

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

On this the 13th day of August 2020, the City Council of the City of Corinth, Texas met in Regular Session at the Corinth City Hall at 7:00 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:

Mayor Heidemann
Sam Burke, Mayor Pro Tem
Scott Garber, Council Member
Lowell Johnson, Council Member
Kelly Pickens, Council Member

Members Absent:

Tina Henderson, Council Member

Staff Members Present:

Bob Hart, City Manager
Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director
Chris Rodriguez, Assistant Finance Director
Patricia Adams, Rockefeller, & Fort
Helen-Eve Beadle, Planning and Development Director
Jason Alexander, Economic Development Corporation Director
Cody Collier, Public Works Director
Jerry Garner, Police Chief
Michael Ross, Fire Chief
Guadalupe Ruiz, Human Resources Director
George Marshall, City Engineer
Shea Rodgers, Technology Services Communications Manager
Lana Wylie, Interim City Secretary

Others Present:

Ryan Burk, Slate Communications
Liz Cassi, Slate Communications

CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE & TEXAS PLEDGE:

Mayor Heidemann called the meeting to order at 7:40 P.M. The Invocation was delivered by Council Member Garber, followed by the Pledge of Allegiance and the Texas Pledge.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine and will be enacted in one motion. Should the Mayor, a Council Member, or any citizen desire discussion of any Item that Item will be removed from the Consent Agenda and will be considered separately.

1. Consider and act on a Joint Election Agreement and Contract for Election Services with Denton County for the General and Special Elections on November 3, 2020.

MOTION made by Council Member Garber to approve the Consent Agenda and seconded by Council Member Pickens,

AYES: Burke, Garber, Johnson, Pickens
NOES: None
ABSENT: Henderson

MOTION CARRIED

CITIZENS COMMENTS:

In accordance with the Open Meetings Act, Council is prohibited from acting on or discussing (other than factual responses to specific questions) any items brought before them at this time. Citizen's comments will be limited to 3 minutes. Comments about any of the Council agenda items are appreciated by the Council and may be taken into consideration at this time or during that agenda item. Please complete a Public Input form if you desire to address the City Council. All remarks and questions addressed to the Council shall be addressed to the Council as a whole and not to any individual member thereof. Section 30.041B Code of Ordinance of the City of Corinth.

There were no citizen comments made.

BUSINESS AGENDA:

2. Consider and act on a Resolution of the City Council of the City of Corinth, Texas adopting a proposed FY21 municipal tax rate that will not exceed the voter-approval tax rate or the de minimis tax rate; calling a public hearing to be held on September 17, 2020 at Corinth City Hall at 7:00 p.m.; requiring publication of a *Notice of Public Hearing on Tax Increase* in accordance with state law; providing for the incorporation of premises; and providing an effective date.

Bob Hart, City Manager, turned it back to Mayor Heidemann for a vote due to the robust discussion in the City Council Work Session Meeting held before this meeting.

MOTION made by Mayor Pro Tem Burke to approve adopting a proposed municipal tax rate not to exceed the de minimis tax rate and that the attached resolution be amended to reflect that the publication rate will be the de minimis tax rate of \$.58446 cents. Council Member Garber seconded the motion.

Mr. Burke would like to make sure the public is aware that the reason the council is considering the de minimis rate is to allow the staff to evaluate whether or not the acceleration of the schedule for borrowing funds for the TOD and other capital improvement projects would result in significant long term savings to the city, given that current interest rates are 2% and might increase after the November elections or due to other circumstances and that they have historically been around 4%. We think we ought to take this opportunity to see if we can save approximately half of the interest costs that we would historically incur in this kind of project.

AYES: Burke, Garber, Johnson, Pickens
NOES: None
ABSENT: Henderson

MOTION CARRIED

3. Consider and act on the acceptance of BlueCross BlueShield of Texas' proposal for City's employee medical insurance benefits for FY 2020-2021, and authorization for the City Manager to execute any necessary documents.

MOTION made by Mayor Pro Tem Burke to approve as presented. Council Member Garber seconded the motion.

AYES: Burke, Garber, Johnson, Pickens
NOES: None
ABSENT: Henderson

MOTION CARRIED

4. Consider and act on the acceptance of Cigna proposal for City's employee dental insurance benefits for FY 2020-2021, and authorization for the City Manager to execute any necessary documents.

