



CITY COUNCIL WORKSHOP AND REGULAR SESSION - MINUTES

Thursday, December 16, 2021 at 5:45 PM

City Hall | 3300 Corinth Parkway

STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH

On this, the 16th day of December 2021, the City Council and the Corinth Economic Development Corporation, of the City of Corinth, Texas, met in a Workshop Session at the Corinth City Hall at 5:30 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
Steve Holzwarth, Council Member
Tina Henderson, Council Member
Kelly Pickens, Council Member

Staff Members Present:

Bob Hart, City Manager
Lana Wylie, City Secretary
Patricia Adams, City Attorney
Michael Ross, Fire Chief
Lee Ann Bunselmeyer, Finance, Communications & Strategic Services Director
Brett Cast, Chief Budget Officer
Glenn Barker, Public Works Director
Elise Back, Economic Development Director
John Webb, Planning & Development Director
George Marshall, City Engineer
Andrea Parker, Engineering Services Coordinator
James Trussell, Multi-Media Specialist

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

WORKSHOP AGENDA

1. Interview candidate for Place 9 on the Keep Corinth Beautiful Board.

The City Council interviewed Julie Hill for placement on the Keep Corinth Beautiful Board.

2. Receive a presentation and have a discussion on the Meadowview Park upgrades.

The item was presented and discussed.

3. Continue the discussion from the November 18, 2021, Workshop Session and provide staff direction on Home Rule Charter amendments.

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.

Item #13 was discussed.

ADJOURN WORKSHOP

Mayor Heidemann adjourned the Workshop Session at 6:33 P.M., and immediately convened into the Closed Session Meeting.

CLOSED SESSION

The City Council will convene in such executive or closed session to consider any matters regarding any of the items posted on the Agenda 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 - 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. C&JJ Investments, LLC v. City of Corinth, Cause No. 21-5053-431, (431st Judicial District, Denton County, Texas).

b. Proposed purchase offer from Texas Department of Transportation for a portion of the property located at the southeast corner of Lake Sharon and I35E (6801 S IH 35E). (F/Y)

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. 1.747 acres, more or less, of land consisting of Lots 1,2, and 3, Block B of the F&H Addition north of Walton Drive and east of North Corinth Street. (H3)

b. Lot 1, Block A of the F&H Addition. (H3)

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.

Mayor Heidemann recessed the Closed Session Meeting at 6:44 P.M. Action on Closed Session items took place at the end of the Regular Session Meeting.

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

Mayor Heidemann called the Regular Session Meeting to order at 6:52 P.M.

PROCLAMATIONS AND PRESENTATIONS

1. Recognition of Eagle Scout Court of Honor recipient - Luke Davison.

Mayor Heidemann read and presented Luke Davison with a Proclamation honoring his Eagle Scout achievement.

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 the November 18, 2021, City Council Meeting.
3. Consider and act on minutes from the December 2, 2021, Joint Workshop Meeting with the City Council and Corinth Economic Development Corporation (CEDC).
4. Consider and act on an amended Interlocal Agreement between the Lake Cities Fire Department (LCFD) and the Little Elm Fire Department to include North Central Texas College (NCTC) in the Fire Training Field collaboration regarding the ownership, management, use and rental, maintenance, and operation of the facility located at 2708 Shady Shores Road, behind the Lake Cities Fire Department.
5. Consider and act on the purchase of Meadowview Playscape and maintenance materials with Child's Play in an amount not to exceed \$133,860 using BuyBoard, Contract 592-19, and authorizing the City Manager to execute the necessary documents.
6. Consider and act on a two-year piggyback contract with the City of Denton to use Floyd Smith for concrete street and sidewalk repairs in the amount not to exceed \$90,000 for the fiscal year 2021-22, and not to exceed \$100,000 in the fiscal year 2022-23 and authorizing the City Manager to execute the necessary documents.
7. Consider and act on an Interlocal Cooperative Agreement for Library Services between the City of Corinth, Texas and City of Denton, Texas.

Motion made by Mayor Pro Tem Burke to approve the Consent Agenda as presented. Seconded by Council Member Henderson.

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

BUSINESS AGENDA

8. Consider and act on an Ordinance amending Section 52.07, Garbage Collection Fees, of the Corinth Code of Ordinances relating to charges for certain refuse and recycling services; providing that this ordinance shall be cumulative of all ordinances of the City of Corinth; providing a savings clause; and providing an effective date.

Motion made by Mayor Pro Tem Burke to approve Ordinance No. 21-12-16-30, amending Section 52.07, Garbage Collection Fees, relating to charges for certain refuse and recycling services. Seconded by Council Member Pickens.

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

9. Consider and act on an Ordinance of the City of Corinth approving an amendment to the fiscal year 2021-2022 budget and annual program of services to provide expenditures of funds to pay for garbage services; and providing an effective date.

Motion made by Mayor Pro Tem Burke to approve Ordinance No. 21-12-16-31 approving an amendment to the fiscal year 2021-2022 budget and annual program of services to provide expenditures of funds to pay for garbage services. Seconded by Council Member Holzwarth.

