



CITY COUNCIL WORKSHOP AND REGULAR SESSION - MINUTES

Thursday, January 04, 2024 at 5:45 PM

City Hall | 3300 Corinth Parkway

View live stream: <https://corinthtx.new.swagit.com/videos/293630>

STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH

On this, the 4th day of January 2024, 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
Lana Wylie, City Secretary
Emma Crotty, Economic Development Coordinator & Mgmt Assistant
Patricia Adams, City Attorney
Jerry Garner, Police Chief
Glenn Barker, Director of Public Works
Melissa Dailey, Director of Development Services
Michelle Mixell, Planning Manager
Deep Gajjar, Planner
Brenton Copeland, Chief Technology Officer
Presley Sequeira, Technology Services Project Manager
Lance Stacy, City Marshal

CALL TO ORDER

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

WORKSHOP AGENDA

1. Conduct a workshop and hold an informal discussion on proposed amendments to Mixed-Use (MX) Zoning Categories.

The item was presented and discussed.

2. Receive a report, hold a discussion, and provide staff direction on the Master Thoroughfare Plan.

The item was presented and discussed.

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

Item 4 was discussed.

ADJOURN WORKSHOP

Mayor Heidemann adjourned the Workshop Session at 6:30 P.M.

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

Mayor Heidemann called the Regular Session Meeting to order at 6:36 P.M.

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.

Joshua Metzger - 2716 Whetstone Dr., Corinth

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.

1. Consider and act on minutes from the December 7, 2023, City Council Meeting.

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

2. Conduct a Public Hearing to consider testimony and act on a rezoning request by the Applicant, Ridinger Associates, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family Residential to a Planned Development with a base zoning district of SF-4 Single Family Residential for the development of 68 single family lots on approximately ±20 acres generally located on the east side of Post Oak Drive, north of the Terrace Oaks Subdivision, and south of the Provence Subdivision. (Case No. ZAPD23-0006 – Hillside Corinth)

Council Member Holzwarth recused himself from this Agenda Item.

The item was presented and discussed.

Mayor Heidemann opened the Public Hearing at 6:57 P.M.

Against - Michael Owen - 2603 Breezehollow Way – Did not wish to speak
Against - Pamela Owens - 2603 Breezehollow Way - Did not wish to speak

Mayor Heidemann closed the Public Hearing at 6:58 P.M.

Motion made by Council Member Garber, I move to recommend approval of Case No. ZAPD23-0006-Hillside Corinth PD, as presented subject to the conditions requested by staff. Seconded by Council Member Pickens.

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

Voting Abstaining: Council Member Holzwarth

3. Conduct a Public Hearing to consider testimony on a request to amend the Land Use & Development Strategy Map by changing the Place Type designations of multiple parcels of land totaling approximately ± 150 acres generally located south of Shady Shores Road, along the east and west sides of North Corinth Street, east of I-35 E and north of Corinth Parkway within the City of Corinth. Case No. CPA23-0002 – Land Use Assumptions Mixed Use-TOD

The item was presented and discussed.

Mayor Heidemann opened the Public Hearing at 7:03 P.M. and closed it at 7:03 P.M.

No comments were made.

Motion made by Council Member Garber, I recommend approval of the request to amend the City of Corinth Comprehensive Plan "Envision Corinth 2040" by amending the Land Use and Development Strategy by changing the Place Type designation on the Future Land Use Map as follows:

As depicted on Exhibit A, On Area 1, change the designation to Mixed Use TOD, On Area 2, change the designation to Mixed Use TOD, On Area 3, change the designation to Mixed Use TOD and direct staff to prepare an ordinance for action at a future meeting. Seconded by Council Member Pickens.

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

BUSINESS AGENDA

4. 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 Council Member Garber to approve Ordinance No. 24-01-04-01, with the Residential service rates effective January 1, 2024 and the Commercial service rates effective February 1, 2024. Seconded by Mayor Pro Tem Burke.

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

5. Consider and act on a Change Order for the Engineering of Walton Drive in the amount \$122,700 for a total contract price of \$465,840 for the engineering of Walton Drive and the retaining wall along Walton Drive and authorize the City Manager to sign the necessary documents.

Motion made by Council Member Henderson to approve the change order for the engineering of Walton Drive in the amount of \$122,700 for the design and construction of the retaining wall and street light design and authorize the City Manager to sign the necessary documents. Seconded by Council Member Garber.

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

Mayor Heidemann recessed the Regular Session Meeting at 7:10 P.M. and immediately convened into Executive Session.

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 government 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 551.074 - 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 duties/oversight regarding personnel and department structure.

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

Mayor Heidemann recessed the Executive Session at 8:36 P.M. and reconvened into the Regular Session Meeting.

6. Consider and act on the Second Amendment to the Unimproved Property Contract between the City of Corinth Economic Development Foundation and Corinth Multifamily Land LLC.

Motion made by Mayor Pro Tem Burke, move to approve the Second Amendment to the Unimproved Property Contract between the City of Corinth Economic Development Foundation and Corinth Multifamily Land, LLC as discussed in Executive Session. Seconded by Council Member Pickens.

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

COUNCIL COMMENTS & FUTURE AGENDA ITEMS

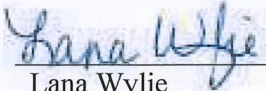
The purpose of this section is to allow each Council Member the opportunity to provide general updates and/or comments to fellow Council Members, the public, and/or staff on any issues or future events. Also, in accordance with Section 30.085 of the Code of Ordinances, at this time, any Council Member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

Mayor Pro Tem Burke
Council Member Henderson

ADJOURN

Mayor Heidemann adjourned the Regular Session Meeting at 8:40 P.M.

Approved by the Council on the 18th day of January 2024.



Lana Wylie
City Secretary
City of Corinth, Texas