



CITY COUNCIL SPECIAL SESSION - MINUTES

Thursday, August 08, 2024 at 5:45 PM

City Hall | 3300 Corinth Parkway

View live stream: <https://corinthtx.new.swagit.com/videos/311970>

STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH

On this, the 8th day of August 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 Theissen, Fire Chief
Lee Ann Bunselmeyer, Finance & Strategic Services Director
Melissa Dailey, Development Services Director
Glenn Barker, Public Works Director
Cesar Balderas, Information Technology Services Manager
Presley Sequeira, Technology Services Project Manager
Justin Han, Technology Services Specialist I
Lance Stacy, City Marshal

CALL TO ORDER

Mayor Heidemann called the Workshop Session to order at 5:47 P.M.

WORKSHOP AGENDA

1. Receive a report, hold a discussion, and provide staff direction on the Fiscal Year 2024-2025 Annual Program of Services and Capital Improvement Program.

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 6:27 P.M.

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

Mayor Heidemann called the Regular Session Meeting to order at 6:31 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 July 11, 2024, Joint Workshop Meeting with the City Council, Planning & Zoning Commission and the Corinth Economic Development Corporation.
2. Consider and act on minutes from the July 18, 2024, City Council Meeting.
3. Consider and act on an Engineering Services Agreement between the City of Corinth and Binkley & Barfield, for the purpose of engineering the reconstruction of roadway and drainage improvements of Dobbs Road from Corinth Parkway to S. Shady Shores and authorize the City Manager to execute the necessary documents.
4. Consider and act on a Standard Utility Agreement with Texas Department of Transportation (TxDOT) to include adjustment, removal, and relocation of utilities and the development and reimbursement of costs associated with the I35E Project and authorize the City Manager to execute necessary documents.

Motion made by Council Member Garber: I move to approve the consent agenda as presented. 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

5. Conduct a Public Hearing to consider testimony 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 two properties totaling approximately ±1 acre from C-2 Commercial to MX-C Mixed Use Commercial, with the subject properties being located at 5855 S I-35E and 5857 S I-35E. (Case No. ZMA24-0005 5855 & 5857 S I-35E MX-C Rezoning)

Mayor Heidemann opened the Public Hearing at 6:35 P.M. and immediately closed the Public Hearing.

No comments were made.

Motion made by Council Member Henderson: I move to approve Ordinance No. 24-08-08-30, Case No. ZMA24-0005 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

6. 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. ZAPD24-0003 Enclave at Canyon Ranch)

Mayor Heidemann opened the Public Hearing at 7:10 P.M.

Not for or against - Josh Metzger - 2716 Whetestone Dr., Corinth
Against - Olton Ingram Jr. - 1905 Yellowstone Ln., Corinth

Mayor Heidemann closed the Public Hearing at 7:14 P.M.

Motion made by Council Member Rayl: I move to continue the Public Hearing and table action to a definitive or non-definitive date. Seconded by Council Member Garber.

Voting Yea: Council Member Rayl, Council Member Pickens

Voting Nay: Mayor Pro Tem Burke, Council Member Garber, Council Member Henderson

Motion to table denied.

Motion made by Council Member Garber: I move to deny Ordinance No. 24-08-08-31, Case No. ZAPD24-0003 – 3790 Parkridge Drive as presented. Seconded by Council Member Pickens.

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

Voting Nay: Mayor Pro Tem Burke

Motion to deny carries.

BUSINESS AGENDA

7. Consider and act on the acceptance of BlueCross BlueShield of Texas' renewal for City's employee medical insurance benefits for FY 2024-2025 and authorize the City Manager to execute the necessary documents.

Motion made by Council Member Pickens, I move to approve the Blue Cross/Blue Shield proposal for City employee medical insurance benefits for FY 2024/2025 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

8. Consider and act on an Engineering Services Agreement between the City of Corinth and Birkhoff, Hendricks & Carter, L.L.P. for the purpose of engineering the reconstruction of roadway and drainage improvements of W. Shady Shores Road between Fritz Lane and 500-feet west of Swisher Road 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 Birkhoff, Hendricks, & Carter LLP for the W. Shady Shores Road project 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

9. Consider and act on a request for escrow that exceeds the maximum amount allowed in accordance with Section 3.04.05 in the Unified Development Code and authorize the City Manager to execute a development agreement with Storage 365.

Motion made by Council Member Garber: I move to approve the request for escrow in the amount of \$49,193.10 and authorize the City Manager to execute the necessary documents. 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.

Council Member Rayl
Council Member Henderson

Mayor Heidemann recessed the Regular Session Meeting at 7:29 P.M. and reconvened into the Workshop Session at 7:35 P.M.

WORKSHOP AGENDA

1. Receive a report, hold a discussion, and provide staff direction on the Fiscal Year 2024-2025 Annual Program of Services and Capital Improvement Program.

The presentation and budget discussion continued.

Mayor Heidemann adjourned the Workshop Session at 8:55 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 governmental 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. Realty Capital Management, LLC - Chapter 380 Agreement.

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

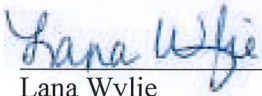
Mayor Heidemann recessed the Executive Session Meeting at 9:21 P.M. and immediately reconvened into the Regular Session Meeting.

No action was taken.

ADJOURN

Mayor Heidemann adjourned the meeting at 9:21 P.M.

Approved by the Council on the 22nd day of August 2024.



Lana Wylie
City Secretary
City of Corinth, Texas