

****PUBLIC NOTICE****



CITY COUNCIL WORKSHOP AND REGULAR SESSION

Thursday, September 05, 2024 at 5:50 PM

City Hall | 3300 Corinth Parkway

View live stream: www.cityofcorinth.com/remotesession

Pursuant to section 551.127, Texas Government Code, one or more council members or employees may attend this meeting remotely using videoconferencing technology.

- A. NOTICE IS HEREBY GIVEN** of a Workshop Session and Regular Meeting of the Corinth City Council.
- B. CALL TO ORDER**
- C. WORKSHOP AGENDA**
 - 1. Receive a report, hold a discussion, and provide Staff direction on amending Section 4.1 “Powers, Number, and Terms of Office” of the Corinth Economic Development Corporation Bylaws and Section 33.102 Membership; Term of Office of the Finance Audit Committee.
 - 2. Receive a report, hold a discussion, and provide staff direction on SPAN transportation services within Corinth.
 - 3. Receive a report, hold a discussion, and provide staff direction on the Active Transportation Plan.
 - 4. Hold an informal discussion on the proposed Enclave at Canyon Ranch Rezoning Request (ZAPD24-0006) and on the Canyon Ranch (Long Lake) proposed zoning change.
 - 5. Discuss items on the Regular Session Agenda, including the consideration of Executive Session items.
- D. ADJOURN WORKSHOP**
- E. CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE & TEXAS PLEDGE**
- F. 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.
- G. 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 August 22, 2024, City Council Meeting.
- H. PUBLIC HEARING**
 - 2. Conduct a Public Hearing to consider testimony and act on an ordinance amending UDC Subsection 3.04.05.F – Escrow Policies and Procedures to increase the maximum amount for escrow deposits from \$15,000 to \$100,000. (Case No. ZTA24-0006 UDC Escrow Policies Amendment)

3. Hold a public hearing to receive community input on the FY 2024-2025 Annual Program of Services.
4. Hold a public hearing, consider and act on an ordinance amending Section 50.16 of the Code of Ordinances of the City of Corinth to increase the Water and Wastewater rates currently in effect; providing for the Incorporation of Premises; Providing Amendments; Providing for a Cumulative Repealer Clause; Providing a Savings Clause; Providing a Severability Clause; and Providing an Effect Date.

I. BUSINESS AGENDA

5. Consider and act on approving an Economic Incentive and Performance Agreement between the Corinth Economic Development Corporation and EDM Development, L.L.C.

J. 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.

K. 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 551.074 - 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. Police Chief.

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.

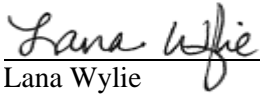
- a. Downtown Development - Economic Incentive.
- b. Northeast corner of Parkridge and FM 2181

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

M. ADJOURN

**The City Council reserves the right to recess into closed session at any time during the course of this meeting to discuss any of the matters posted on this agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Section 551.071, "Consultation with Attorney" for the purpose of receiving legal advice.

Posted on this 30th day of August 2024, at 11:00 A.M., on the bulletin board at Corinth City Hall.



Lana Wylie
City Secretary
City of Corinth, Texas



CITY OF CORINTH Staff Report

Meeting Date:	9/5/2024	Title:	Workshop CEDC & FAC Amendments
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		
Owner Support:	<input type="checkbox"/> Planning & Zoning Commission <input checked="" type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input checked="" type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission		

Item/Caption

Receive a report, hold a discussion, and provide Staff direction on amending Section 4.1 “Powers, Number, and Terms of Office” of the Corinth Economic Development Corporation Bylaws and Section 33.102 Membership; Term of Office of the Finance Audit Committee.

Item Summary/Background/Prior Action

Corinth Economic Development Corporation

The following amended language is proposed for Section 4.1(c) of the Corinth Economic Development Corporation Bylaws:

Each member of the Board of Directors shall serve a two (2) year term, or until his/her successor is appointed, unless disqualified or removed from office. Each Director shall be eligible for reappointment. ~~No Director shall serve more than two (2) consecutive terms excluding the initial term, if less than two (2) years.~~ Any vacancy occurring on the Board shall be filled by appointment of the City Council, to hold office until the expiration of the term of the vacating member. Unless otherwise provided, terms shall begin on October 1st and expire on September 30th.

The intent of this amendment is to better ensure continuity in appointed officials throughout a project’s lifetime as the City continues to focus on economic development.

Amendments to the CEDC Bylaws are governed under Section 8.2, which states that amendments may be made either through a majority vote of the CEDC and subsequent approval from the Corinth City Council or solely by the Corinth City Council.

Finance Audit Committee

The following amended language is proposed for Section 33.102 of the Corinth Code of Ordinances, which governs the Finance Audit Committee:

The term of each Committee member shall be ~~two (2)~~ three (3) years. The Committee members from the community shall serve no more than two (2) successive terms, provided, however, that a Committee member

appointed to complete the term of another Committee member shall, at the completion of such term, be eligible for appointment for another full term.

The intent of this amendment is also to ensure continuity in appointed officials, especially as City financial decisions are made with the awareness of potential impacts several years out.

Amendments to the rules governing the Finance Audit Committee can be made by the Corinth City Council through ordinance or resolution to the applicable section of the Corinth Code of Ordinances.

Financial Impact

N/A

Applicable Policy/Ordinance

N/A

Staff Recommendation/Motion

Staff recommends approval of the proposed amendments to the Corinth Economic Development Corporation Bylaws and Corinth Code of Ordinances.



CITY OF CORINTH
Staff Report

Meeting Date:	9/5/2024	Title:	Review SPAN
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		
Owner Support:	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission		

Item/Caption

Receive a report, hold a discussion, and provide staff direction on SPAN transportation services within Corinth.

Item Summary/Background/Prior Action

The City of Corinth contracts with SPAN, a non-profit corporation, for transportation and social services to older persons with disabilities, veterans, and the general public. SPAN provides door-to-door services to Corinth residents who are sixty years of age or older and persons with documented disabilities. Riders are charged \$3.00 per one-way trip. Services are provided Monday through Friday from 7:00 am – 6:00 pm. No services are provided during the weekend.

Previously this service was covered by the CARES Act federal funding. The funds were depleted in SPAN’s 1Q24. The City is charged \$20.24 per one-way trip. From December 1, 2023, through July 31, 2024, residents have utilized 1,015 trips to and from medical appointments, life skill programs, employment, and shopping. SPAN charges the City for ½ of the trips. The total cost to the City to date is \$9,016.92. To date, twenty-four Corinth addresses utilize this service.

The current agreement will expire on 09/30/2024.

Staff Recommendation/Motion

N/A



CITY OF CORINTH
Staff Report

Meeting Date:	09/05/2024	Title:	Presentation Active Transportation Plan – Bike Survey
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		
Owner Support:	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission Click to enter recommendation/decision of supporting group.		

Item/Caption

Receive a report, hold a discussion, and provide staff direction on the Active Transportation Plan.

Item Summary/Background/Prior Action

Review and discuss the results of the recent citizen survey regarding the Active Transportation Plan and determine next steps for plan adjustments and implementation

The Active Transportation Plan (ATP) will provide a strategic framework to promote and support walking, cycling, and other forms of non-motorized transportation within the city. It will address infrastructure needs, safety considerations, and connectivity improvements.

Financial Impact

NA

Applicable Policy/Ordinance

NA

Staff Recommendation/Motion

NA

Bike Routes

SURVEY RESPONSE REPORT

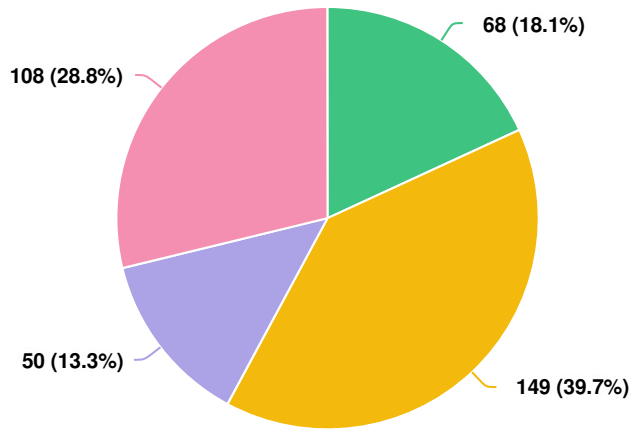
01 September 2019 - 11 June 2024

PROJECT NAME:
Corinth Parks & Recreation



SURVEY QUESTIONS

Q1 How often do you ride a bike on public roads or sidewalks?

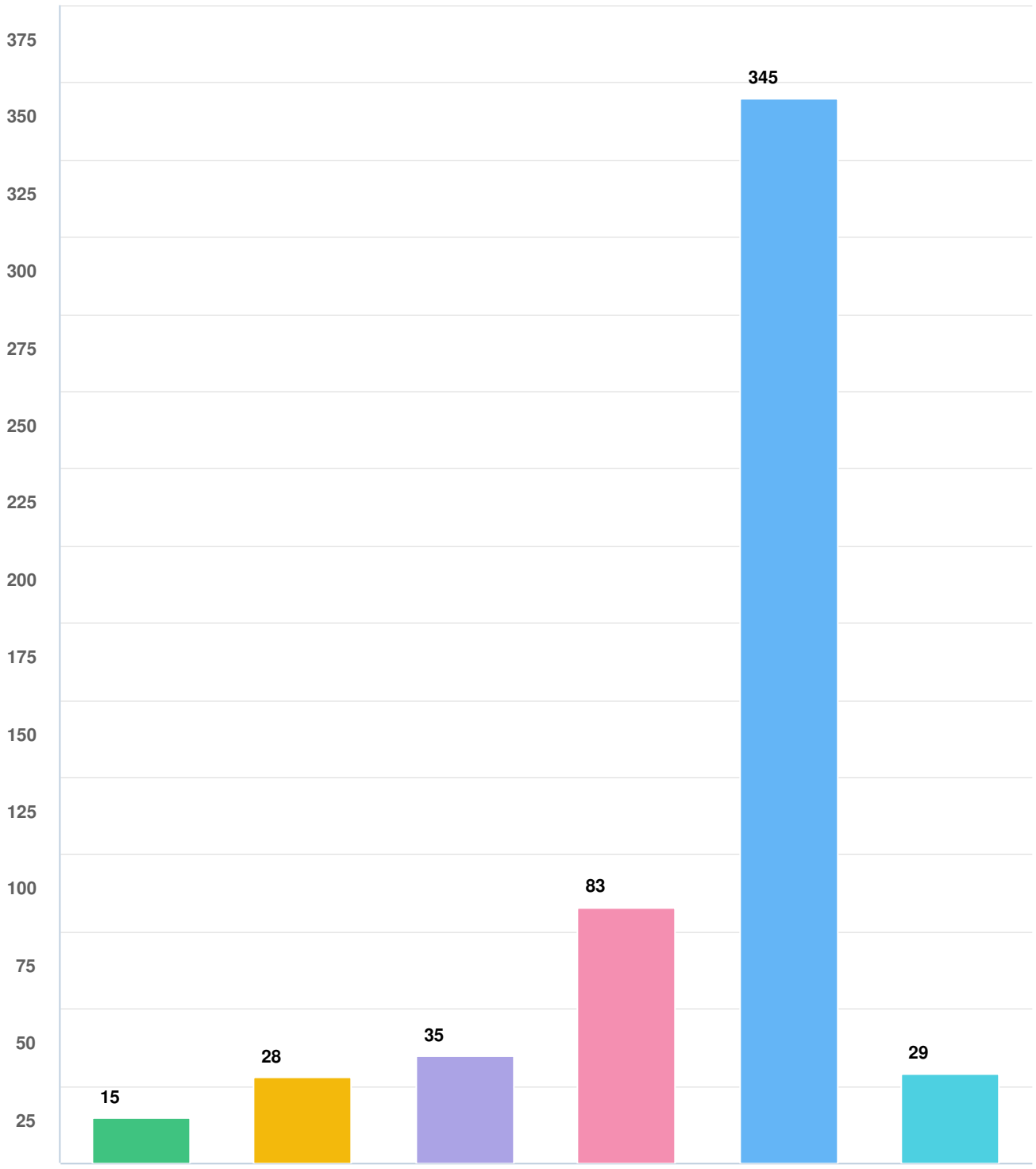


Question options

- Daily
- Weekly
- Monthly
- Rarely

Mandatory Question (375 response(s))
Question type: Radio Button Question

Q2 Where do you travel to on a bike?

