



CITY COUNCIL WORKSHOP AND REGULAR SESSION - MINUTES

Thursday, January 19, 2023 at 5:45 PM

City Hall | 3300 Corinth Parkway

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STATE OF TEXAS COUNTY OF DENTON CITY OF CORINTH

On this, the 19th day of January 2023, the City Council of the City of Corinth, Texas, met in Workshop & Regular Session at the Corinth City Hall at 5:45 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:

Council Members Present:

Bill Heidemann, Mayor
Sam Burke, Mayor Pro Tem
Scott Garber, Council Member
Steve Holzwarth, Council Member
Tina Henderson, Council Member
Kelly Pickens, Council Member

Staff Members Present:

Scott Campbell, City Manager
Haley Koehler, Sr. Administrative Assistant
Patricia Adams, City Attorney
Jerry Garner, Police Chief
Chad Thiessen, Fire Chief
Lee Ann Bunselmeyer, Director of Finance & Strategic Services
Glenn Barker, Director of Public Works
John Webb, Director of Development Services
Elise Back, Director of Economic Development
Michelle Mixell, Planning Manager
Shea Rodgers, Chief Technology Officer
Brenton Copeland, Technology Services Manager
James Trussell, Multimedia Specialist
Sam Kading, Police Sergeant

CALL TO ORDER

Mayor Heidemann called the Workshop Meeting to order at 5:45 P.M.

WORKSHOP AGENDA

1. Presentation of the Planning & Zoning Commission Annual Report.
The item was presented and discussed.
2. Hold a discussion and give staff direction on solid waste collection services.
The item was presented and discussed.

3. Discuss items on the Regular Session Agenda, including the consideration of Executive Session items.

Items 10 and 15 for the Regular Session were discussed.

ADJOURN WORKSHOP

Mayor Heidemann adjourned the Workshop Session at 6:10 P.M. and immediately convened into Executive Session.

EXECUTIVE SESSION**

In accordance with Chapter 551, Texas Government Code, Section 551.001, et seq., (the “Texas Open Meetings Act”), the City Council will recess into Executive Session (closed meeting) to discuss the following items. Any necessary final action or vote will be taken in public by the City Council in accordance with this agenda.

Section 551.071 - Legal Advice. (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 conflict with Chapter 551.

Section 551.087 - Economic Development. 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 project.

- a. Project Agora.
- b. RAK Real Estate Equities - Corinth LLC.
- c. Reality Capital Agreements.

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

Mayor Heidemann recessed the Executive Session at 6:38 P.M.

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

Mayor Heidemann called the Regular Session Meeting to order at 6:44 P.M.

PROCLAMATIONS AND PRESENTATIONS

1. Present Award of Exemplary Action – Rick Turner, Trey Turner and Aaron Firebaugh.

Chief Thiessen presented the Certificates of Exemplary Action to Rick Turner, Trey Turner, and Aaron Firebaugh.

2. Proclamation – Denton County Commissioner Ron Marchant

Mayor Heidemann read the Proclamation and presented it and a key to the city to Commissioner Marchant.

CITIZENS COMMENTS

Please limit your comments to three 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. Council is prohibited from acting on or discussing items brought before them at this time.

View comments via Audio/Video: [Video](#).

Alanna Fickes - 2712 Cherokee Trail, Corinth

CONSENT AGENDA

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

3. Consider and act on minutes from the October 20, 2022, City Council Meeting.
4. Consider and act on minutes from the December 1, 2022, City Council Meeting.
5. Consider and act on minutes from the December 15, 2022, City Council Meeting.
6. Consider and act on a Resolution reviewing and adopting the investment policy for funds for the City of Corinth and providing an effective date.
7. Consider and act on a Resolution reviewing and adopting the investment policy for funds for the Corinth Economic Development Corporation and providing an effective date.
8. Consider and act on a Resolution reviewing and adopting the investment policy for funds for the Corinth Crime Control & Prevention District and providing an effective date.
9. Consider and act on a Resolution reviewing and adopting the investment policy for funds for the Corinth Fire Control, Prevention & Emergency Medical Services District and providing an effective date.
10. Consider and act on a contract with National Water Main Cleaning Company for the installation of Cured In Place Piping (CIPP) for the sewer main the inverted siphon near the golf course in the amount not to exceed \$309,134 and authorize the City Manager to execute the necessary documents.
11. Consider and act on an agreement with Floyd Smith Concrete for concrete repairs on Clearview Drive, utilizing the City of Denton's Contract, in an amount not to exceed \$337,683 for the fiscal year 2022-23, and authorize the City Manager to execute the necessary documents.
12. Consider and act on an Interlocal Cooperation Agreement between Denton County and the City of Corinth on behalf of the Corinth Police Department for use of Denton County's radio communications system, Tier 3, for fiscal year 2022-23, in an amount not to exceed \$7,056.
13. Consider and act on an Interlocal Cooperation Agreement between Denton County and the City of Corinth on behalf of the Lake Cities Fire Department (LCFD) for use of Denton County's radio communications system, Tier 3, for fiscal year 2022-23, in an amount not to exceed \$7,704.
14. Consider and act on an Interlocal Cooperation Agreement between Denton County and the City of Corinth Public Works Department for use of Denton County's radio communications system, Tier 1, for fiscal year 2022-23, in an amount not to exceed \$2,496.
15. Consider and act on the Agreed Termination of the Chapter 380 Economic Development Incentive Agreement between the City of Corinth, the Corinth Economic Development Corporation and Paladin Partners, LLC for a proposed industrial project.

