



# CITY COUNCIL WORKSHOP & REGULAR SESSION - MINUTES

Thursday, July 01, 2021 at 5:45 PM

City Hall | 3300 Corinth Parkway

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STATE OF TEXAS  
COUNTY OF DENTON  
CITY OF CORINTH

On this, the 1<sup>st</sup> day of July 2021, 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:

**Council Members Present:**

Bill Heidemann, Mayor  
Sam Burke, Mayor Pro Tem  
Scott Garber, Council Member  
Tina Henderson, Council Member  
Kelly Pickens, Council Member

**Council Members Absent:**

Steve Holzwarth, Council Member

**Staff Members Present:**

Bob Hart, City Manager  
Lana Wylie, City Secretary  
Patricia Adams, Messer – Fort – McDonald  
Jerry Garner, Police Chief  
Michael Ross, Fire Chief  
Lee Ann Bunselmeyer, Finance, Communications & Strategic Services Director  
Helen-Eve Beadle, Planning & Development Director  
Glenn Barker, Public Works Director  
Guadalupe Ruiz, Human Resources Director  
George Marshall, City Engineer  
Miguel Inclan, Planner  
Shea Rodgers, Chief Technology Officer  
James Trussell, Multi-Media Video Production Intern  
Lance Stacy, City Marshal

**CALL TO ORDER**

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

**WORKSHOP AGENDA**

1. Hold a discussion on the ownership and maintenance of streetlights.

The item was presented and discussed.

2. Hold a discussion on the financing of *The Commons at Agora*, including the issuance of certificates of obligation.

The item was presented and discussed.

3. Hold a discussion on property values and the calculation of disputed values through the Denton County Central Appraisal District.

The item was presented and discussed.

4. 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.

The City Council inquired about the differences of architectural design between Items 6 and 8.

Mayor Heidemann adjourned the Workshop Session and immediately convened into Closed Session at 6:15 P.M.

## CLOSED SESSION

The City Council will convene in such executive or closed session to consider any matters regarding any of the above agenda items as well as the following matters pursuant to Chapter 551 of the Texas Government Code. After discussion of any matters in closed session, any final action or vote taken will be public by the City Council. City Council shall have the right at any time to seek legal advice in Closed Session from its Attorney on any agenda item, whether posted for Closed Session or not.

**Section 551.071.** (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.

Interlocal Agreements; Mutual Aid Agreements; Governmental Services

Robert B. Palmer and Sherry L. Palmer v. Derek William Kirkwood, et al, Civil Action No. 4:20-cv-688, United States District Court, Eastern District of Texas

Martinez v. City of Corinth Police Department, et al, Case 4:21-cv-00146-ALM (U.S. District Court - Eastern District)

Public Information Requests: Attorney General ruling OR2021-15299 issued June 10, 2021

C&JJ Investments, LLC v. City of Corinth, Cause No. 21-5053-431, (431<sup>st</sup> Judicial District, Denton County, Texas)

Mayor Heidemann recessed the Closed Session at 6:52 P.M.

Mayor Heidemann called the Regular Session meeting to order at 7:00 P.M.

## PROCLAMATIONS AND PRESENTATIONS

1. Proclamation recognizing 100<sup>th</sup> birthday of former Mayor Johnny Johnson.

Mayor Heidemann read and presented the Proclamation to Johnny Johnson.

## 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 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 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 June 9, 2021, and June 17, 2021.

There was no discussion on the Consent Agenda.

Motion made by Henderson to approve the consent agenda as presented. Seconded by Burke.

Voting Yea: Burke, Garber, Henderson, Pickens

## BUSINESS AGENDA

3. Consider and act upon an Alternative Compliance Application for Tree Preservation for a Single-Family Residential Lot on  $\pm$ .587 acres, located at 2502 Oak Bluff Drive in The Bluffs at Pinnell Pointe Subdivision. (Oak Bluff Drive AC21-0011)

Motion made by Burke authorizing approval as presented and authorizing removal of protected trees, granting the recommended exemptions and fee-in-lieu of replacement of mitigation to be paid as outlined. Seconded by Henderson.

Voting Yea: Burke, Garber, Henderson, Pickens

4. Consider and act on a Resolution for the appointment of one member to the Board of Managers of the Denco Area 9-1-1 District.

Motion made by Henderson to approve the resolution appointing Mark Klingele to the Board of Managers of the Denco Area 9-1-1 District. Seconded by Burke.

