



CITY COUNCIL WORKSHOP AND REGULAR SESSION - MINUTES

Thursday, December 07, 2023 at 5:45 PM

City Hall | 3300 Corinth Parkway

View live stream: <https://corinthtx.new.swagit.com/videos/283899>

STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH

On this, the 7th day of December 2023, 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
Sam Burke, Mayor Pro Tem
Scott Garber, Council Member
Steve Holzwarth, Council Member
Tina Henderson, Council Member
Kelly Pickens, Council Member

Staff Members Present:

Scott Campbell, City Manager
Patricia Adams, City Attorney
Jerry Garner, Police Chief
Glenn Barker, Director of Public Works
Melissa Dailey, Director of Development Services
Michelle Mixell, Planning Manager
Miguel Inclan, Planner
Cleve Joiner, Building Official
Shelley McCann, Neighborhood Services Officer
Emma Crotty, Economic Development Coordinator & Mgmt Assistant
Brenton Copeland, Chief Technology Officer
Derek Dunnam, Technology Services Specialist
Presley Sequeira, Technology Services Project Manager
Lance Stacy, City Marshal

CALL TO ORDER

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

WORKSHOP AGENDA

1. Interview a candidate for placement on the Keep Corinth Beautiful/Parks Board and discussion of same.
The City Council interviewed the applicant.
2. Hold an informal discussion on the proposed Oak Ridge Park Planned Development Rezoning Request (ZAPD23-0003).

The item was presented and discussed.

3. Discuss items on the Regular Session Agenda, including the consideration of Executive Session items.

No items for the Regular Session Meeting were discussed.

ADJOURN WORKSHOP

Mayor Heidemann adjourned the Workshop Session at 6:23 P.M.

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

Mayor Heidemann called the Regular Session Meeting to order at 6:47 P.M.

PROCLAMATIONS AND PRESENTATIONS

1. Proclamation supporting Wreaths Across America Day, December 16, 2023.

Mayor Heidemann read and presented the Proclamation to representatives for Wreaths Across America.

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 19, 2023, City Council Meeting.
3. Consider and act on minutes from the November 2, 2023, City Council Meeting.
4. Consider and act on minutes from the November 14, 2023, City Council and Corinth Economic Development Corporation Meeting.
5. Consider and act on an Interlocal Agreement between Denton County and the City of Corinth, on behalf of the Lake Cities Fire Department (LCFD), to provide Fire Services to the unincorporated parts of Denton County that are within the boundaries of the LCFD response area.
6. Consider and act on an Interlocal Agreement between Denton County and the City of Corinth, on behalf of the Lake Cities Fire Department (LCFD), to provide Ambulance Services to the unincorporated parts of Denton County that are within the boundaries of the LCFD response area.
7. Consider and act on approval of calendar year 2024 and 2025 Co-Sponsorship agreement between the City of Corinth and the Lake Cities Girls Softball Association for youth softball and authorize the City Manager to execute the necessary documents.

8. Consider and act on approval of calendar year 2024 and 2025 Co-Sponsorship agreement between the City of Corinth and the Lake Cities Soccer Association for youth soccer and authorize the City Manager to execute the necessary documents.
9. Consider and act on a contract with CI Pavement for asphalt street repairs and construction on North Corinth St and Old 77, utilizing the TIPS Contract 230602, in an amount not to exceed \$157,442 and authorize the City Manager to execute the necessary documents.
10. Consider and act on a contract with Grand Landscape for irrigation and community park field repairs for the amount not to exceed \$332,952 under TIPS Contract 23020101 and authorize the City Manager to execute the necessary documents.
11. Consider and act on an Ordinance abandoning a sixteen-foot Utility Easement, as depicted on Instrument Numbers Cabinet F, Page 400, in relation to the future development of the J. P. Walton Survey Abstract No. 1389 within the City of Corinth.

Motion made by Council Member Garber to approve. Seconded by Council Member Henderson.

