



**Town Council Meeting Minutes
Thursday, October 12, 2017
1400 FM 407 - Chamber Room
Northlake, Texas**

Before the meeting was called to order, Mayor Peter Dewing presented a plaque to Drew Corn recognizing his 10 years of exemplary service as Northlake's first and only Town Administrator

1. Mayor Peter Dewing called the regular work session to order at 5:33 pm and stated a quorum was present

Councilmembers present: Peter Dewing, Jean Young, Mike McBride, Michael Ganz, Danny Simpson

Councilmember absent: Roger Sessions

Staff present: Drew Corn, Town Administrator; Nathan Reddin, Development Director; Robert Crawford, Chief of Police; Karen Bolyard, Finance Director; and Shirley Rogers, Town Secretary

Consultants Present: Drew Larkin, Legal Counsel; Ben McGahey, PE, Town Engineer

2. Briefing Items

A. Presentation given Jenna Simek, John Moncrief and Ellen Weaver, Denton County Appraisal District on property appraisal process and agricultural exemption policy

B. Presentation by Tim McClure, Assistant Superintendent for Facilities of Northwest Independent School District, discussed the planned elementary school in Harvest Meadows and plans for the future high school, middle school and stadium complex in Pecan Square. He touched on the success of the Outdoor Learning Center located in Northlake along with the growth of the district

C. Drew Corn and Nathan Reddin gave a presentation on Accessory Dwelling Units, the history including the original ordinance regulations and subsequent regulations, trends in home construction and possible options

D. Karen Bolyard gave the 17 Quarterly Investment Report

3. Mayor Dewing called the regular meeting to order at 6:41 pm and stated a quorum was present (Sessions absent) Pledge of Allegiance and a moment of silence was observed

4. Public Input

Nita Acton, co-owner of Acton Septic Inc, stated her concerns with SC Tracking used for septic systems in Northlake. She wanted the council to know of the difficulties with filing reports with the company and asked the council to reconsider using this tracking system

Teddy Acton, owner of Acton Septic Inc., stated his concerns for public health and safety of the residents system. Once the maintenance reports are filed thru the tracking system, feared the Designated Representative (Northlake Public Works Inspector) would not see them for some of those who were in non-compliance and take appropriate action

5. Consent Items

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

Vote: motion passed unanimous

- E. September 7, 2017 Town Council meeting minutes
- F. Resolution No. 17-25 of the Town Council declaring certain personal property owned by the Town to be surplus property and authorizing the Town Administrator to dispose of such property
- G. Resolution No. 17-26 authorizing the Town Administrator to contract with Xerox for a lease on two multifunction devices

6. Regular Items

- H. Ordinance amending Article 8, "Special Uses and General Regulations," of the Unified Development Code (UDC) by amending requirements for Accessory Dwelling Units in Section 8.3, "Accessory Dwelling Units"

- i. Mayor Dewing opened the public hearing at 6:52 pm to hear comments for or against the proposed amendment to UDC

Joel McGregor, resident of Northlake, stated he was for less restrictions and in favor of more lenient options for residents

Mayor Dewing closed the public hearing at 6:54 pm

- ii. Councilmember Simpson moved to approve Ordinance 17-1012A with the following changes:
Delete the Specific Use Permit process for variances, allow covered connections but not a shared wall with the main structure, and in the RE district, set a maximum size for accessory dwellings at 1,200 square feet and a maximum distance from the main structure at 30 feet.
2nd by Mayor Pro Tem McBride

Vote: motion passed unanimous

- I. Resolution pursuant to Texas Local Government Code, Section 43.028(d) granting the petition to annex approximately 24.74 acres of land located in the Patrick Rock Survey, Abstract Number 1063 situated in the extraterritorial jurisdiction of the Town of Northlake, Texas on the east side of Faught Road at Faith Lane

- i. Mayor Dewing opened the public hearing at 7:21 pm to hear comments for or against the annexation petition

