



**Town of Northlake
Town Council Meeting
Thursday, September 7, 2017
1400 FM 407 - Chamber Room
Northlake, Texas 76247**

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, Michael Ganz, Mike McBride, Roger Sessions, Danny Simpson

Staff present: Drew Corn, Town Administrator; Nathan Reddin, Development Director; Karen Bolyard, Finance Director; Sergeant Alex Arnold; and Shirley Rogers, Town Secretary

Consultants present: Ashley Dierker, Legal Counsel

2. Mayor Dewing read Proclamation No. 17-4 designating during the month of September- United Way in Denton County. Gary Henderson was on hand for the reading

3. Briefing Items - none

4. Mayor Dewing called the regular meeting to order at 5:34 pm all present
Pledge of Allegiance and a Moment of Silence was observed

5. Public Input

- Brian Montini, resident of Northlake, asked the council to consider lowering the tax rate; thought the homestead exemption good idea; and stated Old Justin Road has a lot of traffic on it and the road in rough shape, would like to see maintenance on the road

6. Consent Items

Councilmember Young asked to pull items D & E for further discussion. Mayor Dewing pulled the items

Mayor Pro Tem McBride made the motion to approve the consent items B-C-F. 2nd by Councilmember Young

Vote: Motion to approve unanimous

- B. August 24, 2017 Town Council meeting minutes
- C. Designating the Denton Record Chronicle as the official newspaper for official publication for notices by Resolution No. 17-23
- F. FY 18 Animal Control Services Agreement between Brian Hall dba Brian the Animal Guy and the Town of Northlake

- D. Councilmember Young moved to approve the Amended/Restated Interlocal Cooperation Agreement for Law Enforcement Services with Belmont Fresh Water Supply District No. 1 of Denton County Texas and Town of Northlake. 2nd by Councilmember Ganz

Vote: Motion to approve the ICA unanimous

- E. Councilmember Sessions moved to approve the Interlocal Cooperation Agreement for Law Enforcement Services between the City of Draper and Town of Northlake. 2nd by Councilmember Simpson

Vote: Motion to approve ICA unanimous

7. Regular Items

- G. Councilmember Sessions made the motion to approve a request from Waste Connections (formally known as Progressive/IESI) for a 2017 CPI-U DFW rate adjustment of 4% or .40 per home for residential and commercial customers. 2nd by Councilmember Simpson

Vote: Motion to approve the CPI-U increase unanimous

- H. Specific Use Permit (SUP) for an accessory dwelling unit 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). James Lambert is the owner/applicant. Case # SUP-17-001

- i. Mayor Dewing opened the public hearing at 5:48 pm to hear comments for or against the proposed SUP for accessory dwelling

- o James and Kathryn Lambert, applicants, were in favor of granting the SUP
- o Brian Montini, resident of Northlake, in favor of granting the SUP
- o Mark Peel, future resident of The Highlands, in favor of granting the SUP

Mayor Dewing closed the public hearing at 5:56 pm

- ii. Councilmember Ganz made the motion to deny the SUP request. 2nd by Mayor Pro Tem McBride

Vote: Motion to deny passed

For: Ganz, McBride, Young

Against: Sessions, Simpson

- I. Ordinance setting the levy of assessments for the cost of services provided in Northlake Public Improvement District No. 1 (Harvest) during the Fiscal Year 2017-18; setting the charges and liens against property in the District and against the owners thereof; providing for the collection of such assessments; reserving unto the Town Council the right to allow credits reducing the amount of the respective assessment to the extent of any credit granted

- i. Mayor Dewing opened the public hearing at 6:31 pm to hear comments for or against the Northlake PID 1 assessments

No one came forward for or against the proposed assessments

Mayor Dewing closed the public hearing at 6:32 pm

- ii. Mayor Pro Tem McBride made the motion to approve Ordinance No. 17-0907A. 2nd by Councilmember Young

