

****PUBLIC NOTICE****



CITY COUNCIL WORKSHOP AND REGULAR SESSION

Thursday, June 18, 2026 at 5:45 PM

City Hall | 3300 Corinth Parkway

View live stream: <https://www.corinthtx.gov/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. Discuss the popularity in the use of e-bikes, scooters, and other micro-mobility devices and review current state laws and local regulations related to their safe operation for riders, pedestrians, and motorist.
 - 2. 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. PROCLAMATIONS AND PRESENTATIONS**
 - 1. 2026 TAMIO Awards Presentation
- G. 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.
- H. CONSENT AGENDA**

All matters listed under the consent agenda are considered to be routine and will be enacted in one motion. Should the Mayor or a Council Member desire discussion of any item, that item will be removed from the Consent Agenda and will be considered separately.

 - 2. Consider and act on minutes from the June 4, 2026, City Council Meeting.
- I. BUSINESS AGENDA**
 - 3. Consider and act on a Code Compliance Agreement with Floyd Real Properties, LLC relating to real estate located at 1129, 1147, 1149 and 1157 Hondue Lane.
 - 4. Consider and act on a Resolution calling a Public Hearing regarding the termination of Corinth Tax Increment Reinvestment Zone No. 3, to be held on July 2, 2026 at 6:30 P.M. at Corinth City Hall, 3300 Corinth Parkway, Corinth, Texas 76208.
 - 5. Consider and act on a Resolution for the appointment of one member to the Board of Managers of the Denco Area 9-1-1 District for a two-year term beginning October 1, 2026.

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 551.087 - 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.

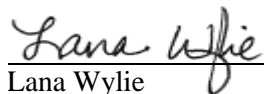
a. 5700 block of I-35

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 11th day of June 2026, at 5:00 P.M., on the bulletin board at Corinth City Hall.



Lana Wylie
City Secretary
City of Corinth, Texas



CITY OF CORINTH
Staff Report

Meeting Date:	6/18/2026	Title:	Workshop E-Bike, Scooters, and Other Micro-Mobility Device Discussion
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 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

Discuss the popularity in the use of e-bikes, scooters, and other micro-mobility devices and review current state laws and local regulations related to their safe operation for riders, pedestrians, and motorist.

Item Summary/Background/Prior Action

As Corinth continues to improve connectivity, our staff have received questions and concerns from residents about the safe operation of e-bikes and other micro-mobility devices, specifically regarding unsafe operation, speed in pedestrian areas, rider age, use on sidewalks and trails, interactions with motor vehicles, and operation in public parks and other shared-use areas.

The use of electric bicycles (e-bikes), electric scooters, and other micro-mobility devices has grown significantly. While these devices provide alternative transportation and recreation, their increased use sparks questions about appropriate use on public roadways, sidewalks, trails, parks, and other public spaces. The purpose of this item is to provide the City Council with an overview of current state law, related trends, public education, and rider and pedestrian safety considerations. We will also review local ordinances related to the safe operation of e-bikes, scooters, and other micro-mobility devices used by other municipalities.

The Texas Transportation Code currently governs the operation of many of these devices. While state law sets requirements and definitions, municipalities have limited authority to regulate these devices through ordinances in specific locations or circumstances to address local safety concerns. Several area municipalities have done so or are considering it.

Financial Impact

N/A

Applicable Policy/Ordinance

None currently.

Staff Recommendation/Motion

This item is presented for discussion and Council feedback. No formal action is requested at this time. Staff requests direction from the City Council on whether to conduct additional research and consider developing a local ordinance governing the safe operation of e-bikes, scooters, and other micro-mobility devices.



CITY OF CORINTH Staff Report

Meeting Date:	6/18/2026	Title:	Presentation 2026 TAMIO Awards
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input checked="" 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

2026 TAMIO Awards Presentation

Item Summary/Background/Prior Action

The City of Corinth won three awards at the Texas Association of Municipal Information Officers (TAMIO) 2026 Annual Conference on June 4th. The annual program, known as the TAMI Awards, recognizes excellence in government communications across Texas in areas such as publications, events, marketing, and more. Staff is proud to share that out of a record-breaking 711 entries from the state, the City of Corinth was awarded the following:

- TAMI Award – Best One-Time Special Event for populations under 100K | Agorasaurus
- Award of Excellence – Internal Communications for populations under 50K | Corinth Connect
- Award of Excellence – Video Public Service Announcement (Marketing) for populations under 75K | Keep Corinth Beautiful Butterfly Garden

Please join us in recognizing our employees for this outstanding accomplishment. Attached are the winning project submissions.

CORINTH CONNECT

2026 TAMI AWARD SUBMISSION
CATEGORY: INTERNAL COMMUNICATIONS

July - September 2025
CORINTH CONNECT
The City of Corinth's Internal Newsletter

October - December 2025
CORINTH CONNECT
The City of Corinth's Internal Newsletter

January - March 2026
CORINTH CONNECT
The City of Corinth's Internal Newsletter



KEEP CORINTH BEAUTIFUL BUTTERFLY GARDEN

2026 TAMI AWARD SUBMISSION
CATEGORY: PUBLIC SERVICE ANNOUNCEMENT
(MARKETING)



AGORASAURUS

AGORA

BEST ONE-TIME SPECIAL EVENT

AGORASAURUS





CITY OF CORINTH Staff Report

Meeting Date:	6/18/2026	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 June 4, 2026, 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 WORKSHOP AND REGULAR SESSION - MINUTES

Thursday, June 04, 2026 at 5:45 PM

City Hall | 3300 Corinth Parkway

View live stream: <https://www.corinthtx.gov/city-council/page/city-council-workshop-and-regular-session-128>

STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH

On this, the 4th day of June 2026, 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:

- Scott Garber, Mayor
- Sam Burke, Mayor Pro Tem – Not Present
- Heath Schadegg, 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
- Patricia Adams, City Attorney
- Scott Funderburg, Assistant Fire Chief
- Wendell Mitchell, Police Chief
- Lee Ann Bunselmeyer, Director of Finance, Communications & Strategic Services
- Glenn Barker, Director of Public Works
- Melissa Dailey, Director of Community & Economic Development
- Brenton Copeland, Chief Technology Officer
- Cesar Balderas, Information Technology Systems Manager
- Lance Stacy, Marshal

CALL TO ORDER

Mayor Garber called the Workshop Session to order at 5:47 P.M.