No one came forward for or against the annexation petition



Mayor Dewing closed the public hearing at 7:22 pm

- ii. Mayor Pro Tem McBride moved to approve Resolution No. 17-27 accepting and granting the petition for annexation. 2nd by Councilmember Young

Vote: motion passed unanimous

- J. Councilmember Ganz moved to approve the Preliminary Plat of Heritage Fields Phases 1-6, a proposed mixed-use development consisting of 1,045 single-family residential lots, 42 common area lots, and 2 commercial lots on a 370.785-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the south side of Robson Ranch Road, approximately 3,200 feet east of Fought Road, and zoned Mixed-Use Planned Development (MPD). Case # PP-17-006. The motion was made with the condition recommended by staff that the MPD must be amended to adjust the boundary to match the preliminary plat prior to final platting any portion of Tract 2. 2nd by Councilmember Simpson

Vote: Motion passed unanimous

- K. Councilmember Young moved to approve the Final Plat of Lots 1-9, Block 1, Chadwick Farms, a proposed mixed-use development consisting of 9 lots on a 24.638-acre tract of land out of the L. Medlin Survey, Abstract No. 830, generally located south of SH 114 approximately 1,000 feet east of IH 35W, and zoned Mixed-Use Planned Development (MPD). Case # FP-17-008. 2nd by Mayor pro Tem McBride

Vote: Motion passed unanimous

- L. Councilmember Simpson moved to approve the Water System Management Services Agreement between Canyon Falls Municipal Utility District No. 1 of Denton County, Town of Northlake and Town of Argyle, Texas. 2nd by Councilmember Young

Vote: Motion passed unanimous

- M. Councilmember Simpson moved to approve Resolution No. 17-29 approving the Professional Architectural and Engineering Services Proposal from Jacobs & Associates for the Town Commons at Northlake-Phase 1-Town Hall. 2nd by Councilmember Ganz

Vote: Motion passed unanimous

- i. Interior Finish Out of Building 1 (architectural and structural, electrical & plumbing engineering services)
- ii. Additional Services for Building 1 (audio visual, furniture selection, data cabling, security systems)

- N. Mayor Pro Tem McBride moved to approve Ordinance No. 17-1012B of the Town Council of the Town of Northlake, Texas, providing for a residential homestead ad valorem (property) tax exemption of five percent of the appraised value effective the 2018 tax year. 2nd by Councilmember Young

Vote: Motion passed unanimous



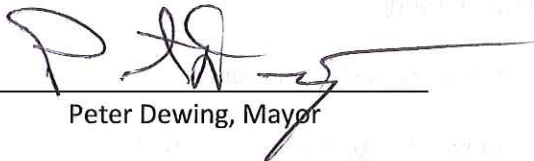
- O. Councilmember Simpson moved to approve Resolution No. 17-28 of the Town Council of the Town of Northlake, Texas approving and authorizing the Town Administrator to enter into an agreement for the purchase of two vehicles for the Public Works Department. 2nd by Mayor Pro Tem McBride

Vote: Motion passed unanimous

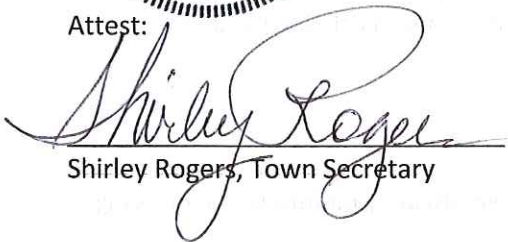
7. Did not convene into Executive Session during this meeting
Pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D:
- a. Section 551.071 authorizes a governmental body to consult with its attorney in an executive session to seek his or her advice on a legal matter. It provides as follows: 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
8. Mayor Dewing adjourned the meeting at 7:59 pm

Passed and approved on this the 9th day of November, 2017

Town of Northlake, Texas


Peter Dewing, Mayor

Attest:


Shirley Rogers, Town Secretary