



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

**Town Council Meeting Minutes**  
**Thursday, January 24, 2019**  
**1500 Commons Circle Suite 300 – Chamber Room**  
**Northlake, Texas 76226**

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 (arrived 9:20 pm)

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

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

2. Briefing Items

- A. Mayor Pro Tem Montini asked for this item to be placed on the agenda on behalf of Councilmember Hardeman regarding safety concerns of Northlake citizens and Denton County citizens who travel along FM 407 and would like the Northlake Town Council to request that TxDOT limit all future access to FM 407 to one access point per development until such time as FM 407 is expanded to either a 4 or 6 lane divided highway

Drew Corn did a presentation on TxDOT Access Regulations which included TxDOT driveway separation and speed limits, Northlake driveway separation, fire code considerations, planning cooperation. Corn stated the County is pushing to make FM 407 a 4-lane divided highway with additional two lanes, right-of-way has been donated along the south side and most of the north side

Councilmember Hardeman stated residents had concerns about traffic safety and excessive driveways on FM 407, her purpose for this item was to limit access to FM 407 until the road project was complete. She and Councilmember Lambert attending a TxDOT meeting in December which TxDOT stated the road was 5-9 years out from construction completion

Mayor Dewing stated he had attended TxDOT meetings on FM 407 and is working with them on the 4-lane divided road. Per TxDOT traffic counts, 8,000 vehicles per day travel on FM 407 from IH35W to FM 156, 6,300 vehicles travel on pass Florance Road towards Justin

Mayor Pro Tem Montini instructed staff to look at a legal way to temporary limit access to FM 407, to look at EDM (Northlake Engineering Design Manual) and lower the minimum service level from a 'C' to 'D'

By general consent, the council convened into Executive Session at 7:29 pm to discuss the items listed:

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;
    - (b) Supreme Court of Texas - Town of Northlake vs City of Justin. No. 18-0651;
    - (c) 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; or
    - (d) Item J: Case # FP-18-02
  - 2) 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

The Mayor reconvened the council into open session at 8:04 pm

No action taken as a result of discussions in closed session

B. FY 19 Quarterly Investment Review given by Karen Bolyard

C. FY 19 Quarterly Budget Update given by Karen Bolyard

3. Mayor Dewing called the regular meeting to order at 8:14pm, quorum present (Simpson absent)  
Pledge of Allegiance to the US Flag and a Moment of Silence was observed

4. Public Input

- Scott Mitchell, resident of Prairie View Farms Subdivision talked about the lift station located on Old Justin Road behind his property. Asked the council to consider extending the fence a couple of more feet in height, find a way to muffle the noise levels and possibly look at providing some sort of roofing over the site. Appreciated staff meeting with him, explaining everything and working with him on his concerns
- Bill Moore, resident of Prairie View Farms Subdivision, as an EDC member attended the ICSC Red River Conference in Fort Worth. Was impressed with the respect and confidence in both Drew Corn and Nathan Reddin as they talked with the retail companies. Appreciated their effort and work done at the conference. He also supported his neighbor Scott Mitchell on his concerns with the lift station behind his property. Appreciated Drew Corn working directly with the District, can see progress were being made on the concerns presented to staff

5. Consent Items

Mayor Dewing pulled items E & F at the request of Councilmember Hardeman for further discussion

Mayor Dewing pulled items G & H at the request of Mayor Pro Tem Montini for further discussion

Mayor Pro Tem Montini motion to approve items D & I. 2<sup>nd</sup> by Councilmember Hardeman

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

D. Town Council meeting minutes of 12-13-18

I. Resolution 19-3 authorizing the execution and delivery of a continuing disclosure agreement with Trinity River Authority of Texas

Councilmember Sessions made the motion to approve Consent Items E & F. 2<sup>nd</sup> by Councilmember Lambert

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

E. Resolution No. 19-1 of the Town Council of the Town of Northlake, Texas authorizing and calling a General Municipal Election to be held on Saturday, May 4, 2019 for the purpose of electing one citizen for Mayor and two citizens to Places 4 & 5; authorizing the notice of election; authorizing a joint election with other Denton County political subdivisions; authorizing the Town Administrator to enter into a contract with Denton County, Texas for election

F. Resolution No. 19-2 declaring certain personal property owned by the Town to be surplus property and authorizing the Town Administrator to dispose of such property

G. Mayor Pro Tem Montini made the motion to approve the Interlocal Cooperation Agreement between Town of Northlake and Northlake Municipal Management District No. 1 for the use of brick pavers. 2<sup>nd</sup> by Councilmember Sessions

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

H. Mayor Pro Tem Montini made the motion to table an Interlocal Cooperation Agreement between the Town of Northlake and Belmont Fresh Water Supply District No. 1 of Denton County the use of brick pavers. 2<sup>nd</sup> by Councilmember Sessions