Motion made by Council Member Garber to approve the Consent Agenda as presented. Seconded by Council Member Henderson.

Voting Yea: Mayor Pro Tem Burke, Council Member Garber, Council Member Holzwarth, Council Member Henderson, Council Member Pickens

PUBLIC HEARING

16. Conduct a Public Hearing to consider testimony and act on a rezoning request by the Applicant, Greystar Development Central, LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, from MX-C Mixed Use Commercial to a Planned Development comprised of two (2) base zoning districts consisting of MF-3 Multi-Family Residential (Tract 1), on approximately 25.12 acres and MX-C Mixed Use Commercial (Tract 2) on approximately 7.56 acres, with the collective site acreage totaling approximately 32.68 acres, located on the north side of Lake Sharon Drive between I-35E and Corinth Parkway. Case No. ZAPD22-0004 – Corinth Groves.

The item was presented and discussed.

Mayor Heidemann opened the Public Hearing at 7:44 P.M.

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Orlin Chotev - 2015 Yellowstone Ln., Corinth - Against
Melvin Locklear - 1602 Oakhollow Dr., Corinth - Against
Melanie Bristow - 2013 Yellowstone Ln., Corinth - Against
All other residents who spoke did not fill out a request to speak.

Mayor Heidemann closed the Public Hearing at 8:03 P.M.

Motion made by Mayor Pro Tem Burke to approve as presented. Seconded by Council Member Holzwarth.

Voting Yea: Mayor Pro Tem Burke, Council Member Garber, Council Member Holzwarth, Council Member Henderson

Voting Nay: Council Member Pickens

Council Member Garber requested an amendment to the motion to include, the building not being more than three stories. Seconded by Council Member Henderson.

Voting Yea: Council Member Garber, Council Member Holzwarth, Council Member Henderson

Voting Nay: Mayor Pro Tem Burke, Council Member Pickens

BUSINESS AGENDA

17. Consider and act on a Resolution directing publication of notice of intention to issue combination tax and revenue certificates of obligation to provide funds for streets, drainage, parks, waterworks and sewer system improvements.

Motion made by Mayor Pro Tem Burke to approve Item 17 as presented. Seconded by Council Member Henderson.

Voting Yea: Mayor Pro Tem Burke, Council Member Garber, Council Member Holzwarth, Council Member Henderson, Council Member Pickens

18. Consider and act on the Chapter 380 Economic Development Agreement with RAK Real Estate Equities – Corinth LLC for the development of an industrial building at the southwest corner of North Corinth Street and Shady Shores Road in Corinth.

Motion made by Council Member Henderson to approve as presented. Seconded by Council Member Garber.

Voting Yea: Mayor Pro Tem Burke, Council Member Garber, Council Member Holzwarth, Council Member Henderson, Council Member Pickens

19. Consider ratification of the Amended Unimproved Property Contract with RCM Corinth Land, LLC for the purchase of 20.859 acres for a mixed-use development.

This item was tabled to a future City Council Meeting.

20. Consider and act on an agreement between the City of Corinth and Pavlov Media, Inc., for the use of City property for development and location of broadband infrastructure and authorize the City Manager to execute the necessary documents.

Motion made by Council Member Garber to approve the agreement with Pavlov Media. Seconded by Council Member Pickens.

Voting Yea: Mayor Pro Tem Burke, Council Member Garber, Council Member Holzwarth, Council Member Henderson, Council Member Pickens

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.

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No comments were made.

ADJOURN

Mayor Heidemann adjourned the Regular Session Meeting at 8:35 P.M.

AYES: All

Meeting adjourned.

Approved by Council on the 16th day of February 2023.

Lana Wylie

Lana Wylie, City Secretary
City of Corinth, Texas