



# CITY COUNCIL WORKSHOP AND REGULAR SESSION - MINUTES

Thursday, May 19, 2022 at 6:15 PM

City Hall | 3300 Corinth Parkway

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On this, the 19th day of May 2022, the City Council of the City of Corinth, Texas, met in Workshop & Regular Session at the Corinth City Hall at 6:15 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  
Kelly Pickens, Council Member

**Council Members Absent:**

Tina Henderson, Council Member

**Staff Members Present:**

Lee Ann Bunselmeyer, Interim City Manager  
Lana Wylie, City Secretary  
Brenda McDonald, City Attorney  
Chad Theissen, Fire Chief  
Jerry Garner, Police Chief  
Elise Back, Economic Development Director  
John Webb, Planning and Development Director  
Emily Beck, Communications & Marketing Manager  
Michelle Mixell, Planning and Development Manager  
George Marshall, City Engineer  
James Trussell, Multimedia Specialist  
Lance Stacy, City Marshal

**CALL TO ORDER**

Mayor Heidemann called the meeting to order at 6:15 P.M.

Chief Garner presented a Citizen Commendation to Mayor Heidemann for assisting the Corinth Police Department with extricating a person from a wrecked vehicle on May 13, 2022.

**WORKSHOP AGENDA**

1. Receive a report, hold a discussion, and give staff direction on Code of Ordinances Chapter 50: Water and Sanitary Wastewater Systems.

The item was presented and discussed.

2. Hold a discussion on the proposed Tree Preservation Ordinance. (ZTA20-0001).

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.

No items for the Regular Session Meeting were discussed.

## **ADJOURN WORKSHOP**

Mayor Heidemann adjourned the Workshop Session at 7:03 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.

**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 7:06 P.M.

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

Mayor Heidemann called the Regular Session Meeting to order at 7:18 P.M.

1. Formal swearing-in of Council Member Places 1, 3, and 4.

City Council Members Place 1 and 3 performed the Statement of Officer and Oath of Office.

2. Discuss and consider approval of the Mayor's appointment of the Mayor Pro Tem.

Mayor Heidemann appointed Council Member Sam Burke, as Mayor Pro Tem.

## **PROCLAMATIONS AND PRESENTATIONS**

3. Presentation and proclamation honoring the Corinth Youth Advisory Council.

Communications & Marketing Manager Emily Beck shared a presentation honoring the Youth Advisory Council. Mayor Heidemann presented a proclamation to the board.

## **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.

There were no comments 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.

4. Consider and act on Minutes from the May 5, 2022, City Council Meeting.
5. Consider approval of a Resolution authorizing the change of authorized representatives for the Texas Short Term Asset Reserve Program (TexSTAR).
6. Consider approval of a Resolution authorizing the change of authorized representatives for the Texas Local Government Investment Pool (TexPool).
7. Consider and act on a Resolution of the City Council of the City of Corinth, approving a new Purchasing Policy; providing for the incorporation of premises; repealing the existing policy adopted in Resolution No. 12-12-20-20; and providing an effective date.
8. Consider and act on and Interlocal Cooperation Agreement for Shared Governance Communications and Dispatch Services between Denton County and the Lake Cities Fire Department for fiscal year, October 1, 2022 – September 30, 2023.
9. Consider and act on and Interlocal Cooperation Agreement for Shared Governance Communications and Dispatch Services between Denton County and the Corinth Police Department for fiscal year, October 1, 2022 – September 30, 2023.

Motion made by Mayor Pro Tem Burke to approve as presented, Seconded by Council Member Garber.

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

## **PUBLIC HEARING**

10. Hold a Public Hearing, consider and act on an Ordinance adopting Tax Increment Reinvestment Zone No. 2 (TIRZ No. 2) Project and Financing Plan.

Natalie Moore, Project Manager for David Pettit, LLC presented the item.

Mayor Heidemann opened the Public Hearing at 7:34 P.M. and closed it at 7:34 P.M. No comments were made.

Motion made by Council Member Garber to approve Ordinance No. 22-05-19-20, TIRZ No. 2 project and financing plan as presented, Seconded by Council Member Pickens.

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

11. Hold a Public Hearing, consider and act on an Ordinance adopting the Tax Increment Reinvestment Zone No. 3 (TIRZ No. 3) Project and Financing Plan.

