



# CITY COUNCIL WORKSHOP AND REGULAR SESSION - MINUTES

Thursday, October 17, 2024 at 5:45 PM

City Hall | 3300 Corinth Parkway

View live stream: <https://corinthtx.new.swagit.com/videos/318069>

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## STATE OF TEXAS COUNTY OF DENTON CITY OF CORINTH

On this, the 17th day of October 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  
Scott Garber, Council Member  
Lindsey Rayl, Council Member  
Kelly Pickens, Council Member

### **Council Members Not Present:**

Sam Burke, Mayor Pro Tem  
Tina Henderson, Council Member

### **Staff Members Present:**

Scott Campbell, City Manager  
Lana Wylie, City Secretary  
Emma Crotty, Economic Development Coordinator & Management Assistant  
Patricia Adams, City Attorney  
Marie Johnson, City Attorney  
Jesse Hunter, Interim Police Chief  
Glenn Barker, Director of Public Works  
Haley Koehler, Sr. Administrative Assistant  
Melissa Dailey, Development Services Director  
Michelle Mixell, Planning Manager  
Miguel Inclan, Planner  
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 presentation and hold a discussion on the UNT Blue Green Infrastructure.

The item was presented and discussed.

2. Conduct a workshop and hold an informal discussion on a rezoning 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. (2200 FM 2181 Rezoning to MX-C)

The item was not discussed and will be presented at a future meeting.

3. Conduct a workshop and hold an informal discussion on the proposed Canyon Lake Ranch Planned Development on approximately ±107 acres located at 2950 FM 2181.

The item was not discussed and will be presented at a future meeting.

4. 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 6:03 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. 3409 Meadowview Dr.
- b. Short-term rentals

**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. Wolverine Interests
- b. Realty Capital
- c. Northeast Corner of FM 2181 and Parkridge Drive
- d. Downtown Development - Economic Incentive

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

Mayor Heidemann recessed the Executive Session Meeting at 7:25 P.M.

No action was taken.

Mayor Heidemann reconvened into the Workshop Session to discuss items on the Regular Session Agenda.

Consent Agenda Item 6 was discussed.

Mayor Heidemann adjourned the Workshop Session at 7:29 P.M.

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

Mayor Heidemann called the Regular Session Meeting to order at 7:34 P.M.

### **PROCLAMATIONS AND PRESENTATIONS**

1. Proclamation – Community Planning Month

Mayor Heidemann read and presented the Proclamation to the Planning team.

### **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.

2. Consider and act on minutes from the October 3, 2024, City Council Meeting.
3. Memorandum of Understanding governing cooperation between the Corinth Police Department and the Lake Dallas ISD Police Department.
4. Consider and act on an Ordinance of the City of Corinth approving an amendment to the fiscal year 2024-2025 budget and annual program of services to carry forward unspent funds from the previous fiscal year for the Property Residential Enhancement Program project; and providing an effective date.
5. Consider and act on an Ordinance of the City of Corinth approving an amendment to the fiscal year 2024-2025 budget and annual program of services to carry forward unspent funds from the previous fiscal year for the Landscaping of City Hall and the Public Safety Complex; and providing an effective date.
6. Consider and act on an annual contract for the installation and rental of lighting and seasonal decorations with Christmas Decor through the TIPPS cooperative purchasing contract 230806.

Motion made by Council Member Garber: I move to approve. Seconded by Council Member Rayl.

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

### **BUSINESS AGENDA**

7. Consider and act on the Membership in the Texas Coalition for Affordable Power (TCAP) and authorize the City Manager to execute any necessary documents related to this membership.

Motion made by Council Member Garber: I move to approve the membership in the Texas Coalition for Affordable Power (TCAP) and authorize the City Manager to execute any necessary documents related to this membership. Seconded by Council Member Pickens.

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

8. Consider and act on a request by TLP Corinth LLC for a Major Subdivision Waiver for relief of the Required Internal Storage (Minimum Throat Length/Stacking) of the Unified Development Code (UDC) Section 3.05.05 – Access Management, to allow for a reduction to the required Minimum [Vehicular] Storage Length for the Phelan Corinth Distribution Center project located on approximately ±8.461 acres at 1116 North Corinth Street. [Case No. MJSW24-0001: Phelan Corinth Distribution Center – Required Internal Storage (Minimum Throat Length/Stacking)]

Motion made by Council Member Garber: I move to approve the request for Major Subdivision Waiver MJSW24-0001 – Phelan Corinth Distribution Center as presented. Seconded by Council Member Rayl.

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

9. Consider a request by TLP Corinth LLC for Alternative Compliance of UDC Sections 2.09.01 A.5 [Foundation Plantings for Buildings 50,000 Square Feet or Larger] and 2.09.06 F [Nonresidential Building Articulation] for the Phelan Corinth Distribution Center project located on approximately ±8.461 acres at 1116 North Corinth Street. [Case No. AC24-0003: Phelan Corinth Distribution Center]

Motion made by Council Member Pickens: I move to approve/deny the request for Alternative Compliance, AC24-0003 Phelan Corinth Distribution Center, for foundation plantings and nonresidential architectural standards as presented. Seconded by Council Member Garber.

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

10. Consider and act on an Ordinance of the City of Corinth, Texas, amending Chapter 39, Code of Ethics, of the Code of Ordinances and direct the City Manager to work with City Attorney to retain outside legal counsel and for the City Manager to contact individuals serving on boards and commissions who are identified in the ordinance to serve on the Ethics Commission.

Council Member Pickens recused herself from this item.

This item was not presented due to a lack of quorum. The item will be placed on a future agenda.

## **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 Pickens  
City Manager Campbell  
Mayor Heidemann

Mayor Heidemann recessed the Regular Session Meeting at 8:00 P.M. and immediately convened into Executive Session.

**EXECUTIVE SESSION\*\***

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

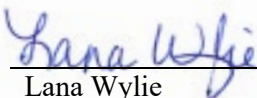
Mayor Heidemann recessed the Executive Session Meeting at 9:10 P.M. and immediately reconvened into the Regular Session Meeting.

No action was taken.

**ADJOURN**

Mayor Heidemann adjourned the meeting at 9:10 P.M.

Approved by the Council on the 7<sup>th</sup> day of November 2024.



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Lana Wylie  
City Secretary  
City of Corinth, Texas