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

10. Consider and act on authorizing the execution of the Chapter 380 Economic Development Agreement with Wolverine Interests, L.L.C. for the development of a mixed-use development in the Agora at Corinth.

Motion made by Mayor Pro Tem Burke to approve the Chapter 380 Agreement with Wolverine Interests, LLC as presented, authorizing the Mayor or his designee to execute the necessary documents. Seconded by Council Member Henderson.

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

11. Consider and act on the Unimproved Property Contract with Wolverine Interests, L.L.C. for the sale of 4.692 acres to Wolverine for a mixed-use development and authorize the execution of necessary documents by the Mayor or his designee.

Motion made by Council Member Holzwarth to approve the Unimproved Property Contract with Wolverine Interests, LLC for the sale of 4.692 acres to Wolverine for a mixed-use development, authorizing the Mayor or his designee to execute the necessary documents. Seconded by Mayor Pro Tem Burke.

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

12. Consider and act on the execution of the Unimproved Property Contract with M.R. Development Corporation and Carleton Development Limited for the sale of 5.918 acres formerly known as the Honse Property to M.R. Development and Carleton Development for a multifamily development and authorize the execution of necessary documents by the Mayor or his designee.

Motion made by Mayor Pro Tem Burke to approve the Unimproved Property Contract with MR Development Corporation and Carleton Development Limited, for the sale of 5.918 acres to MR Development and Carleton Development for a multifamily development, authorizing the Mayor or his designee to execute the necessary documents. Seconded by Council Member Henderson.

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

13. Consider and act upon the recommendation of the Planning & Zoning Commission to appoint Wade May as Chair and Cody Gober as Vice Chair for 2021-2022 term.

This item was tabled to a future meeting.

14. Consider and act on nominations, appointments, and removal of board members for the Keep Corinth Beautiful Board.

Motion made by Mayor Pro Tem Burke to remove Tara Lancaster from the Keep Corinth Beautiful Board, Place 7 and to appoint Julie Hill to the Board, Place 9. Seconded by Council Member Pickens.

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

15. Consider and act on Contract Amendment No. 2 with Jones|Carter to add the engineering of N. Corinth Street from Walton Drive to N. Corinth Street in the amount of \$49,650.00 for a total contract price of \$971,340 for design of the streets and park civil infrastructure and authorize the City Manager to ratify any necessary documents.

Motion made by Council Member Henderson to approve Contract Amendment No. 2 with Jones|Carter to add the engineering site design of the Commons at Agora in the amount of \$49,650.00 and authorize the City Manager to ratify any necessary documents. Seconded by Council Member Pickens.

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

16. Consider and act on an Ordinance of the City of Corinth approving an amendment to the fiscal year 2021-2022 budget and annual program of services to appropriate and transfer monies from the General Fund to the Economic Development Foundation ("CEDF") in order to provide for the funding of the purchase of land by the CEDF and related closing costs; and providing an effective date.

Motion made by Mayor Pro Tem Burke to approve Ordinance No. 21-12-16-32, amending the fiscal year 2021-22 Annual Program of services for the General and the Economic Development Foundation Funds. Seconded by Council Member Pickens.

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

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

Motion made by Mayor Pro Tem Burke to approve the Settlement Agreement and Release between the City, C&JJ Investment LLC, and Twisted Motors to resolve C&JJ Investments v. City of Corinth, District Ct. #21-5053-431 with no payment being made by the City. Seconded by Council Member Henderson.

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

Motion made by Mayor Pro Tem Buke to approve the sale of a portion of the property located at the Southeast corner of Lake Sharon and I-35 to the Texas Department of Transportation for right of way purposes and authorize the City Manager to sign documents necessary to close the sale to TxDOT and to convey the property to TxDOT. Seconded by Council Member Pickens.

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

Motion made by Mayor Pro Tem Burke to approve the purchase of a portion of the F&H Addition located at the North East and West intersection of Walton Drive and North Corinth Street from John Hoeffler and Bob Fritz for the properties as described as 6,242 SF of Lot 1 Block A of the F&H Addition and Lots 1, 2, 3 Block B of the F&H Addition consisting of 1.747 acres and authorize the City Manager to sign documents necessary to close the purchase in the amount of \$899,589.00. Seconded by Council Member Henderson.

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

COUNCIL COMMENTS & FUTURE AGENDA ITEMS

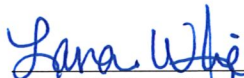
The purpose of this section is to allow each Council Member the opportunity to provide general updates and/or comments to fellow Council Members, the public, and/or staff on any issues or future events. Also, in accordance with Section 30.085 of the Code of Ordinances, at this time, any Council Member may direct that an item be added as a business item to any future agenda.

The City Council and City Manager wished everyone a Merry Christmas and Mayor Heidemann thanked everyone for all that they do.

ADJOURN

Mayor Heidemann adjourned the Regular Session Meeting at 7:43 P.M.

Approved by Council on the 13th day of January 2022.


Lana Wylie, City Secretary
City of Corinth, Texas

