

**STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH**

On this the 20th day of April 2017 the City Council of the City of Corinth, Texas met in a Workshop Session at the Corinth City Hall at 5:30 P.M., located at 3300 Corinth Parkway, Corinth, Texas. The meeting date, time, place and purpose as required by Title 5, Subtitle A, Chapter 551, Subchapter C, Section 551.041, Government Code, with the following members to wit:

Members Present:

Bill Heidemann, Mayor
Joe Harrison, Council Member
Sam Burke, Council Member
Lowell Johnson, Council Member
Don Glockel, Council Member
Scott Garber, Council Member

Staff Members Present:

Bob Hart, City Manager
Fred Gibbs, Planning and Development Director
Kim Pence, City Secretary
Brenton Copeland, Technology Services Assistant Manager
Mike Brownlee, City Engineer
Mack Reinwand, City Attorney

CALL TO ORDER:

Mayor Heidemann called the meeting to order at 5:30 P.M.

1. Discuss Regular Meeting Items on Regular Session Agenda, including the consideration of closed session items as set forth in the Closed Session agenda items below.

CONSENT AGENDA ITEM

6. Consider and act on a Unified Sign Plan for Valencia Subdivision located on property legally described as a portion of Tract 8A situated in the BBB & CRR Survey, County Abstract 153 in the City of Corinth, Denton County, Texas. The location of Valencia Subdivision is on the north side of FM 2181 between 2301 and 2101 FM 2181.

Councilmember Harrison - On the signage, how big is the V on Valencia?

Fred Gibbs, Planning and Development Director - About two feet.

Councilmember Harrison - Have we seen everything that will come to council. Or is it just signage?

Fred Gibbs, Planning and Development Director - Yes, Sir. The City Council approved their planning development zoning district last year. The plat has already been acted on by the Planning and Zoning Commission. This will be the last thing you will see for that subdivision.

Councilmember Harrison - Of all the other subdivision and developments we have built and we have talked about. We talked about having a trail system included within all of these projects. I see a five foot sidewalk on this. On Entrance One there is a five foot sidewalk that goes and ends at the first residential area and on Entrance two, it ends at the entrance before you get to the property line or that first house on the east side. Is that going to be a five foot sidewalk all the way around this? Are they going to have a trail system or walk system?

Fred Gibbs, Planning and Development Director - On entrance one, the sidewalk will begin at that first residence when that house is built, then each builder will build a sidewalk as they are permitted.

Councilmember Harrison - So there will be five foot sidewalks all the way around the perimeter on all of the lots?

Fred Gibbs, Planning and Development Director - This plan shows five foot sidewalks in that area. I am not sure if it is just around the park area or if it is actually going to continue throughout the entire subdivision.

Councilmember Johnson - As follow up on that, Mr. Menix' property which is next door which was initially going to be included in this, but they didn't buy it. Is that correct?

Fred Gibbs, Planning and Development Director - The property owner next to this one is Phil Shelp.

Councilmember Johnson - Phil's property backs up to the park. Correct? The part that sits on the south side of Meadowview.

Fred Gibbs, Planning and Development Director - Yes.

Councilmember Johnson - Is that where you are going to connect through the trails at that point? Mr. Shelp used to allow horse traffic through there whenever he had a horse trail that ran just down that borderline. Is that where you are going to connect this trail up?

Fred Gibbs, Planning and Development Director - Actually, when Mr. Shelp's property develops, we will definitely look at making that connection from Meadowview Drive where that sidewalk is, where that park area is, to that subdivision - it will all interconnect between the two subdivisions. Yes, that is something we will definitely plan for when that property develops.

Councilmember Johnson - That is how we are going to get the trail through the park.

Councilmember Harrison - I want to know where they are going to tack it into Valencia.

Fred Gibbs, Planning and Development Director - Of course the whole subdivision will have sidewalks within it, but I will find out more about the width of the sidewalks.