Vote: Motion to approve Ordinance No. 17-0907A unanimous

- J. Ordinance approving the Fiscal Year 2017-18 Annual Service Plan Update to the Service and Assessment Plan for The Highlands Public Improvement District

- i. Mayor Dewing called the public hearing at 6:32 pm on The Highlands PID service plan update

No one came forward for or against the proposed service plan update

Mayor Dewing closed the public hearing at 6:33 pm

- ii. Mayor Pro Tem McBride made the motion to approve Ordinance No. 17-0907B. 2nd by Councilmember Ganz

Vote: Motion to approve Ordinance No. 17-0907B unanimous

- K. Councilmember Sessions made the motion to approve Ordinance 17-0907C of the Town of Northlake, Texas adopting a Fiscal Year 2018 Annual Budget for Tax Increment Reinvestment Zone No. 1, Town of Northlake Texas. 2nd by Councilmember Simpson

Vote: Motion to approve the TIRZ No. 1 Budget unanimous

- L. No action taken on an Ordinance to provide for a general residential homestead exemption ad valorem (property) taxes for all homestead individuals in the Town of Northlake

- M. Councilmember Simpson made the motion to approve Ordinance No. 17-0907D to increase the residential homestead exemption to the amount of \$15,000.00 for eligible individuals sixty-five years of age or older or disabled in the Town of Northlake. 2nd by Councilmember Sessions

Vote: Motion to approve Ordinance No. 17-0907D unanimous

- N. Councilmember Sessions made the motion to approve Ordinance No. 17-0907E of the Town Council of the Town of Northlake, Texas, approving and adopting a Proposed Budget for the Fiscal Year October 1, 2017 through September 30, 2018 for the Town of Northlake, Northlake Economic Development corporation, Northlake Community Development Corporation, Northlake Public Improvement District No. 1 (Harvest), and The Highlands Public Improvement District providing that expenditures for said fiscal year shall be made in accordance with said Budget and declaring an effective date. 2nd by Councilmember Simpson

Vote: Motion to approve Ordinance No. 17-0907E unanimous

Record Vote: Young, McBride, Ganz, Sessions, Simpson
Present not voting: Dewing

Councilmember Simpson moved to ratify the property tax reflected in the Budget. 2nd by Councilmember Sessions

Vote: Motion to ratify approved unanimous

- O. Councilmember Simpson moved to adopt a tax rate for the current tax year with the following statutorily required motion: I move that the property tax rate be increased by the adoption of a tax rate of 29.5¢ per \$100 of valuation, which is effectively a 5.51 percent increase in the tax rate. 2nd by Councilmember Sessions

Vote: Motion to approve Ordinance 17-0907F passed unanimous

Record Vote: Young, McBride, Ganz, Sessions, Simpson
Present not voting: Dewing

- P. Mayor Pro Tem McBride made the motion to approve Resolution No. 17-24 adopting certain amendment to Section 10.2 Contacts regarding Development Issues or Economic Development of the Town Council Rules of Procedure. 2nd by Councilmember Young

Vote: Motion passed unanimous

8. Mayor Dewing convened the council into Executive Session at 7:07 pm to discuss the items 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
 - b. Section 551.072 authorizes a governmental body to deliberate in executive session on certain matters concerning real property
 - 1) Right-of-way Acquisition

Mayor Dewing reconvened the council into open session at 7:15 pm

No action taken as a result of the closed session

9. Mayor Dewing adjourned the meeting at 7:16 pm

Passed and approved on this the 12th day of October, 2017

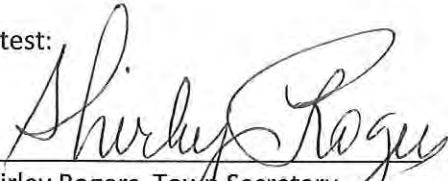


TOWN OF NORTH LAKE



Peter Dewing, Mayor

Attest:



Shirley Rogers, Town Secretary