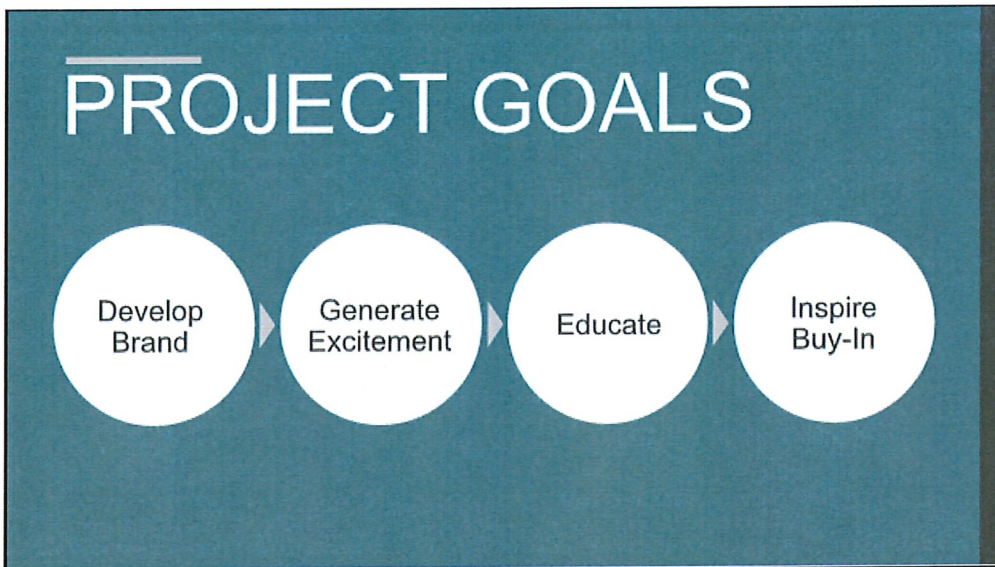
MOTION made by Council Member Garber to approve as presented. Mayor Pro Tem Burke seconded the motion.

AYES: Burke, Garber, Johnson, Pickens
NOES: None
ABSENT: Henderson

MOTION CARRIED

5. Consider and act on a logo and tagline for Agora, the brand that will be used to market and promote infill and redevelopment opportunities within Corinth's emerging downtown district and surrounding neighborhoods.

Ryan Burk with Slate Communications shared a presentation with the City Council for Agora, Corinth's downtown district.



- Currently live and work in Dallas
- Friends live in Corinth or nearby

FUTURE RESIDENTS

Millennial couple in their early 30's with a young child

- Career-driven
- Disposable income

- Needs access to cultural & social opportunities
- Wants to connect to their community

- Desire a walkable or bikeable community
- Enjoy being outside

- Exceptional quality of life in Corinth
- Excellent location relative to key regional destinations

THE DEVELOPERS

Bring market-realistic development to a growing community

- Affluent
- Cultured
- Educated

- Shares vision for integrating residential, retail and other uses in a high-quality environment
- Influence from younger generations

- Deliver a unique experience
- Provide convenience

SECONDARY AUDIENCES

ACTIVE SENIORS

DEMANDS:

- Unique dining and retail
- A safe, upscale environment
- Cultural experience
- Walkable

ENTREPREURS

DEMANDS:

- Affordable commercial space
- Hub of activity
- Proven success in environment
- Sustainability

POSITION:

How are you different?

- Regionally connected
- Attainable quality of life

PROMISE:

Long-term commitment

- Sustainable way of life
- Vibrant, active community

BOTTOM LINE:
A visionary,
modern,
connected Texas
community

PERSONALITY:

Human characteristics

- Inclusive & engaged
- Authentic & refreshing

VALUE:

Your unique offerings

- Local restaurants & retail (variety)
- Walkable & accessible



DESIGN DIRECTION

Easy and quick to read

Versatile with numerous applications

Representative of Agora patrons





Appealing to developers

AGORA
AT CORINTH

AGORA
DISTRICT



AGORA
AT CORINTH

DISCOVER LIVING WORKING CONNECT    

AGORA

AT CORINTH

Discover Local Flavor.
Connect with Your Neighbors.
Live the Texas Life.







