



CITY COUNCIL WORKSHOP AND REGULAR SESSION - MINUTES

Thursday, August 04, 2022 at 5:45 PM

City Hall | 3300 Corinth Parkway

STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH

On this, the 4th day of August 2022, the City Council of the City of Corinth, Texas, met in Workshop & Regular Session at the 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:

Councilmembers Present:

Bill Heidemann, Mayor
Sam Burke, Mayor Pro Tem
Scott Garber, Councilmember
Tina Henderson, Councilmember
Steve Holzwarth, Councilmember
Kelly Pickens, Councilmember

Staff Members Present:

Lee Ann Bunselmeyer, Interim City Manager
Lana Wylie, City Secretary
Patricia Adams, City Attorney
Jerry Garner, Police Chief
Chad Thiessen, Fire Chief
John Webb, Planning and Development Director
Glenn Barker, Public Works Director
Elise Back, Director of Economic Development
Guadalupe Ruiz, Human Resources Director
Chris Rodriguez, Interim Finance Director
Shea Rodgers, Chief Technology Officer
Lance Stacy, City Marshal

CALL TO ORDER

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

WORKSHOP AGENDA

1. Receive a report, hold a discussion, and provide staff direction on the Fiscal Year 2023 Annual Program of Services and Capital Improvement Program.

The item was presented and discussed.

2. Hold a discussion and give staff direction on the strategic plan.

The item was presented and discussed.

3. Discuss Regular Meeting Items on Regular Session Agenda, including the consideration of closed session items as set forth in the Closed Session agenda items below.

Item 3 and 4 for the Regular Session Meeting was discussed.

ADJOURN WORKSHOP

Mayor Heidemann adjourned the Workshop Session at 6:47 P.M., and immediately convened into Closed Session.

CLOSED 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. Unauthorized third-party use of City-owned property and authorization of eviction proceedings.
- b. Broadband.
- c. Zoning, Development Processes and Projects.

Mayor Heidemann recessed the Closed Session at 7:27 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 recognizing National Payroll Week, September 5 – 9, 2022.

Mayor Heidemann read and presented the Proclamation to Shelley Ventrea, Human Resources Analyst.

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.

Citizen Comments may be viewed via [Audio/Video: Video](#).

Earline Jackson, 2107 Bowie Lane, Corinth addressed the City Council regarding freezing the senior citizen taxes for ages 65 and over.

We would like some consideration on freezing the taxes here at the City of Corinth. What is my City going to do for us?

1. Built here in 1996, population was 5,998, as of 2022, population is 23,174 - more than tripled in size and capacity.
2. We were young, now old. We are on pensions, and extremely high inflation.

- Smaller towns are giving their citizens the benefit of the freeze. As of 2020 Census, Lakewood Village population is 1,026, Ponder population is 2,394, Double Oak population is 3,090.
- Large cities, Denton, Lewisville, Little Elm, Frisco have frozen the senior citizen tax rate.