Voting Yea: Burke, Garber, Henderson, Pickens

5. Consider approval of a contract with Architexas for the architectural design of the Commons at Agora in the amount of \$346,960.00 and authorize the City Manager to execute any necessary documents.

Motion made by Burke to approve the contract with Architexas for the architectural design of the Commons at Agora in the amount of \$346,960.00 and authorize the City Manager to execute any necessary documents. Seconded by Henderson.

Voting Yea: Burke, Garber, Henderson, Pickens

6. Consider approval of Contract Amendment No. 1 with Jones|Carter to add the engineering site design of the Commons at Agora in the amount of \$393,240.00 for a total contract price of \$921,690 for design of the streets and park civil infrastructure and authorize the City Manager to execute any necessary documents.

Motion made by Burke to approve contract Amendment No. 1 with Jones|Carter to add the engineering site design of the Commons at Agora in the amount of \$393,240.00 for a total contract price of \$921,690 for design of the streets and park civil infrastructure and authorize the City Manager to execute any necessary documents.

Voting Yea: Burke, Garber, Henderson, Pickens

7. Consider approval of a contract with TBG Partners for the architectural design of the Commons at Agora in the amount of \$394,400 and authorize the City Manager to execute any necessary documents.

Motion made by Henderson to approve the contract with TBG Partners for the architectural design of the Commons at Agora in the amount of \$394,400 and authorize the City Manager to execute any necessary documents. Seconded by Burke.

Voting Yea: Burke, Garber, Henderson, Pickens

8. Consider approval of a contract with Byrne Construction Services for the Construction Manager at Risk for the Commons at Agora for a preconstruction services amount of \$7,500, a Construction Services Fee of 3.50%, General Conditions amount of \$428,431.00 for a total proposal of \$610,931.00 and authorize the City Manager to execute any necessary documents.

Motion made by Burke to approve the contract with Byrne Construction Services for the Construction Manager at Risk for the Commons at Agora for a preconstruction services amount of \$7,500, a Construction Services Fee of 3.50%, General Conditions amount of \$428,431.00 for a total proposal of \$610,931.00 and authorize the City Manager to execute any necessary documents., Seconded by Henderson.

Voting Yea: Burke, Garber, Henderson, 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.

City Manager Hart will provide Amanda Ripley's High Conflict to Council Member's Garber and Pickens next week. There is one employee with covid at this time. The Lake Cities Parade is Saturday. Mayor and City Council will ride in a convertible provided by Bill Utter Ford. City Manager Hart will support Lake Cities Focus.

No other comments were made.

Mayor Heidemann recessed the Regular Meeting at 7:28 P.M. and reconvened into Closed Session at 7:30 P.M.

**Section 551.072.** 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.

.7 acres, more or less, of land located at 6801 S. I-35E, Corinth TX, 76210, H. Garrison Survey, Abstract No. 507, Tract 8 (F)

.787 acres, more or less, of land located at 3404 Dobbs Road, Corinth TX, 76210, H. Garrison Survey, Abstract No. 507, Tract 7 (F)

Right-of-way consisting of 1.56 acres located at 6881 I-35E and 3404 Dobbs Road along Dobbs and within the H. Garrison Survey, Abstract No. 507, within the City of Corinth, Denton County, Texas (M/B)

**Section 551.087.** 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.

Project Agora

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

Mayor Heidemann adjourned the Closed Session and immediately reconvened into the Regular Session at 7:55 P.M.

Motion made by Burke to authorize the City Attorney's office to move forward with the process of filing against the Attorney General's ruling on OR2121-15299 from June 10, 2021. Henderson seconded.

Voting Yea: Burke, Garber, Henderson, Pickens

Motion made by Burke authorizing the purchase of .7 acres, more or less, of land located at 6801 S. I-35E, Corinth TX, 76210, H. Garrison Survey, Abstract No. 507, Tract 8 (F) and .787 acres, more or less, of land located at 3404 Dobbs Road, Corinth TX, 76210, H. Garrison Survey, Abstract No. 507, Tract 7 (F) in the amount of \$1,650,000 and authorizing the City Manager to execute the necessary documents. Seconded by Henderson.

Voting Yea: Burke, Garber, Henderson, Pickens

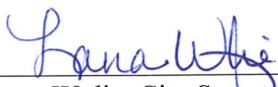
**ADJOURN**

Mayor Heidemann adjourned the meeting at 7:59 P.M.

AYES: All

Meeting adjourned.

Approved by Council on the 15<sup>th</sup> day of July 2021.

  
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Lana Wylie, City Secretary  
City of Corinth, Texas

