



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, November 8, 2018
1400 FM 407 – Chamber Room
Northlake, Texas 76247**

1. Regular Work Session

Mayor Peter Dewing called the work session to order at 7:00 pm, all members 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; Eric Tamayo, Public Works Director; Leann Oliver, Court Administrator; Karen Bolyard, Finance Director and Shirley Rogers, Town Secretary

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

2. Special Recognition

- A. Mayor Dewing read Proclamation No. 18-5 recognizing Municipal Court Week in Texas, November 5th – 9th
- B. Mayor Dewing read Proclamation No. 18-6 In Honor of Veteran's Day – Recognizing Town Staff who have served in the Military- Northlake Patrol Officer Alvin Carey-USMC; Northlake Patrol Officer Tyler Lenderman, USMC; Northlake Police Sergeant Dwight Thornton, US Army; and Northlake Public Works Inspector Mark Toler, US Army

3. Briefing Items

- C. FY 18 Quarterly Investment Report given by Karen Bolyard
- D. FY 18 Quarterly Budget Report given by Karen Bolyard

4. Regular Meeting

Mayor Dewing called the regular meeting to order at 7:13 pm, quorum present
Mayor Dewing led the Pledge of Allegiance and Moment of Silence

5. Public Input

Resident Dale Toon stated how being a rural community was very important to everyone in Northlake, but had concerns from the last election cycle, the meanness people were towards each other and would hope the new council would do all they could to bring the community back as it should be
Resident Clifford Travis, was concerned about the addendum item listed on the agenda about censorship

Did not think that was a good idea, thinks the articles in Cross Timbers are good reading and many people read the paper. Hopes the community can come together again without all the decisiveness and be more positive

Resident Scott Mitchell, stated his objections to a sewer package station located behind his property along Old Justin Road. Concerned about odor, location, size of the plant, generator noise and lights too bright. Thinks it could bring his property value down

Resident Bill Moore, stated his concerns about the same sewer plant located near the Prairie Farms subdivision, the location, the size of the plant, generator noise and lights. Believes it will affect value of property in the subdivision

Drew Corn, Town Administrator stated for the record this was not a sewer package plant, is a pump lift station, has met all TCEQ's rules and regulations, will be screened with landscaping and fenced, generator will only come on which there is no electricity as a power back up, lights will only be used when the PW crew is working/maintenance during the night

6. Consent Items

Mayor Dewing pulled Item F at the request of Councilmember Hardeman

Councilmember Simpson made the motion to approve consent items E & G. 2nd by Mayor Pro Tem Montini

Vote: motion passed unanimous

E. Town Council meeting minutes of 10-11-18

G. Resolution No. 18-29 of the Town Council of the Town of Northlake, Texas approving and authorizing the Town Administrator to enter into an agreement for the purchase of two vehicles for the Public Works Department

F. Councilmember Hardeman made the motion to approve Resolution No. 18-28 of the Town Council of the Town of Northlake, Texas approving and authorizing the Town Administrator to enter into an agreement for the purchase of two police vehicles for the Police Department. 2nd by Mayor Pro Tem Montini

Vote: motion passed unanimous

7. Regular Items

H. Councilmember Simpson made the motion to approve Ordinance No. 18-1108 revising the concept plans within the "MPD" Mixed-Use Planned Development ordinances for Pecan Square. 2nd by Mayor Pro Tem Montini

Vote: motion passed

For: Simpson, Montini, Sessions

Against: Hardeman, Lambert

- I. Councilmember Sessions made the motion to approve the Final Plat of Lots 1R, 2-5, Block A, Northlake Office Park, being a replat of Lot 1, Block A, Northlake Office Park, containing 1.9089 acres located in the extraterritorial jurisdiction of the Town of Northlake at the northwest corner of FM 407 and Thompson Road. Northlake Office Park, LLC is the owner/applicant. Spry Surveyors is the surveyor. Case # FP-18-026. 2nd by Councilmember Lambert

Vote: motion passed unanimous

- a. Mayor Dewing opened the public hearing at 8:03 pm to hear comments for or against the Final Plat

No one came forward for or against the Final Plat

Mayor Dewing closed the public hearing at 8:04 pm

- J. Mayor Pro Tem Montini made the motion to approve the Final Plat of Harvest Meadows Phase 4, a subdivision consisting of 98 single-family residential lots and 3 non-residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on a 21.130-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, located south and west of the intersection of Hawks Way and 9th Street. Harvest Meadows Phase 4, LLC is the owner/applicant/developer. Jones & Carter, Inc. is the engineer/surveyor. Case # FP-18-009. 2nd by Councilmember Sessions