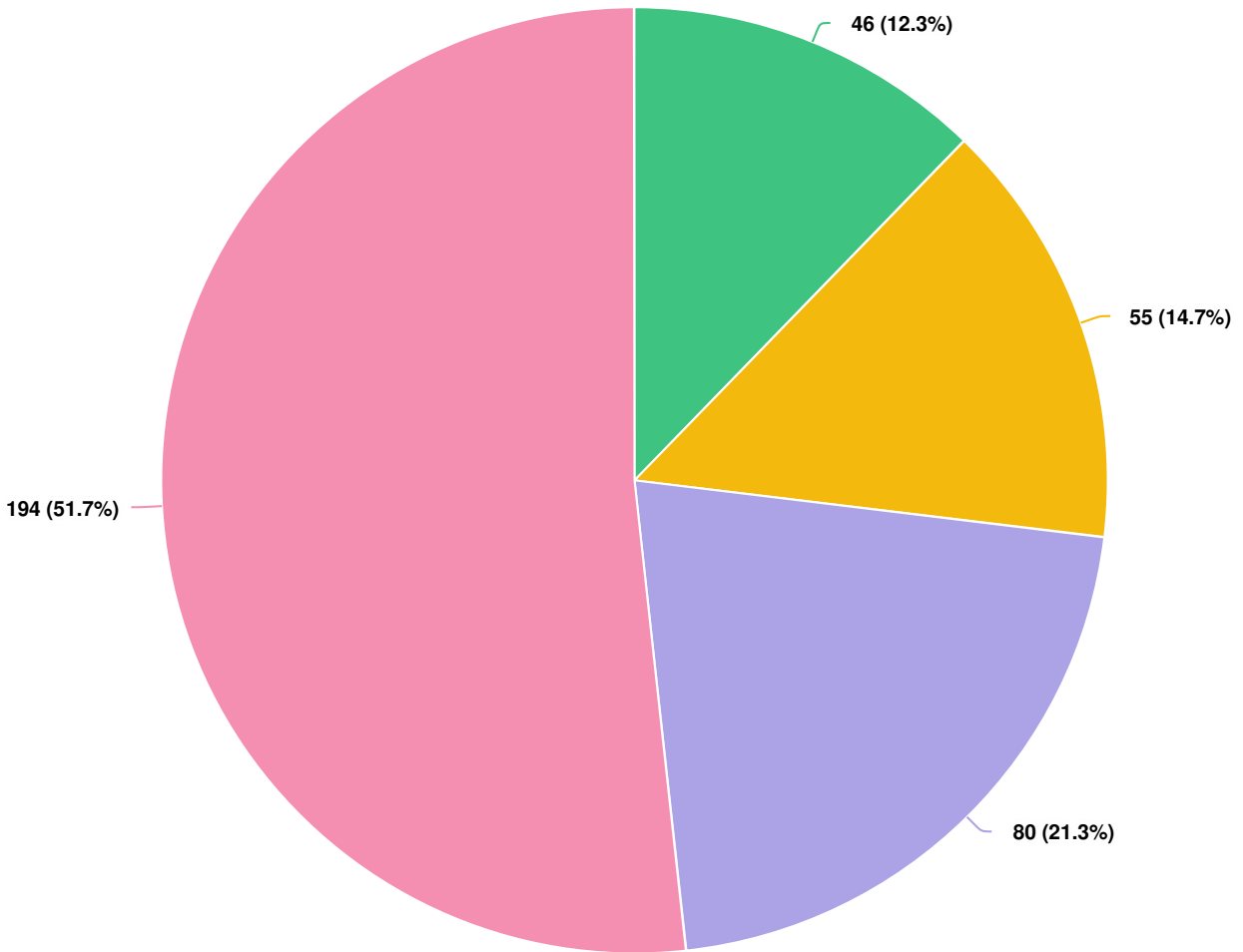


Question options

- School
- Work
- Shopping
- Social Activity
- Exercise/Recreation
- Other (please specify)

Mandatory Question (375 response(s))
Question type: Checkbox Question

Q3 On average, how long are your trips (total round trip in miles)

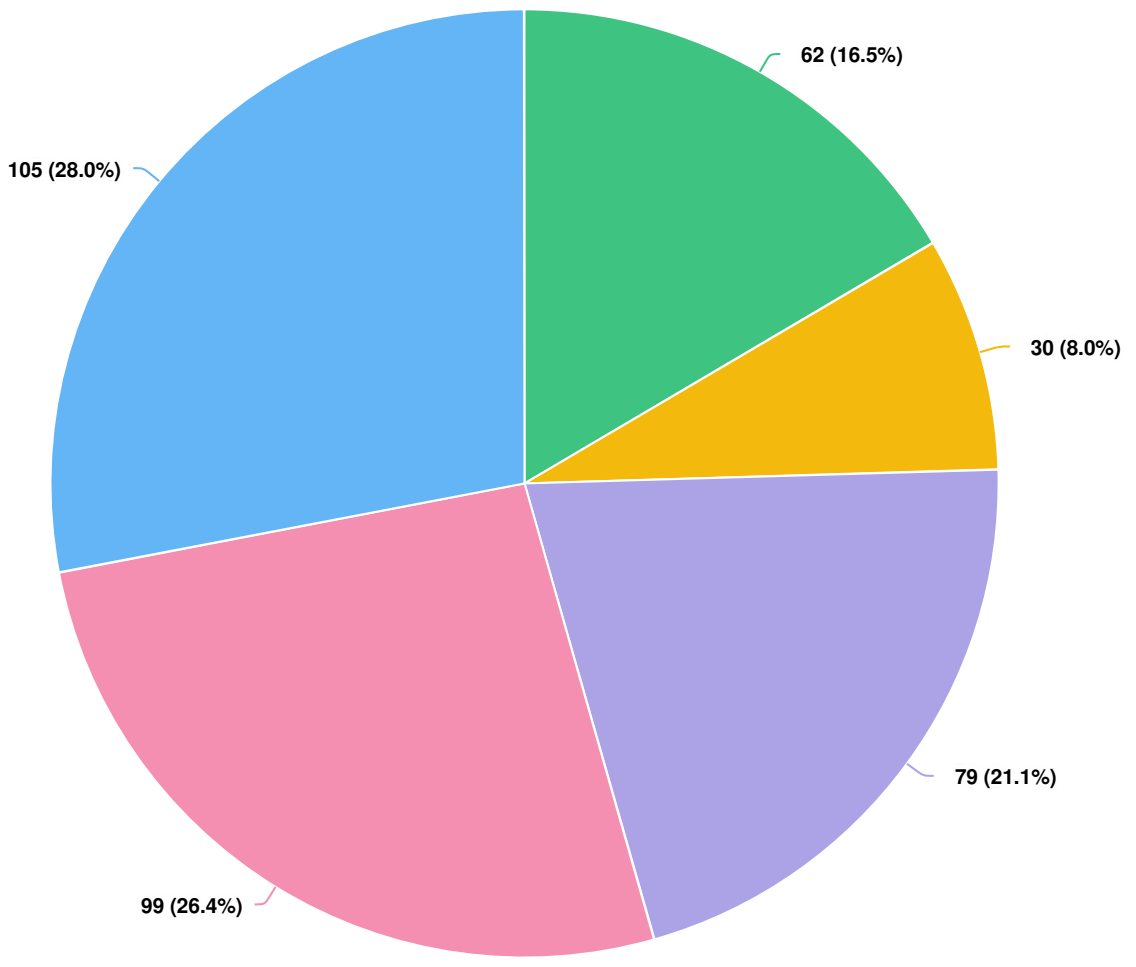


Question options

- Less than 1 mile
- Between 1 and 2 miles
- Between 2 and 5 miles
- Greater than 5 miles

Mandatory Question (375 response(s))
Question type: Radio Button Question

Q4 Please indicate your level of agreement with the following statement: "The City needs to prioritize bicycle transportation even if that means redirecting resources/funds from other transportation needs."

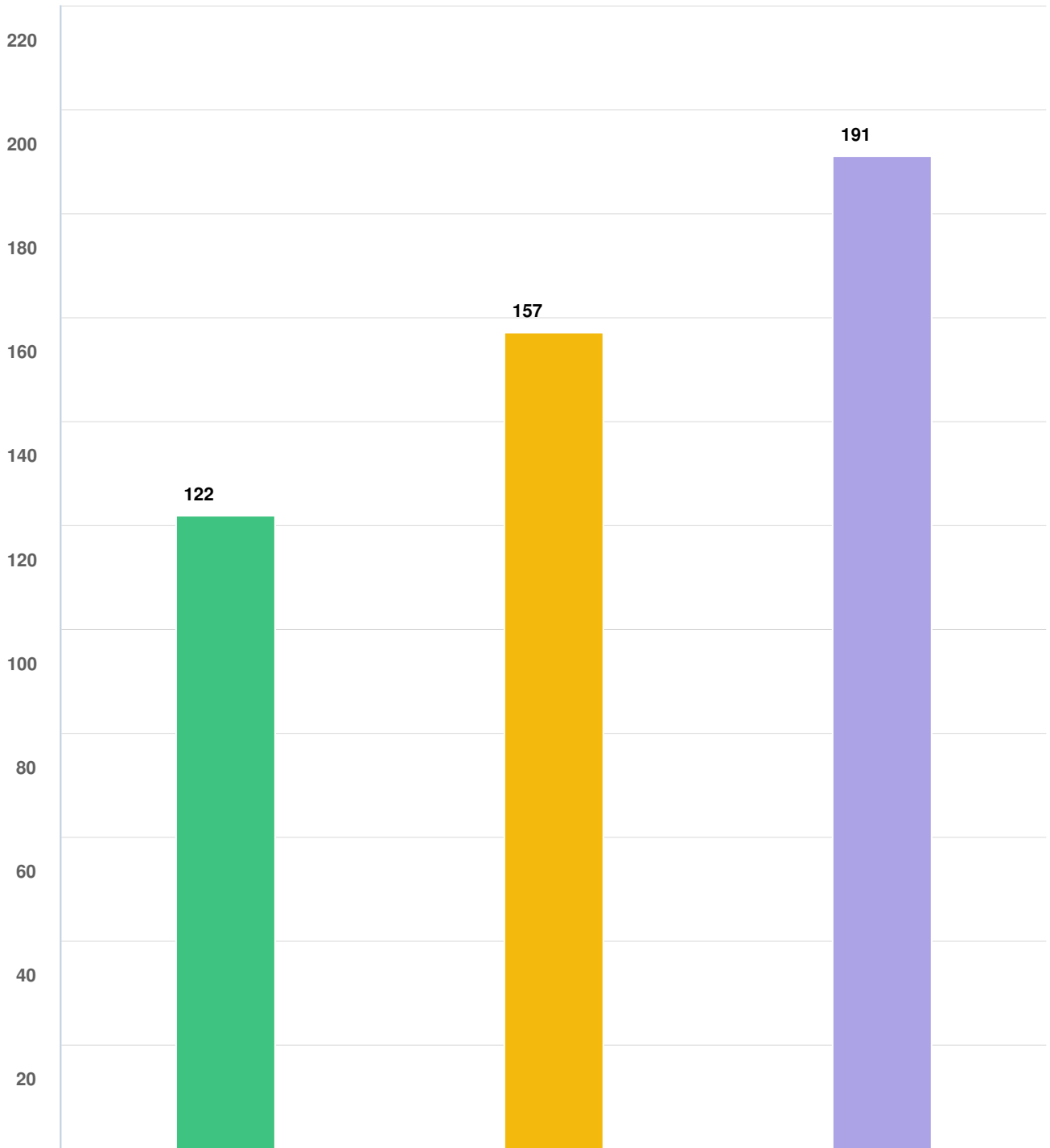


Question options

- Strongly Disagree
- Disagree
- Neutral
- Agree
- Strongly Agree

Mandatory Question (375 response(s))
Question type: Radio Button Question

Q5 How should the City prioritize bicycle transportation design?



