



CITY COUNCIL WORKSHOP AND REGULAR SESSION - MINUTES

Thursday, September 19, 2024 at 5:45 PM

City Hall | 3300 Corinth Parkway

View live stream: <https://corinthtx.new.swagit.com/videos/315745>

STATE OF TEXAS COUNTY OF DENTON CITY OF CORINTH

On this, the 19th day of September 2024, the City Council of the City of Corinth, Texas, met at 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
Lindsey Rayl, Council Member
Tina Henderson, Council Member
Kelly Pickens, Council Member

Staff Members Present:

Scott Campbell, City Manager
Lana Wylie, City Secretary
Emma Crotty, Economic Development Coordinator & Management Assistant
Patricia Adams, City Attorney
Jerry Garner, Police Chief
Chad Thiessen, Fire Chief
Guadalupe Ruiz, Director of Human Resources
Lee Ann Bunselmeyer, Director of Finance & Strategic Services
Glenn Barker, Director of Public Works
Melissa Dailey, Director of Development Services
Michelle Mixell, Planning Manager
Brenton Copeland, Chief Technology Officer
Presley Sequeira, Technology Services Project Manager
Lance Stacy, City Marshal

CALL TO ORDER

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

WORKSHOP AGENDA

1. Receive a report, hold a discussion, and provide staff direction on a Downtown Branding effort.
The item was presented and discussed.
2. Receive a report, hold a discussion, and provide staff direction on SPAN transportation services within Corinth.

The item was presented and discussed.

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

No items for the Regular Session Agenda were discussed.

ADJOURN WORKSHOP

Mayor Heidemann recessed the Workshop Session at 6:25 P.M.

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

Mayor Heidemann called the Regular Session Meeting to order at 6:30 P.M.

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.

No citizen comments were made.

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.

1. Consider and act on minutes from the September 5, 2024, City Council Meeting.
2. Consider and act on a Resolution approving revisions to the City of Corinth Fund Balance Policy.
3. Consider and act on a Resolution of the City Council of the City of Corinth, Texas amending Section 4.1 "Powers, Number, and Terms of Office" of the Corinth Economic Development Corporation Bylaws and thereby adopting the First Amended and Restated Bylaws of the Corinth Economic Development Corporation.
4. Consider and act on an Ordinance of the City Of Corinth, Texas, amending Chapter 33 of the Corinth Code of Ordinances, establishing the Finance Audit Committee, merging the duties, responsibilities, and membership of the investment committee with those of the audit committee; establishing its membership, procedures and terms of office; and providing an effective date.
5. Consider and act on an Ordinance approving the amended Parks and Recreation Fee Schedule.
6. Consider and act on an Ordinance approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division.
7. Consider and act on approval of a Right-of-Way and Subdivision Entrance(s) Maintenance Agreement between the City of Corinth and the Lake Sharon Property Owners Association (POA).
8. Consider and act on approval of a Right-of-Way and Subdivision Entrance(s) Maintenance Agreement between the City of Corinth and the Oakmont Homeowner's Association (HOA).
9. Consider and act on approval of a Right-of-Way and Subdivision Entrance(s) Maintenance Agreement between the City of Corinth and the Meadows Oak Home Owner's Association (HOA).

10. Consider and act on a Resolution approving the cyber liability and data breach response interlocal agreement with Texas Municipal League Joint Cyber Liability and Data Breach Response Self-insurance Fund; authorizing the City Manager to execute the necessary documents; and providing an effective date.

Council Member Pickens recused herself from this item.

Motion made by Council Member Garber: I move to approve. Seconded by Mayor Pro Tem Burke.

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

Voting Abstaining: Council Member Pickens

PUBLIC HEARING

11. Conduct a Public Hearing to consider testimony and act on a rezoning request by the Applicant, Tri Pointe Homes DFW LLC, and act on an Ordinance amending the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family to a Planned Development (PD) with a base zoning district of SF-4 Single Family for the development of ±234 lots on approximately ±48.4 acres located at 3790 Parkridge Drive. (Case No. ZAPD24-0006 Enclave at Canyon Ranch)

Mayor Heidemann opened the Public Hearing at 6:53 P.M.

Michael Ingle - 3971 Summit Ridge Dr., Corinth

Mayor Heidemann closed the Public Hearing at 6:55 P.M.

Motion made by Council Member Garber: I move to approve Case No. ZAPD24-0006 – Enclave at Canyon Ranch Planned Development as presented. Seconded by Council Member Henderson.

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

12. Hold a public hearing on a proposal to consider a tax rate which will exceed the No New Revenue Tax Rate of \$0.49209 per \$100 but will not exceed the Voter-Approval Tax Rate of \$0.51490 per \$100.

Mayor Heidemann opened the Public Hearing at 7:00 P.M. and immediately closed the Public Hearing.

No comments were made.