Vote: motion passed unanimous

- K. Councilmember Sessions made the motion to approve the Final Plat of Harvest Phase 4B, a subdivision consisting of 73 single-family residential lots and 3 non-residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on a 21.841-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, located on the north side of Old Justin Road approximately 700 feet east of Cleveland-Gibbs Road. Harvest Phase 4, LLC is the owner/applicant/developer. Jones & Carter, Inc. is the engineer/surveyor. Case # FP-18-028. 2nd by Councilmember Simpson

Vote: motion passed unanimous

- L. Councilmember Sessions made the motion to approve the Final Plat of Canyon Falls Pennington Phase Two, a subdivision consisting of 120 single-family residential lots and 2 HOA/Open Space lots on approximately 25.402 acres of land in the MEP & PRR Survey, Abstract No. 913, generally located on the east side of Cleveland-Gibbs Road approximately 1,100 feet north of FM 1171, and zoned Mixed-Use Planned Development (MPD). Nash Canyon Falls, LLC is the owner. Newland Real Estate Group, LLC is the applicant/developer. J. Volk Consulting, Inc. is the engineer/surveyor. Case # FP-18-017. 2nd by Councilmember Lambert

Vote: motion passed unanimous

- M. Councilmember Sessions made the motion to approve the Final Plat of Canyon Falls Pennington Phase Three, a subdivision consisting of 66 single-family residential lots and 2 HOA/Open Space lots on approximately 15.775 acres of land in the W. Love Survey, Abstract No. 728, and the MEP & PRR Survey, Abstract No. 913, generally located south and west of Westbridge Drive approximately 1,300 feet west

of Canyon Falls Drive, and zoned Mixed-Use Planned Development (MPD). Nash Canyon Falls, LLC is the owner. Newland Real Estate Group, LLC is the applicant/developer. J. Volk Consulting, Inc. is the engineer/surveyor. Case # FP-18-021. 2nd by Councilmember Lambert

Vote: motion passed unanimous

- N. Councilmember Lambert made the motion to approve the Interlocal Cooperation Agreement between Denton County and Town of Northlake for the construction of Cleveland-Gibbs Road south of FM 1171. 2nd by Councilmember Sessions

Vote: motion passed unanimous

- O. Councilmember Hardeman made the motion to cancel the following Council meetings: November 22, 2018, December 27, 2018 and January 10, 2019. 2nd by Councilmember Simpson

Vote: motion passed unanimous

Addendum item:

Mayor Pro Tem Montini read a statement into the minutes stating he felt the Mayor violated Section 7.13 of the Council Rules of Order by publishing an article in the Cross Timbers Gazette on Nov 4th, 2018 without getting prior approval from council

Mayor Pro Tem Montini made a motion stating that the council finds that the Mayor has violated the Council Rules of Order, Section 7.13; clarifying the rules for the Mayor and hoping that the Mayor will choose to follow the rules in the future and stating that repeat violations moving forward may result in additional action by the council against the Mayor. 2nd by Councilmember Hardeman

Vote: motion failed

For: Montini, Hardeman

Against: Simpson, Sessions, Lambert

8. Mayor Dewing convened the council into Executive Session at 8:30 pm to discuss the following:

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
- 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 reconvened the Council into Open Session at 8:40 pm

Action to be taken:

Councilmember Sessions made a motion to authorize the Town Administrator to negotiate and execute all necessary agreements and paperwork for Town right-of-way acquisition for property located on or along Old Justin Road. 2nd by Councilmember Simpson

Vote: motion passed unanimous

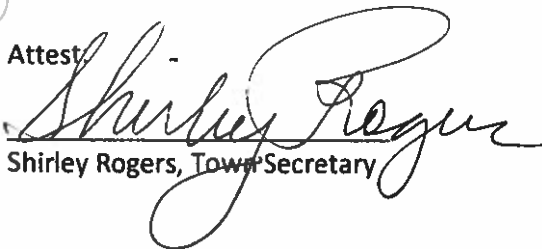
9. Mayor Dewing adjourned the meeting at 8:41 pm

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

Town of Northlake, Texas


Peter Dewing, Mayor

Attest:


Shirley Rogers, Town Secretary

