



## **CITY COUNCIL WORKSHOP AND REGULAR SESSION - MINUTES**

**Thursday, March 02, 2023 at 5:45 PM**

**City Hall | 3300 Corinth Parkway**

**View Meeting: No recording available due to inclement weather.**

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

On this, the 2nd 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  
Sam Burke, Mayor Pro Tem  
Steve Holzwarth, Council Member  
Tina Henderson, Council Member  
Kelly Pickens, Council Member

#### **Council Members Absent:**

Scott Garber, Council Member

#### **Staff Members Present:**

Scott Campbell, City Manager  
Lana Wylie, City Secretary  
Patricia Adams, City Attorney  
Jerry Garner, Police Chief  
Chad Thiessen, Fire Chief  
Greg Ward, Assistant Fire Chief  
Lee Ann Bunselmeyer, Director of Finance & Strategic Services  
Glenn Barker, Director of Public Works  
John Webb, Director of Development Services  
Elise Back, Director of Economic Development  
Guadalupe Ruiz, Director of Human Resources  
Michelle Mixell, Planning Manager  
Andrea Parker, Engineering Services Coordinator  
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. Receive a report, hold a discussion, and provide staff direction on EV Charging Stations.

The item was not discussed and will be on a future agenda.

2. Receive a report, hold a discussion, and provide staff direction on the 2023 Pumpkin Palooza Festival.

The item was presented and discussed.

3. Receive a report, hold a discussion, and provide staff direction on the Fire Department operations and staffing.

The item was presented and discussed.

4. 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 6:50 P.M. and convened into Executive Session at 6:51 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.

**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 551.087 - 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.

- b. Assignment and Assumption of the Chapter 380 Economic Development Incentive Agreement and Consent – Realty Capital.

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

Mayor Heidemann recessed the Executive Session at 7:04 P.M.

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

Mayor Heidemann called the Regular Session Meeting to order at 7:11 P.M.

## **PROCLAMATIONS AND PRESENTATIONS**

1. Award of a Certificate of Appreciation to Trent Tapley, Instructor, and Students Jason Spina, Angel Hernandez, and Stephen Klingsheim of LaGrone Academy for their collaborative efforts in design and creation of the new City Logo for the City Council Chambers.

The item was not presented and will be placed on a future agenda.

## **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 February 16, 2023, City Council Meeting.
3. Consider and act on a reimbursement to Lake Cities Municipal Utility Authority (LCMUA) for the Parkridge Drive water interconnect in accordance with the Interlocal Agreement executed June 2, 2016, in an amount not to exceed \$90,000 and authorize the City Manager to execute any necessary documents.

Motion made by Mayor Pro Tem Burke to approve the Consent Agenda as presented. Seconded by Council Member Henderson.

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

## **PUBLIC HEARING**

4. Conduct a Public Hearing to consider testimony and act on an ordinance amending the City of Corinth Comprehensive Plan "Envision Corinth 2040," adopted by Ordinance No. 20.07-16-22 and amended by Ordinance No. 20-12-17-40, to amend the Land Use & Development Strategy Map by changing the designation of the Corinthian Park Subdivision and the Boulevard Apartments Addition Subdivision located at the northwest corner of Lake Sharon Drive and Corinth Parkway, from the Mixed-Residential Place Type to the Mixed-Use TOD Place Type. Case No. CPA22-0002 – Land Use & Development Strategy Amendment: The Boulevard and Corinthian Park.

Items 4 and 5 were presented together and acted on individually. Mayor Heidemann opened the Public Hearing at 7:56 P.M. and closed the Public Hearing at 7:56 P.M.

No comments were made.

Motion made by Council Member Henderson to approve Ordinance No. 23-03-02-04 amending the Land Use & Development Strategy Map of the Comprehensive Plan by changing the designation of the Corinthian Park Subdivision and the Boulevard Apartments Addition Subdivision located at the northwest corner of Lake Sharon Drive and Corinth Parkway, from the Mixed-Residential Place Type to the Mixed-Use TOD Place Type. Seconded by Mayor Pro Tem Burke.

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

5. Conduct a Public Hearing to consider testimony and act on an ordinance for a rezoning request by the Applicant, Boulevard 2010, LLC, 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, to repeal Planned Development No. 30 and amend Planned Development No. 31 to accommodate a proposed expansion of an existing multifamily development on approximately ±19.55 acres located at the northwest corner of Lake Sharon Drive and Corinth Parkway. Case No. ZAPD22-0010 – Oxford at the Boulevard.