Question options

- Complete the most amount of routes with existing funding and resources.
- Prioritize bike lanes that have the least impact to motor vehicle drivers.
- Prioritize the experience and safety of the bicyclist.

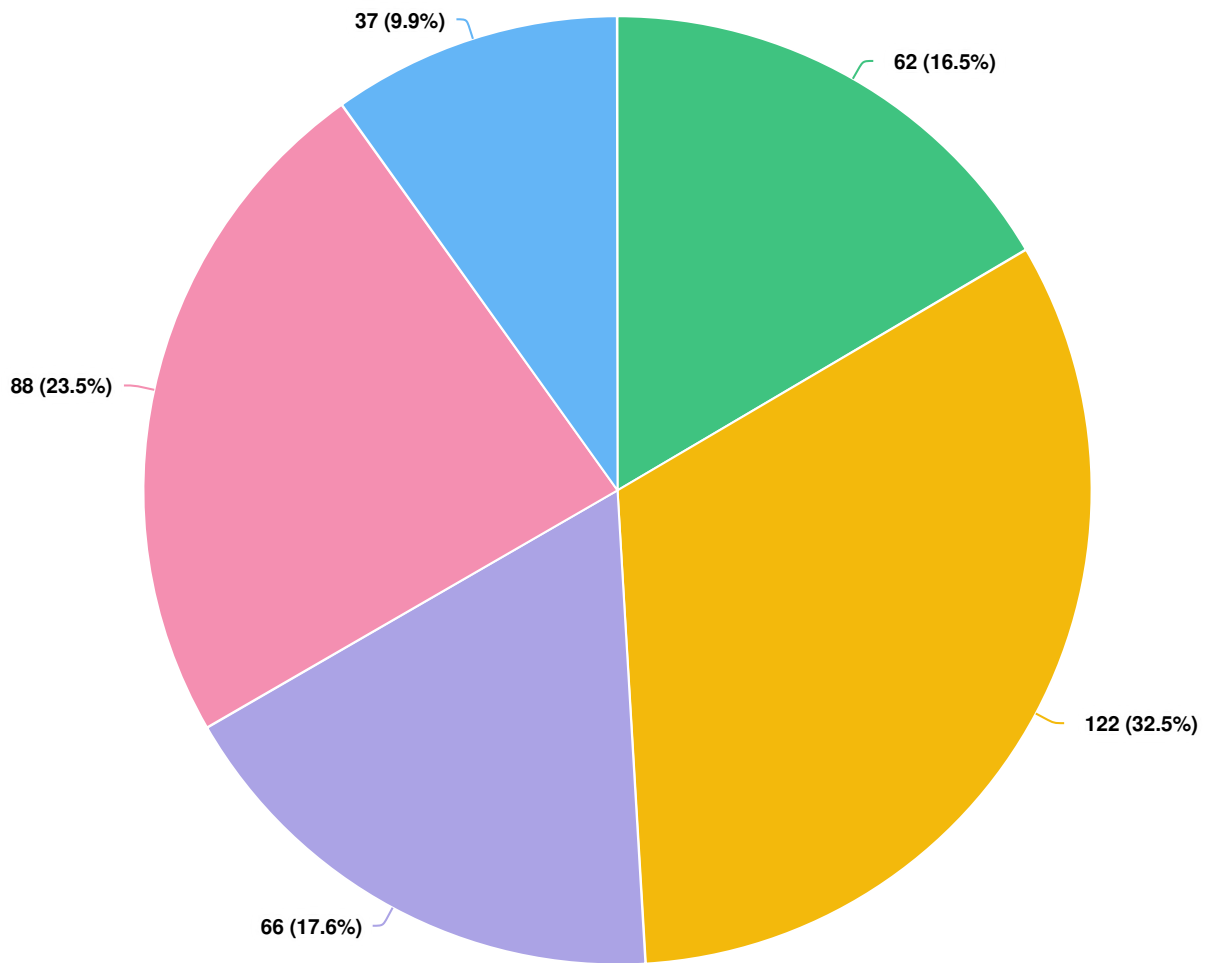
Mandatory Question (375 response(s))
Question type: Checkbox Question

Q6 | If the City were to increase bicycle transportation investments, please list the following improvements in order of priority with your highest priority at the top and lowest priority at the bottom

OPTIONS	AVG. RANK
Shared use paths: 10-12-foot wide paved pathways typically along a corridor separate and not parallel to a motorized roadway	1.81
Protected Bike Lanes: Separation between moving motor vehicle traffic and the bike lane. (Ex. bollards, curbs, plastic posts, parked cars.	1.95
Shared Painted Lanes: painted lanes alongside motor vehicle travel lanes that can accommodate active transportation modes.	2.23

Mandatory Question (375 response(s))
Question type: Ranking Question

Q7 | How safe do you feel while using bike transportation in your neighborhood.

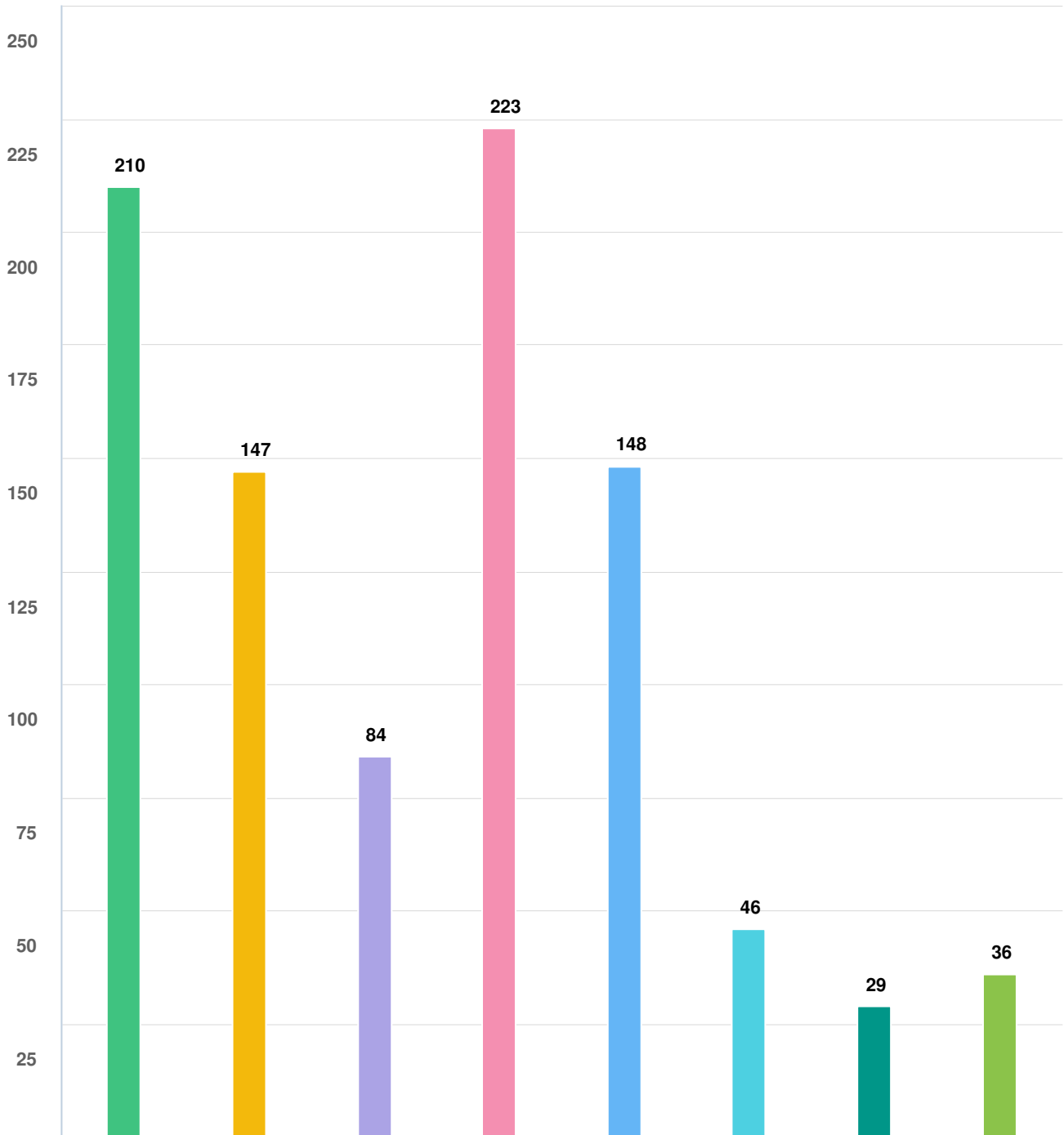


Question options

- Very safe
- Somewhat safe
- Neutral
- Somewhat unsafe
- Very unsafe

Mandatory Question (375 response(s))
Question type: Radio Button Question

Q8 What are top 3 safety concerns where you travel?



Question options

- Lack of bike lanes
- Poor pavement conditions
- Inadequate signage/pavement markings
- Recurring driver behavior issue
- Inadequate sidewalks
- Inadequate crosswalks
- Inadequate or missing ADA-accessible curb ramps
- Other (please specify)

Mandatory Question (375 response(s))
Question type: Checkbox Question

Q9 | Do you have any feedback (experiences, safety concerns, or suggestions)

Anonymous
5/03/2024 09:50 AM

Please connect the sidewalk between Ford Dr and the sidewalk entry on Pecan Creek/Enterprise car dealership.

Anonymous
5/03/2024 09:57 AM

Connecting walkable & rideable (multi use) trails throughout the city would be a huge benefit to all (riders, joggers, walkers) of all ages.

Anonymous
5/03/2024 10:49 AM

Drivers just drive too fast, are not aware of bicyclists, and no safe routes through town.

Anonymous
5/03/2024 11:25 AM

Corinth Parks & Rec does a great job. Your hard work does not go unnoticed. I am not sure if you can help with the lighting on the Rail Trail, but when it is dark out it can be dangerous out there. Hard to see others.

Anonymous
5/03/2024 12:53 PM

not at this time.

Anonymous
5/03/2024 06:18 PM

I try to commute 3 times a week, round trip 30 miles on an electric bike which is too large for pedestrian sidewalks. The Swisher crossing on bike trail is too dangerous and difficult. Would love to add more but word limit exceeded.

Anonymous
5/03/2024 10:14 PM

We need sidewalks on Pecan Creek Circle all the way between the 2 Knoll Park entrances.

Anonymous
5/04/2024 08:51 AM

Enhance and increase trails for trail riding. Connect direct routes to shopping and dining with lanes for cycling.

Anonymous
5/04/2024 08:07 PM

We would be much happier to have more concern for bikers and clearing sidewalks Thx

Anonymous
5/04/2024 10:10 PM

If new bike lanes are provided to separate from auto traffic they must be kept clean from road debris. Case in point is the southbound sidewalk on the i35 bridge. It is horrible.

Anonymous

5/05/2024 08:54 AM

I appreciate the crew who takes care of the DORBA bike trail in Corinth Community Park. It is a great trail system and I enjoy it very much.

Anonymous

5/05/2024 09:46 AM

Get entitled bicyclists off our roads. I worry about drivers who hit and kill cyclists being saddled with the guilt. Bicycles are toys that belong on the sidewalk.

