



CITY COUNCIL WORKSHOP AND REGULAR SESSION - MINUTES

Thursday, March 20, 2025 at 5:45 PM

City Hall | 3300 Corinth Parkway

View live stream: <https://www.cityofcorinth.com/city-council/page/city-council-workshop-and-regular-session-105>

STATE OF TEXAS COUNTY OF DENTON CITY OF CORINTH

On this, the 20th day of March 2025, 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
Patricia Adams, City Attorney
Wendell Mitchell, Police Chief
Lee Ann Bunselmeyer, Director of Finance & Strategic Services
Linda Thoms, Accounting Manager
Dawn Taylor, Controller
Andrea Parker, Communications & Marketing Manager
Sara Thornhill, Communications Specialist
Cassidy Head, Event & Marketing Coordinator
Glenn Barker, Director of Public Works
Melissa Dailey, Director of Development Services
Matthew Lily, Planner
Deep Gajjar, Planner
Caroline Seward, Director of Parks & Recreation
Adam Buice, Facilities Manager
Brenton Copeland, Chief Technology Officer
Derek Dunnam, Technology Services Specialist
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 the findings from the recently completed Facilities Conditions Assessment

The item was presented and discussed.

2. Receive a report, hold a discussion, and provide staff direction on the 2024 comprehensive review of the City's Communication and Special Event efforts.

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 adjourned 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 February 20, 2025, Joint Special Session with the City Council and the Corinth Economic Development Corporation Meeting.
2. Consider and act on minutes from the February 20, 2025, City Council Meeting.
3. Consider 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 Residential to a Planned Development with a base zoning district of SF-2 Single Family Residential for the development of two (2) lots on approximately ±2.188 acres of land located at 3408 Parkridge Drive. (Case No. ZAPD25-0001: Honey Rock Hill)
4. Consider and act on an Ordinance amending Unified Development Code (UDC) Subsections 2.06.02.M – Architectural Standards and 2.06.02 N - Tree Preservation and Landscaping. (Case No. ZTA25-0001)
5. Consider and act on an Ordinance amending Unified Development Code (UDC) Subsection 3.05.19.C – Street Lighting (ZTA25-0002) Unified Development Code (UDC) Subsection 3.05.19 C –Pedestrian Lighting, to add a new spacing maximum and amend the existing lighting standards. (Case No. ZTA25-0002)

6. Consider and act on an Ordinance amending Unified Development Code (UDC) Subsection 3.05.16 – Drainage and Storm Water to add a requirement for drainage basins to be designed as retention ponds when located between a building and a street, and/or completely bounded by streets, and/or viewable from a public space. (Case No. ZTA25-0003)
7. Consider 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 rezone approximately ±17 acres from SF-2 Single Family Residential to a Planned Development (PD-74) with a base zoning district of SF-4 Single Family Residential for the development of ±97 single family residential lots, with the subject properties being generally located at 1960 Post Oak Drive. (Case No. ZAPD24-0010 Saddlebrook Planned Development)
8. Consider and act on a Professional Engineering Services Agreement with Birkhoff, Hendricks, & Carter LLP for the 3A Lift Station Upgrade Design defined by the City of Corinth’s Impact Fee Plan, the Shady Rest 18” Sewer Line Design defined by the City of Corinth’s Impact Fee Plan, and General Engineering Services and Plan Review, in an amount not to exceed \$485,741 and authorize the City Manager to execute the necessary documents.
9. Consider and act on easement documentation for a Permanent Drainage Easement of 7.01 acres and a Temporary Construction Easement situated in the William C. Garrison Survey, Abstract No. 508, recorded in Cabinet 1, Page 151 of the Plat Records of Denton County, Texas from RWH Heritage Trust; and authorize the City Manager to sign necessary documents.

Motion made by Council Member Henderson to pull Items 5 and 7 from the Consent Agenda. Seconded by Mayor Pro Tem Burke.

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

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

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

Motion made by Council Member Henderson to table Items 5 and 7 to the April 3, 2024 City Council Regular Meeting.

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

BUSINESS AGENDA

10. Hold a presentation, discuss and take appropriate action to accept the annual external audit and the Annual Comprehensive Financial Report presented by Eide Bailly, LLP.

Motion made by Mayor Pro Tem Burke: I move to approve the Annual Comprehensive Financial Report (ACFR) as presented. Seconded by Council Member Garber.

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

11. Consider and act on a Professional Engineering Services Agreement with Quiddity Engineering, LLC for the Letter of Map Revision (LOMR) for the Transit Oriented District and Agora Park Developments and its submittal to FEMA, in an amount not to exceed \$73,250, and authorize the City Manager to execute the necessary documents.

Motion made by Council Member Garber: I move to approve the engineering services agreement with Quiddity Engineering, LLC, in the amount of \$73,250, and authorize the City Manager to execute the necessary documents. Seconded by Council Member Henderson.

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

12. Consider and act upon an Alternative Compliance-Tree Preservation request by the Applicant, Parkridge Investment Group LLC, to waive the remaining tree mitigation fees for the development of an 11,240 square foot retail building on approximately ±1.2 acres located at 3180 Parkridge Drive. (Case No. AC25-0001)

Motion made by Council Member Garber: I move to approve Case No. AC25-0001 – Parkridge Plaza Alternative Compliance Request for the waiver of remaining tree mitigation, with the condition that any subsequent tree mitigation resulting from construction activities be mitigated at a rate of 5:1. 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 Garber
Council Member Rayl
Council Member Pickens
City Manager Campbell
Mayor Heidemann

Mayor Heidemann recessed the Regular Session Meeting at 6:57 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. Zoning Ordinances
- b. Contractual Obligations

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

- a. 1500-1600 block of North Corinth Street

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. Canyon Lake Ranch

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

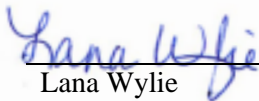
Mayor Heidemann recessed the Executive Session Meeting at 8:30 P.M. and immediately reconvened into the Regular Session Meeting.

No action was taken.

ADJOURN

Mayor Heidemann adjourned the meeting at 8:30 P.M.

Approved by the Council on the 3rd day of April 2025.



Lana Wylie
City Secretary
City of Corinth, Texas