2021 Tax Rates & 2021 Exemptions

CODE	ENTITY	TOTAL TAX RATE 2021	TOTAL TAX RATE 2020	HOUSHEAD EXEMPTION (HS)	OVER AGE 65 (OV65)	DISABLED PERSON (DPI)	OV65 & DP LIMITATION	FREEDPORT (FP)	GOODS IN TRANSIT (GIT)	COLLECTION AGENCY
C01	City of Aubrey	0.524000	0.541400	0.5% 5,000 min	10,000	10,000	YES-21	YES	YES	DENTON CO
C02	City of Carrollton	0.597600	0.597500	20% 5,000 min	40,000	40,000		YES	NO	DENTON CO
C03	City of The Colony	0.450000	0.450000	0	10,000	10,000	YES-10	YES	NO	DENTON CO
C04	City of Corinth	0.567000	0.578170	0	20,000	20,000		YES	NO	DENTON CO
C05	City of Denton	0.565800	0.593454	0.5% 5,000 min	30,000	30,000	YES-17	YES	NO	DENTON CO
C07	Town of Flower Mound	0.405000	0.430500	5% 8,000 min	100,000	100,000		YES	NO	DENTON CO
C08	City of Highland Village	0.563000	0.563000	0	75,000	75,000		NO	YES	DENTON CO
C09	City of Justin	0.450000	0.450000	0	5,000	0	YES-04	YES	NO	DENTON CO
C10	City of Krum	0.621500	0.647400	0	10,000	10,000		NO	YES	DENTON CO
C11	City of Lake Dallas	0.614100	0.642000	0	20,000	20,000		NO	NO	DENTON CO
C12	City of Lewisville	0.443000	0.443000	0	60,000	30,000	YES-04	YES	NO	DENTON CO
C13	Town of Little Elm	0.643948	0.643702	0	10,000	10,000	YES-05	YES	NO	DENTON CO
C14	City of Pilot Point	0.636000	0.616711	0	10,000	10,000	YES-09	NO	YES	DENTON CO
C15	Town of Ponder	0.681300	0.702652	0	50,000	50,000	YES-04	YES	NO	DENTON CO
C16	City of Sanger	0.635711	0.678100	0	30,000	20,000		YES	NO	DENTON CO
C17	City of Roanoke	0.575100	0.575100	20% 10,000 min	40,000	4,000	YES-04	YES	NO	DENTON CO
C18	City of Keller	0.436700	0.507619	0	20,000	20,000	YES-05	NO	NO	DENTON CO
C19	Town of Hickory Creek	0.507200	0.515943	0	10,000	10,000		YES	NO	DENTON CO
C20	City of Dallas	0.773300	0.776000	20% 5,000 min	107,000	107,000		YES	NO	DALLAS CO
C21	City of Coppell	0.580000	0.600000	5% 5,000 min	75,000	75,000		YES*	NO	DALLAS CO
C22	City of Hockley	0.343900	0.251100	0	10,000	0		YES	YES	DENTON CO
C24	City of Oak Point	0.482000	0.600000	0	20,000	20,000	YES-21	NO	YES	DENTON CO
C25	Town of Lakewood Village	0.450000	0.450000	0	25,000	0		YES	YES	DENTON CO
C26	Town of Argyle	0.370482	0.378100	1% 5,000 min	100,000	100,000		YES	YES	DENTON CO
C27	Town of Copper Canyon	0.277000	0.297500	1% 5,000 min	10,000	10,000	YES-10	YES	NO	DENTON CO
C28	Town of Trophy Club	0.445000	0.446442	1% 5,000 min	35,000	0	YES-04	YES	YES	DENTON CO
C29	City of Plano	0.446000	0.446000	20% 5,000 min	40,000	40,000	YES-04	YES	NO	COLLIN CO
C30	Town of Double Oak	0.229210	0.229210	0	50,000	50,000		YES	NO	DENTON CO
C31	Town of Bartoville	0.173540	0.182840	0	50,000	50,000	YES-04	NO	YES	DENTON CO
C32	City of Frisco	0.446000	0.446000	10% 5,000 min	80,000	80,000		YES	NO	COLLIN CO
C33	Town of Northlake	0.295000	0.295000	20% 5,000 min	15,000	15,000		YES*	YES	DENTON CO
C34	Town of Shary Station	0.321400	0.321900	1% 5,000 min	10,000	0		YES	YES	DENTON CO
C35	City of Fort Worth	0.732000	0.747500	20% 5,000 min	40,000	40,000	YES-07	YES*	NO	TARRANT CO
C37	City of Southlake	0.390000	0.405000	20% 5,000 min	75,000	75,000	YES-04	YES	NO	TARRANT CO
C38	City of Haslet	0.283200	0.249972	20% 5,000 min	30,000	0	YES-04	YES	NO	TARRANT CO
C39	City of Grapevine	0.271011	0.282601	20% 5,000 min	60,000	10,000		YES	NO	TARRANT CO
C42	Town of Glen	0.292100	0.292100	0	10,000	0	YES-21	YES	YES	DENTON CO
C44	Town of Westlake	0.167000	0.167000	20% 5,000 min	10,000	10,000	YES-10	YES	NO	TARRANT CO
C45	City of New Fairview	0.300000	0.300000	0	10,000	10,000	YES-20	YES	YES	WISE CO
C47	Corral City	0.207100	0.170200	0	0	0		YES	YES	DENTON CO
C48	Town of Prosper	0.510000	0.520000	10% 5,000 min	10,000	3,000	YES-04	NO	NO	COLLIN CO
C49	City of Celina	0.645000	0.645000	0	20,000	20,000		YES	NO	COLLIN CO
C51	Town of Providence Village	0.730400	0.772140	0	10,000	10,000		YES	YES	DENTON CO
G01	Denton County	0.233000	0.224900	1% 5,000 min	85,000	15,000	YES-10	YES*	NO	DENTON CO
S01	Argyle ISD	1.400000	1.415700	25,000	10,000	10,000	YES	YES	NO	DENTON CO
S02	Aubrey ISD	1.400000	1.408700	25,000	10,000	10,000	YES	YES	NO	DENTON CO
S03	Carrollton ISD	1.201200	1.204700	25,000	10,000	10,000	YES	YES	NO	CEM ISD
S04	Celina ISD	1.442000	1.485200	25,000	10,000	10,000	YES	YES	NO	COLLIN CO
S05	Denton ISD	1.382000	1.407000	25,000	10,000	10,000	YES	YES	NO	DENTON CO
S06	Frisco ISD	1.267200	1.310200	25,000	10,000	10,000	YES	YES	NO	COLLIN CO
S07	Krum ISD	1.344900	1.345000	25,000	10,000	10,000	YES	NO	NO	DENTON CO
S08	Lake Dallas ISD	1.500000	1.550000	25,000	10,000	10,000	YES	NO	NO	DENTON CO
S09	Lewisville ISD	1.300000	1.307000	25,000	10,000	10,000	YES	YES	NO	DENTON CO
S10	Little Elm ISD	1.430000	1.481000	25,000	10,000	10,000	YES	NO	NO	DENTON CO
S11	Northwest ISD	1.292000	1.335000	25,000	10,000	10,000	YES	YES*	NO	DENTON CO
S12	Pilot Point ISD	1.100000	1.215000	25,000	15,000	10,000	YES	NO	NO	DENTON CO
S13	Ponder ISD	1.407700	1.404100	25,000	10,000	10,000	YES	NO	NO	DENTON CO
S14	Sanger ISD	1.147000	1.197000	25,000	15,000	10,000	YES	NO	NO	DENTON CO
S15	Sea ISD	1.040000	1.138400	25,000	10,000	10,000	YES	YES	NO	COCKE CAD
S16	State ISD	1.047000	1.082000	20% 0-2000 425,000	10,000	10,000	YES	YES	NO	WISE CAD
S17	Prosper ISD	1.400000	1.492700	25,000	10,000	10,000	YES	YES	YES	COLLIN CO

