Town of Northlake
Town Council Meeting Minutes
Thursday, August 24, 2017
1400 FM 407 - Chamber Room
Northlake, Texas

1. Mayor Peter Dewing called the regular workshop 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; Karen Bolyard, Finance Director; Robert Crawford, Chief of Police; Eric Tamayo, Public Works Director; and Shirley Rogers, Town Secretary

2. Briefing Items
   A. Nathan Reddin briefed the council on a Specific Use Permit (SUP) request for an accessory dwelling to be constructed on Lot 14, Block A, The Highlands Phase 1, a 1.27-acre lot at 3409 Knights Court and zoned Rural Estate (RE)

3. Mayor Dewing called the regular meeting to order at 5:35 pm
   Pledge of Allegiance and a Moment of Silence was observed

4. Public Input
   Clifford Travis, resident of Northlake stated the compressor station located on Mulkey Lane in The Highlands subdivision was very loud and asked if anything could be done about it; and stated his opinion on appointment of a resident vs a non-resident to a board in Northlake

5. Consent Items
   Councilmember Sessions moved to approve the Consent Items as presented. 2nd by Councilmember Young
   Vote: Motion passed unanimous

   B. July 27, 2017 Town Council Meeting Minutes
   C. August 10, 2017 Town Council Meeting Minutes
   D. Resolution No. 17-21 approving the "Draft" Denco Area 911 District FY 2018 Financial Plan
   E. Interlocal Cooperation Contract with Texas Department of Public Safety for Supplies

6. Regular Items
   F. Mayor Pro Tem McBride made the motion to approve Resolution No. 17-22 authorizing the Town Administrator to submit a Letter of No Objection to U.S. Department of Commerce for the Minor Boundary Modification to Foreign Trade Zone #196. 2nd by Councilmember Ganz

   Vote: Motion passed unanimous

G. Councilmember Sessions made a motion to approve the Fourth Amendment to the Third Amended and Restated Development Agreement (Town of Northlake-Harvest) by and between Town of Northlake, Texas, Belmont 407 LLC, Realty Capital Argyle 114 Ltd, Hillwood Enterprises LP, Harvest Phase 1 LLC, Harvest Phase 11 LLC, Harvest Phase 3 LLC, Meadows Phase 2 at Harvest LLC, Harvest Meadows Phase 3 LLC and Belmont Fresh Water Supply District No. 1 of Denton County. 2nd by Councilmember Simpson

Vote: Motion passed unanimous

H. Mayor Dewing opened the 2nd public hearing at 6:00 pm on a proposed Property Tax Rate for Fiscal Year 2017-2018 of $0.2950 per $100 valuation to be considered for adoption by the governing body of the Town of Northlake, Texas at the September 7, 2017 meeting to hear comments for or against the proposed property tax rate

Joel McGregor, resident of Northlake, stated in favor of an exemption, keep the same tax rate but cut the budget

Mayor Dewing closed the public hearing at 6:02 pm

I. Mayor Dewing opened the public hearing at 6:15 pm on the Proposed Budget for Fiscal Year 2017-18 beginning on October 1, 2017 and ending on September 30, 2018 for the Town of Northlake, Northlake Economic Development Corporation, Northlake Community Development Corporation, Northlake Public Improvement District No. 1 (Harvest), The Highlands Public Improvement District to hear comments for or against the proposed budget

No one came forward for or against the proposed budget during the meeting

Mayor Dewing closed the public hearing at 6:16 pm

J. Councilmember Ganz made the motion to call a special session for September 7, 2017 and cancel the September 14th, September 28th, October 26th, November 23rd, and December 28th 2017 meetings, 2nd by Councilmember Young

Vote: Motion passed unanimous

7. Convene into Executive Session

Mayor Dewing convened into closed session at 6:18 pm to discuss the items listed below:

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

b. Section 551.074 Personnel Matters authorizes certain deliberations about officers and employees of the governmental body
   (a) Performance Review- Town Administrator

Mayor Dewing reconvened the council into open session at 6:36 pm

Mayor Pro Tem McBride made a motion to authorize the Mayor to negotiate a contract with the Town Administrator. 2nd by Councilmember Sessions

Vote: Motion passed unanimous

8. Mayor Dewing adjourned the meeting at 6:37 pm

Passed and approved on this the 7th day of September, 2017

Town of Northlake, Texas

Peter Dewing, Mayor

Attest:

Shirley Rogers, Town Secretary