WORKSHOP AGENDA

1. Receive a presentation, hold a discussion, and provide staff direction on the cost of service and rate design study for the City’s water and wastewater utility.

The item was presented and discussed.

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

Items 3, 5, and 9 were discussed.

ADJOURN WORKSHOP

Mayor Garber adjourned the Workshop Session at 6:51 P.M.

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

Mayor Garber called the Regular Meeting to order at 7:01 P.M.

CITIZENS COMMENTS

Please limit your comments to three minutes. Comments about any of the Council agenda items are appreciated by the Council and may be taken into consideration at this time or during that agenda item. Council is prohibited from acting on or discussing items brought before them at this time.

No citizens spoke during Citizen Comments.

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 May 7, 2026, City Council Meeting.
2. Consider and act on minutes from the May 12, 2026, City Council Meeting.
3. Consider approval of the purchase for network equipment and professional services with Presidio Networked Solutions Group, LLC through the State of Texas Department of Information Resources (DIR) cooperative purchasing contract not to exceed \$318,522.
4. Consider and act on the ratification of a Public Service Agreement (PSA) with Front Line Mobile Health for the provision of mobile health and wellness services for police personnel.
5. Consider and act on a Resolution approving a contract with Government Capital Corporation for the financing and purchase of a fire apparatus in an amount not to exceed \$1,042,145 and authorize the City Manager to execute the necessary documents.
6. Consider and act on a Resolution repealing Resolution No. 09-05-07-11 “Restated Uniform Policies and Rules for Recruiting and Appointment of Volunteer to Serve on City Boards, Commissions, and Committees” and adopting “Rules of Procedure for Boards, Commissions, and Committees”.
7. Consider and act on an Ordinance repealing Chapter 30 “City Council” of the Code of Ordinances, City Council of Title III “Administration” and adopting a new Chapter 30 “City Council” of Article III “Administration” of the Code of Ordinances.

Motion made by Council Member Henderson: I move to approve. Seconded by Council Member Pickens.

Voting Yea: Council Member Schadegg, Council Member Rayl, Council Member Henderson, Council Member Pickens

PUBLIC HEARING

8. Conduct a Public Hearing to consider testimony and act on an Ordinance amending the Zoning Ordinance and Zoning Map of the City of Corinth, each being part of the Unified Development Code, from MX-C Mixed Use

Commercial to a Planned Development with a base zoning district of I Industrial for the development of a new City facility building on approximately ±6.7 acres generally located at 2708 W Shady Shores Rd.

Mayor Garber opened the Public Hearing at 7:05 P.M. and closed it at 7:09 P.M.

No comments were made.

Motion made by Council Member Rayl: I move to approve Ordinance Number 26-06-04-20 for Case No. ZAPD26-0017 - PD-80 Corinth Facilities Building. Seconded by Council Member Schadegg.

Voting Yea: Council Member Schadegg, Council Member Rayl, Council Member Henderson, Council Member Pickens

BUSINESS AGENDA

- 9. Discuss and consider approval of the appointment of a Council Member to serve as Mayor Pro Tem.

Motion made by Council Member Pickens: I move to appoint Council Member Sam Burke to serve as Mayor Pro Tem for a one-year term. Seconded by Council Member Rayl.

Voting Yea: Council Member Schadegg, 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 Henderson
Council Member Rayl
Council Member Schadegg

Mayor Garber recessed the Regular Meeting and immediately convened into Executive Session at 7:13 P.M. under Section 551.071 and 551.087.

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 governmental body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflict with Chapter 551.

- a. TIRZ No. 3
- b. Code Compliance Agreement 1129, 1141, 1149, and 1157 Hondue Lane

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. 5700 block I-35E
- b. 3200 block Corinth Parkway

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

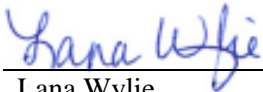
Mayor Garber recessed the Executive Session at 8:20 P.M. and immediately reconvened into the Regular Meeting.

No action was taken.

ADJOURN

Mayor Garber adjourned the meeting at 8:20 P.M.

Approved by the Council on the _____ day of _____ 2026.



Lana Wylie
City Secretary
City of Corinth, Texas

DRAFT



CITY OF CORINTH
Staff Report

Meeting Date:	6/18/2026	Title:	Code Compliance Agreement – 1129-1157 Hondue Lane
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

Consider and act on a Code Compliance Agreement with Floyd Real Properties, LLC relating to real estate located at 1129, 1147, 1149 and 1157 Hondue Lane.



Aerial Location Map

Item Summary/Background/Prior Action

Properties located at 1129, 1147, 1149 and 1157 Hondue Lane are zoned I (Industrial). This street and adjacent properties along Shady Shores Lane have in the past been occupied primarily by single family homes. In approximately 2022,

Flores Fence Supply, LLC began operations in an existing structure located at 1147 Hondue Lane and later began to utilize the adjacent property to the north at 1129 Hondue Lane for primarily outdoor storage of materials. No application for Certificate of Occupancy or building remodel permit were applied for by Flores Fence Supply, LLC or the property owner. In approximately 2024, the single family home located at 1129 Hondue Lane burned, and it was at this time, the property was utilized for outdoor storage by Flores Fence Supply. The property owner then moved a mobile home onto the adjacent property to the south, 1157 Hondue Lane, for a relative, who lived in the home that burned, to live in. Over the last two years, a shipping container used for storage and two fireworks stands were moved onto the property at 1157 Hondue Lane and another shipping container used for storage was moved onto the property at 1149 Hondue Lane. Although the Industrial zoning allows for the use operated by Flores Fence Supply, outdoor storage is not an allowed use without approval of an SUP (Special Use Permit). Additionally, the mobile home, shipping containers and firework stands are not allowed uses.

