
1400 FM 407 - Chamber Room
Northlake, Texas**

1. Mayor Peter Dewing called the regular work shop to order at 5:30 pm and stated a quorum was 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; Karen Bolyard, Finance Director; Alex Arnold, Sergeant ad Shirley Rogers, Town Secretary

Consultants present: Ashley Dierker, Legal Counsel; Ben McGahey, PE, Town Engineer

2. Briefing Items

- A. FY 2017 Quarterly Investment Update given by Drew Corn
- B. FY 2017 Quarterly Budget Report given by Drew Corn
- C. FY 2018 Proposed Budget Presentation given by Drew Corn

3. Mayor Dewing called the regular meeting to order at 6:17 pm
Pledge of Allegiance and a Moment of Silence was observed

4. Public Input

- Travis Berryman, resident of Northlake, introduced himself to the council, resident of the town 7 years, would like to be considered for a position on the EDC board; stated his willingness to get involved in the town. Thanked the council for the job they are doing
- Joel McGregor, resident of Northlake, commented that he did not want the tax rate raised, did not want town in debt should the economy change, use temporary workers instead of employing full time workers
- Tom Dudark, resident of Northlake, commented on the noise level of the compressor station located on Mulkey Lane, asked the town if there is anything they could get the gas company to do to rebuild the sound wall that had blown down in a storm
- Robin Young, resident of Northlake, asked the town to considered allowing fireworks on private property only on Christmas, New Years and July 4th; has issues with the Town giving away a small portion of property from the water tower site south of town for exchange of right-of-way in another part of town; and wants to go to the lower tax rate, no raises for employees and did not want the TMRS service years lowered from 25 to 20 years

5. Consent Items

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

Vote: Motion passed unanimous

- D. June 8, 2017 meeting minutes
- E. Interlocal Cooperation Agreement for Public Safety Application Support and Maintenance with Denton County
- F. Interlocal Cooperation Agreement for Shared Governance Communications & Dispatch Services System with Denton County
- G. FY 2018 Contract for Technical Services with Trinity River Authority of Texas

6. Regular Items

- H. Councilmember Sessions moved to approve a revised Development Agreement with Northlake Office Park, LLC as submitted with the condition that owner submit a petition to the Town requesting annexation of the property within 18 months after the effective date. 2nd by Councilmember Simpson

Vote: Motion passed unanimous

- I. Councilmember Ganz moved to approve the Site Plan for a proposed 4,364 square-foot IHOP Restaurant on 1.503 acres situated in the L. Medlin Survey, Abstract No. 830, to be platted as Lot 3, Block 5, Northport Addition as submitted, including the alternative landscape plan and variance for exterior building materials. Case # SP-17-005. 2nd by Mayor Pro Tem McBride

Vote: Motion passed

For: Ganz, McBride, Young, Sessions

Opposed: Simpson

- J. Councilmember Simpson moved to approve Resolution No. 17-17 awarding the bid to HD Cooks Rock Solid Inc. for resurfacing of Florance Road (from FM 407 to Strader Lane). 2nd by Councilmember Sessions

Vote: Motion passed unanimous

- K. Councilmember Simpson moved to approve Resolution No. 17-18 awarding the bid to Peachtree Construction, Ltd. for resurfacing of Cleveland Gibbs (from Dale Earnhardt Way to Sam Lee Lane). 2nd by Councilmember Young

Vote: Motion passed unanimous

- L. Mayor Pro Tem McBride moved to approve Resolution No. 17-19 approving Supplemental Agreement No. 1 (Sam Lee Lane Extension) Design of Public Lighting between Pacheco Koch LLC and the Town of Northlake with the amount not to exceed \$13,750. 2nd Councilmember Ganz

Vote: Motion passed unanimous

- M. Councilmember Young moved to approve Resolution No. 17-20 for the appointment of Sue Tejml to the Board of Managers of the Denco Area 9-1-1 District. 2nd by Councilmember Simpson

Vote: Motion passed unanimous

- N. Councilmember Ganz moved to approve Ordinance No. 17-0727 of the Town Council approving a property exchange agreement with HW Indian Springs, LP to exchange unused public right of way generally described as 0.681 acres out of the B.B.B. and C.R.R. Co. Survey, Abstract No. 189, Town of Northlake, Denton County, Texas for certain other real property; vacating and abandoning such unused public right of way; declaring that such property is unnecessary for use by the public; authorizing the Town Administrator to execute all documents needed to accomplish the exchange, including execution of a special warranty deed transferring and assigning such property to HW Indian Springs LP in exchange for HW Indian Springs LP executing a special warranty deed transferring and assigning certain other real property, specifically, 2.938 acres out of the MEP&PRR Co. Survey, Abstract No. 913, FM Woodard Survey, Abstract No. 1420, Town of Northlake, Denton Co. Texas to the Town. 2nd by Mayor Pro Tem McBride

Vote: Motion passed

For: Ganz, McBride, Sessions, Simpson

Opposed: Young

- O. Councilmember Sessions made a motion to place a proposal to adopt a tax rate not to exceed \$0.295 on a future agenda, schedule tax rate public hearings for the Fiscal Year 2017-2018 on August 10, 2017 and August 24, 2017 council meetings and set the date of the adoption of the tax rate on the agenda of September 7, 2017 Council Meeting. 2nd by Councilmember Simpson

Vote: Motion passed unanimous

- P. Councilmember Simpson moved to set a public hearing date for the proposed 2017-2018 Town Budget, Northlake Economic Development Corporation and Community Development Corporation Budgets, Northlake Public Improvements District No. 1 (Harvest), and Northlake Public Improvement District No. 2 (The Highlands) for August 24, 2017. 2nd by Councilmember Sessions

Vote: Motion passed unanimous

- Q. Councilmember Sessions moved to appoint Ron Berryman to the Northlake Economic Development Corporation Board of Directors. 2nd by Councilmember Young

Vote: Motion failed

For: Sessions, Young

Opposed: McBride, Ganz, Simpson

Councilmember Ganz moved to appoint Victor Riveria to the Northlake Economic Development Corporation Board of Directors. 2nd by Councilmember Simpson

Vote: Motion passed unanimous

7. Mayor Dewing convened the Council into Executive Session at 7:22 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)

(c) Appellate Docket No. 06-17-00054-CV

City of Justin vs. Town of Northlake

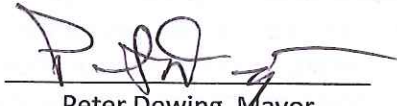
Mayor Dewing reconvene the Council into open session at 7:24 pm and stated no action was taken during the closed session

8. Mayor Dewing adjourned the meeting at 7:24 pm

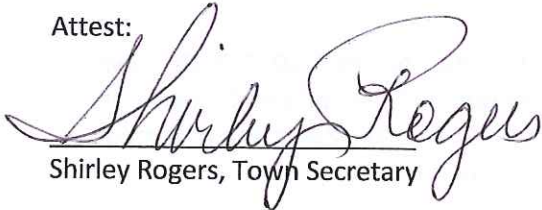
Passed and approved on this the 24^h day of August, 2017



TOWN OF NORTHLAKE, TEXAS


Peter Dewing, Mayor

Attest:


Shirley Rogers, Town Secretary