Anonymous

5/05/2024 12:17 PM

I do not like the bike paths through the community parks. It has ruined an untouched part of nature, and kids do not feel at home in them anymore. Bike riders expect people to move out of the way, and they are kind of obnoxious.

Anonymous

5/05/2024 02:15 PM

Need to more bike friendly.

Anonymous

5/05/2024 04:30 PM

More cross overs that are elevated on the bike trail

Anonymous

5/05/2024 04:53 PM

Teaching the public how to properly pass people on bicycles by moving over and give the space

Anonymous

5/05/2024 07:41 PM

I drive mainly in the city, I feel safe because I have a bright strobe light front and brother red strobe in back, that said, at busy streets I always use the sidewalk for safety, this is inconvenient, bike lanes would help.

Anonymous

5/05/2024 08:43 PM

Not needing special treatment, just want to ride my bike. Share the road.

Anonymous

5/05/2024 11:24 PM

The round about at Lake Sharon and Parkridge is extremely difficult to cross on a bike. You have to get off and walk your bike because of the 90 degree angles built into the sidewalk. This is especially hard when riding with your children.

Anonymous

5/07/2024 04:01 PM

Need yellow flashing pedestrian light at the Swisher bike trail crossing

Anonymous

Currently on vacation on Florida where there are many bikes lanes.

5/08/2024 11:32 AM

But I have not seen one cyclist using the infrastructure. Not even one. I am greatly concerned we will be spending money we don't have on something that will not be used.

Anonymous

5/08/2024 11:40 AM

Shared use paths are the best way to get bikes off the road. Coppell and Irving and other cities have these. The cotton belt trail has to many intersections with traffic and is not always safe to cross.

Anonymous

5/08/2024 11:51 AM

I just hope the city actually does something about this.

Anonymous

5/08/2024 12:05 PM

I ride exclusively on single-track dirt trails. I ride the trails all over north texas and ride the trail at Corinth Park at least twice a month. Put more funds into mountain bike trails, no cars involved so very safe, and bring riders from all over df

Anonymous

5/08/2024 12:33 PM

In Denton a bike lane was assigned to a residential road. Home owners were no longer able to park vehicles in front of their houses and could be ticketed or fined. This was a poor solution to adding a bike lane at the cost of home owners use of the road.

Anonymous

5/08/2024 02:14 PM

Don't destroy any portion of the Corinth MTB trail.

Anonymous

5/08/2024 02:50 PM

None

Anonymous

5/08/2024 03:19 PM

All cities on the bike trail should make an effort on keeping the trees and bushes trimmed back from the bike path.

Anonymous

5/08/2024 04:36 PM

Bikers don't pay attention to motor vehicle traffic and think they are entitled to ride where they want to and that motor vehicle traffic should cater to them.

Anonymous

5/08/2024 05:26 PM

I was told non bike riders should answer the survey, but I don't think the questions were geared to that audience

Anonymous

5/08/2024 06:11 PM

For the most part, I have felt pretty safe while cycling. There have been times when vehicles have come too close for comfort.

Anonymous

5/08/2024 07:44 PM

more bike trails would be great. there are communities that don't even have trails or pavement to ride on or even walk. it's a bit ridiculous to me

Anonymous

5/08/2024 11:27 PM

It's my understanding (limited research) motorized scooters, popular amongst kids, are street legal. I'm mentioning this to include them in bike lane consideration. If you've driven behind one you likely understand the safety concerns they frequently pose

Anonymous

5/09/2024 03:20 AM

Drivers will ignore bike lanes that are indicated only with paint. They treat them as on street parking and an additional driving lane. Widening streets does nothing. Example: Drivers still drive down the center of Shady Rest Lane at high speeds everyday.

Anonymous

5/09/2024 06:22 AM

Lack of bike lanes is the reason we will ultimately move from Corinth

Anonymous

5/09/2024 06:46 AM

Biking around Corinth is very unsafe. When the amphitheater opens the traffic is going to get worse and parking is limited. Corinth needs to offer safe biking lanes and accommodations to lessen the congestion so everyone can enjoy Corinth.

Anonymous

5/09/2024 06:45 PM

Corinth lacks sidewalks in a lot of areas which forces bikers to use streets. I think just completing sidewalks would be a good start.

Anonymous

5/09/2024 07:25 PM

Up keep mountain biking trail.

Anonymous

5/10/2024 12:36 PM

I'd like to see more signage throughout the city indicating that cyclist have the right to be there.

Anonymous

5/10/2024 06:04 PM

I live in Northbrook off Dobbs and Corinth pky. I've lost count of how many times car drivers misunderstand the small stop sign and will stop in front of other drivers and nearly get rear ended. It's a tricky busy corner. Add Trail to it.

Anonymous

5/11/2024 02:33 AM

Corinth Park MTB Trail should be funded and maintained. I wish for more off road single track for Corinth and Denton in general.

Anonymous

5/11/2024 07:39 AM

City of Corinth is fortunate to have great condition concrete streets. The DCTA trail is a wonderful asset - though this year the trees are over growing the path. What about organizing volunteers to help keep brush off the trail

Anonymous

5/11/2024 08:29 AM

A lighted/flashing crosswalk at the crosswalk on lake sharon an and robin lane so kids going too & from school that ride their bike would be great. Other than that don't spend money so

Anonymous

5/11/2024 02:15 PM

We love to ride our bikes, but we do t due to too many close calls!!

Anonymous

5/11/2024 08:51 PM

Drivers do not stop to allow crossing at crosswalks. Especially near schools and school zones. A flashing light would alert drivers that someone is looking to cross safely.

Anonymous

5/12/2024 09:00 PM

the chain link fence barricades are horrible, I broke my finger on one of them

Anonymous

5/12/2024 10:33 PM

Bike Corinth

Anonymous

5/13/2024 12:26 AM

Spend money elsewhere

Anonymous

5/13/2024 06:26 AM

Katy trail is not maintained well. Trees and vines hang over the trail and bicyclists and pedestrians are hit in the head by them.

Anonymous

5/13/2024 06:59 AM

Useful sidewalks and crosswalks in the pecan creek circle neighborhood

Anonymous

5/13/2024 02:49 PM

Dedicated bike lanes tend to be too narrow and have too many crossing roads to be enjoyed by those of us who cycle for exercise. I prefer the roads and a protected bike lane.

Anonymous

5/13/2024 05:11 PM

Love to see completed sidewalk/multipurpose paved areas along BOTH sides of Corinth Parkway.

Anonymous
5/13/2024 09:01 PM
I've seen a lot of cyclist not obey traffic laws. An example is running red lights. I don't feel the bicycles belong on roadways.

Anonymous
5/14/2024 12:54 AM
We don't need bike lanes

Anonymous
5/14/2024 03:52 AM
I want to thank you for any considerations on improvements

Anonymous
5/14/2024 06:37 AM
Connections and extensions to other systems, subdivisions, cities would be great. Getting north to south on the rail trail is great. Getting east to west is less. Also building up retail on the rail trail, like Trinity Trail would be improve bike culture.

Anonymous
5/14/2024 07:24 AM
Universities in marketing and behavioral science departments may be able to provide assistance to make surveys more valid. Maybe choices, such as "never" and "not applicable" could be added to the survey.

Anonymous
5/14/2024 05:14 PM
Bike and pedestrian lanes need to be protected at busy areas with motor traffic, such as intersections. Some kind of barrier or physical obstacle that prevents cars from usi

Anonymous
5/14/2024 07:45 PM
Vehicle speeding and aggressive driving behaviors need to be actively challenged by authorities. If you can't give me a safe place to ride, make the place I ride safe.

Anonymous
5/14/2024 09:44 PM
Thank you for addressing safer bike travel..

Anonymous
5/15/2024 08:27 AM
The number of people that do not drive the speed limit down Shady Shores, Meadows, Fitz, Shady Rest, & Corinth Parkway is not safe or acceptable for bicyclist or PEDESTRIANS. I walk my dog daily, it's scary how fast SO MANY people drive around here.

Anonymous
5/15/2024 04:01 PM
We try to stick to sidewalks and the rail trail because drivers assume the "right of way" not pedestrians or cyclists. Even the crosswalks on the path we have been nearly hit cause cars assume they have the "right of way" not peds or cyclists, no enforcem

Anonymous
5/16/2024 12:50 PM
Corinth is no different than any other City. Drivers do not obey speed limits which makes biking on steets unsafe.

Anonymous
5/16/2024 12:53 PM
Katy Trail, where it crosses Swisher Rd, needs a lot of attention to safety and protecting the bike rider.

Anonymous
5/16/2024 12:53 PM
We don't need bike lanes

Anonymous
5/16/2024 12:58 PM
This should not be a priority. Improve roads for the large number of vehicles that now have to drive through here, move parked vehicles out of streets, prioritize ordinances, add facilities for citizens- library, rec center, post office, good retail, etc.

Anonymous
5/16/2024 01:02 PM
Fritz Ln is not even big enough for 2 cars, this needs to be a priority before bike traffic. We already have Katy trail for that, as well as other dedicated bike areas.

Anonymous
5/16/2024 01:07 PM
Bikes are not typically used for transportation in Corinth. They are typically used for recreation. Taxpayers shouldn't bear the expense of someone exercise routine. No one pays for my gym.

Anonymous
5/16/2024 01:08 PM
Our roadways like Fritz Ln need more work to make them safe for cars which is my number one priority. There is a beautiful bike path along the train route and a wooded path behind the township building for bike only usage.

Anonymous
5/16/2024 01:10 PM
With our experience of bike lanes on the roads from another city and safety issues with vehicles, I would stress prioritizing separate paved paths for biking.

Anonymous
5/16/2024 01:12 PM
I would certainly bike more if there were dedicated bike lanes to increase my safety.

Anonymous
5/16/2024 01:14 PM
This survey is clearly rigged to promote your agenda

Anonymous
5/16/2024 01:34 PM
Bicyclists need to understand that they must obey traffic laws. They constantly argue that they have the right to be on roads, but don't

take the responsibility to obey laws. Worst offenses are ignoring stop signs and riding two or three abreast.

Anonymous

5/16/2024 01:37 PM

Don't waste the money

Anonymous

5/16/2024 01:44 PM

No

Anonymous

5/16/2024 01:47 PM

Often hear non-bike riders talking about bikes blocking their way (slowing them down), not realizing that bikes have a right to the road too. signage and education campaigns would be huge improvement.

Anonymous

5/16/2024 01:49 PM

State School road is particularly dangerous. There is a section of roadway without sidewalks or shoulders so cyclists (and pedestrians) are forced to travel on the street. I have had many close calls with distracted or aggressive motorists.

Anonymous

5/16/2024 02:25 PM

Drivers not giving bike riders or pedestrians enough notice and stopping time.

Anonymous

5/16/2024 02:35 PM

Driver awareness is key- drivers do not know whether to stop or not at crossings for cyclists. Also cyclist awareness that drivers are not solely thinking about them when they exit the neighborhoods and come to the edge of the stop sign.

Anonymous

5/16/2024 02:58 PM

The lack of marked bike lanes is huge, also having only one true public bike path along the train rails is not enough, signage to remind motorists of bikers is helpful

Anonymous

5/16/2024 03:32 PM

It was my understanding that adults should not ride bikes on sidewalks due to safety of those walking.

Anonymous

5/16/2024 04:25 PM

Thank you for making this a priority!!

Anonymous

5/16/2024 04:58 PM

Stop the high-density developments! They increase the car traffic - which endangers bicyclists.

Anonymous

5/16/2024 05:02 PM

I think for kids the shared bike/walking path is great. I think serious bikers are going to still stay on the road, so I'm not sure it will matter.