The Code Compliance Agreement allows for the continuation for a 3 year term for existing non-compliant uses on the sites which include outdoor storage use, a mobile home located on Industrial zoned property, a shipping container used for storage, and two fireworks stands. The mobile home shipping container and fireworks stands are located behind an 8' wood fence. Requirements to be met by the property owner include applying for a Certificate of Occupancy (CO) for Flores Fence Supply and plat for the property within 30 days, addressing all requirements for a CO. Other requirements to be met are:

- Construct an eight-foot (8') board on board wood screening fence/gate for all outdoor materials (the "Screening Fence"). The Screening Fence shall be constructed and shall be continuously maintained by Business in accordance with all applicable City Ordinances.
- Store all outdoor materials upon the Property utilized by the Business behind the Screening Fence in a manner that all such materials are continuously screened from public view. All gated openings of the Screening Fence shall remain closed at all times unless in active use. All materials shall be stored exclusively on Parcel 39316 of the Property and shall not be located in front of the Screening Fence or at the front of any buildings located upon the Property.
- Parking lot materials shall be upgraded by Business to gravel or other similar material allowed by City Ordinances which shall be installed on the Property in such manner as to prevent migrating of the parking lot materials outside of the parking area on the Property. This includes proper drives. Parking shall be in designated places only on gravel or similar material areas.
- Landscaped screening with three to four feet tall at maturity landscaping along the frontage of Hondue Lane for any parking areas.

The requirements stipulated in the proposed Code Compliance Agreement will improve the appearance of existing developments along Hondue Lane while providing for a termination after 3 years of non-compliance uses.

Financial Impact

None

Applicable Policy/Ordinance

Staff Recommendation/Motion

Staff recommends approval

CODE COMPLIANCE AGREEMENT

This Code Compliance Agreement (this "**Agreement**") is made and entered into as of the ___ day of _____, 2026 (the "**Effective Date**"), by and between the City of Corinth, Texas, a home rule municipality located within Denton County, Texas, (the "**City**"), and Floyd Real Properties LLC, a Texas Limited Liability Company (the "**Business**"). The City and Business may also be referred to individually as a "**Party**" and/or collectively as the "**Parties**".

RECITALS

WHEREAS, Business is the owner of the real property located at **1129, 1147, 1149, and 1157 Hondue Lane (property identification numbers 39135, 39136, 161755, 38860)**, Corinth, County of Denton, a location within the corporate limits of the City of Corinth, and more specifically described on **Exhibit "A,"** attached hereto and incorporated herein (collectively and individually the "Property"); and

WHEREAS, when developing the Property, the Business is subject to compliance with all regulations contained in the Unified Development Code of the City of Corinth ("UDC"), the Code of Ordinances of the City, and all adopted regulations governing use and subdivision of the Property (collectively "**City Ordinances**"); and

WHEREAS, representatives from the City and the Business have met to discuss the currently existing violations of City Ordinances and nonconforming conditions on the Property and have negotiated a compliance plan whereby Business has agreed to perform certain tasks specifically identified in **Article II** of this Agreement as the "Compliance Actions") to remediate the nonconforming conditions and violations (the "**Nonconformities**") in accordance with the terms of this Agreement and City Ordinances; and

WHEREAS, the City agrees to hold in abeyance further action regarding the Nonconformities, such action conditions upon Business's compliance with the requirements of this Agreement; and

WHEREAS, this Agreement is intended to allow Business the opportunity and time to bring the Nonconformities on the Property into compliance with City in order to receive a Conditional Certificate of Occupancy; and

WHEREAS, this Agreement is further intended to afford Business the opportunity to continue to lease the property to operate Flores Fence Supply, LLC located upon the Property for a specified time period before ceasing to operate that business; and

WHEREAS, in order to allow Business to proceed with refinancing of the Property and to bring the Property into compliance with City Ordinances so as to receive a Conditional Certificate of Occupancy, as well as to avoid further administrative procedures or litigation, the Parties have agreed to enter into this Agreement; and

NOW, THEREFORE, for and in consideration of the mutual agreements, covenants, and conditions contained herein, and other good and valuable consideration, the City and Business hereby agree as follows:

ARTICLE I REPRESENTATIONS AND DEFINITIONS

1.01 Recitals. The foregoing recitals contained in this Agreement are true and correct as of the Effective Date and form the basis upon which the Parties have negotiated and entered into this Agreement.

1.02 Authority. Business represents and warrants that this Agreement has been approved by appropriate action of Business, and that the individual executing this Agreement on behalf of the Business has been authorized to do so. Business agrees to perform its obligations hereunder within the time periods set forth herein (the “Compliance Period”).

1.03 Conditional Certificate of Occupancy. A certificate of occupancy issued by the City of Corinth to Business which is not transferrable, is authorized by this Agreement and which is provided based solely on Business’s agreement to complete the Compliance Actions (as defined herein) specified in this Agreement. This Conditional Certificate of Occupancy shall not be construed to convey to the Business any right or status as a legally conforming use. The Conditional Certificate of Occupancy provided hereunder shall expire automatically in accordance with the terms of this Agreement if Business fails to comply with the terms of this Agreement; however, the Conditional Certificate of Occupancy shall remain in effect in the event that Business timely complies with the requirements of this Agreement and continues to remain in compliance with the terms of this Agreement. This section should not be construed as authorizing Business to engage in any use of the Property that expands or adds new nonconformities to the Property. It is the intent of the Parties that Business remediate the Nonconformities listed in Article II and neither create new or expanding any existing nonconformities as a condition of receipt and maintenance of the Conditional Certificate of Occupancy authorized in this Agreement

1.04. Effective Date. This Agreement shall become effective on the date of City Council approval.

ARTICLE II. BUSINESS COMPLIANCE ACTIONS

2.01. Compliance Process. Within one hundred and twenty (120) days following the Effective Date of this Agreement (the “**Compliance Date**”), Business agrees to have completed all necessary actions to remediate the Nonconformities on the Property by compliance with the requirements of this Agreement and City Ordinances, including without limitation, those specifically identified in this Section.

2.02. Compliance Actions. On or before the Compliance Date, Business shall in accordance with City Ordinances, diligently commence and complete the following actions to remediate the Nonconformities (collectively, the “Compliance Actions”):

- A. Within thirty (30) days of the Effective Date of this Agreement, Business shall submit a complete minor plat application for the Property; such application shall comply with all requirements of City Ordinances, including the Unified Development Code.
- B. Within thirty (30) days of the Effective Date of this Agreement, Business shall submit an application for Certificate of Occupancy.