Councilmember Harrison - Did we require them to put a masonry wall on the entrance to the neighborhood from the first house to the next person's property? We have common area where it says Entrance 2 - I assume that that Homeowners Association owns that?

Fred Gibbs, Planning and Development Director - Yes, Sir. That is a lot that would be maintained by the HOA. It is going to be their park area and their detention area - an open space requirement. So that area would be an open space detention. You can see a playground with equipment located in the subdivision layout. It will be an HOA maintained facility.

Councilmember Harrison - So, you will have privacy fences all along those lots? Wooden privacy fences?

Bob Hart, City Manager - Yes.

Councilmember Harrison - We are requiring everyone else to put masonry fences. I'm just bringing that up for everyone's information. What are the dots across connecting the signs by Entrance 1 to Entrance 2?

Fred Gibbs, Planning and Development Director - It's nothing significant for this sign request, but I think it may be a layer that wasn't cut off when they were overlaying the signage.

Councilmember Harrison - That was a detention pond, right?

Fred Gibbs, Planning and Development Director - It still is, Sir. You can see there is a storm inlet right there.

Councilmember Harrison - The detention pond, for example, that we put on Lake Sharon. We put a wrought iron fence around it. We put a detention pond over where the storage facility is being built now, right next to the school. We discussed that when they remodeled the detention pond we were requiring the new builder/owner of that property to put a fence around that detention pond.

Councilmember Harrison - On the privacy fences, is that going to belong to the Homeowners Association or to the property owner?

Bob Hart, City Manager - It would be the property owner. The fence that go in back of the houses will be the homeowner's responsibility.

BUSINESS AGENDA ITEM

7. Consider and act on an ordinance approving a rate increase for the collection of Solid Waste in the master fee schedule and providing an effective date.

Bob Hart, City Manager - They will make a presentation of the increases. About a 2.1% increase tied to the CPI, minus a couple of items. It will be effective October 1, 2017.

Councilmember Burke - Has the CPI actually gone up 2.1%?

Bob Hart, City Manager - That is the published data that we saw. I would presume, yes.

Councilmember Burke - It says that the rate request is supposed to be based on the CPI and it says the request it at 2.1% market adjustment. I am assuming that that is what the CPI reflects.

Councilmember Burke - I remember last year we denied their request and I don't think there had been an increase last year.

Mayor Heidemann recessed into Closed Session at 5:50 P.M. See Closed Session

CLOSED SESSION

The City Council will convene in such executive or (closed session) to consider any matters regarding any of the above listed agenda items as well as the following matters pursuant to Chapter 551 of the Texas Government Code.

Section 551.071. (1) Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer; and/or (2) a matter in which the duty of the attorney to the government body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflicts with chapter 551.

Council Met In Executive Session From 5:55 P.M. until 6:41 P.M.

- a. **Marcus Mote v. Debra Walthall, Case No. 4:16-cv-00203-RC, United States District Court for the Eastern District of Texas.**

Section 551.072. To deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

Council Met In Executive Session From 5:55 P.M. until 6:41 P.M.

- a. **Lake Sharon Project - Right-of-Way acquisitions.**
- b. **Hold a discussion and receive direction regarding easement acquisition for a development project located in the general vicinity of Tower Ridge, Lake Sharon, and IH-35E.**

Section 551.074. To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

Section 551.087. To deliberate or discuss regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect.

After discussion of any matters in closed session, any final action or vote taken will be in public by the City Council. City Council shall have the right at any time to seek legal advice in Closed Session from its Attorney on any agenda item, whether posted for Closed Session or not.

RECONVENE IN OPEN SESSION TO TAKE ACTION, IF NECESSARY, ON CLOSED SESSION ITEMS.

There were no actions necessary on Closed Session items.

ADJOURN:

Mayor Heidemann adjourned the meeting at 6:42 P.M.

Meeting adjourned.

Approved by Council on the 18th day of May _____, 2017.

Kimberly Pence
Kimberly Pence, City Secretary
City of Corinth, Texas