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

PUBLIC HEARING

12. Conduct a Public Hearing to consider testimony and act on a rezoning request by the Applicant, Chris Boening, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, by amending Planned Development No. 55 (PD-55) for the purpose of modifying land use regulations, increasing the number of lots, and updating associated exhibits on approximately ±5.4 acres located the southwest corner of FM 2499 and FM 2181. (Case No. ZAPD23-0005 – Corinth Corners)

The item was presented and discussed.

Mayor Heidemann opened the Public Hearing at 7:13 P.M. and closed it at 7:13 P.M.

No comments were made.

Motion made by Council Member Garber to approve. Seconded by Council Member Pickens.

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

13. Conduct a Public Hearing to consider testimony and act on a request by the Applicant, Skorburg Company, to amend the City of Corinth Comprehensive Plan “Envision Corinth 2040” Master Thoroughfare Plan by removing the proposed Future Collector Roadway connecting Lake Sharon Drive to Hollis Drive. Case No. CPA23-0001

Council Member Holzwarth recused himself from this Agenda Item.

The item was presented and discussed.

Mayor Heidemann opened the Public Hearing at 7:17 P.M. and closed it at 7:17 P.M.

No comments were made.

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

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

Voting Abstaining: Council Member Holzwarth

14. Conduct a Public Hearing to consider testimony and act on a rezoning request by the Applicant, Skorburg Company, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, from SF-4 Single Family Residential and C-1 Commercial to a Planned Development with a base zoning district of SF-4 Single Family Residential, for the development of a residential subdivision on approximately ±57 acres located generally south of Lake Sharon Drive, north of Hollis Drive and Custer Drive, east of the Fairview West subdivision, and west Lavina Drive and Trinity Terrace. Case No. ZAPD23-0003 – Oak Ridge Park

Council Member Holzwarth recused himself from this Agenda Item.

The item was presented and discussed.

Mayor Heidemann opened the Public Hearing at 8:06 P.M.

The following residents spoke during the Public Hearing (the order of speakers may not match the video):

For - Don Glockel - 2101 Lake Sharon Drive, Corinth
Against - Sterling Sacks - 1713 Birch Lane, Corinth
Against - Jared Dale - 2807 Goodnight Trail, Corinth
Against - Sam Wilson - 2917 Yukon Drive, Corinth
Against - Alanna Fickes - 2712 Cherokee Trail, Corinth
Against - Melanie Bristow - 2013 Yellowstone Lane, Corinth
Against - Robert Stonecipher - 2520 Meadowview, Corinth
Against - Austin Ortega - 2801 Custer Drive, Corinth
Against - Brian Head - 2700 Warwick Drive, Corinth
For - Joe Bednar - 2501 Post Oak, Corinth
Against - Orlin Chotev - 215 Yellowstone Lane, Corinth
Against - Michael King - 2610 Zachary, Corinth
For - Bruce Schultes - 2613 Zachary Drive, Corinth - Did not wish to speak
For - Peter Farrell - 2475 Post Oak Drive, Corinth - Did not wish to speak
Against - Christine Larson - Did not wish to speak
Against - Barbara Gluck - 1609 Pine Hills Lane, Corinth - Did not wish to speak
Against - Susan Griffith - 3108 Alcove Lane, Corinth - Did not wish to speak
Against - Kerry Dale - 2807 Goodnight Trail, Corinth - Did not wish to speak
Against - Christine Peterson - 1812 Avon Drive, Corinth - Did not wish to speak
Against - W. Michael Owen - 2603 Breezehollow Way, Corinth - Did not wish to speak
Against - Mina Sacks - 1713 Birch Lane, Corinth - Did not wish to speak
Against - Samuel Manchester - 1812 Avon Drive, Corinth - Did not wish to speak
Against - Erin Holbert - 1817 Oak Hill Drive, Corinth - Did not wish to speak
Against - Johnathan Holbert - 1817 Oak Hill Drive, Corinth - Did not wish to speak
Against - Steve & Cheri Prachniak - 1711 Birch Lane, Corinth - Did not wish to speak
Against - Wesley W. Nicholson - 3503 Brookshire Run, Corinth - Did not wish to speak
Against - Emily Head - 2700 Warwick Drive, Corinth - Did not wish to speak
Against - Tyler Head - 2700 Warwick Drive, Corinth - Did not wish to speak
Against - Kevin & Dean Kupiec - 2617 Trinity Terrace, Corinth - Did not wish to speak

