



Peter Dewing, Mayor
Rena Hardeman, Council Place 1
Jimmy Lambert, Council Place 2

Brian Montini, Council Place 3
Roger Sessions, Council Place 4
Danny Simpson, Council Place 5

**Town Council Meeting Minutes
Thursday, May 10, 2018
1400 FM 407 – Chamber Room - Northlake, Texas**

1. Mayor Peter Dewing called the regular work session to order at 5:30 pm and stated a quorum was present

Council Members present: Peter Dewing, Jean Young, Mike McBride, Michael Ganz, Roger Sessions, Danny Simpson

Staff Members present: Drew Corn, Town Administrator; Nathan Reddin, Development Director; Robert Crawford, Chief of Police; Eric Tamayo, Public Works Director; Brandon Doughty, Crew Leader; Sergeants Alex Arnold and Dwight Thornton; Detective Doug Williams; Karen Bolyard, Finance Director; and Shirley Rogers, Town Secretary

Consultations present: Ashley Dierker, Legal Counsel; Ben McGahey, PE, Town Engineer
Brett Gardner, Special Legal Counsel

2. Special Recognition

- A. Mayor Dewing recognized Brandon Doughty for his 5 Years of Service with Northlake Public Works Department
- B. Mayor Dewing recognized Motorcycle Awareness and Safety Month May 2018 by Proclamation No. 18-1
- C. Mayor Dewing recognized National Police Week May 13th – 19th by Proclamation No. 18-2
- D. Mayor Dewing recognized National Public Works Week May 20th – 26th by Proclamation No. 18-3

3. Briefing Items

- E. 2018 Northlake Resident Satisfaction Report submitted to Northlake and Brian Guenzel w/UTA Dept. of Public Affairs, College of Architecture, Planning and Public Affairs and presented by Laura Bradley, Michelle Cervantes, Chris Dennis and Kiersten Lipps
- F. Drew Corn gave the update on Town Office Lease
- G. Karen Bolyard presented the FY 2018 Quarterly Budget Report
- H. Drew Corn presented the FY 2018 Budget Principles Update
- I. Nathan Reddin presented the proposed Unified Development Code Amendments on Setback Regulations

4. Regular Meeting to Order

Mayor Dewing called the regular meeting to order at 6:26 pm and stated a quorum was present
Pledge of Allegiance and a Moment of Silence was observed

5. Public Input

- Sherri Stewart Ganz, resident of Northlake, thanked the outgoing council members for their service and dedication to the community and for leaving the town in good financial status
- Brian Montini, resident of Northlake, thanked the departing council members for their service and he also thanked the Mayor, remaining council members and staff for their support
- Cliff Travis, resident of Northlake, thanked the departing council members, said he appreciated their dedication and service to the community. Wants the community to move forward in a positive manor with the incoming council members
- Rena Hardeman, resident of Northlake, thanked the outgoing council members for their service, thanked staff members and look forward to serving on the council

6. Consent Items

Councilmember Young moved to approve the consent items. 2nd by Mayor Pro Tem McBride

Vote: motion passed unanimous

J. Town Council meeting minutes of April 12, 2018

K. Resolution No. 18-13 nomination of Jim Carter to the Board of Managers Denco Area 9-1-1 District

L. Acceptance of a dedication deed for the dedication of 0.383 acres of right-of-way for Sam Lee Lane

M. Acceptance of a dedication deed for the dedication of 0.571 acres of right-of-way for Sam Lee Lane

7. Convene as Board of Adjustment

N. Chairman Dewing convene the Board of Adjustment meeting at 6:38 pm

Chairman Dewing reconvene into Regular Session at 6:39 pm

8. Regular Items

O. Councilmember Ganz moved to approve the Preliminary Plat of Pecan Square Phase 1, a proposed development consisting of 632 single-family residential lots, 24 HOA/open space lots, and 1 gas well lot on a 167.323-acre tract of land out of the F.W. Thornton Survey, Abstract No. 1244, and the A. McDonald Survey, Abstract No. 785, generally located on the south side of FM 407 approximately 1,200 feet east of Faught Road, and zoned Mixed-Use Planned Development (MPD). HP Gibbs, LP & Pecan Square Phase 1, LLC are the owners. Hillwood Communities is the applicant/developer. Kimley-Horn & Associates is the engineer/surveyor. Case # PP-17-008. 2nd by Councilmember Sessions

Vote: motion passed

For: Ganz, Sessions, McBride, Simpson

Abstained: Young (Filed Conflict of Interest Affidavit)

P. Councilmember Young moved to approve the Preliminary Plat of Harvest Phase 4B, 5 & 8, a proposed development consisting of 460 single-family residential lots, 13 non-residential/open space lots, and 1 commercial lot for a school within the extraterritorial jurisdiction of the Town of Northlake on a 133.701-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the north side of Old Justin Road between Cleveland-Gibbs Road and Harvest Way. Belmont 407, LLC is the owner/applicant/developer. Jones & Carter, Inc. is the engineer/surveyor. Case # PP-17-009. 2nd by Councilmember Simpson

Vote: motion passed unanimous

Q. Councilmember Ganz moved to approve the Final Plat of Harvest Phase 4A, a proposed subdivision consisting of 68 single-family residential lots and 5 non-residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on a 26.510-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located south of Old Justin Road and east of Cleveland-Gibbs Road.

