



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

Brian Montini, Mayor Pro Tem
Roger Sessions, Council Place 4
Danny Simpson, Council Place 5

**Northlake Town Council Meeting Minutes
Thursday, October 11, 2018
1400 FM 407 – Chamber Room - Northlake, Texas**

1. Regular Work Session

Mayor Peter Dewing called the workshop to order at 7:00 pm, quorum present

Council present: Peter Dewing, Rena Hardeman, Brian Montini, Danny Simpson

Council absent: Jimmy Lambert, Roger Sessions

Staff present: Drew Corn, Town Administrator; Nathan Reddin, Development Director; Robert Crawford, Police Chief; 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 Karen Bolyard for five years of service as Finance Director

3. Briefing Items

B. Paul Mitchell gave an overview of Street Lighting Options by Sternberg Lighting Supplier of CoServ

C. Drew Corn presented the "Our Home Our Decisions – Texas Municipal League"

D. Nathan Reddin briefed the council on Construction Noise Regulations

4. Regular Meeting

Mayor Dewing called the regular meeting to order at 7:36 pm, quorum present (Lambert, Sessions absent)
Pledge of Allegiance and a Moment of Silence was observed

5. Public Input

Joel McGregor, resident of Northlake, addressed the construction noise near his property, said the developer had done a good job with the noise level and was respectful of the property owners

6. Consent Item

- E. Mayor Pro Tem Montini made a motion to approve the Town Council meeting minutes of 9-13-18. 2nd by Councilman Simpson

Vote: motion to approve unanimous
For: Montini, Simpson, Hardeman
Against: None

7. Regular Items

- F. Councilman Simpson made a motion to approve the Final Plat of Harvest Meadows Phase 5, a proposed subdivision consisting of 207 single-family residential lots and 6 non-residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on a 56.795-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, located on the south side of Old Justin Road approximately 700 feet west of Cleveland-Gibbs Road. Harvest Meadows Phase 5, LLC is the owner/applicant/developer. Jones & Carter, Inc. is the engineer/surveyor. Case # FP-18-023. 2nd by Mayor Pro Tem Montini

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

- G. An Ordinance revising the concept plans within the "MPD" Mixed-Use Planned Development ordinances for Pecan Square

- 1) Councilmember Simpson made a motion to approve the concept plans for Pecan Square as submitted

Motion died for lack of second

- 2) Councilmember Hardeman made a motion to deny the concept plans for Pecan square as submitted

Motion died for lack of second

- 3) Councilmember Simpson made a motion to reconsider his motion to approve the concept plans for Pecan Square as submitted

Motion died for a lack of second

- 4) Mayor Pro Tem Montini made a motion to delay consideration of the item until the next Town Council meeting. 2nd by Councilmember Simpson

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

- H. Councilmember Simpson made a motion to grant the request from Waste Connections of Texas for a 2018 CPI-U DFW rate adjustment of 3.5% for residential and commercial customers effective November 1, 2018. 2nd by Mayor Pro Tem Montini

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

- I. An ordinance amending Article 10, "Parking and Loading Standards," of the Unified Development Code of the Town of Northlake by revising off-street parking requirements for manufacturing and industrial uses in Section 10.4, "Schedule of Off-street Parking Requirements"

- i. Mayor Dewing opened the public hearing at 8:24 pm to hear comments on proposed ordinance

No one came forward for or against the proposed amendment

Mayor Dewing closed the public hearing at 8:25 pm

- ii. Mayor Pro Tem Montini made a motion to approve Ordinance No. 18-1011. 2nd by Councilmember Simpson

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

- J. Review and consider updating the roles and responsibilities of the Mayor conveyed by Council Rules of Order and/or by previous council action

- 1) Councilmember Hardeman made a motion to rescind numbers 8 & 9 as listed on the memo from Drew Corn dated 10/11/18 under the second group of duties listed as part of the Council Rules of Order and to add language to section 7.2 of the Rules of Order and Procedures to not allow the Mayor or Councilmembers to publish articles in the newspaper without full council approval and to properly notice each entity listed in the third list of duties as reflected in the memo from Drew Corn dated 10/11/18 so that the Mayor's duties as set out by those respective entities may be considered for modification

motion died for lack of second

- 2) Mayor Pro Tem Montini made a motion to amend the Rules of Order and Procedures by Resolution 18-27 as follows: add a new subsection to the Rules of Order and Procedures stating that Publications made on behalf of the Town drafted by a Mayor or Councilmember that is intended to speak on behalf of the Town Council may not be published without Town Council consent; to modify Section 10.2 of the Rules of Order and Procedures name the Town Administrator as the lead development officer of the Town and require that the Town Administrator report to the Mayor and Councilmembers in a reasonable amount of time after contact regarding issues of economic development; and to properly notice each entity listed in the third list of duties as reflected in the

memo from Drew Corn dated 10/11/18 so that the Mayor's duties as set out by those respective entities may be considered for modification. 2nd by Councilmember Hardeman

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

8. Executive Session – did not convene

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) Supreme Court of Texas - Town of Northlake vs City of Justin. No. 18-0651
 - 2) 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
- b. 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

Open Session

No action taken on 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

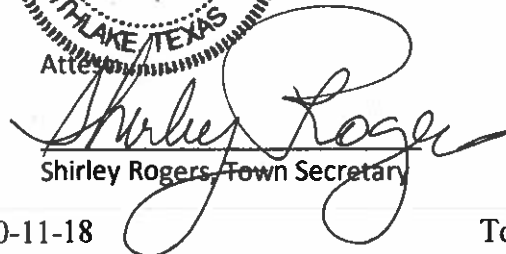
9. Mayor Dewing adjourned the meeting at 9:04 pm

Passed and approved on this the 8th day of November 2018



Town of Northlake, Texas


Peter Dewing, Mayor


Shirley Rogers, Town Secretary

10-11-18

Town Council Meeting Minutes

4 |
Page