- C. Within sixty (60) days of the Effective Date of this Agreement, Business shall remediate all existing health and safety violations so that the Property complies with all City Ordinances and Codes, including the City adopted Fire Code and all applicable local amendments. Specifically, the following shall be remediated, as well as any additional health and safety violations evidence upon inspection:
1. Provide GFCI protection in wet locations (ex. restroom, breakroom, kitchen);
 2. Provide vacuum breakers on hose bibs;
 3. Provide address on building to be a minimum of 6 inch numbers contrasting and visible from the roadway and needs to reflect current address;
 4. Provide for commercial hardware on path of egress doors and restroom doors of the lever type;
 5. Repair or replace exit signs;
 6. Provide for emergency lighting for egress in restrooms and kitchen;
 7. Provide required fire extinguisher coverage;
 8. Comply with inside commodity storage for a non-sprinklered building (height, width, isles) or provide fire sprinkler protection for the building to increase storage requirements;
 9. Provide a minimum 10 feet access around the building unobstructed; and,
 10. Provide for an exit door from the warehouse.
- D. Within one hundred and twenty (120) days of Effective Date of Agreement, Business shall obtain all required permits and complete the following improvements on the Property:
- i. Construct an eight-foot (8') board on board wood screening fence/gate for all outdoor materials (the "Screening Fence"). The Screening Fence shall be constructed and shall be continuously maintained by Business in accordance with all applicable City Ordinances.
 - ii. Store all outdoor materials upon the Property utilized by the Business behind the Screening Fence in a manner that all such materials are continuously screened from public view. All gated openings of the Screening Fence shall remain closed at all times unless in active use. All materials shall be stored exclusively on Parcel 39316 of the Property and shall not be located in front of the Screening Fence or at the front of any buildings located upon the Property.
 - iii. Parking lot materials shall be upgraded by Business to gravel or other similar material allowed by City Ordinances which shall be installed on the Property in such manner as to prevent migrating of the parking lot materials outside of the parking area on the Property. This includes proper drives. Parking shall be in designated places only on gravel or similar material areas.
 - iv. Landscaped screening with three to four feet tall at maturity landscaping along the frontage of Hondue Lane for any parking areas.

2.03. Continuation of Nonconformities/Violations. In consideration of the Compliance Actions taken by Business pursuant to Section 2.02, City agrees to refrain from enforcement action for a period of three (3) years from the Compliance Date and to allow the following

conditions/operations to continue upon the Property for the period of three (3) years, provided that such conditions/operations shall not be expanded:

- A. Outdoor storage will be allowed on parcel 39316 subject to the conditions set forth in Section 2.02 above.
- B. Unpaved parking shall be allowed on parcel id numbers 39136 and 39135 (1141 and 1129 Hondue Lane). Parking area must be gravel or other similar material allowed by City Ordinances.
- C. The unpermitted use of a manufactured home on parcel 38860 shall be allowed to continue.
- D. Flores Fence Supply, LLC may be operated upon the Property.
- E. One shipping container and two fireworks stands currently existing on Parcel 38860 and one shipping container currently located on Parcel 161755 shall be allowed to continue.

2.04. Full Compliance. Business agrees to fully comply with the terms of this Agreement by the Compliance Date. In such instance, the City will issue a letter to Business that states that all Compliance Actions have been taken by the Compliance Date. This deadline is not subject to extension, and no person or entity shall have authority to provide such an extension unless specifically authorized by the City Manager of the City of Corinth, Texas. There shall be no new violations or continued violations during the term of this Agreement.

2.05. Waive Appeal. During the term of this Agreement, Business hereby knowingly and voluntarily waives any and all rights it may have to appeal the decision of an administrative official as provided by City Ordinances and related to the Nonconformities and hereby waives all administrative remedies as provided by City Ordinances related to the performance of its obligations under this Agreement, whether such decisions are made prior to or after the execution of this Agreement.

2.06. **RELEASE.** **BUSINESS ON ITS BEHALF AND ON BEHALF ITS SUBSIDIARIES, DIVISIONS, AFFILIATES, AGENTS, SUCCESSORS AND ASSIGNS, OFFICER AND EMPLOYEES, RELEASES AND FOREVER DISCHARGES THE CITY FROM ALL CLAIMS, SUITS, ACTIONS, CHARGES, DEMANDS, JUDGMENTS, COSTS AND EXECUTIONS PRESENT AND FUTURE, KNOWN OR UNKNOWN, BOTH LEGAL AND EQUITABLE IN ANY MANNER ARISING OUT OF THIS AGREEMENT AND ENFORCEMENT ACTION TO ABATE THE STATED NONCONFORMITIES AND FOR THE ISSUANCE OF A CONDITIONAL CERTIFICATE OF OCCUPANCY PURSUANT TO THE TERMS OF THIS AGREEMENT, EXCEPT TO THE EXTENT OF THE CITY’S OWN NEGLIGENCE OR ANY BREACH OF THIS AGREEMENT BY THE CITY.**

**ARTICLE III.
CITY ACTIONS**

3.01. The City agrees to take the following actions:

A. Authorization of Conditional Certificate of Occupancy. Upon completion of all items in Article II of this Agreement, the City agrees to issue a Conditional Certificate of Occupancy, which shall remain in full force and effect on the condition that Business continues to comply with the terms of this Agreement, does not expand any nonconforming conditions of the Property not expressly identified in Article II, and does not take action to create any other nonconforming conditions on the Property or violate any existing City Ordinance requirement. This is not a Certificate of Occupancy defined in Subsection 5.02 of the Unified Development Code of the City of Corinth. The issuance of a Conditional Certificate of Occupancy (“**Conditional CO**”) for the Business shall not be construed as conferring on Business any rights in addition to those expressly stated in this Agreement. Additionally, Business understands that neither the execution of this Agreement nor the issuance of the Conditional CO by the City vests any common law property rights upon Property or Business.

The Parties understand and agree that the existing use of the Property is not in compliance with certain provisions of City Ordinances due to other Current Nonconforming Conditions on the Property not expressly identified in Article II. Business understands and agrees that by executing this Agreement, Business agrees that it will not and understands that City does not approve or authorize the enlargement, expansion, or extension of the use on the Property beyond the development described in Exhibit A, nor should the issuance of a Conditional CO to Business for the Property be construed as conferring upon or designating the Property as a legal conforming or legal nonconforming use in accordance with City Ordinances. The City’s sole intent in issuing the Conditional CO is to allow the Business and the Property to continue to remain open and operating in its current state, (contingent upon remediation of the Nonconformities by Business completing the Compliance Actions in accordance with this Agreement) and for its present use so that the Business may obtain financing or re-financing, on the condition that the Business adhere to the terms of this Agreement, including timely completion of the Compliance Actions.

