



Peter Dewing, Mayor
Jean Young, Council Place 1
Mike McBride, Council Place 2, Mayor Pro Tem

Michael Ganz, Council Place 3
Roger Sessions, Council Place 4
Danny Simpson, Council Place 5

**Town of Northlake
Council Meeting Minutes
Thursday, April 12, 2018
1400 FM 407 – Chamber Room - Northlake, Texas**

1. Mayor Peter Dewing called the regular work session to order at 5:30 pm, all members 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; Robert Crawford, Chief of Police; Leann Oliver, Court Administrator; Micheale Lane Brittany Tamayo Court Clerks; Karen Bolyard, Finance Director; and Shirley Rogers, Town Secretary

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

2. Special Recognition

- A. Mayor Dewing recognized Leann Oliver for her 10 Years of Service as Northlake Municipal Court Administrator and presented her with a plaque

3. Briefing Items

- B. Denton County Emergency Services District No. 1 update on new Fire Station 514 presented by Chris Amarante, Assistant Treasurer, Jon Donahue, Treasurer and Mac Hohenberger, Fire Chief Argyle FD – will open October 1, new fire engine ordered, 10,000 sq. feet building with 3 double dept bays w/living quarters. Will be staffed with firefighters and paramedics, located on the SE corner of Old Justin Rd and Cleveland Gibbs Rd
- C. Drew Corn gave the status report on Northlake Residents' Survey- partnered with UTA Dept of Public Administration, overall response rate of 269 is higher than previous response rates. The Student Group will make a presentation at the May meeting
- D. Karen Bolyard gave the FY 18 Quarterly Investment Report

4. Regular Meeting to Order

Mayor Dewing called the regular meeting to order at 5:58 pm, all members present
Mayor Dewing led the council and audience in the Pledge of Allegiance and a Moment of Silence



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5. Public Input

Brian Montini, resident of Northlake, commented on Item J. professional services for engineering for the design of a water tower in the northern part of town, thought this should be budgeted before approved; and commented on the recent survey results

Bill Moore, resident of Northlake, appreciated town staff and felt treated respectfully when he's call in and ask questions

6. Consent Items

Councilmember Ganz moved to approve the Consent Items. 2nd by Councilmember Young
Vote: motion was approved unanimous

E. Town Council Meeting Minutes of March 8, 2018

F. Resolution No. 18-7 authorizing continued participation with the Atmos Cities Steering Committee and authorizing the payment of two cents per capita to the Atmos Cities Steering Committee to fund regulatory and related activities related to Atmos Energy Corporation

G. Resolution No. 18-8 authorizing continued participation with the Steering Committee of Cities/Towns served by Oncor; and authorizing the payment of 11 cents per capita to the Steering Committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company LLC

7. Board of Adjustment (see separate agenda)

Mayor Dewing convene the council into the BOA at 6:04 pm and reconvened into open session at 6:14 pm

8. Regular Items

H. Ordinance amending Ordinance No. 00-1214B, the Texas Speedway Centre Mixed-Use Planned Development (MPD) district as amended, by amending Attachment C, Section 10 – Use Restrictions by adding Motorcycle Sales and Service as a permitted use and adding Section 11- Definitions, and being Lots 1R & 4R, Block 1, Lots 1R, 2, 3, 4, 5R1, 5R2, 6R1, 6R2, 7AR & 7BR, Block 2, Lots 1AR & 2, Block 3, and Lot 1R, Block 4, Texas Speedway Centre, located in the G.W. Shamblin Survey, Abstract 1191 and the Lewis Medlin Survey, Abstract 830, on the southeast corner of IH 35W and SH 114. 2912 Realty Raceway Project is the applicant/developer. Case # PD-18-001

i. Mayor Dewing opened the public hearing at 6:16 pm to hear comments for or against the proposed zoning request

Resident Joel McGregor stated he was in favor of the zoning amendment, said looks like a good quality business and will bring people to Northlake