Natalie Moore, Project Manager for David Pettit, LLC presented the item.

Mayor Heidemann opened the Public Hearing at 7:40 P.M. and closed it at 7:40 P.M. No comments were made.

Motion made by Council Member Garber to approve Ordinance No. 22-05-19-21, TIRZ No. 3 project and financing plan as presented, Seconded by Council Member Pickens.

12. Hold a Public Hearing, consider and act on a request to amend the City's Unified Development Code (UDC), Subsection 2.09.02 Tree Preservation including Purpose, Scope, Definitions, Applicability, Exemptions, Tree Removal Permit, Mitigation Requirements (replacement rates and preservation credits), Protection Measures at Time of Construction, Protection and Maintenance after Development, and Administration of Tree Fund, and consider directing staff to prepare an ordinance of the same. (ZTA20-0001- Tree Preservation)

Michelle Mixell, Planning and Development Manager presented the item.

Mayor Heidemann opened the Public Hearing at 7:50 P.M. and closed it at 7:50 P.M. No comments were made.

Motion made by Council Member Pickens to approve Ordinance No. 22-05-19-22 as presented, Seconded by Council Member Garber.

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

## **BUSINESS AGENDA**

13. Consider approval of entering into a Development Agreement with Landmark Companies, for the construction of Tower Ridge Drive. from FM 2181 to the Development's northern property line and necessary lift station improvements as shown on the City Capital Improvement Plans, necessitated by their proposed development Landmark at Tower Ridge, and authorizing the Interim City Manager to execute any necessary documents.

Motion made by Council Member Garber to approve the Development Agreement with Landmark Companies, for the construction of Tower Ridge Drive from FM 2181 to the Development's northern property line and necessary lift station improvements as shown on the City Capital Improvement Plans, Seconded by Council Member Pickens.

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

14. Consider and authorize the execution of the Chapter 380 Economic Development Agreement with Paladin Partners, for the development of an industrial building at the southwest corner of North Corinth Street and Shady Shores Road in Corinth.

James Reed with Paladin Partners addressed the City Council to discuss the project.

Motion made by Council Member Garber to approve Resolution No. 22-05-19-10 for Chapter 380 agreement with Paladin Partners as presented, Seconded by Council Member Pickens.

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

15. 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 for the expenditure of funds to pay for the addition of one full-time position from the American Rescue Plan Grant Fund; and providing an effective date.

Motion made by Council Member Pickens to approve Ordinance No. 22-05-19-23, amending the fiscal year 2021-2022 budget and Annual Program of Services to pay for the addition of one full-time position from the American Rescue Plan Grant Fund, Seconded by Council Member Garber.

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

16. Consider and act on the appointment to the Board of Directors for the Upper Trinity Regional Water District.

Motion made by Council Member Garber to appoint George Marshall to serve on the Upper Trinity Regional Water District Board of Directors, Seconded by Council Member Pickens.

Voting Yea: Council Member Garber, Council Member Holzwarth, 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 Holzwarth expressed appreciation to Chief Ward, the Lake Cities Fire Department, and the Corinth Police Department for rescuing him and his wife in a recent traffic incident.

Council Member Pickens thanked Michelle Mixell and the Planning and Development Department for their work on the Tree Preservation Ordinance.


Interim City Manager Bunselmeyer shared that the North Central Texas Council of Governments is hosting their 56th Annual General Assembly and Luncheon at noon on June 24th and invited the City Council to attend. An application was submitted for broadband efforts for the Lake Cities. Hickory Creek, Shady Shores, and Lake Dallas will have representatives in attendance.

Mayor Heidemann mentioned the garage sale on Saturday, May 21, from 8:00 A.M. until 2:00 P.M., hosted by the Lake Cities Chamber of Commerce. He has been challenged by the mayors of Lewisville and Denton to ride the trails. Mayor Heidemann expressed his appreciation to staff's efforts, with the loss of Bob Hart.

### **ADJOURN**

Mayor Heidemann adjourned the Regular Session Meeting at 8:09 P.M.

Approved by the City Council on the 2nd day of June 2022.

  
Lana Wylie, City Secretary  
City of Corinth, Texas