B. Stay Proceedings. The City agrees to hold in abeyance enforcement of the City Ordinances until after the Compliance Date and take no further action concerning the Nonconformities during the Compliance Period. Furthermore, provided that Business completes the Compliance Actions by the Compliance Date and continues to adhere to the terms of this Agreement, upon issuance of the Conditional CO, the City agrees to continue to hold in abeyance enforcement of the City Ordinances with respect to the remainder of the Current Nonconforming Conditions and take no further action concerning the remainder of the Current Nonconforming Conditions.

C. Cease Enforcement Action. If all terms of this Agreement are satisfied and the Compliance Actions in Article II are completed on or before the Compliance Date, the City shall take no further enforcement action concerning the Current Nonconforming Conditions existing before the Compliance Date, shall not revoke the Conditional CO on the basis of the Current Nonconforming Conditions as long as all Compliance Actions have been taken and remain in effect on the Property, and shall waive, release, acquit, and discharge Business from and against any and all past and present claims, counterclaims, actions, causes of action, demands, or liabilities for acts or omissions related to the Nonconformities on the part of Business or their agents that occurred prior to the Compliance Date. Provided, however, that nothing contained in this Agreement shall release or relieve Business from its representations, covenants, obligations, and agreements under this Agreement for which Business shall remain fully liable and responsible.

D. Other Violations. The terms of this Article III are limited to the Current Nonconforming Conditions and shall not apply to other activities on the part of the City in the broader enforcement of its general police powers on the Property.

E. Survival. Notwithstanding Article IV, the terms of this Article III shall survive the expiration of this Agreement.

ARTICLE IV. TERM OF AGREEMENT

This Agreement shall remain in effect until the earlier of (i) completion of the Compliance Actions as provided in Article II, or (ii) the Compliance Date; provided however, once the Compliance Actions have been timely completed and remain in effect so that the Nonconformities listed in Article II have been cured, and Business has complied with all City Ordinances , the Conditional CO and any rights attendant thereto as granted by this Agreement shall remain in full force and effect and survive the expiration of this Agreement .

ARTICLE V. PENALTIES AND REMEDIES FOR NON-COMPLIANCE

5.01 Revocation/Automatic Termination of Conditional Certificate of Occupancy/Suspension of Permit Approvals. If Business fails to comply with any requirement of this Agreement during the term of this Agreement, Business understands, acknowledges, and agrees that City may revoke the Conditional CO issued pursuant to this Agreement by providing written notice in accordance with **Section 7.04** of this Agreement and thirty (30) days' opportunity to cure the failure; provided, however, if cure cannot reasonably be completed within thirty (30) days, then Business shall have such additional time to cure the failure as is agreed upon by City in writing, provided Business diligently commences to cure same, subject to an outside limitation of sixty (60) additional days to cure. Additionally, if Business fails to timely comply with all requirements of Article II in accordance with its terms prior to or upon the Compliance Date, the Conditional CO provided pursuant to this Agreement shall automatically terminate after the Compliance Date, without the requirement for notice to Business.

Additionally, until such time as the Compliance Actions are completed, City shall be under no obligation to accept any application for a building permit, or to issue a building permit for or relating to the development of, improvement to, or construction upon any portion of the Property. Business further understands, acknowledges, and agrees that the rights afforded City pursuant to this Section 5.01 are in addition to any other authority to delay or withhold permits, certificates, and/or inspections pursuant to City Ordinances, state or federal law.

5.02 Other Remedies. The City is authorized to take any other legal or equitable action to enforce this Agreement if Business fails to comply with any requirement of this Agreement, including, but not limited to, civil remedies and injunctive relief against Business. The City may seek all available remedies for each day that the Compliance Actions have not been completed beyond the Compliance Date.

5.03 Recovery of Costs and Penalties. The City is authorized to assess and collect from Business, all costs and/or penalties incurred by the City in taking action to enforce against Business

With copy to: City of Corinth
Attn: Director of Planning and Development
3300 Corinth Parkway
Corinth, Texas 76209

If to the Business: Floyd Real Properties LLC
Attn: Josh Floyd
4304 Chicory Court
Denton, Texas 76210

7.05 Interpretation. The Parties acknowledge that each of them has been actively involved in negotiating this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Agreement.

7.06 Entire Agreement; Severability. This Agreement constitutes the entire agreement between the Parties and supersedes all prior agreements, whether oral or written, covering the subject matter of this Agreement. This Agreement shall not be modified or amended except in writing signed by the Parties. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, such unenforceable provision shall be deleted from this Agreement, and the remainder of this Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

7.07 Applicable Law; Venue. This Agreement is entered into under and pursuant to and is to be construed and enforceable in accordance with, the laws of the State of Texas, and all obligations of the Parties are performable in Denton County, Texas. Venue for any action to enforce or construe this Agreement shall be Denton County, Texas.

7.08 Non-Waiver. Any failure by a Party to insist upon strict performance by another Party of any material provision of this Agreement shall not be deemed a waiver thereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this Agreement. No provision of this Agreement may be waived except by writing signed by the Party waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any Party of any term or condition of this Agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

7.09 Signatures and Counterparts. The execution of this Agreement may be accomplished in separate counterparts, and the executed signature pages attached to the body of the Agreement constitute one document notwithstanding that the signatures of the Parties do not appear on the same page or copy. Each Party shall accept as true and official execution of this Agreement a scanned or faxed copy of the executed signature page(s) contained in this Agreement.

IN WITNESS WHEREOF, the undersigned Parties have executed this Agreement as of the Effective Date.

BUSINESS:

FLOYD REAL PROPERTIES LLC,
a Texas limited liability company

By: Josh Floyd, its sole Member

Josh Floyd, Sole Member

Date: _____

CITY OF CORINTH, TEXAS

By: _____
Scott Campbell, City Manager

Date: _____

ATTEST:

Lana Wylie, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney

ACKNOWLEDGMENTS

STATE OF TEXAS)
)
COUNTY OF DENTON)

This instrument was acknowledged before me on the _____ day of _____, 2026 by **SCOTT CAMPBELL**, City Manager of the **CITY OF CORINTH, TEXAS**, a home rule municipal corporation, on behalf of such corporation.

Notary Public, State of Texas

STATE OF TEXAS)
)
COUNTY OF _____)

This instrument was acknowledged before me on the _____ day of _____, 2026, by Josh Floyd, Sole Member of Floyd Real Properties LLC, a Texas limited liability company, on behalf of such company.

