



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, August 9, 2018
1400 FM 407 – Chamber Room - Northlake, Texas

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

Members present: Peter Dewing, Rena Hardeman, Jimmy Lambert, Brian Montini, Roger Sessions

Member absent: Danny Simpson

Staff present: Drew Corn, Town Administrator; Nathan Reddin, Development Director; Robert Crawford, Chief of Police; Eric Tamayo, Public Works Director; Sergeants Alex Arnold and Kevin Ertle; Patrol Officers Cody Long, Kurt Campbell, Lisa Lieber and Det. Doug Williams and Shirley Rogers, Town Secretary

Consultants present: Ashley Dierker, Legal Counsel; Andy Messer, Legal Counsel

2. Special Recognition

Police Chief Robert Crawford presented Officer Cody Long with a Life Saving Award for his exceptional performance on July 11, 2018 when he performed CPR on an accident victim on IH35W

Police Chief Robert Crawford introduced the Northlake's two newest Officers- Lisa Lieber and Kurtis Campbell, recent graduates of the Police Academy

Mayor Dewing recognized Nathan Reddin, Development Director, for his 10 Years of Service to Northlake. Nathan's duties include Economic Development, Planning and Zoning, website, permits, Code Compliance, Health Inspections

3. Briefing Items

A. Nathan Reddin briefed the council on a new proposed agricultural zoning district

4. Mayor Dewing called the regular meeting to order at 7:27 pm, quorum present

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

5. Public Input

- Bruce McDonald, resident of Northlake voiced his concerns on growth, wants council to be observant of infrastructure needs, traffic study for the new subdivisions; had comments relating to the firework ordinance
- David Rettig, resident of Northlake, asked council to note residents quality of life with all the new construction in the area, would like to see a construction noise ordinance in place



- Joel McGregor, resident of Northlake, encouraged council to provide minimum services to the residents, put a cap on spending, don't encourage high density residential, would like to see Code Compliance position eliminated, wants a public vote on the twelve million dollars water tower bonds
- Laura McGregor, resident of Northlake, stated her opposition for Item J- not to give the Town Administrator the authority to approve change orders, believe all change orders should go thru council for approval
- Clifford Travis, resident of Northlake, was concerned at the removal of EDC/CDC members from the board without cause, wanted a reason for the removal from council members
- Michael Savoie, resident of Northlake, thanked the council members for their service, believes the town should maintain right-of-ways (mow tall grass, etc.); asked council to look carefully at the bonds for the water towers, don't approve any more subdivisions until the infrastructure for roads and water/sewer are in place

6. Consent Items

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

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

- B. Town Council Meeting Minutes of 7-26-18
- C. Interlocal Cooperation Agreement for Shared Governance Communications & Dispatch Services System between Denton County, Texas and Town of Northlake, Texas
- D. Interlocal Cooperation Agreement for Public Safety Application Support and Maintenance with Denton County Texas and Town of Northlake, Texas
- E. Agreement for Animal Control Services between Brian The Animal Guy and the Town of Northlake. Texas

7. Board of Adjustment meeting convened at 7:48 pm, closed at 7:49 pm

8. Tax Increment Reinvestment Zone No. 1 meeting convened at 7:49 pm, closed at 7:50 pm

9. Regular Items

- F. Resolution consenting to the creation of the Northlake Municipal Management District No. 2 on (The Ridge at Northlake)
 - i. Councilmember Sessions moved to approve Resolution No. 18-23. 2nd by Councilmember Lambert
Vote: motion passed
For: Sessions, Montini, Lambert
Against: Hardeman
Absent: Simpson



- G. Mayor Pro Tem Montini moved to approve the Development Agreement between D-F Pacific No. 2, LTD and Silverstone-Northlake, LTD and the Town of Northlake for The Ridge at Northlake. 2nd by Councilmember Sessions

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

Representatives present: Jim Wills, Taylor Morrison

- H. Mayor Pro Tem Montini moved to approve a Preliminary Plat of The Ridge at Northlake, a proposed master planned development consisting of 1,038 single-family residential lots, 66 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 Faught Road, and zoned Mixed-Use Planned Development (MPD). DF Pacific No. 2 Ltd. is the owner/applicant. JBI Partners Inc. is the engineer/surveyor. Case # PP-18-002. 2nd by Councilmember Lambert

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

- I. Notice of 2018 Tax Year Proposed Property Tax Rate for Town of Northlake was published in the Denton Record Chronicle on August 2, 2018 – proposed tax rate of 29.5 cents per \$100 valuation is below both the effective tax rate of 29.61 cents and the rollback tax rate of 32.62 cents
- J. Public Hearing on the Proposed Budget for Fiscal year 2018-19 beginning on October 1, 2018 and ending on September 30, 2019 for the Town of Northlake, Northlake Economic Development Corporation, Northlake Community Development Corporation, Northlake Public Improvement District No. 1 (Harvest), Northlake Public Improvement District No. 2 (The Highlands).

Mayor Dewing opened the public hearing at 8:17 pm to hear comment for or against the proposed budget. No one came forward for or against. Mayor Dewing closed the public hearing at 8:18 pm

- K. Resolution authorizing the Town Administrator to approve on behalf of the Town of Northlake change orders to Town contracts that decrease the contract price or increase the contract price by \$50,000.00 or less provided that such approval shall not authorize the Town Administrator to increase the contract price by more than 25% of the original contract price
- i. Councilmember Sessions moved to approve Resolution No. 18-24 by amending the contract price to \$40,000.00 and not by more than 20% of the original contract price. 2nd by Councilmember Lambert



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

- L. Mayor Pro Tem Montini moved to approve an amendment to Contractor's Contract for Cleveland Gibbs Road Widening in the amount of \$15,770.70. 2nd by Councilmember Sessions

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

10. By general consent, the council convened into Executive Session at 8:36 pm for the following items:

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 551.071 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 maintenance of roadway and utility improvements and other public purposes permitted by law

By general consent, the council reconvened into Open Session at 8:53 pm

- M. 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

11. Mayor Dewing adjourned the meeting at 8:53 pm



Passed and approved on this the 13th day of September 2018

Town of Northlake, Texas


Peter Dewing, Mayor

Attest:


Shirley Rogers, Town Secretary

