



Peter Dewing, Mayor
Brian Montini, Mayor Pro Tem, Council Place 3
Rena Hardeman, Council Place 1

Jimmy Lambert, Council Place 2
Roger Sessions, Council Place 4
Danny Simpson, Council Place 5

Town Council Meeting Minutes
Thursday, July 26, 2018
Chamber Room - 1400 FM - Northlake, Texas

1. Mayor Peter Dewing called the regular work session to order at 7:00 pm, quorum present

Council present: Peter Dewing, Rena Hardeman, Jimmy Lambert, Brian Montini, Roger Sessions, Danny Simpson

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

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

2. Briefing Items

- A. FY 2018 Quarterly Investment Report given by Mayor Dewing
- B. FY 2018 Quarterly Budget Report combine with Proposed Budget
- C. FY 2019 Proposed Budget briefed by Drew Corn

3. Mayor Dewing called the regular meeting to order at 8:06 pm, quorum present

Mayor Dewing led the audience in the Pledge of Allegiance and a Moment of Silence

4. Public Input

- Clifford Travis, resident of Northlake, expressed his concerns on the removal of members of the Northlake CDC board whose term had not yet expired

5. Consent Items

Mayor Pro Tem Montini moved to approve the consent items. 2nd by Councilmember Sessions

Vote: motion passed unanimous

For: Montini, Sessions, Simpson, Lambert, Hardeman

Against: None

- D. Town Council meeting minutes of 6-28-18

- E. Trinity River Authority of Texas Contract for Services FY 2019 - Revised Technical Services Fee Schedule, Central Regional Wastewater System



Mayor Dewing convene into the Board of Adjustment at 8:10 pm

6. Board of Adjustment (separate agenda/minutes)

Mayor Dewing reconvene into regular session at 8:15 pm

7. Regular Items

F. Zoning change request to amend the Mixed-Use Planned Development (MPD) zoning district for The Ridge at Northlake (formerly known as Heritage Fields), a proposed mixed-use planned development to include commercial uses, open spaces, and up to 1,115 single-family residential lots ranging in size from 6,000 square feet to one (1) acre, located on approximately 370 acres of land situated in the Patrick Rock Survey, Abstract No. 1063, and generally located on the south side of Robson Ranch Road approximately 3,200 feet east of Faught Road. D-F Pacific No. 2 Ltd. & Silverstone Northlake Ltd. is the owner/applicant. JBI Partners, Inc. is the land planner. Case # PD-18-002

i. Mayor Dewing opened the public hearing at 8:17 pm to hear comments for or against the proposed zoning request

- Jerry Sylo, representing JBI Partners spoke on behalf of the development, in favor

Mayor Dewing closed the public hearing at 8:18 pm

ii. Councilmember Simpson moved to approve Ordinance 18-0726. 2nd by Councilmember Lambert

Vote: motion passed unanimous

For: Simpson, Lambert, Hardeman, Montini, Sessions

Against: None

G. Mayor Pro Tem Montini moved to approve a Preliminary Plat of AMI Addition, a proposed development consisting of 7 lots on a 59.682-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the north side of FM 407 at Thompson Road in the extraterritorial jurisdiction of the Town of Northlake. AMI Development Group, LLC and IMA Development Group, LLC are the owners/applicants. MAS Consulting Engineers is the engineer. Eagle Surveying is the surveyor. Case # PP-18-001. 2nd by Councilmember Lambert

Vote: motion passed unanimous

For: Montini, Lambert, Hardeman, Sessions, Simpson

Against: None

AMI Development Group, LLC representative present-Trace Arnold, Owner



- H. Councilmember Simpson moved to approve the Final Plat of Lot 3, Block A, Alliance Northport Addition, a one-lot phase of the Alliance Northport development, being a 32.177-acre tract of land out of the B.B.B. & C.R.R. Survey, Abstract No. 189, and the H.W. Cooke Survey, Abstract No. 310, generally located on the east side of IH 35W approximately 800 feet south of Dale Earnhardt Way and zoned Industrial (I). AIL Investment LP is the owner/applicant. Peloton Land Solutions, Inc. is the engineer/surveyor. Case # FP-18-014. 2nd by Mayor Pro Tem Montini

Vote: motion passed unanimous
For: Simpson, Montini, Sessions, Lambert, Hardeman
Against: None

Hillwood Properties Representatives present-Tony Crème, Sr. Vice President and Joe Schneider, Vice President

- I. Councilmember Simpson moved to approve the Site Plan for Alliance Northport Building 1, a proposed 500,076 square-foot industrial building on 32.07 acres of land situated in the B.B.B. & C.R.R. Survey, Abstract No. 189, and the H.W. Cooke Survey, Abstract No. 310, to be platted as Lot 3, Block A, Alliance Northport Addition, generally located on the east side of IH 35W approximately 800 feet south of Dale Earnhardt Way and zoned Industrial (I). AIL Investment LP is the owner/applicant. Peloton Land Solutions, Inc. is the engineer. RGA Architects is the architect. Case # SP-18-003. 2nd by Mayor Pro Tem Montini