Belmont 407, LLC is the owner/applicant/developer. Jones & Carter, Inc. is the engineer/surveyor. Case # FP-18-008. 2nd by Mayor Pro Tem McBride

Vote: motion passed unanimous

- R. Mayor Pro Tem McBride moved to approve the contract between Upper Trinity Regional Water District Regional Treated Water System Additional Participating Member Contract with Town of Northlake. 2nd by Councilmember Sessions

Vote: motion passed unanimous

- S. Councilmember Simpson moved to cancel the May 24th, 2018 council meeting. 2nd by Councilmember Sessions

Vote: motion passed

For: Simpson, Sessions, Young, Ganz

Against: McBride

- T. Councilmember Ganz moved to accept the resignation of Mike McBride from the Northlake Economic Development and Michael Ganz from the Northlake Community Development Board of Directors. 2nd by Councilmember Sessions

Vote: motion passed unanimous

- U. Councilmember Ganz moved to approve the appointment of William Moore to Northlake Economic Development and Andrea Richardson to Northlake Community Development Board of Directors. 2nd by Councilmember Sessions

Vote: motion passed unanimous

9. Mayor Dewing convened the council into Executive Session at 7:03 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. Pursuant to Section 551.071, Texas Government Code - consultation with the City's attorney to seek advice on eminent domain actions to obtain right-of-way out of a certain 3.530 acre tract of land located in the Patrick Rock Survey, Abstract No. 1063 in Northlake, Denton County, Texas, for the construction and maintenance of roadway and utility improvements and other public purposes permitted by law

- c. Pursuant to Section 551.071, Texas Government Code - consultation with the City's attorney to seek advice on eminent domain actions for drainage and temporary construction easements, out of that certain 56.40 acre tract of property owned by the Alma Doll Pratt Revocable Trust and the Shannon Lee Finucane Revocable Trust and located on the east side of Cleveland-Gibbs Road, south of FM

407 in Denton County, Texas, for the construction and maintenance of drainage improvements and other public purposes permitted by law

- d. Pursuant to Section 551.072, Texas Government Code - deliberation regarding the purchase, exchange, lease, or value of real property to be acquired as right-of-way out of a certain 3.530 acre tract of land located in the Patrick Rock Survey, Abstract No. 1063 in Northlake, Denton County, Texas, for the construction and maintenance of roadway and utility improvements and other public purposes permitted by law
- e. Pursuant to Section 551.072, Texas Government Code - deliberation regarding the purchase, exchange, lease, or value of real property to be acquired as drainage and temporary construction easements, out of that certain 56.40 acre tract of property owned by the Alma Doll Pratt Revocable Trust and the Shannon Lee Finucane Revocable Trust and located on the east side of Cleveland-Gibbs Road, south of FM 407 in Denton County, Texas, for the construction and maintenance of drainage improvements and other public purposes permitted by law

Mayor Dewing reconvened the council back into regular session at 7:35 pm. No action taken while in closed session

Open Session

- V. No action taken- the use of eminent domain to condemn property and consider a resolution of the Town of Northlake, Texas authorizing the Town Attorney to bring a condemnation action for the purpose of obtaining approximately .4762 acres of a certain 3.530 acre tract of land located in the Patrick Rock Survey, Abstract No. 1063 in Northlake, Denton County, Texas, as right-of-way necessary for the construction and maintenance of roadway and utility improvements and for other public purposes permitted by law
 - W. No action taken- the use of eminent domain to condemn property and consider a resolution of the Town of Northlake, Texas authorizing the Town Attorney to bring a condemnation action for the purpose of obtaining a 0.1981 acre permanent drainage easement and two temporary construction easements totaling 0.0896 acres out of that certain 56.40 acre tract of property owned by the Alma Doll Pratt Revocable Trust and the Shannon Lee Finucane Revocable Trust and located on the east side of Cleveland-Gibbs Road, south of FM 407 in Denton County, Texas, for the construction and maintenance of drainage improvements and for other public purposes permitted by law
10. Councilmember Ganz moved to adjourn the meeting at 7:36 pm. 2nd by Mayor Pro Tem McBride
- Vote: motion passed unanimous

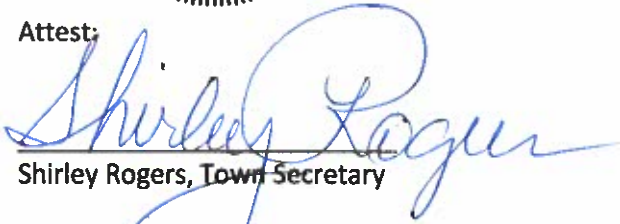
Passed and approved on this the 14th day of June, 2018



Town of Northlake


Peter Dewing, Mayor

Attest:


Shirley Rogers, Town Secretary