Mayor Heidemann closed the Public Hearing at 8:42 P.M.

Motion made by Council Member Garber to approve as presented with the added condition that left turn lanes shall be constructed at the western and eastern median openings on Lake Sharon Drive to access the site, and that the middle existing median opening shall be closed as part of the construction of this development. Also with the condition that the on-street parking shall be limited to 24 hours as enforced by the homeowners association. Seconded by Mayor Pro Tem Burke.

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

Mayor Pro Tem Burke exited after this Agenda Item.

BUSINESS AGENDA

15. Consider and act on an Ordinance of the City Council, of the City of Corinth Texas, implementing the Property Residential Enhancement Program.

Council Member Holzwarth returned to the Regular Session Meeting after Agenda Item 14.

Motion made by Council Member Garber to approve. Seconded by Council Member Henderson.

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

16. Consider and act on an Interlocal Agreement (ILA) between the City of Corinth and the Town of Shady Shores to provide project management for the West Shady Shores Project between the City of Corinth and the Town of Shady Shores, commencing November 16, 2023 until completion of the project.

Motion made by Council Member Pickens to approve as presented. Seconded by Council Member Garber.

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

17. Consider and act on an Interlocal Agreement (ILA) between the City of Corinth, Lake Dallas, and the Town of Shady Shores for the City of Corinth to provide project management for the Dobbs Road Project, commencing December 7, 2023 until completion of the project.

Motion made by Council Member Henderson to approve. Seconded by Council Member Garber.

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

18. Consider and act on nominations, appointments, resignations, and removal of board and commission members.

Motion made by Council Member Henderson to appoint Noel Peterson to Keep Corinth Beautiful, Place 5 and to appoint Jennifer Olive to the Board of Adjustments and Board of Construction Appeals, Place 1, and to appoint Jeff Swartwout from Place 6, Alternate to Place 3. Seconded by Council Member Pickens.

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

19. Consider and act on a Resolution casting a vote for a member of the Denton Central Appraisal District Board of Directors, to serve a one-year term ending December 31, 2024.

Motion made by Council Member Pickens to approve Resolution No. 23-12-07-17 casting 28 votes for Jared Eutsler to serve on the Denton Central Appraisal District Board of Directors for a one-year term ending on December 31, 2024. Seconded by Council Member Garber.

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

20. Consider and act on a Resolution denying CoServ Gas, Ltd.'s statement of intent to increase rates within the city.

Motion made by Council Member Pickens to approve as presented. Seconded by Council Member Holzwarth.

Voting Yea: 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.

Council Member Pickens
City Manager Campbell
Mayor Heidemann

The Executive Session did not take place. Items will be moved to the January 4, 2024 City Council Meeting.

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 governmental body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflict with Chapter 551.

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. Project Lynchburg Creek.

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 380 Agreement.

b. Unimproved Property Contract with M.R. Development Corp.

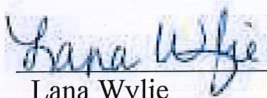
RECONVENE IN OPEN SESSION TO TAKE ACTION, IF NECESSARY, ON EXECUTIVE SESSION ITEMS

The Executive Session did not take place. No action was taken.

ADJOURN

Mayor Heidemann adjourned the Regular Session Meeting at 9:10 P.M.

Approved by the Council on the 4th day of January 2024.



Lana Wylie
City Secretary
City of Corinth, Texas