BUSINESS AGENDA

13. Consider and act on an Ordinance adopting a Budget and the first year of the Capital Improvement Plan and appropriating resources for the budget year beginning October 1, 2024 and ending September 30, 2025 for the City of Corinth; and providing an effective date.

Motion made by Mayor Pro Tem Burke: I move to approve an ordinance adopting the Budget and the first year of the Capital Improvement Plan and appropriating resources for the budget year beginning October 1, 2024 and ending September 30, 2025 for the City of Corinth. Seconded by Council Member Pickens.

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

14. Consider and act on an Ordinance levying and adopting the tax rate of \$0.51400 for the 2024-2025 Fiscal Year.

Motion made by Council Member Pickens: I move that the property tax rate be increased by the adoption of a tax rate of \$0.51400 per \$100 valuation, which is effectively a 6.69 percent increase in the tax rate. Seconded by Council Member Garber.

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

15. Consider and act on an Ordinance approving the 2024 Tax Rolls and accepting the anticipated collection rate of 100 percent for the fiscal year beginning October 1, 2024 and ending September 30, 2025.

Motion made by Mayor Pro Tem Burke: I move to approve the Ordinance accepting the 2024 Tax roll and to accept the submission of the certified collection rate of 100 percent for the fiscal year beginning October 1, 2024 and ending September 30, 2025. Seconded by Council Member Garber.

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

16. Consider vote to ratify the property tax increase reflected in the city's annual budget for FY2024-2025.

Motion made by Council Member Garber: I move to ratify the property tax increase reflected in the city's annual budget for FY 2024-2025. Seconded by Council Member Pickens.

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

17. Consider and act on an Ordinance of the City Council of the City of Corinth Texas authorizing the City Manager to execute an agreement between the City of Corinth and the Lake Cities Chamber of Commerce for the payment and use of Hotel Tax Revenue.

Council Member Henderson recused herself from this item.

Motion made by Mayor Pro Tem Burke: I move to approve the Ordinance and Agreement with the Lake Cities Chamber of Commerce authorizing the use of Hotel Occupancy Tax. Seconded by Council Member Garber.

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

Voting Abstaining: Council Member Henderson

18. Consider and act on a Resolution approving a compensation plan for employees, adopting pay schedules for General Government, Public Works and Facilities, Police, and Fire; and providing for an effective date.

Motion made by Council Member Garber: I move to approve the Resolution approving a compensation plan for its employees, adopting pay schedules for General Government, Public Works and Facilities, Police, and Fire; and providing for an effective date of September 23, 2024. Seconded by Council Member Pickens.

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

19. Consider and act on a Change Order for the Byrne Construction Manager at Risk Contract in the amount \$17,682 for a total contract price of \$11,775,735 for the construction of The Commons at Agora and authorize the City Manager to execute the necessary documents.

Motion made by Council Member Garber: I move to approve as presented. Seconded by Council Member Pickens.

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

20. Consider and act on the appointment of one member to the Board of Director's for Texas Municipal League Region 8.

Motion made by Council Member Garber: I move to appoint Jon McKenzie. Seconded by Council Member Henderson.

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

21. Consider and act on annual appointments, resignations, and removal of board and commission members for all City Boards, Commissions and Committees.

Motion made by Council Member Garber: I move to appoint:

Corinth Economic Development Corporation

Place 2 – Melanie Moore

Place 4 – Janie Mann

Place 6 – Michael Lane

Planning & Zoning Commission

Place 2 – Mark Klingele

Place 4 – Alan Nelson

Place 6 – Crystin Jones

Board of Adjustments/Board of Construction Appeals

Place 2 – Richard Weir

Place 4 – Josiah Brown

Keep Corinth Beautiful

Place 2 – George Codina

Place 4 – Linda Barker

Place 6 – Cora Terrell

Place 8 – Tyler Vertin

Place 10 – Burleigh Wood Jr.

Finance Audit Committee

Place 4 – Catherine Miller. Seconded by Council Member Pickens.

Voting Yea: Mayor Pro Tem Burke, Council Member Garber, Council Member Rayl, 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.

Council Member Henderson
City Manager Campbell
Mayor Heidemann

Mayor Heidemann recessed the Regular Session Meeting at 7:18 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 551.074 - Personnel Matters. 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.

a. City Manager duties/oversight regarding personnel and department structure.

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. Fairfield Inn - Chapter 380 Agreement.
- b. Northwest Corner of Post Oak Drive and I-35.

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

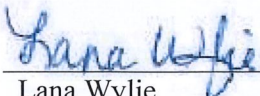
Mayor Heidemann recessed the Executive Session Meeting at 8:04 P.M. and immediately reconvened into the Regular Session Meeting.

No action was taken.

ADJOURN

Mayor Heidemann adjourned the meeting at 8:04 P.M.

Approved by the Council on the 3rd day of October 2024.



Lana Wylie
City Secretary
City of Corinth, Texas