Anonymous

5/16/2024 05:28 PM

Prioritize sidewalks throughout the city before bike paths

Anonymous

5/16/2024 06:11 PM

For the visually impaired who cannot obtain a driver's license and must bike to NCTC, routes can be scary

Anonymous

5/16/2024 06:11 PM

We need more sidewalks for both walkers and bike riders

Anonymous

5/16/2024 06:56 PM

I think what we have is adequate

Anonymous

5/16/2024 08:13 PM

Our biggest weakness as a city in regards to infrastructure is the prevalence of "Stroads" (street+roads) which are not only extremely dangerous to bicyclists and pedestrians, but also do not improve traffic conditions for those traveling in cars.

Anonymous

5/17/2024 04:47 AM

I don't feel any need for extra expenses for bicycles. There are very few cyclists in Corinth. Roads are adequate. ROI is for a select few who want more than what is current at little or no benefit to the community. I've never had an issue in 7 years

Anonymous

5/17/2024 04:54 AM

The crossing on Corinth Parkway behind the Corinth City Hall, right next to the railroad track, is very unsafe. There is too much going on there to see everything and see a biker who may be trying to cross. Same thing on Swisher at the tracks.

Anonymous

5/17/2024 07:49 AM

I believe bike paths/walking paths connecting communities would be amazing. It's a long term project but if you could walk or bike from your own house to most places it would reduce traffic, increase happiness, and promote a heavier life.

Anonymous

5/17/2024 08:47 AM

Bicycle transportation must become more relevant to the city of Corinth. And the city should be proactive in partnering with connected cities to ensure the safety of the cyclist is protected.

Anonymous

Driver education is critical. Bikers are not respected by a large

5/17/2024 10:40 AM

number of drivers.

Anonymous

5/17/2024 11:56 AM

We should be taking advantage of this activity to attract visitors. I travel to Ft Worth to ride their trails. We also need a map of hiking/biking routes.

Anonymous

5/17/2024 12:51 PM

There are no sidewalks in most of corinth. This is incredibly dangerous. I think this is TOP TOP priority above bike lanes. I hardly ever see people riding bikes but see people walking all the time & they have to walk in the street because of no sidewalks

Anonymous

5/17/2024 01:07 PM

Cycling would likely be more important if there were a critical mass of folks that do it. Infrastructure is indeed very important here, but there may be other ways to increase bicycle traffic and encourage people to get out on their bicycle.

Anonymous

5/17/2024 02:14 PM

I walk more than I bike. Do you have a survey for walkers? Sometimes we feel like we're about to be runover when walking the Katy trail along the train by bikers. I know that the signs say pedestrians have the right of way but don't think bikers notice!

Anonymous

5/17/2024 03:18 PM

Route between 2181 all the way to 35 and 2499.

Anonymous

5/17/2024 05:44 PM

Public education on watching for

Anonymous

5/18/2024 10:01 AM

I would like to see road signs in highly trafficked areas indicating the motorist must give the cyclist a clearance of 3 feet when passing.

Anonymous

5/18/2024 01:45 PM

It'd be nice to have somewhere for families to go

Anonymous

5/18/2024 03:18 PM

The city of Corinth looks run down, dirty and outdated. Ordinances of any use are non-existent, Meadowview is disgusting among other neighborhoods, vehicles are parked all over the place... city officials should get this place cleaned up first. Bikes-smh.

Anonymous

5/18/2024 05:41 PM

just the comments on the previous question

Anonymous

5/18/2024 08:30 PM

Bike lanes would be great, Share the Road signs would be great, driver education about bike safety would be great. Every now and then ticket drivers that intentionally pass too close.

Anonymous

5/18/2024 09:49 PM

I wish the area around DCTA bike trail was better. Where you have to cross streets drivers are completely unaware of crosswalks that give the cyclists the right of way.

Anonymous

5/19/2024 09:49 AM

Ebikes are becoming more popular

Anonymous

5/20/2024 08:49 AM

We don't need bicycle lanes.

Anonymous

5/20/2024 09:20 AM

I would be much happier if I could ride my bike around town, but I don't feel safe doing so. The Katy trail passes through Corinth, and it would be wonderful to have a connection to the trail that I feel safe riding on.

Anonymous

5/20/2024 10:14 AM

Corinth is relatively small area, and I believe the city should prioritize walking and biking paths that allow safe and convenient access to parks, recreation areas, and restaurants and shopping (if we are going to actually develop these areas).

Anonymous

5/20/2024 01:17 PM

Statistics show that more cyclists are being hit from behind by drivers who are looking at their phones. Dedicated bike lanes rather than sharrows would be my preference.

Anonymous

5/20/2024 02:24 PM

I shouldn't ever see a bike on the road because they are toys and for children. I'm tired of hearing about adults riding toys in the street and whining about getting squashed like a bug in traffic.

Anonymous

5/20/2024 03:18 PM

Use Amsterdam as an example city

Anonymous

5/20/2024 05:33 PM

No comments. I have been riding since 1989, with mirrors and am very aware of driver behavior and I make adjustments accordingly.

Anonymous 5/20/2024 06:02 PM	Need lighted/protected crossings at major intersections like Corinth Parkway and Swisher Rd.
Anonymous 5/21/2024 11:39 AM	people should not be riding bikes on Fritz, very dangerous road for vehicles, let alone BIKERS
Anonymous 5/21/2024 08:10 PM	Crosswalks are ignored by the the majority of drivers. There needs to be better signage for pedestrian crossing at Post Oak and Church Rd
Anonymous 5/21/2024 08:37 PM	They need to have cross bars that stop traffic
Anonymous 5/21/2024 10:12 PM	I appreciate you asking and looking at this
Anonymous 5/22/2024 04:57 AM	Roadways are designed for motor vehicles, if Bikes are going to use them, then they need to follow the traffic regulations regarding rules of the road which very few do!
Anonymous 5/22/2024 10:01 AM	Stop wasting tax dollars on non essential things. Bike paths are not essential.
Anonymous 5/22/2024 07:38 PM	Utilize law enforcement to enforce existing laws passed to protect bikers/cyclists, but cyclists who blow through stop signs and don't observe traffic laws need to be held accountable as well.
Anonymous 5/22/2024 08:58 PM	Years back bicyclists everywhere could use sidewalks. If a pedestrian was on a sidewalk, all bike riders dismounted and walked bikes. Not hard.
Anonymous 5/22/2024 10:28 PM	Dedicated paths would greatly be appreciated. I live on post oak and there isn't a dedicated bike lane or path to anywhere. The Katy trail is great but it's dangerous getting there. It would be nice to see a safe non motor traffic way to get there
Anonymous 5/23/2024 08:39 AM	Please encourage the current Police Department to Force the prohibition of cell phone usage while driving

Anonymous

5/23/2024 09:57 AM

Focus on connectivity from neighborhoods to the main bike path running through Corinth. The Katy trail is a good example what would be nice to have but getting to it is difficult on a bike from the west side of the city

Anonymous

5/23/2024 10:47 AM

If you make a bike lane it needs to be maintained via cleaned free of glass and other puncture hazards. The walkway across I35 E Lewisville Bridge is unridable due to all the trash that washes onto it from rain. I have to ride on the road as a result.

bthomp75

5/23/2024 11:09 AM

A dedicated bike path connecting the west side of the freeway, parks, and the DCTA bike path to Agora would be nice. It would also be helpful to provide a safer way to cross Corinth Pkwy near Agora. Maybe have the bike path turn east a bit before crossing

Anonymous

5/24/2024 06:25 AM

People are not biking for transportation in Corinth. Total waste of resources to add bike lanes. Fix the streets before you take away space for microscopic bike use.

Anonymous

5/24/2024 08:18 AM

Cycle people need to ride on the sidewalk. If no sidewalk then ride the road. Most areas have sidewalks. Currently they are blocking traffic. Do not stop at signs etc. We shouldnt spend any more money on this.s

Anonymous

5/24/2024 09:46 AM

This city has more important issues-I would never feel safe riding here. The sidewalks are indeed of repair due to tree roots, roads are too small, too many cars parked on roadway, too much traffic/lots of speeding in neighborhoods and no

Anonymous

5/24/2024 06:20 PM

see "Other" from question 8

Anonymous

5/24/2024 11:54 PM

The continuity of bike paths needs improvement. The sidewalks are improving but not every sidewalk is connected with proper ada intersections.

Anonymous

5/25/2024 12:15 AM

Train to bike connectivity, lighting at underpasses, ability to traverse under i35

Anonymous

All new road projects shall include a dedicated bike lane.

5/25/2024 07:00 AM

Anonymous

Add more trees

5/25/2024 08:02 PM

Anonymous

Suburb and rural drivers require reminding to be watchful for cyclists, pedestrians, motorcycles. Better lane markings and signage would help with this.

5/26/2024 08:18 PM

Anonymous

Car drivers on phones, speeding, and general lack of paying attention

5/26/2024 09:27 PM

Anonymous

If you create separate bike lanes, if they are not swept clean on a regular basis, they will collect debris that can puncture tires and bicyclists will not use them and ride in the traffic lane.

5/26/2024 09:40 PM

Anonymous

Keep bikes out of the road. We should be riding our bikes on dirt or paved pathways where cars cannot go.

5/27/2024 09:53 AM

Anonymous

Start ticketing drivers for being on their phone while driving.

5/27/2024 10:03 AM

Anonymous

We have many bikers on Corinth Parkway and that's great. However,

5/27/2024 09:40 PM

Anonymous

We have many bikers on Corinth Parkway which is great. However, many times I see them run the stop sign in front of our neighborhood. I'm all for improving the bicyclists experience but not until they respect the local traffic laws.

5/27/2024 09:45 PM

Anonymous

Sidewalks are not for bikes and bike lanes have to deal with cars. The shared path separate from drivers is the safest for bikers. People all over north Texas are horrible drivers.

5/29/2024 03:55 PM

Anonymous

Bike trails that do not involve crossing busy traffic intersections are preferred

5/29/2024 06:45 PM

Anonymous

Our tax dollars need to be spent on maintaining our existing infrastructure. Bike lanes etc have no place in Corinth. Sure pur up some share the road and bikes may use full lane but anything more is

5/30/2024 02:32 PM

a waste.

Anonymous

5/30/2024 09:43 PM

I live on the i35 end of Meadowview dr. Obviously its a major street for the neighborhood but the drivers here are out of control. Speeding, passing, close calls and road rage happen daily. The drivers here should be your priority for pedestrian safety.

Anonymous

5/31/2024 03:42 PM

Please don't put this on swisher matter of fact im gonna need yall to change those lights im sitting there way to freaking long and most of the time no one is there

Anonymous

6/01/2024 03:22 PM

Please allow bike paths without having to stop for motor traffic on crossings.

Anonymous

6/01/2024 04:06 PM

Bike trails that are in the woods are over grown and washing out and need repairs, a healthy community should be a priority and for that we need usable walking and bike paths

Anonymous

6/01/2024 04:28 PM

Shady Shores is a direct path to the bike trail but very dangerous to traverse.

Anonymous

6/01/2024 05:03 PM

Pave the full areas on post oak for sidewalks

Anonymous

6/01/2024 05:58 PM

I took this survey with the express purpose of wanting yall to know, that as a resident of Corinth for over 10 years I really enjoy the mountain bike trails. I know the development is eating into all of our natural spaces but please leave the trails alone

Anonymous

6/01/2024 07:02 PM

More bikes on the road will mean less cars and less road expansion required.

Anonymous

6/01/2024 07:41 PM

Rail trail crossing at swisher is very dangerous. Need a bridge over swisher.

Anonymous

6/01/2024 07:55 PM

The bike trails really need to be improved for safety and pleasure

Anonymous

6/01/2024 08:00 PM

Are you able to fix and clear the bike paths through the wooded area at the parks? That is more important to me than bicycle transportation on the paved roads.

Anonymous

6/01/2024 08:03 PM

Riding along the Katy trail is not a pleasant experience due to lack of drivers' education. I suggest installing speed bumps, signs and have las enforcement monitor crossings and issue fines for drivers not

Anonymous

6/01/2024 08:54 PM

Keep the bike routes out of Shady Shores. I just don't like the packs of riders taking up the whole road through Shady Shores and blowing thru stop signs. This is a daily occurance with what appear to be "professional" riders.