Mayor Dewing closed the public hearing at 6:18 pm



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ii. Councilmember Sessions moved to approve Ordinance No. 18-0412A. 2nd by Mayor Pro Tem McBride

Vote: motion was approved unanimous

I. Councilmember Sessions moved to approve Resolution No. 18-9 awarding Professional Services Contract for Engineering Design Services for Phase Two of the South Pressure Plane Water Improvements by Neel-Schaffer not to exceed \$981,270.00. 2nd by Councilmember Ganz

Vote: motion was approved unanimous

J. Councilmember Sessions moved to approve Resolution No. 18-10 approving Contract Amendment No. 6 with Halff and Associates for Professional Services for the Design of Water System Improvements in the amount of \$251,760.00. 2nd by Councilmember Simpson

Vote: motion was approved unanimous

K. Councilmember Young moved to approve Resolution No. 18-11 authorizing the Town Administrator to contract with Conatser Construction TX, LP for road improvements to Sam Lee Lane from Ashmore Lane to approx. 2,500 feet to the east. 2nd by Councilmember Simpson

Vote: motion was approved unanimous

L. Councilmember Ganz moved to approve the Final Plat of Lot 1, Block A, Alliance Northport Addition, a one-lot phase of the proposed Alliance Northport development, being a 48.675-acre tract of land out of the B.B.B. & C.R.R. Survey, Abstract No. 189, generally located on the north side of Sam Lee Lane approximately 1,900 feet east of Ashmore Lane and zoned Industrial (I). Alliance Northport No. 3, Ltd is the owner. AIL Investment LP is the applicant/developer. Peloton Land Solutions, Inc. is the engineer/surveyor. Case # FP-17-012. 2nd by Mayor Pro Tem McBride

Vote: motion was approved unanimous

M. Councilmember Ganz moved to approve the Site Plan for Alliance Northport Building 3, a proposed 1,029,553 square-foot industrial building on 48.675 acres of land situated in the B.B.B. & C.R.R. Survey, Abstract No. 189, to be platted as Lot 1, Block A, Alliance Northport Addition, generally located on the north side of Sam Lee Lane approximately 1,900 feet east of Ashmore Lane at 8601 E. Sam Lee Lane and zoned Industrial (I). Alliance Northport No. 3, Ltd is the owner. AIL Investment LP is the applicant/developer. Peloton Land Solutions, Inc. is the engineer. RGA Architects is the architect. Case # SP-18-001. 2nd by Mayor Pro Tem McBride

Vote: motion was approved unanimous

N. Councilmember Sessions moved to approve Resolution No. 18-12 adopting the 2018 Northlake Strategic Plan. 2nd by Councilmember Simpson

Vote: motion was approved unanimous



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O. Councilmember Ganz moved to approve Ordinance No. 18-0412B amending the Fee Schedule. 2nd by Mayor Pro Tem McBride
Vote: motion to approve unanimous

8. By general consent, the Council convened into Executive Session at 6:55 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. 06-17-00054-CV - City of Justin vs. Town of Northlake
 - b. Section 551.072 Deliberation on Real Property authorizes a governmental body to deliberate the purchase, exchange, lease, or value of real property
 - (a) Value of real property contemplated for Right-of-Way and/or drainage easement

By general consent, reconvened into open session at 7:08 pm – no action taken while in closed session

- P. No action taken to use of eminent domain to condemn property located outside the Town limits and consider a resolution authorizing the filing of eminent domain proceedings for the purpose of obtaining a drainage easement and temporary construction easement on property located outside the Town limits on the east side of Cleveland-Gibbs Road and south of FM-407 for the construction of drainage improvements for Cleveland-Gibbs Road

9. Mayor Dewing adjourned the meeting at 7:09 pm

Passed and approved this the 10th day of May, 2018



Attest:

Shirley Rogers
Shirley Rogers, Town Secretary

Town of Northlake, Texas

P. Dewing
Peter Dewing, Mayor