Notary Public, State of Texas

EXHIBIT A
LEGAL DESCRIPTION

Tract 1 (ID 36135)

Legal Description - A0911A MEP & PRR, TR 59, 0.635 ACRES, OLD DCAD TR 5C(7),5C(9A),5C(9B)

Tract 2 (ID 39136)

Legal Description – A0911A MEP & PRR, TR 54,58, 1.052 ACRES, OLD DCAD TR 5C(10)

Tract 3 (ID 161755)

Legal Description – A0911A MEP & PRR, TR 55, 0.194 ACRES

Tract 4 (39960)

Legal Description - A0204A L. BATES, TR 4, 0.365 ACRES, OLD DCAD TR 2(5)



CITY OF CORINTH
Staff Report

Meeting Date:	6/18/2026	Title:	Resolution to hold a Public Hearing on July 2, 2026 regarding termination of Tax Increment Reinvestment Zone No. 3
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		

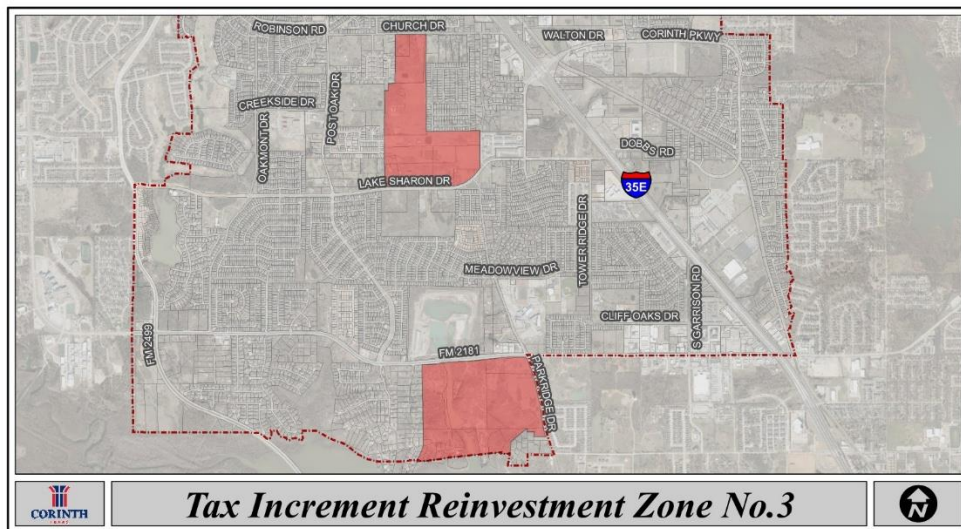
Item/Caption

Consider and act on a Resolution calling a Public Hearing regarding the termination of Corinth Tax Increment Reinvestment Zone No. 3, to be held on July 2, 2026 at 6:30 P.M. at Corinth City Hall, 3300 Corinth Parkway, Corinth, Texas 76208.

Item Summary/Background/Prior Action

A public hearing is required, per Texas Tax Code, Sec. 311 for consideration to terminate a Tax Increment Reinvestment Zone. The public hearing is proposed to be held on July 2, 2026, 6:30pm regarding termination of Corinth Tax Increment Reinvestment Zone No. 3.

On September 5, 2019, pursuant to the provisions of Chapter 311 of the Texas Tax Code, the City Council approved the creation of Tax Increment Reinvestment Zone Number 2 (TIRZ 2) to further economic development within the area. On March 18, 2021, the City Council approved amending the boundary of TIRZ 2 to remove certain areas, and the City Council approved including those areas in a newly created Tax Increment Reinvestment Zone Number 3, shown below.



The purpose of TIRZ 3 is to provide incentives to encourage economic development in the zone and significantly enhance the value of all of the taxable real property in the zone to benefit the City. The City is the only taxing entity participating in TIRZ 3. Areas included in TIRZ 3 include the Ashford Park, Enclave at Canyon Ranch, and Canyon Lake Ranch developments, and undeveloped and underdeveloped land that is anticipated to develop as residential use. The Ashford Park development is complete, and Enclave at Canyon Ranch development is underway. The only development in the TIRZ 3 boundary that would include commercial development and may seek incentives is the Canyon Lake Ranch development. A 380 incentive agreement is an option for the City to provide incentives for this development if it so chooses. The same types of incentives can be provided to a development for both a Tax Increment Reinvestment Zone and a 380 incentive agreement.

Chapter 311 of the Texas Tax Code, Section 311.017, stipulates that a reinvestment zone terminates on the earlier of 1) the termination date designated in the ordinance or order, as applicable, designating the zone or and earlier or later termination date designed by an ordinance or order adopted according to Chapter 311. The termination date stipulated in the ordinance creating TIRZ 3 is December 31, 2055, or at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of tax obligations of the Zone and the interest therein, have been paid in full, in accordance with Section 311.017 of the Texas Tax Code. There are no projects approved by the TIRZ 3 board since its existence, and TIRZ 3 does not have any outstanding tax obligations.

TIRZ 3 fund balance at this time is \$393,066.10. Per Chapter 3111 of the Texas Tax Code, all remaining funds will be returned to the taxing entities, which in this case is only the City of Corinth.

Financial Impact

All remaining TIRZ 3 funds would be returned to the City of Corinth.

Applicable Policy/Ordinance

City of Corinth Ordinance No. 21-03-18-06

Staff Recommendation/Motion

Staff recommends approval.

**CITY OF CORINTH
RESOLUTION NO. 26-06-18-XX**

A RESOLUTION OF THE CITY OF CORINTH, TEXAS CALLING A PUBLIC HEARING UNDER SECTIONS 311.007 and 311.017 OF THE TEXAS TAX CODE TO HEAR PUBLIC COMMENTS ON ADOPTION OF AN ORDINANCE TO TERMINATE TAX INCREMENT REINVESTMENT ZONE NUMBER THREE (TIRZ #3), DISSOLVE THE BOARD OF DIRECTORS OF TIRZ #3, AND DISSOLVE THE TAX INCREMENT FUND FOR TIRZ #3; AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF CORINTH, TEXAS REGARDING THE PUBLIC HEARING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Corinth, Texas is a home-rule municipality (“City”); and

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Three, City of Corinth, Texas (“TIRZ #3”) and established a Board of Directors to promote development or redevelopment within the TIRZ #3 pursuant to Ordinance No. 21-03-18-07, authorized by the City Council on March 18, 2021, as provided by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, pursuant to Ordinance No. 21-03-18-07, the termination of TIRZ #3 shall occur on December 21, 2055, or at an earlier time designated by subsequent ordinance of the City Council in the event the City determines that TIRZ #3 should be terminated due to insufficient private investment, accelerated private investment or other good cause, or at such time as all project costs and tax increment bonds, if any, and the interest thereon, have been paid in full; and

