



# CITY COUNCIL WORKSHOP AND REGULAR SESSION - MINUTES

Thursday, March 16, 2023 at 5:45 PM

City Hall | 3300 Corinth Parkway

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**STATE OF TEXAS  
COUNTY OF DENTON  
CITY OF CORINTH**

On this, the 16th day of March 2023, the City Council of the City of Corinth, Texas, met in Workshop & Regular Session at the 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  
Scott Garber, Council Member  
Steve Holzwarth, Council Member  
Kelly Pickens, Council Member

**Council Members Absent:**

Sam Burke, Mayor Pro Tem  
Tina Henderson, Council Member

**Staff Members Present:**

Scott Campbell, City Manager  
Haley Koehler, Sr. Administrative Assistant  
Patricia Adams, City Attorney  
Jerry Garner, Police Chief  
Lee Ann Bunselmeyer, Director of Finance & Strategic Services  
Glenn Barker, Director of Public Works  
John Webb, Director of Development Services  
Michelle Mixell, Planning Manager  
Brenton Copeland, Chief Technology Officer  
Cesar Balderas, Technology Services Specialist III  
Lance Stacy, City Marshal

**CALL TO ORDER**

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

**WORKSHOP AGENDA**

1. Conduct a workshop on a request by the Applicant, Homeyer Engineering, Inc., 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 MX-C Mixed-Use Commercial to a Planned Development with a base zoning district of MX-C Mixed Use Commercial, to accommodate a proposed expansion of the Destiny RV Resort, on approximately ±18.96 acres located at 7100 S I-35E. Case No. ZAPD22-0005 – Destiny RV.

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 Meeting were discussed.

## **ADJOURN WORKSHOP**

Mayor Heidemann adjourned the Workshop Session at 6:33 P.M. and immediately convened into Executive Session at 6:34 P.M.

## **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.

Mayor Heidemann adjourned the Executive Session at 6:57 P.M. and immediately convened into Regular Session.

**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.
- b. Destiny RV Park.

**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. Discuss process for Municipal Judge/Attorney review.

**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 EXECUTIVE SESSION ITEMS**

Mayor Heidemann recessed the Executive Session at 6:57 P.M. No action was taken.

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

Mayor Heidemann called the Regular Session Meeting to order at 7:03 P.M.

## **PROCLAMATIONS AND PRESENTATIONS**

1. Recognize and proclaim the month of March 2023 as Procurement Month to further expand the awareness of procurement professionals’ role in the daily operations of the organization.

Cindy Troyer, Purchasing Manager, Juanita Ortiz, Assistant Purchasing Manager, and Jody Word, Buyer, accepted the Proclamation for Procurement Month.

## **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 amended minutes from the October 20, 2022, City Council Meeting.
3. Consider and act on an ordinance abandoning the Drainage and Sanitary Sewer Easement, Instrument Number 2015-108322, in relation to the relocated utilities with the Ashford Park Development by Meritage Homes of Texas, LLC.
4. Consider and act on an ordinance abandoning the Sanitary Sewer Easement, Instrument Number vol. 650, page 247, in relation to the Agora Park Development and N. Corinth Street realignment by the City of Corinth.
5. Consider and act on an ordinance amending the boundary of PD-51, as adopted by Ordinance No. 20-12-17-41, by removing approximately  $\pm 13.577$  acres referred to as Tract 2 from PD-51, generally located on the north side of Walton Drive, west of Victory Way, and south of Orion Place. Case No. ZAPD22-0011 – PD-51 Boundary Amendment.
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 of the City, from Planned Development-51 (PD-51) (Tract 2) to Planned Development-65 (PD-65) with a base zoning district of MF-3 Multifamily Residential on approximately  $\pm 13.577$  acres located on the north side of Walton Drive, west of Victory Way, and south of Orion Place. (Case No. ZAPD22-0007 – Village Square at Corinth)

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

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

## **BUSINESS AGENDA**

7. Hold a presentation, discuss, and take appropriate action to accept the annual external audit and the Annual Comprehensive Financial Report presented by Eide Bailly, LLP.

Motion made by Council Member Garber to approve the Annual Comprehensive Financial Report as presented. Seconded by Council Member Pickens.

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

8. Consider and act on an ordinance authorizing the issuance and sale of City of Corinth, Texas, combination tax and limited surplus revenue certificates of obligation, series 2023; levying an annual ad valorem tax and providing for the security for and payment of said certificates; approving the official statement; providing an effective date; and enacting other provisions relating to the subject.

Motion made by Council Member Garber to approve Ordinance No. 23-03-16-12 authorizing the issuance and sale of City of Corinth, Texas, combination tax and limited surplus revenue certificates of obligation, series 2023; levying an annual ad valorem tax and providing for the security for and payment of said certificates; approving the official statement; providing an effective date; and enacting other provisions relating to the subject. 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.

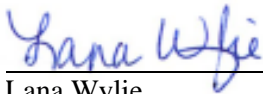
**To review Comments, please use the Audio/Video link provided.**

Garber  
Holzwarth  
Pickens  
Campbell  
Heidemann

### **ADJOURN**

Mayor Heidemann adjourned the Regular Session Meeting at 7:29 P.M.

Approved by the Council on the 20th day of April 2023



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Lana Wylie  
City Secretary  
City of Corinth, Texas