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

6. Regular Items

J. Mayor Pro Tem Montini made the motion to deny the Final Plat of Lot 1, Block A, UST Addition, a 22.32-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located in the extraterritorial jurisdiction (ETJ) of the Town of Northlake at the northeast corner of FM 407 and Kay Lane. US Trinity

Holdings, LLC is the owner/applicant. Burks Land Surveying is the surveyor. Case # FP-18-020. 2<sup>nd</sup> by Councilmember Lambert

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

- K. Councilmember Lambert made the motion to approve the Final Plat of Right-of-way Dedication for Old Justin Road, being a 4.892-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, located within the extraterritorial jurisdiction of the Town of Northlake between Cleveland-Gibbs Road and approximately 440 feet east of Harvest Way. Belmont 407, LLC is the owner/applicant. Jones & Carter, Inc. is the engineer/surveyor. Case # FP-19-001. 2<sup>nd</sup> by Mayor Pro Tem Montini

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

- L. Mayor Pro Tem Montini made the motion to approve the Final Plat of Pecan Square Phase 1A, a subdivision consisting of 197 residential lots and 21 open space lots on approximately 64.486 acres of land in the A. McDonald Survey, Abstract No. 785, generally located south of FM 407 approximately 1,200 feet east of Faught Road, and zoned Mixed-Use Planned Development (MPD). Pecan Square Phase 1, LLC is the owner/applicant. Kimley-Horn and Associates, Inc. is the engineer/surveyor. Case # FP-18-003.

Vote: motion failed for a lack of second, no further action taken

- M. Mayor Pro Tem Montini made the motion to approve the Final Plat of Pecan Square Phase 1B, a subdivision consisting of 250 residential lots and 6 open space lots on approximately 55.846 acres of land in the A. McDonald Survey, Abstract No. 785, and the F.W. Thornton Survey, Abstract No. 1244, generally located south of FM 407 approximately 1,200 feet east of Faught Road, and zoned Mixed-Use Planned Development (MPD). Pecan Square Phase 1, LLC is the owner/applicant. Kimley-Horn and Associates, Inc. is the engineer/surveyor. Case # FP-18-004. 2<sup>nd</sup> by Councilmember Sessions

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

*Councilmember Danny Simpson arrived at 9:20 pm*

- N. Councilmember Sessions made the motion to approve the Final Plat of Pecan Square Phase 1C, a subdivision consisting of 206 residential lots and 1 open space lot on approximately 40.876 acres of land in the F.W. Thornton Survey, Abstract No. 1244, generally located south of FM 407 approximately 1,200 feet east of Faught Road, and zoned Mixed-Use Planned Development (MPD). Pecan Square Phase 1, LLC is the

owner/applicant. Kimley-Horn and Associates, Inc. is the engineer/surveyor. Case # FP-18-005. 2<sup>nd</sup> by Councilmember Simpson

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

- O. Councilmember Simpson made the motion to approve the Preliminary Plat of Pecan Square Phase 1D, a subdivision consisting of 22 residential lots and 2 open space lots on approximately 6.560 acres of land in the A. McDonald Survey, Abstract No. 785, generally located south of FM 407 approximately 1,200 feet east of Faught Road, and zoned Mixed-Use Planned Development (MPD). Kimley-Horn and Associates, Inc. is the engineer/surveyor. Case # PP-18-003. 2<sup>nd</sup> by Councilmember Sessions

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


- P. Councilmember Simpson made the motion to approve the Final Plat of Pecan Square Phase 1D, a subdivision consisting of 22 residential lots and 2 open space lots on approximately 6.560 acres of land in the A. McDonald Survey, Abstract No. 785, generally located south of FM 407 approximately 1,200 feet east of Faught Road, and zoned Mixed-Use Planned Development (MPD). Kimley-Horn and Associates, Inc. is the engineer/surveyor. Case # FP-18-018. 2<sup>nd</sup> by Councilmember Sessions

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

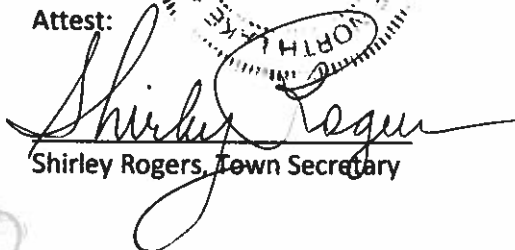
7. Mayor Dewing adjourned the meeting at 9:36 pm

Passed and approved on this the 28<sup>th</sup> of February 2019

Town of Northlake, Texas

  
Peter Dewing, Mayor

Attest:

  
Shirley Rogers, Town Secretary

