



CITY COUNCIL WORKSHOP AND REGULAR SESSION - MINUTES

Thursday, November 21, 2024 at 5:45 PM

City Hall | 3300 Corinth Parkway

View live stream: <https://corinthtx.new.swagit.com/videos/321177>

STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH

On this, the 21st day of November 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
Wendell Mitchell, Police Chief
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 and provide staff direction on the findings of the Space Needs Study conducted to assess current and future space requirements for city departments and facilities.

The item was presented and discussed.

2. 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 6:14 P.M.

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

Mayor Heidemann called the Regular Session Meeting to order at 6:24 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 November 7, 2024, City Council Meeting.
2. Consider and act on an annual contract with automatic renewal for four additional years, for water meters and meter reading equipment with Atlas Utility Supply Co. The contract is for \$122,435 per year and the total for five years is \$612,175.
3. Consider and act on a contract with Child's Play Inc., for the purchase and installation of the Mulholland Playscape using BuyBoard Contract #679-22 in the amount of \$119,029 and authorize the City Manager to execute the required documentation.

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, Council Member Pickens

PUBLIC HEARING

4. Conduct a Public Hearing to consider testimony and act on a City-initiated request, 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, to amend the permitted uses of Planned Development 26 (PD-26) on approximately ±9.1 acres, with the subject properties being located at 5920 S I-35E. (Case No. ZAPD24-0008 Harley Davidson PD-26 Amendment)

Mayor Heidemann opened the Public Hearing at 6:31 P.M. and closed it at 6:31 P.M.

No comments were made.

Motion made by Mayor Pro Tem Burke: I move to approve Case No. ZAPD24-0008 PD-26 Amendment to allow Tattoo Studio Use with the additional condition that the PD be amended to restrict that use to the existing square footage and nowhere else on the property and no exterior signage. Seconded by Council Member Pickens.

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

5. Conduct a Public Hearing to consider testimony and act on a request by the Applicant, 2200 Corinth Holdings LLC, to amend 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 MX-C Mixed Use Commercial on approximately ±6.3 acres located at 2200 FM 2181. (Case No. ZMA24-0006 2200 FM 2181 MX-C Rezoning)

Developer, Paul Bosco addressed the City Council.

Mayor Heidemann opened the Public Hearing at 6:40 P.M.

Against - Ty Farley - 2201 High Pointe Dr., Corinth

Against - Chris Smith - 2211 High Pointe Dr., Corinth

Did not wish to speak - Against - Gregory Davis - 3609 Leeds Ct., Corinth - Rezoning on 2181 will increase traffic and accidents. The property would have entrances beyond the curve on 2181, hazardous for driving. Increased flood danger, increased wastewater treatment.

Did not wish to speak - Against - Marcy Davis - 3609 Leeds Ct., Corinth - 2181 rezoning will increase traffic and accidents. The property would have entrances beyond the curve on 2181, hazardous for driving (not visible when driving). Increased traffic danger, increased flood danger, inadequate wastewater treatment facilities.

Did not wish to speak - Against - Warren Pickering - 1811 Sussex Way, Corinth - My wife and I have lived in Kensington Estates for 20 years. We have remodeled to make it our forever home. I have lived in areas that brought in apartments twice and both times traffic, noise and crime went up within one year. My property value went down both times. I am also worried about the drainage in the area and traffic on a curved hill on 2181 where this is proposed.

Against - Virginia Holt - 3500 Buckingham Dr., Corinth

Against - Heath Schadeegg - 2107 Venice Dr., Corinth

Against - Trevor Downie - 2207 Highpoint Dr., Corinth

Against - David Whited - 2203 Highpoint Dr., Corinth

Against - Ashley Leibold - 1902 Bridgestone Dr., Corinth

Against - Autumn Wilson - 3704 Post Oak Tr., Corinth

Against - Brian Dixon - 3704 Post Oak Tr., Corinth

Against - David Harper - 2301 Highpoint Dr., Corinth

Mayor Heidemann closed the Public Hearing at 7:09 P.M.

Motion made by Council Member Garber: I make a motion to deny. Seconded by Council Member Pickens.

Voting Yea: Council Member Garber, Council Member Rayl, Council Member Henderson, Council Member Pickens

Voting Abstaining: Mayor Pro Tem Burke

6. Conduct a Public Hearing to consider testimony and act on a request by the Applicant, Michael Ingle, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to rezone approximately ±5.7 acres from Planned Development 36 (PD-36) to SF-2 Single Family Residential, with the subject property being generally located west of Scenic Drive, east of Oak Bluff Drive, and south of FM 2181. (Case No. ZMA24-0007 PD-36 to SF-2)

Mayor Heidemann opened the Public Hearing at 7:19 P.M.