Items 4 and 5 were presented together and acted on individually. Mayor Heidemann opened the Public Hearing at 7:56 P.M. and closed the Public Hearing at 7:56 P.M.

No comments were made.

Motion made by Mayor Pro Tem Burke to approve Ordinance No. 23-03-02-05 amending the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, to repeal Planned Development No. 30 (PD-30) and amend Planned Development No. 31 (PD-31) to accommodate a proposed expansion of existing multifamily development on approximately ±19.55 acres located at the northwest corner of Lake Sharon Drive and Corinth Parkway. Seconded by Council Member Henderson.

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

6. Conduct a Public Hearing to consider testimony and act on an ordinance amending the City of Corinth Comprehensive Plan “Envision Corinth 2040,” by amending the Land Use & Development Strategy Map by changing the Place Type designation of multiple parcels of land located within the City of Corinth. Case No. CPA22-0001 – Land Use Map Amendments

Item 6 was presented before Items 4 and 5. Mayor Heidemann opened the Public Hearing at 7:24 P.M. and closed the Public Hearing at 7:24 P.M.

No comments were made.

Motion made by Council Member Henderson to approve Ordinance No. 23-03-02-06 amending the City of Corinth Comprehensive Plan “Envision Corinth 2040,” by amending the Land Use & Development Strategy by changing the Place Type designation on the Future Land Use Map as follows: As depicted on Exhibit A, Area 2, change the designation to Neighborhood, Area 3, change the designation to Mixed-Residential Area 4, change the designation to Office/Employment, Area 5, change the designation to Retail/Commercial, Area 7, change the designation to Office/Employment. Seconded by Council Member Pickens.

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

7. Conduct a Public Hearing to consider testimony and consider an ordinance amending Section 4.01, Sign Regulations, of the Unified Development Code to allow additional attached wall signs for non-residential developments. Case No. ZTA22-0002 – Sign Code Amendments

The item was presented.

Mayor Heidemann opened the Public Hearing at 8:04 P.M. and closed the Public Hearing at 8:04 P.M.

No comments were made.

Motion made by Mayor Pro Tem Burke to approve Ordinance No. 23-03-02-07 amending Section 4.01, Sign Regulations, of the Unified Development Code to allow additional attached wall signs for non-residential developments. Case No. ZTA22-0002 – Sign Code Amendments. Seconded by Council Member Pickens.

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

## **BUSINESS AGENDA**

8. Consider and act on a contract with Rangeline Utility Services, LLC, for the installation of a third pump in the amount not to exceed \$113,494 and authorize the City Manager to execute the necessary documents.

Motion made by Council Member Pickens to approve the contract with Rangeline Utility Services, LLC, in an amount not to exceed \$113,494. Seconded by Mayor Pro Tem Burke.

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

9. Consider ratification of the Amended Unimproved Property Contract with RCM Corinth Land, LLC for the purchase of 20.859 acres for a mixed-use development.

Motion made by Mayor Pro Tem Burke to ratify the Amended Unimproved Property Contract with RCM Corinth Land, LLC for the purchase of 20.859 acres for a mixed-use development. Seconded by Council Member Pickens.

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

10. Consider and act on the Amended and Restated Chapter 380 Economic Development Incentive Agreement - Reality Capital Management LLC and RCM Corinth Land, LLC for a mixed-use development on 20.859 acres.

Motion made by Mayor Pro Tem Burke to approve the amended and restated Chapter 380 Economic Development Incentive Agreement, assigning the rights and duties to RCM Corinth Land, LLC, to include the default remedies as outlined in Article XII. Default, Termination, and Remedies, as discussed in Executive Session. Seconded by Council Member Pickens.

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

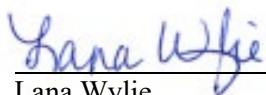
## **COUNCIL COMMENTS & FUTURE AGENDA ITEMS**

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.

## **ADJOURN**

Mayor Heidemann adjourned the Regular Session Meeting at 8:18 P.M.

Approved by the Council on the 6th day of April 2023.



Lana Wylie  
City Secretary  
City of Corinth, Texas