QUICK FACTS

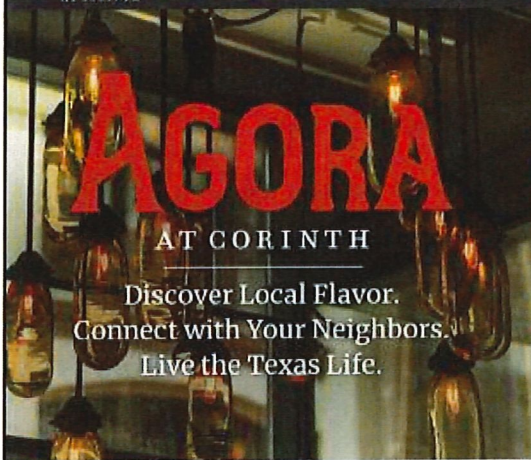
AGORA **AGORA**
AT CORINTH DISTRICT





AGORA
AT CORINTH

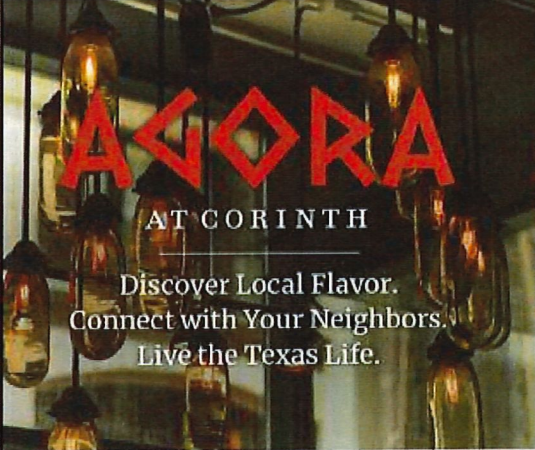
DISCOVER LIVING WORKING CONNECT    



QUICK FACTS

AGORA
AT CORINTH

AGORA
DISTRICT



QUICK FACTS

Mr. Burk said the CEDC selected option two as their preferred option and option one was their second option. The ambassador group chose the first option. Realty Capital preferred option two and Wolverine Interest preferred the first option.

Mr. Garber asked if the developers had a suggestion regarding district versus at Corinth. Liz Cassi said two out of nine selected District. Mr. Garber asked Slate for their opinion, they selected option two.

The slide is divided into two main sections. The top section, on a white background, displays three logo options labeled 1, 2, and 3. Option 1 is the word 'AGORA' in a bold, red, sans-serif font with 'AT CORINTH' in a smaller, black, sans-serif font below it. Option 2 is the word 'AGORA' in a red, serif font with 'AT CORINTH' in a smaller, black, sans-serif font below it. Option 3 is the word 'AGORA' in a red, sans-serif font where the 'O's are replaced by diamonds, with 'AT CORINTH' in a smaller, black, sans-serif font below it. The bottom section, on a dark teal background, features the text 'NEXT STEPS' in a large, white, sans-serif font. Below this text is a horizontal flowchart consisting of four white circles connected by right-pointing arrows. The steps are: 'Launch of Agora website', 'Social media development', 'Marketing collateral & brochures', and 'Development overview video'.

1

2

3

AGORA
AT CORINTH

AGORA
AT CORINTH

AGORA
AT CORINTH

NEXT STEPS

Launch of
Agora
website

Social media
development

Marketing
collateral &
brochures

Development
overview
video

MOTION made by Council Member Garber to approve as presented. Council member Pickens seconded the motion.

AYES: Burke, Garber, Johnson, Pickens
NOES: None
ABSENT: Henderson

COUNCIL COMMENTS & FUTURE AGENDA ITEMS

The purpose of this section is to allow each Council Member the opportunity to provide general updates and/or comments to fellow Council Members, the public, and/or staff on any issues or future events. Also, in accordance with Section 30.085 of the Code of Ordinances, at this time, any Council Member may direct that an item be added as a business item to any future agenda.

Mr. Burke thanked the staff for the presentation of the budget so far this year, and in particular, the department summary pages were excellent. I have in my memory, flipping back two pages to try to find out how many full time employees and what the goals were and how the allocation of the funds was as between wages and benefits and that being kind of a cumbersome process and though I just can't imagine a better summary of them than these for the departments and you didn't get many questions. I think because the information is so readily available. It's clear that you can look to see if it lines up with a strategic plan. And it's all right there. And I really appreciate it. Thank you did a great job on that presentation.

Ms. Pickens and Mayor Heidemann agreed with Mr. Burke.

There was no closed session before or after the regular session meeting.

CLOSED SESSION

The City Council will convene in closed session to consider any matters regarding 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 Bar of Texas clearly conflicts with the Texas Open Meetings Act.

a. Red River Bancorp Demand (B)

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.

- a. **Right-of-way consisting of .198 acres located at 6801 S I-35E and 3404 Dobbs Road along Dobbs Road within the H. Garrison Survey, Abstract No. 507, within the City of Corinth, Denton County, Texas (F)**
- b. **3.792 acres, Tract 13H, out of the J.P. Walton Survey, Abstract 1389, within the City of Corinth, Denton County, Texas (P)**
- c. **Being 5.379 acres of land located in the J. WALTON SURVEY, Abstract No. 1389, City of Corinth, Denton County, Texas, and being a portion of the tract of land conveyed to Anchor City Investments, LLC, by the deed recorded in Instrument No. 2006-90896, of the Deed Records of Denton County, Texas (D)**

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.

a. Project Agora

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.

ADJOURN:

Mayor Heidemann adjourned the meeting at 8:09 p.m.

AYES: All

Meeting adjourned.

Approved by Council on the 24th day of September 2020.

Lana Wylie
Lana Wylie, Interim City Secretary
City of Corinth, Texas

