



CITY COUNCIL WORKSHOP AND REGULAR SESSION - MINUTES

Thursday, January 18, 2024 at 5:45 PM

City Hall | 3300 Corinth Parkway

View live stream: <https://www.cityofcorinth.com/city-council/page/city-council-workshop-and-regular-session-95>

STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH

On this, the 18th 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
Emma Crotty, Economic Development Coordinator & Mgmt Assistant
Patricia Adams, City Attorney
Chad Thiessen, Fire Chief
Glenn Barker, Director of Public Works
Tristan Cisco, Engineering Project Manager
Haley Koehler, Senior Administrative Assistant
Melissa Dailey, Director of Development Services
Michelle Mixell, Planning Manager
Miguel Inclan, Planner
Brenton Copeland, Chief Technology Officer
Cesar Balderas, Information Technology Services Manager
Lance Stacy, City Marshal

CALL TO ORDER

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

WORKSHOP AGENDA

1. Provide update for the Water Conservation and Drought Contingency Plans.
The item was presented and discussed.
2. Discuss items on the Regular Session Agenda, including the consideration of Executive Session items.

No items for the Regular Session Agenda were discussed.

ADJOURN WORKSHOP

Mayor Heidemann adjourned the Workshop Session at 6:12 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.

a. Interlocal Agreement between the City of Corinth, Texas and the Lake Cities, for Fire Services.

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.

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

Mayor Heidemann recessed the Executive Session at 6:55 P.M. Action was taken during agenda item 15.

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

Mayor Heidemann called the Regular Session Meeting to order at 7:01 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.

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.

Council Member Holzwarth recused himself from this item.

1. Consider and act on minutes from the January 4, 2024, City Council Meeting.
2. Consider and act on a contract with Digital Air Control, Inc in an amount not to exceed \$154,565 to install security cameras and controlled access for Agora.

3. Consider and act on a contract with Fuquay Inc. using Buy Board contract #635-21 to repair 1050 linear feet of sewer pipe located adjacent to Old 77 highway in an amount not to exceed \$217,943 and authorizing the City Manager to execute the necessary documents.
4. Consider and act on the purchase of residential water meters through Atlas Utility Supply Company as a sole source for Badger equipment in an amount not to exceed \$132,815 and authorize the City Manager to execute the necessary documents.
5. Consider and act on the purchase of a dump truck through Rush Truck Center using Buy Board Contract 723-23 in an amount not to exceed \$126,721 and authorize the City Manager to execute the necessary documents.
6. Consider and act on an ordinance amending the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, 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)
7. Consider and act on an Ordinance amending 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
8. Consider and act on an ordinance amending the City of Corinth Comprehensive Plan “Envision Corinth 2040” Master Thoroughfare Plan, Section 5, Mobility Strategy, by removing the proposed Future Collector Roadway connecting Lake Sharon Drive to Hollis Drive. Case No. CPA23-0001
9. Consider and act on an ordinance amending the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, 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 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
10. Consider and act on an ordinance amending 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)

Motion made by Council Member Garber to approve the Consent Agenda as presented. Seconded by Council Member Henderson.

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

Voting Abstaining: Council Member Holzwarth

BUSINESS AGENDA

11. Consider and act on a Resolution appointing Jared Eutsler to the Denton County Transportation Authority Board of Directors.

Motion made by Council Member Garber to approve Resolution No. 24-01-18-01 appointing Jared Eutsler to the Denton County Transportation Authority Board of Directors, with the term ending November 12, 2025. Seconded by Council Member Pickens.

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

12. Consider and act on the Second Amended and Restated Chapter 380 Economic Development Agreement between Rak Real Estate Equities – Corinth LLC and the City of Corinth.

Motion made by Council Member Henderson to approve the Second Amended and Restated Chapter 380 Economic Development Agreement between Rak Real Estate Equities – Corinth LLC and the City of Corinth. Seconded by Mayor Pro Tem Burke.

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

13. Consider and act on acceptance of the dedication of an approximate .516 Acres to the City, all or portions of the property legally described as being situated in the M.E.P. & P.R.R. Co. Survey, Abstract Number 911 and the L. Bates Survey, Abstract Number 204, Denton County, Texas, and being a portion of that certain tract of land described by deed to Floyd Real Properties, LLC., recorded under Instrument Number 2021-23077, Official Public Records, Denton County, Texas, and being a portion of that certain tract of land described by deed to Floyd Real Properties, LLC., recorded Instrument Number 2020-210968, O.P.R.D.C.T.; and authorizing the Mayor or designee to execute the necessary documents.

Motion made by Mayor Pro Tem Burke to approve the land dedication for the property located on .516 Acres all or portions of the property legally described as being situated in the M.E.P. & P.R.R. Co. Survey, Abstract Number 911 and the L. Bates Survey, Abstract Number 204, Denton County, Texas, and being a portion of that certain tract of land described by deed to Floyd Real Properties, LLC., recorded under Instrument Number 2021-23077, Official Public Records, Denton County, Texas, and being a portion of that certain tract of land described by deed to Floyd Real Properties, LLC., recorded Instrument Number 2020-210968, O.P.R.D.C.T. Seconded by Council Member Garber.

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

14. Consider and act on a Change Order for the Byrne Construction Manager at Risk Contract in the amount \$268,622 for a total contract price of \$11,594,554 for construction of The Commons at Agora and authorize the City Manager to execute the necessary documents.

Motion made by Council Member Garber to approve the Change Order for the Byrne Construction Manager at Risk Contract in the amount of \$268,622 for a total contract price of \$11,594,554 for the construction of The Commons at Agora and authorize the City Manager to sign 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

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.

15. Consider and act on the acquisition of an approximate 6.98 acres of land located in the William C. Garrison Survey, Abstract No. 508, and located along 2455 Silver Meadow Lake, City of Corinth, and providing authority to the City Manager to affect the purchase.

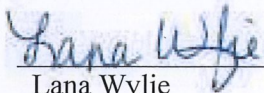
Motion made by Mayor Pro Tem Burke, I move to direct the City Manager, City Right-Of-Way Agent/Representative, and City Attorney to proceed to negotiate and purchase property interests for drainage and utility infrastructure for the Lynchburg Creek Project which includes an approximate 7.01-acre tract or 305,355.60 square feet of land being out of the William C. Garrison Survey, Abstract No. 508, City of Corinth, Denton County, Texas and generally located along 2455 Silver Meadow Lane, City of Corinth, Denton County Texas, including obtaining an appraisal, a survey, and a title commitment, mailing initial offer letter(s) and final offer letter(s) to the property owners as directed in closed session in the range discussed based on the appraisal discussed with Council, including the signing and filing all paperwork necessary to complete the transfer of property interest(s) to the city, and authorizing such approved funds to be paid to the property owners. If any of these actions that were necessary for the acquisition of the properties or easements for this project have already been completed by the city manager, right-of-way agent and/or city attorney those actions including all negotiations and documents executed prior to this date are so ratified. Seconded by Council Member Garber.

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

ADJOURN

Mayor Heidemann adjourned the Regular Session Meeting at 7:17 P.M.

Approved by the Council on the 15th day of February 2024.



Lana Wylie
City Secretary
City of Corinth, Texas