Anonymous

6/02/2024 07:53 AM

Please add more bike paths that are safe

Anonymous

6/02/2024 04:04 PM

Expand where possible with existing road contract an opportunity to build wider to create protected bile lanes.

Anonymous

6/02/2024 11:30 PM

Crossing Swisher Rd (2 lanes of traffic each direction) on the rail trail is dangerous. A flashing pedestrian sign that can be pushed when needed would be helpful.

Anonymous

6/04/2024 11:28 AM

I refuse to go anywhere on the road for long on a road with no bike lanes both because drivers are extremely aggressive and because it is terrifying and I can't see if I'm going to get killed from behind.

Anonymous

6/05/2024 12:59 AM

It might be helpful to have a flashing pedestrian/bike sign at the crosswalk for the rail trail, crossing Corinth Parkway. Especially now that there will be more foot traffic headed to Agora crossing that busy street.

Optional question (164 response(s), 211 skipped)

Question type: Single Line Question

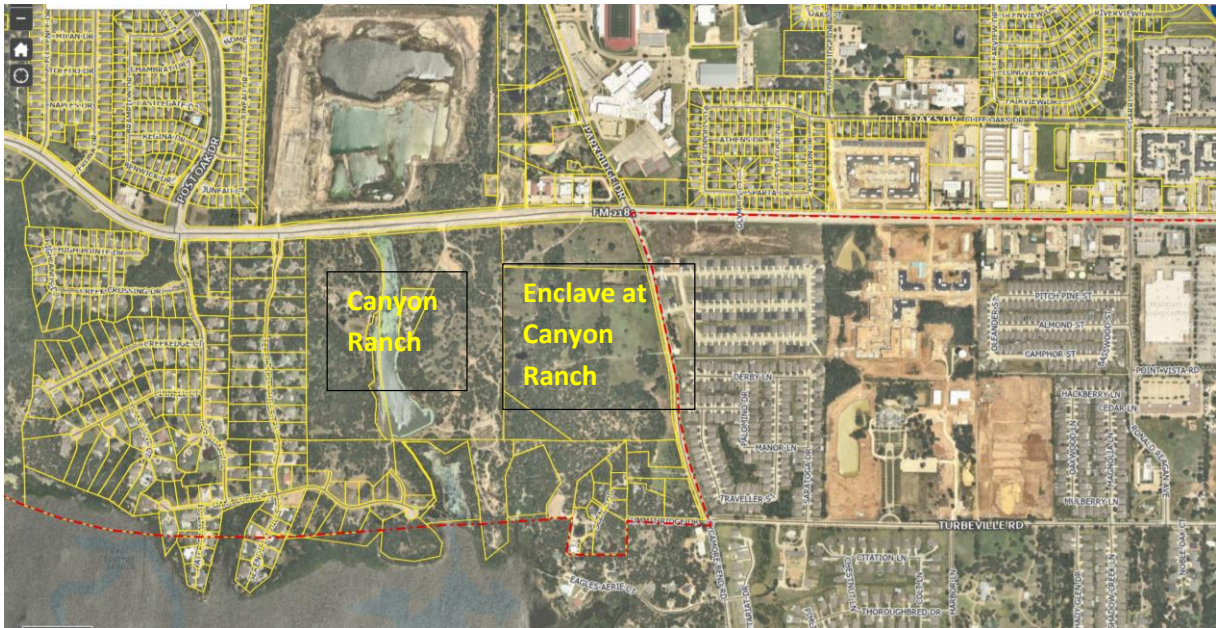


CITY OF CORINTH
Staff Report

Meeting Date:	9/5/2024	Title:	Enclave at Canyon Ranch PD and Canyon Ranch PD Rezoning Requests – Workshop Item
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
Owner Support:	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission		

Item/Caption

Hold an informal discussion on the proposed Enclave at Canyon Ranch Rezoning Request (ZAPD24-0006) and on the Canyon Ranch (Long Lake) proposed zoning change.



Location Map

Item Summary/Background/Prior Action

The Applicant for Enclave at Canyon Ranch is requesting approval of a Planned Development (PD) rezoning for the development of ±48.4 acres for the construction of ±234 single family detached dwellings on individually platted lots. The proposed Enclave at Canyon Ranch Planned Development is located on the west side of Parkridge Drive, just south of FM 2181. The property consists of approximately 48.34 acres and is currently zoned SF-2.

A previous application for this development was considered by the Planning & Zoning Commission at the regular July 29, 2024 meeting and recommended for approval. On August 8, 2024, the City Council denied the zoning request. The applicant has modified the proposed PD and submitted another modified application for consideration.

Additionally, the owner/developer for the Canyon Ranch development (Long Lake property) is proposing a mix of housing types as well as retail development that will connect to and be complimentary of the Enclave at Canyon Ranch development. Staff will provide an overview of the developments and is seeking input from the City Council.

Financial Impact

N/A

Applicable Policy/Ordinance

N/A

Staff Recommendation/Motion

N/A



CITY OF CORINTH Staff Report

Meeting Date:	9/5/2024	Title: Minutes Approval of Meeting Minutes
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development	
Owner Support:	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission	

Item/Caption

Consider and act on minutes from the August 22, 2024, City Council Meeting.

Item Summary/Background/Prior Action

Attached are the minutes, in draft form, and are not considered official until formally approved by the City Council.

Staff Recommendation/Motion

Staff recommends approval of the minutes.



CITY COUNCIL SPECIAL SESSION - MINUTES

Thursday, August 22, 2024 at 5:45 PM

City Hall | 3300 Corinth Parkway

View live stream: <https://corinthtx.new.swagit.com/videos/313229>

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

On this, the 22nd day of August 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
- Lindsey Rayl, 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 & Management Assistant
- Marie Johnson, City Attorney
- Lee Ann Bunselmeyer, Finance & Strategic Services Director
- Guadalupe Ruiz, Human Resources Director
- Jules Castella, Payroll Specialist
- Melissa Dailey, Development Services Director
- Glenn Barker, Public Works Director
- Haley Koehler, Sr. Administrative Assistant
- Brenton Copeland, Chief Technology Officer
- Derek Dunham, Technology Services Specialist
- Lance Stacy, City Marshal

CALL TO ORDER

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

WORKSHOP AGENDA

1. Receive a report, hold a discussion, and provide staff direction on the Fiscal Year 2024-2025 Annual Program of Services and Capital Improvement Program.

The item was presented and discussed.

2. Receive a report, hold a discussion, and provide staff direction on potential regulations for a Short-Term Rental Ordinance.

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 Agenda were discussed.

ADJOURN WORKSHOP

Mayor Heidemann recessed the Workshop Session at 6:51 P.M.

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

Mayor Heidemann called the Regular Session Meeting to order at 6:56 P.M.

PROCLAMATIONS AND PRESENTATIONS

1. Proclamation recognizing National Payroll Week.

Mayor Heidemann read and presented the Proclamation to Jules Castella, City of Corinth Payroll Specialist.

2. Proclamation recognizing United Way of Denton County – Live United Month, September 2024.

Mayor Heidemann read and presented the Proclamation to United Way Denton County Board Member Cynthia Hill, Staff Member Leah Jordan, and video star Lucas Jordan.

3. Receive a presentation from Community Waste Disposal of the 2023 Annual Review of disposal services.

Robert Medigovich, Community Waste Disposal Municipal Coordinator, presented the 2023 Annual Review to the City Council.

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.

4. Consider and act on minutes from the August 8, 2024, City Council Meeting.
5. Consider and act on an Ordinance of the City of Corinth approving an amendment to the fiscal year 2023-2024 budget and annual program of services to provide for the expenditure of funds for Storm Debris Management in the General Fund; and providing an effective date.
6. Consider and act on a renewal of the Interlocal Cooperation Agreement for Animal Shelter Services with the Town of Hickory Creek.
7. Consider and act on an Interlocal Cooperation Agreement (ILA) between the City of Corinth and North Central Texas Council of Government for the purpose of facilitating the collection of scrap tires through a state grant.

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

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

BUSINESS AGENDA

8. Consider and act on a resolution of the City Council of the City of Corinth, Texas adopting a proposed FY 2024-2025 municipal tax rate that will not exceed the voter-approval tax rate; calling a public hearing to be held on September 5, 2024 at Corinth City Hall at 6:30 p.m.; requiring publication of a Notice of Public Hearing on Tax Increase in accordance with state law; providing for the incorporation of premises; and providing an effective date.

Motion made by Mayor Pro Tem Burke: I move to approve a resolution placing a proposal on the September 19, 2024 Council Agenda to consider a FY 2024-2025 property tax rate of \$.51480, per one hundred dollars (\$100) of valuation, which exceeds the no-new-revenue tax rate of \$0.49209 but is below the De Minimis Tax Rate of \$0.51596 and the voter-approval tax rate of \$0.51490, and to set the public hearing on the proposal to consider approving the tax rate for Thursday, September 19, 2024 at 6:30 p.m. at Corinth City Hall at 3300 Corinth Parkway, Corinth, Texas 76208. Seconded by Council Member Garber.

Voting Yea: Mayor Pro Tem Burke, Council Member Garber, Council Member Rayl, 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

Mayor Heidemann recessed the Regular Session Meeting at 7:26 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. Fairview Swim Club.

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. Police Chief.

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. EDM Development, LLC – Economic Incentive & Performance Agreement

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

Mayor Heidemann recessed the Executive Session at 7:58 P.M. and reconvened into the Regular Session Meeting.

No action was taken.

ADJOURN

Mayor Heidemann adjourned the Regular Session Meeting at 7:59 P.M.

Approved by the Council on the _____ day of _____ 2024.

Lana Wylie

Lana Wylie
City Secretary
City of Corinth, Texas



CITY OF CORINTH Staff Report

Meeting Date:	9/5/2024	Title:	Unified Escrow Policies Amendment (ZTA24-0006)
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input checked="" type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
Owner Support:	<input checked="" type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission At their August 26, 2024 Regular Session, the Planning & Zoning Commission voted unanimously to recommend approval of the proposed text amendment.		

Item/Caption

Conduct a Public Hearing to consider testimony and act on an ordinance amending UDC Subsection 3.04.05.F – Escrow Policies and Procedures to increase the maximum amount for escrow deposits from \$15,000 to \$100,000. (Case No. ZTA24-0006 UDC Escrow Policies Amendment)

Item Summary/Background/Prior Action

Escrow deposits are utilized to defer the installation of required improvements to a later date due to timing or other similar conflicts and ensure that funds are available. The proposed amendment is to increase the maximum amount for escrow deposits from \$15,000 to \$100,000 in UDC Subsection 3.04.05.F.

A maximum of \$100,000 for escrow deposits is more in line with present development costs and will allow Staff and developers additional flexibility regarding the timing of the installation of required improvements.

Financial Impact

N/A

Applicable Policy/Ordinance

Unified Development Code

Staff Recommendation

Staff recommends approval of the proposed amendment as presented.

Motion

“I move to approve Case No. ZTA24-0006 as presented.”

Attachment

1. Proposed Ordinance



CITY OF CORINTH Staff Report

Meeting Date:	9/5/2024	Title:	Public Hearing on Budget
Strategic Goal:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		
Owner Support:	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission Click to enter recommendation/decision of supporting group.		

Item/Caption

Hold a public hearing to receive community input on the FY 2024-2025 Annual Program of Services.

Item Summary/Background/Prior Action

The following notice was published on Sunday, August 25, 2024 in the Denton Record Chronicle and placed on the City’s website.

PUBLIC HEARING NOTICE:

The City Council for the City of Corinth will hold a public hearing on the 2024-2025 Annual Program of Services on Thursday, September 5, 2024, at 6:30 p.m., in the City Council Chambers located at 3300 Corinth Parkway, Corinth, Texas. The meeting will be held for the purpose of receiving community input on the 2024-2025 Annual Program of Services. All interested residents are encouraged to attend.

THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR’S BUDGET BY \$1,166,366 OR 6.69% AND OF THAT AMOUNT \$544,952 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.

The FY 2024-2025 Proposed Budget was submitted to City Council by July 31, 2024, as required by the City Charter. The proposed budget is also available online on the City’s website www.cityofcorinth.com.

Applicable Owner/Stakeholder Policy

City Charter and Local Government Code Chapter 102 require that prior to budget adoption, a public hearing be conducted to allow residents the opportunity to provide input on the proposed budget.

Staff Recommendation/Motion

N/A



CITY OF CORINTH
Staff Report

Meeting Date:	9/5/2024	Title:	Utility Rate Adoption
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		
Owner Support:	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission Click to enter recommendation/decision of supporting group.		

Item/Caption

Hold a public hearing, consider and act on an ordinance amending Section 50.16 of the Code of Ordinances of the City of Corinth to increase the Water and Wastewater rates currently in effect; providing for the Incorporation of Premises; Providing Amendments; Providing for a Cumulative Repealer Clause; Providing a Savings Clause; Providing a Severability Clause; and Providing an Effect Date.

Item Summary/Background/Prior Action

The City Council for the City of Corinth will hold a public hearing regarding the rate design study and proposed water and wastewater utility rates on Thursday, August 22, 2024 at 6:30 p.m., in the City Council Chambers located at 3300 Corinth Parkway, Corinth, Texas. The meeting will be held for the purpose of receiving community input on the proposed water and wastewater rates. All interested citizens are encouraged to attend.

In April 2023 the city engaged Raftelis Financial Consultants, Inc. to perform an in-depth cost of service and rate design analysis. The study’s intent was to achieve a water and wastewater rate structure that will assure equitable and adequate revenues for operations, debt service retirement, asset management, capital improvements, and bond covenant requirements. Therefore, ensuring the utility operates on a self-sustaining basis while considering the economic impact on the City’s customers.

The study identified that in order to meet future revenue requirements, the city needs to implement future water and wastewater rate increases. The analysis examined requirements for a three-year period and determined that rates were not sufficient to meet revenue requirements for the three-year study period. Staff recommendation is to adopt the second year of the financial plan and corresponding rate structure. The rate design recommendation summary is as follows:

- 3% increase in fixed and volumetric water rates
- 3% increase in fixed and volumetric wastewater charges

Senior citizens over the age of 65 receive 5,000 gallons of water and 1,000 gallons of sewer included in their monthly minimum bill. For residential wastewater customers, the new rate structure also maintains a cap at a maximum 25,000 gallons.

Applicable Policy/Ordinance

The city council sets rates that generally cover reasonable operating and maintenance costs, a reserve fund, and any loan or bond debt service expenses. In any case, the rates set must be “fair, just, and reasonable.” TEX. WATER CODE § 13.042. State law provides no specific procedures that a city must follow to increase rates within the city’s limits. A city is permitted to operate and regulate the utility in a manner that protects the interests of the city. TEX. LOC. GOV’T CODE §552.001.

Staff Recommendation/Motion

Staff recommends approval of the ordinance amending Section 50.16 of the Code of Ordinances of the City of Corinth to increase the Water and Wastewater rates.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS, AMENDING SECTION 50.00, “WATER AND WASTEWATER UTILITY FEE SCHEDULE,” OF CHAPTER 50, “WATER AND SANITARY WASTEWATER SYSTEMS,” OF TITLE V, “PUBLIC WORKS,” OF THE CODE OF ORDINANCES OF THE CITY OF CORINTH TO INCREASE THE WATER AND WASTEWATER RATES CURRENTLY IN EFFECT; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS; PROVIDING FOR A CUMULATIVE REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Corinth, Texas, is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City commissioned a water and wastewater cost of service and financial plan study which was presented to the City Council on August 22, 2024, and which recommends that increases in water and wastewater rates are necessary at this time due to increased water and wastewater service use; and

WHEREAS, the City Council desires to adopt this Ordinance to amend the water and wastewater utility fee schedule in Title V, “Public Works” in the Code of Ordinances;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS:

SECTION 1.
INCORPORATION OF PREMISES

The above and foregoing recitals are found to be true and correct and are incorporated into the body of this Ordinance for all purposes.

SECTION 2.
AMENDMENTS

That Sections 50.00(A) and (B) in Chapter 50, “Water and Sanitary Wastewater Systems” of Title V, “Public Works” in the Code of Ordinances of the City of Corinth, Texas is hereby amended to be read as follows:

§ 50.00 WATER AND WASTEWATER UTILITY FEE SCHEDULE.

The rates, charges, fees, deposits, billings, and procedures for providing water and wastewater service by the City to its customers shall be established and be in accordance with this Chapter and may be amended from time-to-time by the City Council. All water and wastewater fees are consolidated in this fee schedule. The fee schedule related to new development are found in § 50.17, § 50.36, § 50.38, and § 38.16.

A. Water Rates and Billing Basis.

1. Water rates consist of a base rate and a volumetric rate designed to ensure the water utility operates on a self-sustaining basis. The base rate is the minimum bill that a residential or commercial customer would receive to equally share in providing the availability of service. Minimum base rates are based on meter size. The rates also include a senior citizen discount where senior citizens receive 5,000 gallons of water in their monthly minimum bill. The volumetric rate is the amount charged to a customer per thousand gallons used and uses a tiered structure.

WATER MINIMUM BASE RATE

Meter Size	TOTAL RATE
5/8 x 3/4	\$48.72
Full 3/4"	53.58
1"	68.21
1 1/2"	87.68
2"	141.26
3"	535.87
4"	682.00
6"	1,023.01
10"	1,649.33

WATER RESIDENTIAL VOLUMETRIC RATES

Rate Tiers (gallons)	Residential
0-5,000	\$2.35
5,001-10,000	3.44
10,001-25,000	6.72
25,001-50,000	9.99
50,001+	13.27

WATER COMMERCIAL AND IRRIGATION VOLUMETRIC RATES

Rate Tiers (gallons)	Commercial	Irrigation
0-50,000	\$5.62	\$6.18
50,001-200,000	7.81	8.59
200,001-500,000	9.99	10.99
500,000 +	13.27	14.60

B. Wastewater Rates and Billing Basis

1. *Single family dwelling:* Each year, residential monthly water consumption is measured and averaged to establish the monthly wastewater charge for each customer for the upcoming year. The average will be calculated by taking the prior November, December, January, and February metered water consumption, subtracting out the highest month’s usage, and averaging the consumption to be known as the “winter quarter average.” Each March, the billable flows for each residential customer will be readjusted based on the previous winter quarter average. The rates include a senior citizen discount where senior citizens receive 1,000 gallons of wastewater included in their monthly minimum bill. Residential gallons billed are capped at 25,000 gallons.
2. *New customers averaging:* The City will accept submission of previous consumption history from a new customer to establish the winter average. The information submitted must reflect the winter quarter average months used by City, as the basis for customer’s

wastewater rate. Where no prior winter quarter average exists, the City's standard winter quarter average for all residential customers will be used.

- 3. *Non-single-family dwellings*: Rates shall be based upon each month's water consumption.
- 4. *Commercial customers*: The volume of flow used in computing wastewater charges for commercial customers will be based on metered water consumption as shown in the meter reading records retained by the City.

WASTEWATER ADOPTED RATES

Meter Size	Residential	Commercial
Base Rate	\$36.77	\$52.22
Volumetric Rate	\$4.24	\$5.27

SECTION 3.
CUMULATIVE REPEALER

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 4.
SAVINGS

All rights and remedies of the City of Corinth, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting fees which have secured at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 5.
SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 6.

EFFECTIVE DATE

This Ordinance shall take effect upon its passage and publication as required by law. The City Secretary is directed to publish the caption of this Ordinance as required by the City Charter and state law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS ON THIS 5th DAY OF SEPTEMBER, 2024.

APPROVED:

Bill Heidemann, Mayor

ATTEST:

Lana Wylie, City Secretary

APPROVED AS TO FORM:

Patricia Adams, City Attorney



CITY OF CORINTH
Staff Report

Meeting Date:	9/5/2024	Title:	Business Item EDM Incentive Agreement
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
Owner Support:	<input type="checkbox"/> Planning & Zoning Commission <input checked="" type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission Click to enter recommendation/decision of supporting group.		

Item/Caption

Consider and act on approving an Economic Incentive and Performance Agreement between the Corinth Economic Development Corporation and EDM Development, L.L.C.

Item Summary/Background/Prior Action

The Corinth Economic Development Corporation (“CEDC”) received an application for incentives from EDM Development, L.L.C. (“Developer”) to assist with improvements for a new restaurant tenant at the Developer’s property located at 6828 S I-35E Corinth, TX 76210, also known as Magnolia Center.

The CEDC reviewed the application at their regular meeting on July 1st, 2024, in Closed Session as authorized by Section 551.087 (Economic Development) of the Texas Government Code. Staff then proceeded to draft an Economic Incentive and Performance Agreement (“Agreement”) as directed by the CEDC to partially assist the Developer with costs related to refinishing the space for a new tenant, including:

- a. Flooring installation using upgraded materials and refinishing and repainting of walls.
- b. Reconfiguration of existing layout.
- c. Plumbing improvements.

The investment in these new improvements for the purpose of promoting new business development is seen as a qualified economic development project and is in line with the City’s & CEDC’s targeted priority of encouraging the development of niche/specialty retail, entertainment, or restaurant as outlined in the Corinth Economic Development Incentive Policy.

The incentive being offered to the Developer is equal to a one-time reimbursement grant not to exceed \$12,500. The Developer is only eligible to receive the incentive upon successful completion of the following conditions:

- Completion of the improvements [as listed above] within 90 days of the Agreement’s execution date as evidenced by receiving a certificate of occupancy by the City for the property.
- A minimum investment of at least \$25,000 by the Developer on all improvements to the property for the new tenant.
- Receipt of all applicable invoices from the Developer for any contractors used to complete the improvements deemed as eligible for reimbursement in the Agreement [as listed above].
- Execution of a lease between the Developer and the restaurant tenant for a minimum initial term of five years.

The Agreement stipulates that the tenant must remain operational at the property for a minimum of 18 months from the date a certificate of occupancy is issued by the City. Should the tenant close and/or terminate their lease prior to then, the Developer must repay the grant to the CEDC within 30 days of the tenant ceasing operations or within 30 days written notice is received by the Developer from the CEDC requesting such repayment, whichever occurs sooner. The Agreement shall terminate upon 18 months from the date a certificate of occupancy is issued to the tenant.

Financial Impact

Grant funds are being sourced from the dedicated Economic Development Incentives account found in the Economic Development Fund Budget as approved and adopted by the Council on September 21, 2023, and as included in the proposed FY 2025 Economic Development Fund Budget.

Applicable Policy/Ordinance

N/A

Staff Recommendation/Motion

Staff recommends approval of the Agreement as presented.

ECONOMIC INCENTIVE AND PERFORMANCE AGREEMENT
Economic Development Grant

Project: Magnolia Center Tenant Finish-Out

THIS Economic Development Agreement (“Agreement”) is made and entered into by and between the Corinth Economic Development Corporation, a Texas non-profit corporation (“CEDC”), and EDM Development, L.L.C, a Texas limited liability corporation (“Applicant”), effective as of the date the authorized representative for the CEDC countersigns this Agreement (“Effective Date”).