No comments were made except for the following residents who did not wish to speak:

Did not wish to speak - Against - Gregory Davis - 3609 Leeds Ct., Corinth - Rezoning on 2181 will increase traffic and accidents. The property would have entrances beyond the curve on 2181, hazardous for driving. Increased flood danger, increased wastewater treatment.

Did not wish to speak - Against - Marcy Davis - 3609 Leeds Ct., Corinth - 2181 rezoning will increase traffic and accidents. The property would have entrances beyond the curve on 2181, hazardous for driving (not visible when driving). Increased traffic danger, increased flood danger, inadequate wastewater treatment facilities.

Did not wish to speak - Against - Warren Pickering - 1811 Sussex Way, Corinth - My wife and I have lived in Kensington Estates for 20 years. We have remodeled to make it our forever home. I have lived in areas that brought in apartments twice and both times traffic, noise and crime went up within one year. My property value went down both times. I am also worried about the drainage in the area and traffic on a curved hill on 2181 where this is proposed.

Mayor Heidemann closed the Public Hearing at 7:20 P.M.

Motion made by Council Member Henderson: I move to approve Case No. ZMA24-0007 as presented and direct Staff to prepare an ordinance for adoption at a future date. Seconded by Council Member Garber.

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

7. Conduct a Public Hearing to consider testimony and act on a request by the Applicant, Long Lake Development LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to rezone approximately ±108 acres from Planned Development 36 (PD-36) and C-2 Commercial to a Planned Development with base zoning districts of MX-C Mixed Use Commercial and SF-2 Single Family Residential, with the subject properties being generally located south of FM 2181, west of Parkridge Drive, and east of Serendipity Hills Trail. (Case No. ZAPD24-0007 Canyon Lake Ranch Planned Development)

Kevin Weir with Spiars Engineering, representing Michael Ingle, addressed the City Council.

Mayor Heidemann opened the Public Hearing at 7:49 P.M.

Did not wish to speak - Against - Gregory Davis - 3609 Leeds Ct., Corinth - Rezoning on 2181 will increase traffic and accidents. The property would have entrances beyond the curve on 2181, hazardous for driving. Increased flood danger, increased wastewater treatment.

Did not wish to speak - Against - Marcy Davis - 3609 Leeds Ct., Corinth - 2181 rezoning will increase traffic and accidents. The property would have entrances beyond the curve on 2181, hazardous for driving (not visible when driving). Increased traffic danger, increased flood danger, inadequate wastewater treatment facilities.

For - Bill Leak - 2125 Branchwood Dr., Grand Prairie
Against - Linda Norman - 3013 Enchanted Oaks Cr., Corinth
For - Bruce French - 6201 W Plano Parkway, Suite 150, Plano
Against - Kenny Powell - 2502 Oak Bluff Dr., Corinth
Against - John Racanelli - 3905 Serendipity Hills Ct, Corinth
Against - Nick Jamele - 3903 Serendipity Hills Ct., Corinth
Against - Autumn Wilson - 3704 Post Oak Tr., Corinth
Against - Jean Martinek - 3401 Serendipity Hills Ct., Corinth

Mayor Heidemann closed the Public Hearing at 8:09 P.M.

Motion made by Council Member Garber: I move to approve Case No. ZAPD24-0007 – Canyon Lake Ranch Planned Development as presented, which means no trail, and direct Staff to prepare an ordinance for adoption at a future meeting. Seconded by Mayor Pro Tem Burke.

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.

No comments were made.

Mayor Heidemann recessed the Regular Session Meeting at 8:11 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.

a. SPAN Contract

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. Corinth Pkwy & I-35E, 1200 block of N Corinth St

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

Mayor Heidemann recessed the Executive Session Meeting at 9:31 P.M. and immediately reconvened into the Regular Session Meeting.

Motion made by Mayor Pro Tem Burke: I move to extend the terms of the City Manager’s contract as discussed in Closed Session and direct the City Attorney to prepare a draft for the next meeting extending the current contract

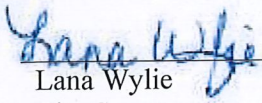
and matching the pay increase provided to City employees for the current fiscal year and to modify the contract to provide for a rolling two-year term. Seconded by Council Member Pickens.

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

ADJOURN

Mayor Heidemann adjourned the meeting at 9:32 P.M.

Approved by the Council on the 19th day of December 2024.



Lana Wylie
City Secretary
City of Corinth, Texas