new cities added: 3) Double Oak
 1) Lakewood Village
 2) Argyle
 4) City of Frisco

Melanie Bristow, 2013 Yellowstone Lane, Corinth, addressed the City Council regarding the rezoning of the LSMR development.

I am opposed to rezoning the LSMR.

1. There is a reason it is zoned single family originally - look at that –
2. Surrounded by single family homes on all sides.
3. Traffic studies don't consider all other developments in the works.
4. 4. No control over what happens with multifamily units/rentals - people, quality of property, traffic, eyesores, etc.
5. If well not capped, I am concerned about any development close to it and a cancer risk years later.
6. You work for the citizens of Corinth, but this development does nothing for citizens, neighbors, etc. It is all about money for developer and city, not residents.

Austin Ortega, 2891 Custer Drive, Corinth, addressed the City Council regarding the rezoning of the LSMR development.

Michael King, 2610 Zachary, Corinth, addressed the City Council regarding the rezoning of the LSMR development.

Brian Head, 2700 Warwick Drive, Corinth, addressed the City Council regarding the rezoning of the LSMR development.

Christine Larson, 2702 Zachary, Corinth, addressed the City Council regarding the rezoning of the LSMR development.

Alanna Fickes, 2712 Cherokee Trail, Corinth, addressed the City Council regarding the rezoning of the LSMR development.

I am in opposition of the LSMR development.

1. I am in support of single-family homes.
2. I would like the 2040 plan to be changed to single-family homes in this zone/location.

Dena Kupiec, 2617 Trinity Terrace, Corinth, addressed the City Council regarding the rezoning of the LSMR development.

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 Councilmember 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 July 21, 2022, City Council Meeting.
3. Consider and act on an Agreement with SPAN, Inc., for services supporting older residents, residents with disabilities, veterans, and the general public, for fiscal year 2022-2023 and authorizing the Interim City Manager to execute the necessary documents.
4. Consider and act on an ordinance repealing Exhibit 1 of Ordinance No. 13-12-19-25 and amending the Code of Ordinances by adding a new Chapter 171, entitled Fire Department Fees, to Title XVI, Fee Schedule.
5. Consider and act on the acceptance of BlueCross BlueShield of Texas' proposal for City's employee medical insurance benefits for FY 2022-2023, and authorization for the Interim City Manager to execute any necessary documents.

Motion made by Councilmember Garber to approve the Consent Agenda as presented. Seconded by Councilmember Henderson.

Voting Yea: Mayor Pro Tem Burke, Councilmember Garber, Councilmember Holzwarth, Councilmember Henderson, Councilmember Pickens

BUSINESS AGENDA

6. Consider and act on a Resolution approving the amended and restated bylaws of the Corinth Economic Development Corporation.

Motion made by Mayor Pro Tem Burke to approve Resolution No. 22-08-04-15 amending the CEDC restated Bylaws, modifying Section 4.2: Regular Meetings to be held bi-monthly and modifying Section 5.1(a) Titles and terms of Officers and Section 5.5: Economic Development Director reporting structure. Seconded by Councilmember Garber.