WHEREAS, Chapter 311 of the Texas Tax Code (the “Act”) authorizes the city council to terminate a tax increment reinvestment zone on the termination date designated in the ordinance creating the zone or an earlier or later termination date as designated by a subsequent ordinance adopted under Section 311.007(c) of the Act; and

WHEREAS, to hold a public hearing for the termination of TIRZ #3, notice must be given in a newspaper of general circulation in the City not later than the 7th day before the date of the hearing in accordance with Section 311.007(c) of the Act; and

WHEREAS, the City Council has determined that on Thursday July 2, 2026 it desires to hold a public hearing on consideration of the termination of TIRZ #3, dissolving the board of the directors for TIRZ #3, and dissolving the tax increment fund of TIRZ #3.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS, AS FOLLOWS:

SECTION 1.

That the foregoing recitals of this Resolution are hereby found to be true and correct findings of the City of Corinth, Texas and are fully incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2.

The City Council hereby calls a public hearing for July 2, 2026 during the City Council Regular Session immediately following the City Council Workshop at 5:45 pm in Council Chambers at City Hall, 3300 Corinth Parkway, Corinth, Texas 76208, for the purpose of hearing any interested person to speak for or against the termination of the Tax Increment Reinvestment Zone Number Three (“TIRZ #3”), dissolving the board of directors of TIRZ#3, dissolving the tax increment fund for TIRZ #3, the concept of tax increment financing with respect to the TIRZ #3, and/or otherwise protest the termination of the TIRZ #3. At such time and place the City Council will hear testimony regarding such topics and will provide a reasonable opportunity for the owner of any real property within TIRZ #3 to protest the termination of TIRZ #3, dissolving the board of directors of TIRZ #3, or dissolving the tax increment fund for TIRZ #3. Upon closing the public hearing, the City Council may consider the adoption of an ordinance authorizing the termination of TIRZ #3, dissolving the board of directors of TIRZ #3, or dissolving the tax increment fund for TIRZ #3.

SECTION 3.

Attached hereto is a form of the Notice of Public Hearing as **Exhibit “A”**, the form and substance of which the City Council hereby adopts and approves. The City Council hereby authorizes and directs the City Secretary to publish said notice, in a form substantially similar to the attached Notice of Public Hearing (Exhibit A) in a newspaper of general circulation in the City on or before June 24, 2026, which date is before the seventh (7th) day before the public hearing to be held on July 2, 2026.

SECTION 4.

If any section, article, paragraph, sentence, clause, phrase or word in this Resolution or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Resolution, and the City Council hereby declares it would have passed such remaining portions of this Resolution despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 5.

That this Resolution shall become effective from and after its passage and adoption by the City Council of the City of Corinth, Texas, and it is accordingly so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS ON THE 18th DAY OF JUNE 2026.

Scott Garber, Mayor

ATTEST:

Lana Wylie, City Secretary

APPROVED AS TO FORM:

Patricia Adams, City Attorney

EXHIBIT “A”

**City of Corinth City Council
Notice of Public Hearing
On Termination of Tax Increment Reinvestment
Zone Number Three (TIRZ #3), City of Corinth to
Consider Terminating TIRZ #3 and Dissolving the
Board of Directors of TIRZ #3, and Dissolving the
Tax Increment Fund for TIRZ #3**

THE CORINTH CITY COUNCIL WILL HOLD A PUBLIC HEARING ON THURSDAY, JULY 2, 2026 DURING THE CITY COUNCIL REGULAR SESSION IMMEDIATELY FOLLOWING THE CITY COUNCIL WORKSHOP AT 5:45 P.M. IN CITY COUNCIL CHAMBERS LOCATED AT CORINTH CITY HALL AT 3300 CORINTH PARKWAY, CORINTH, TEXAS, 76208 ON CONSIDERATION OF ADOPTION OF AN ORDINANCE TO TERMINATE TAX INCREMENT REINVESTMENT ZONE NUMBER THREE (TIRZ #3), DISSOLVE THE BOARD OF DIRECTORS OF TIRZ #3, AND DISSOLVE THE TAX INCREMENT FUND FOR TIRZ #3, AND TO PROVIDE A REASONABLE OPPORTUNITY FOR ANY OWNER OF PROPERTY WITHIN THE TAX INCREMENT REINVESTMENT ZONE NUMBER THREE TO PROTEST THE TERMINATION OF TIRZ #3, DISSOLVING THE BOARD OF DIRECTORS OF TIRZ #3, OR DISSOLVING THE TAX INCREMENT FUND FOR TIRZ #3. THE TIRZ #3 BOUNDARIES ARE DEPICTED ON THE MAP INCLUDED WITH THIS NOTICE AND AVAILABLE AT CORINTH CITY HALL FOR PUBLIC INSPECTION. AT THE PUBLIC HEARING, ANY INTERESTED PERSON MAY SPEAK FOR OR AGAINST THE TERMINATION OF TIRZ #3, DISSOLVING THE BOARD OF DIRECTORS OF TIRZ #3, OR DISSOLVING THE TAX INCREMENT FUND FOR TIRZ #3. FOLLOWING THE PUBLIC HEARING, CORINTH CITY COUNCIL WILL CONSIDER ADOPTION OF AN ORDINANCE TERMINATING TIRZ #3, DISSOLVING THE BOARD OF DIRECTORS OF TIRZ #3, AND DISSOLVING THE TAX INCREMENT FUND FOR TIRZ #3.



CITY OF CORINTH Staff Report

Meeting Date:	6/18/2026	Title:	Appointment Denco Area 9-1-1 Board of Managers
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 checked="" 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 a Resolution for the appointment of one member to the Board of Managers of the Denco Area 9-1-1 District for a two-year term beginning October 1, 2026.

Item Summary/Background/Prior Action

Denco Area 9-1-1 District requests that each participating municipality vote for one of the nominees and advise the district of its selection by July 31, 2026. Nominees are Jim Carter and Ann Martin.

Staff Recommendation/Motion

Staff recommends approval of the Resolution supporting Council’s recommendation.