Vote: motion passed unanimous
For: Simpson, Montini, Sessions, Lambert, Hardeman
Against: none

- J. Councilmember Hardeman made a motion to approve a proposed tax rate of \$0.29500 per \$100 dollars of valuation and schedule public hearings for August 9, 2018 and August 30, 2018 only if the proposed tax rate of \$0.29500 exceeds the effective tax rate and rollback tax rate as calculated by Denton County, Texas and schedule the adoption of the proposed tax rate for consideration on September 13, 2018. 2nd by Mayor Pro Tem Montini

Vote: motion passed unanimous
For: Hardeman, Montini, Lambert, Sessions, Simpson
Against: none

- K. Councilmember Sessions moved to set public hearing date for the Proposed 2018-2019 Town Budget, Northlake Economic Development Corporation and Community Development Corporation budgets, Northlake Public Improvement District No. 1 (Harvest) and Northlake Public Improvement District No. 2 (The Highlands, Tax Increment Financing Zone No. 1 (Canyon Falls). 2nd by Councilmember Simpson

Vote: motion passed unanimous
For: Sessions, Simpson, Montini, Lambert, Hardeman
Against: none



- L. Councilmember Sessions moved to adopt Resolution 18-22 directing the publication of notice of intention to issue certificates of obligation. 2nd by Mayor Pro Tem Montini

Vote: motion passed unanimous
For: Sessions, Montini, Simpson, Lambert, Hardeman
Against: none

Hilltop Securities representative present-Boyd London

- M. Councilmember Simpson moved to approve the Pioneer Grant Program incentive and performance agreement for the development of Burgerim, a limited-service restaurant to be located in the Northlake Plaza retail center at 5000 State Highway 114. 2nd by Councilmember Hardeman

Vote: motion passed unanimous
For: Simpson, Hardeman, Lambert, Montini, Sessions
Against: none

Chared International LLC representative present-Shashi Thota

- N. Councilmember Hardeman moved to approve the Pioneer Grant Program incentive and performance agreement for the development of Amano Bistro, a full-service restaurant to be located in the Northlake Plaza retail center at 5000 State Highway 114. 2nd by Councilmember Simpson

Vote: motion passed unanimous
For: Hardeman, Simpson, Lambert, Montini, Sessions
Against: none

- O. Councilmember Hardeman made a motion to remove Jeff Mewhirter, Tammy Wright, Dale Toon, Clifford Travis from the Northlake Community Board of Directors and appoint Tom Dudark, Laura McGregor, Michelle Newby, Todd DiPietro to the Northlake Community Development Board of Directors. 2nd by Mayor Pro Tem Montini

Vote: motion passed
For: Hardeman, Montini, Lambert
Against: Simpson, Sessions

- P. Councilmember Simpson moved to approve Resolution No. 18-20 for the appointment of Jim Carter to the Board of Managers of the Denco Area 9-1-1 District. 2nd by Councilmember Hardeman

Vote: motion passed unanimous
For: Simpson, Hardeman, Lambert, Montini, Sessions
Against: none

Denco Area 9-1-1 Representative Jim Carter present



- Q. Mayor Pro Tem Montini moved to approve Resolution No. 18-21 approving the 'Draft' Denco Area 9-1-1 District FY 2019 Financial Plan. 2nd by Councilmember Simpson**

Vote: motion passed unanimous
For: Montini, Simpson, Sessions, Lambert, Hardeman
Against: none

- R. Councilmember Simpson moved to appoint Lyle Dresher to the Upper Trinity Regional Water District Board of Directors as Northlake's representative. 2nd by Councilmember Sessions**

Vote: motion passed unanimous
For: Simpson, Sessions, Montini, Lambert, Hardeman
Against: none

**At 9: 31 pm, Mayor Dewing called for a motion to extend the meeting time past 9: 30 pm
Mayor Pro Tem Montini made a motion to extend the meeting time past 9:30 pm. 2nd by Councilmember Hardeman**

Vote: Motion passed unanimous
For: Montini, Hardeman, Lambert, Sessions, Simpson
Against: none

- 8. Mayor Dewing convened the council into Executive Session at 9:31 pm to discuss the topics 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) Appellate Docket No. 06-17-00054-CV - City of Justin vs. Town of Northlake**
 - b. Section 551.071 consultation with the Town'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. Section 551.072 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**



Mayor Dewing reconvene into Open Session at 9:47 pm, stated no action taken as a result of the closed session

9. No action taken - 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

10. Mayor Dewing adjourned the meeting at 9:47 pm

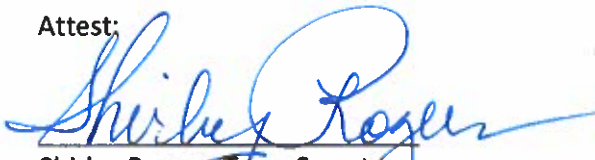
Passed and approved on this the 9th day of August, 2018



Town of Northlake, Texas


Peter Dewing, Mayor

Attest:


Shirley Rogers, Town Secretary