Voting Yea: Mayor Pro Tem Burke, Councilmember Garber, Councilmember Holzwarth, Councilmember Henderson, Councilmember Pickens

7. Consider and act on the Second Amended Unimproved Property Contract with M.R. Development Corporation and Carleton Development, Ltd., for the purchase of the 7.533 acres on or before December 31, 2022, and the option to purchase the remaining 6.04 acres on or before September 30, 2023, formerly known as the Honse Property for a multifamily development.

Motion made by Councilmember Garber to approve Resolution No. 22-08-04-16 approving the Second Amended Unimproved Property Contract with MR Development Corporation and Carleton Development Ltd., amending the purchase date on or before December 31, 2022, with an option to purchase the remaining 6.04 acres on or before September 30, 2023. Seconded by Councilmember Pickens.

Voting Yea: Mayor Pro Tem Burke, Councilmember Garber, Councilmember Holzwarth, Councilmember Henderson, Councilmember Pickens

8. Consider and act on the Amended Unimproved Property Contract with Wolverine Interests for the purchase of the 4.692 acres within the agora District for a mixed-use development.

Motion made by Mayor Pro Tem Burke to approve Resolution No. 22-08-04-17 approving the Amended Unimproved Property Contract with Wolverine Interests for the purchase of 4.692 acres within the Agora District for a mixed-use development. Seconded by Councilmember Garber.

Voting Yea: Mayor Pro Tem Burke, Councilmember Garber, Councilmember Holzwarth, Councilmember Henderson, Councilmember Pickens

9. Consider and act on a Resolution of the City of Corinth, a home rule municipality and qualified taxing entity of Denton County, Texas, casting a vote of disapproval of the Denton County Appraisal District ("DCAD") 2023 budget as approved by the DCAD Board of Directors; providing for the incorporation of premises; and providing an effective date.

Motion made by Councilmember Henderson to approve Resolution No. 22-08-04-18 casting a vote of disapproval of the proposed 2023 DCAD Budget in order to allow the Board leadership to evaluate the operations of the District, to develop a strategic plan to address issues identified in the Consultant's evaluation of District operations, and to make changes necessary to meet the needs of the taxing entities. Seconded by Councilmember Garber.

Voting Yea: Mayor Pro Tem Burke, Councilmember Garber, Councilmember Holzwarth, Councilmember Henderson, Councilmember Pickens

10. Consider and approve the Dark Fiber Lease and Network Agreement between the City of Corinth and Pavlov Media, Inc. authorizing a public-private partnership for the deployment of a fiber to premises network throughout the Lake Cities.

Motion made by Mayor Pro Tem Burke to approve the Dark Fiber Lease and Network Agreement between the City of Corinth and Pavlov Media, Inc. authorizing a public-private partnership for the deployment of a fiber to premises network throughout the Lake Cities as defined in the revised agreement circulated to Council earlier this week, subject to the following conditions: (1) the City's approval is contingent upon the Agreement being approved and executed by both the Town of Hickory Creek and the Town of Shady Shores and (2) the effective date of the Agreement will be the later of August 15, 2022 or the last date upon which either the Town of Hickory Creek or the Town of Shady Shores execute the Agreement, obligating Corinth to pay an amount not to exceed \$2,050,000; and to authorize the Mayor and Interim City Manager to execute all necessary documents to effectuate the purpose of the agreement. Seconded by Councilmember Garber.

Voting Yea: Mayor Pro Tem Burke, Councilmember Garber, Councilmember Holzwarth, Councilmember Henderson, Councilmember Pickens

COUNCIL COMMENTS & FUTURE AGENDA ITEMS

The purpose of this section is to allow each Councilmember the opportunity to provide general updates and/or comments to fellow Councilmembers, 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 Councilmember may direct that an item be added as a business item to any future agenda.

Councilmember Garber requested a workshop meeting before the Board and Commission interviews. He also thanked residents for their comments and for attending the meeting.

Councilmember Holzwarth agreed with Councilmember Garber's comments regarding resident attendance.

Councilmember Henderson would like to discuss how to support local restaurants.

Mayor Heidemann agreed with Councilmember Garber's comments regarding resident attendance.

Mayor Heidemann recessed the Regular Session Meeting at 8:09 P.M., and immediately convened into Closed Session.

CLOSED 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. Unauthorized third-party use of City-owned property and authorization of eviction proceedings.
- b. Broadband.
- c. Zoning, Development Processes and Projects.

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.

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. Project Agora.

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

Mayor Heidemann recessed the Closed Session at 9:15 PM, and immediately reconvened into the Regular Session Meeting.

ADJOURN

Mayor Heidemann adjourned the Regular Session Meeting at 9:15 P.M.

AYES: All

Meeting adjourned.

Approved by Council on the 18th day of August 2022.


Lana Wylie, City Secretary
City of Corinth, Texas