RECITALS

WHEREAS, the CEDC is a Type B economic development corporation, and a Texas non-profit corporation operating pursuant to Chapters 501 and 504 of the Texas Local Government Code, as amended (also referred to as the “Act”), and the Texas Non-Profit Corporation Act, as codified in the Texas Business Organizations Code, as amended; and

WHEREAS, the City of Corinth and the CEDC have adopted an Economic Development Program Incentives Policy which authorizes Economic Development Grants to finance qualified projects as determined by the CEDC Board; and

WHEREAS, an application for Economic Development Incentives was received by EDM Development, LLC (the “Applicant”) seeking financial assistance from the City of Corinth and CEDC Board to assist in the improvement of Applicant’s property located at 6828 S I-35E Suite 160 Corinth, TX 76210 located within the Magnolia Retail Center (hereinafter referred to as the “Property”) for a restaurant; and

WHEREAS, the Applicant seeks funding for various improvements to the Property that will assist the success of the Property as more specifically described herein, and the restaurant is anticipated to attract patrons to the Magnolia Retail Center in which the Property is located; and

WHEREAS, the Applicant is an eligible applicant as the company is a for-profit, sales tax remitting business that is not currently doing business within the City of Corinth and the activities of the company will encourage the development of a new and unique dining concept; and

WHEREAS, the CEDC approved the provision of financial assistance to Applicant consistent with this Agreement, which will provide, subject to Applicant’s satisfaction of certain conditions set forth herein, the necessary financial assistance for the Applicant to improve the Property in accordance with the standards set forth by the CEDC’s Economic Development Incentive Policy to promote economic development and increase values of property; and

WHEREAS, the Applicant understands and agrees that in granting the financial assistance provided pursuant to this Agreement, the CEDC is relying upon Applicant’s representations, warranties, and agreements, as set forth and provided for in this Agreement, and in the application presented to the CEDC; and

WHEREAS, the CEDC’s Board of Directors have determined the financial assistance provided to Recipient pursuant to this Agreement is consistent, and meets the definition of “project” as that term is defined in Section 501.103 of the Texas Local Government Code, as amended, and meets the definition of “cost” as that term is defined in Section 501.152 of the Texas Local Government Code, as amended; and

NOW, THEREFORE, for and in consideration of the agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the CEDC and Recipient agree as follows:

1. **Findings Incorporated.** The foregoing recitals are hereby incorporated into the body of this Agreement and shall be considered part of the mutual covenants, consideration and promises that bind the parties.
2. **Improvements.** Grant funds must be used for site improvements performed on the Property to provide the following enhancements as identified by the Applicant (collectively the “Improvements”):
 - (a) Flooring installation using upgraded materials and refinishing and repainting of walls
 - (b) Reconfiguration of existing layout
 - (c) Plumbing improvements

Each of the foregoing are qualified improvements eligible for funding and/or reimbursement.

The Applicant shall undertake and complete the Improvements on the Property within ninety (90) days of the Effective Date of this Agreement as a condition precedent to reimbursement via the Grant. The Applicant shall invest at least Twenty-Five Thousand and No/100 Dollars (\$25,000) on improving the property, including these Improvements. The Improvements are found by the CEDC Board of Directors to promote new business development and therefore are part of a qualified project.

3. **Title to Property Established.** Applicant represents and warrants that he/she is currently the owner of record of the Property in fee simple. Any substantial (outside of normal surveyor error or boundary dispute) misrepresentation or breach of the above representation and warranty shall entitle CEDC to terminate the Agreement.
4. **Grant.** The CEDC Economic Development Incentive Policy provides reimbursement of actual costs incurred and documented by the Applicant (“Actual Costs”) through the payment of CEDC funds (“Grant Funds”) for financing Improvements determined to be qualified projects by the CEDC Board. Notwithstanding the actual costs paid by Applicant for the Improvements, accordingly, the Grant Funds paid to Applicant shall not exceed Twelve Thousand Five Hundred and No/100 Dollars (\$12,500) and shall only be paid if the Applicant complies with all of the terms and conditions of this Agreement. Grant Funds cannot be combined with any other CEDC site enhancement matching grant programs. The Applicant must complete the Improvements within ninety days (90) of the Effective Date of this Agreement.

5. Use of Grant Funds. Grant Funds shall be used only for Improvements approved by the CEDC. Any alterations, revisions or changes to the Improvements will be authorized and approved by the CEDC Board of Directors. Failure to have alterations, revisions or changes approved in advance by the CEDC Board of Directors will result in the termination of this Agreement and forfeiture of the Grant Funds.

6. Reimbursement Procedures. Grant Funds shall be disbursed to the Applicant only when Improvements are completed, inspected, approved by an agent for the City of Corinth as being in accordance with the City's Building Codes and Standards, including any standards that apply to any special districts throughout the City, and a Certificate of Occupancy is issued. The development and use of the Property shall comply with the ordinances, policies, standards, and regulations of the City, including, but not limited to, the City's Comprehensive Zoning and Subdivision Ordinances.

Upon completion of the Improvements, the Applicant shall submit an itemized invoice and evidence of payment thereof, with copies of all contractor's invoices, and such other records as the CEDC may reasonably request for verification purposes to the CEDC for payment. The Applicant has executed and shall maintain an initial lease agreement with a tenant for the Property for a minimum of five (5) years from the Effective Date, or five (5) years from the date the lease agreement was executed if in effect prior to the Effective Date of this Agreement, in order to qualify for the Grant Funds. If the tenant for the Property and/or the Applicant moves from the Property prior to the expiration of eighteen (18) months from the date of issuance of a Certificate of Occupancy by the City of Corinth for the Property, Grant Funds shall be forfeited and the Applicant shall repay the Grant Funds to the CEDC within the earlier of thirty (30) days after the date that the tenant for the Property and/or the Applicant moves out of the Property or thirty (30) days after the date that Applicant receives a written notice and demand from the CEDC Board for return of the Grant Funds for noncompliance with the terms of this Agreement.

7. Time of Performance. The Applicant shall have ninety (90) days from the date of execution of this Agreement to complete all Improvements. An extension may be requested in writing to CEDC Staff, which will be taken to the CEDC Board of Directors. Any request for extension will be considered on a case-by-case basis.

8. Indemnification. THE APPLICANT DOES HEREBY INDEMNIFY AND HOLD HARMLESS THE CEDC, THE CITY OF CORINTH, AND THEIR EMPLOYEES, AGENTS, AND OFFICIALS, FROM ALL CLAIMS MADE OR ACTIONS AGAINST, OR LOSSES, DAMAGES, COSTS, AND ATTORNEY'S FEES INCURRED AS A RESULT OF, ARISING OUT OF, OR RELATED TO ANY INTENTIONAL ACT OR OMISSION BY THE APPLICANT UNDER, PURSUANT TO, OR IN CONNECTION WITH, THIS AGREEMENT AND THE WORK UNDERTAKEN FOR THE IMPROVEMENTS PURSUANT HERETO.

9. Termination. The Expiration Date of this Agreement shall be 18 months from the day a Certificate of Occupancy is issued by the City for the new tenant located at the Property. This Agreement terminates on the Expiration Date, and may, prior to the Expiration Date, be terminated

upon any one or more of the following: (a) by mutual written agreement of all the Parties; (b) by the CEDC, if the Applicant defaults or breaches any of the terms or conditions of this Agreement and such default or breach is not cured within thirty (30) days after written notice thereof; or (c) by the CEDC, if any applicable building permits required for the Property or the Improvements and issued by the City are revoked or expire, and Applicant fails to make reasonable efforts to obtain new permits, as determined by the City and such default is not cured by Applicant within thirty (30) days after written notice thereof. In the event of termination by the CEDC pursuant to romanette (b) or (c) of this Section, Applicant shall refund all Grant Funds received pursuant to this Agreement; all such Grant Funds shall be paid to City within thirty (30) days after the date that Applicant receives a written notice and demand from the CEDC Board for return of the Grant Funds for noncompliance with the terms of this Agreement. Upon termination pursuant to this Section, CEDC shall be released of all obligations to the Applicant, **but the Applicant's duty to indemnify shall survive the termination.**

10. Party Relationships. The parties to this Agreement hereby acknowledge that nothing contained in this Agreement shall be deemed or construed by either of them, or by any third person or entity, to create any relationship of principal and agent, limited or general partnership, employer and employee, or joint venture, between the CEDC and Applicant, or to create any relationship of third-party beneficiary in favor of a person or entity not a party to this Agreement, including contractors and suppliers.

11. Entire Agreement. This Agreement constitutes the entire Agreement of the parties hereto. It shall supersede all prior offers, negotiations, and agreements. No revision of this Agreement shall be valid unless made in writing and signed by the parties hereto.

12. Remedies. In the event the Recipient does not perform under the terms of this Agreement, the CEDC shall be entitled to its remedies at law and in equity, in addition to liquidated damages equal in amount to the Grant Funds, if said Grant Funds have been disbursed.

13. Miscellaneous Provisions.

(a) Amendments. This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. Excluding any extension granted for Time of Performance in Section 8, no alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

(b) Applicable Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Denton County, Texas. Exclusive venue for any action arising under this Agreement shall lie in the state district courts of Denton County, Texas.

(c) Assignment. The obligations of Applicant under this Agreement may not be assigned without the express written consent of CEDC, which consent shall not be unreasonably withheld, conditioned or delayed. Applicant shall have the right to retain or assign the right to

receive all or a portion of the payments due to Recipient under this Agreement without the consent of CEDC.

(d) Binding Obligation. This Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto. Applicant warrants and represents that the individual or individuals executing this Agreement on behalf of Recipient has full authority to execute this Agreement and bind Recipient to the same. CEDC warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind CEDC to the same.

(e) Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same document.

(f) Notices. Any notice or other communication required or permitted by this Agreement (hereinafter referred to as the “Notice”) is effective when in writing and (i) personally delivered either by facsimile (with electronic information and a mailed copy to follow) or by hand or (ii) three (3) days after notice is deposited with the U.S. Postal Service, postage prepaid, certified with return receipt requested, and addressed to the addresses for the parties as provided for in this Agreement.

Attn: Scott Campbell
 City of Corinth/CEDC
 3300 Corinth Parkway
 Corinth, TX 76208
 Phone: 940-498-3204
Scott.campbell@cityofcorinth.com

Attn: Zak Mojra
 EDM Development, LLC
 6820 S I-35E
 Corinth, TX 76210
 Phone: 214-282-7763
tabentllc@gmail.com

(g) Severability. If a court of competent jurisdiction finds any provision of this Agreement to be invalid or unenforceable as to any person or circumstance, such finding shall not render that provision invalid or unenforceable as to any other persons or circumstances. If feasible, any such offending provision shall be deemed to be modified to be within the limits of enforceability or validity; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Agreement in all other respects shall remain valid and enforceable.

(h) Survival. All warranties, representations, and covenants made by Applicant and the CEDC in this Agreement or in any certificate or other instrument delivered by one party to the other party under this Agreement shall be considered to have been relied upon by the parties hereto and will survive the making of this Agreement, regardless of any investigation made by either party or on either party’s behalf.

(i) Undocumented Workers. The Applicant certifies that the Applicant does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. If during the Term of this Agreement, Applicant is convicted of a violation under 8 U.S.C. § 1324a(f), Applicant shall repay the amount of the public

subsidy provided under this Agreement plus interest, at the rate of eight percent (8%), not later than the 120th day after the date Applicant is convicted of such violation.

EXECUTED to be effective as of the ____ day of _____, 2024.

APPLICANT

By: _____

Print: _____

Title: _____

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, the undersigned authority, in and for said County, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and averred that he executed the same on behalf of and as the act of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2024.

Notary Public, State of Texas
My commission expires _____

CEDC:

Corinth Economic Development Corporation,
A Texas non-profit corporation

By: _____
Melanie Moore, Vice Chair

APPROVED AS TO FORM:

Patricia Adams, City Attorney

STATE OF TEXAS

COUNTY OF DENTON

This instrument was acknowledged before me on the ____ day of _____, 2024, by Melanie Moore, Vice Chair for the Corinth Economic Development Corporation, a Texas non-profit corporation, on behalf of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2024.

Notary Public, State of Texas
My commission expires _____