Denco Area 9-1-1 District

1075 Princeton Street • Lewisville, Texas 75067
Phone: 972-221-0911 • Fax 972-420-0709 • Denco911.gov

TO: Denco Area 9-1-1 District Participating Municipal Jurisdictions
FROM: Greg Ballentine, Executive Director
DATE: June 1, 2026
RE: Appointment to the Denco Area 9-1-1 District Board of Managers

On April 1, 2026, the Denco Area 9-1-1 District requested municipalities to nominate a representative to the district board of managers for the two-year term beginning October 1, 2026. Denco received the following nominations by the May 29, 2026 deadline:

<u>Nominee</u>	<u>City/Town Making Nomination</u>
Jim Carter	City of Highland Village City of Lewisville City of The Colony
Ann Martin	Town of Flower Mound

The Denco Area 9-1-1 District requests that each municipality vote for one of the candidates and advise the district of its selection by **5 p.m. on July 31, 2026**. No votes will be accepted after that time. If a nominating municipality does not formally vote, it's nomination will automatically count as a vote for its nominee. Please send a copy of the resolution recording council action. We have provided candidate resumes and a list of current Denco board members.

Please send a copy of your council's official action to the Denco Area 9-1-1 District, 1075 Princeton Street, Lewisville, TX 75067 or to Melinda Camp at melinda.camp@denco911.gov. We will acknowledge receipt of all votes.

Thank you for your assistance in this matter.

JIM CARTER

204 Fresh Meadow Drive
Trophy Club, TX 76262

(817) 239-7791
[Email Jim Carter](#)

EDUCATION

College Degree: University of Georgia, B.B.A. Finance
Postgraduate: Georgia Tech, University of Tennessee, University of Michigan, Texas Women’s University, American Management Association

PROFESSIONAL EXPERIENCE

Department Head, Finance General Motors Corporation
Zone Vice-President Frito-Lay, Inc., International and Domestic Development
President, C.E.O. Mercantile Corporation
Responsible for 3 Banks, developed 2,000 prime commercial acres in Fort Worth adjacent to I-35W,
Current: Principal James P. Carter & Associates – Consultant & Mediator
To business and governmental entities
Professional Licenses Texas Real Estate License, Certified Mediator

PUBLIC SERVICE EXPERIENCE

Mayor Trophy Club, Texas – 14 years
Municipal Court Judge Trophy Club, Texas – 12 years
Emergency Manager Trophy Club, Texas – 14 years
County Commissioner Denton County, Texas – 8 years
Vice President Texas Association of Counties
Former President Denton County Emergency Services District #1 15 years
Fire and Emergency Medical over 65 square miles
Serving 5 Argyle, Bartonville, Copper Canyon, Draper, and Northlake, Robson Ranch, Lantana Freshwater Supply Districts #6 and #7 and unincorporated areas of Denton County
Former Texas State Board Member- State Association Fire and Emergency Service Districts –
Trains Emergency Services District Commissioners

Board Member Denco 911-Current	Emergency telecommunications system that assists its member jurisdictions in managing police, fire and medical emergency calls.
Mission Leader – Guatemala	Constructed purified water system in remote villages, shared the “Good News” of Jesus’s love.
Team Leader	Provide housing and food to victims of Hurricane Katrina.
Team Leader	Made several trips to Sabine Pass to aid victims of Hurricane Rita.

COMMUNITY AND CHARITY SERVICES

Baylor Healthcare System	Trustee – 10 Years
University of North Texas	President’s Council
Texas Student Housing Corp	Chairman – 20 Years, providing Residential Scholarships at UNT, A&M, UT Austin
Boy Scouts of America	Longhorn Council, District Chairman
First Baptist Church, Trophy Club	Chairman, Stewardship Committee and Senior Bible Teacher

US MILITARY

US Navy	11 years – active and reserve service
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Honors: Who’s Who in the South and Southwest, Who’s Who in U.S. Executives, Honorary Fire Chief Argyle Fire District

Ann G. Martin, ARM

Flower Mound TX · 972-977-2142 · agraceffomartin@hotmail.com

Flower Mound Town Council Mayor Pro-Tem, Place 5

Flower Mound, TX Nov '20- May '26

Serving the Town of Flower Mound (approx. 81,000 residents) in a legislative capacity to help fulfill the Town's Mission, Vision and Goals

- Participated in Council Meetings, Work sessions, and Ad Hoc meetings with Developers, Business Owners and Staff
- Met with Constituents to hear concerns and promote collaborative solutions
- Attended Community meetings and events to promote town unity and goodwill
- Testified at House and Senate hearings in Austin TX during Legislative Sessions (2025)
- 2022 Graduate, *Leadership Flower Mound*, The Flower Mound Chamber of Commerce
- 2020 Graduate, *Citizens Academy*, The Office of the Town Secretary, The Town of Flower Mound

Town of Flower Mound Boards and Commissions

- Tax Increment Reinvestment Zone #1, Chair Flower Mound, TX – July '24 to present
- Animal Service Board, Commissioner Flower Mound, TX May '21- Sept '25
- Tax Increment Reinvestment Zone #2, Board Member Flower Mound, TX Nov '20- May '26

Town of Flower Mound Executive and Steering Committees

- 2023-24: Blue Ribbon Bond Committee, Vice Chair
- 2023-24 Charter Review Committee, Member
- 2023-24 Health Sciences Feasibility Committee, Member
- 2023-24 Community Activity Center Expansion, Executive Steering Committee Member

Sr. Service Director, Risk Control Services (Retired July 2021) Service Director I and II, Risk Control Services

Plano, TX '12-'21
Irving, TX '99-'12

Account Management, Acquisition, Retention: Designed, developed, and managed overall delivery of service to lower total cost of risk for premier customers in the National Market. Key Industries: Retail, Hospitality, Healthcare, Transportation, Manufacturing, Aviation, Business Services, Public Entities/Schools

- Account Team Member: strategic acquisition of new business and retention of premier accounts
- Collaborated closely with customers, brokers, and internal stakeholders to define and achieve success
- Created detailed Service Instructions to guide location level service delivery
- Monitored service quality to ensure the team met or exceeded expectations and drove results
- Utilized process, progress and outcome metrics to communicate results to Sr Mgmt. and C-Suite customer contacts
- Evaluated risk (account level) for Underwriting on new and renewal business
- Coached service team members toward continuous improvement

Professional Development and Affinity Group Leadership

- Mentored entry level and aspiring Service Directors; Risk Control Department Lead: Plano Career Fairs
- Pilot Participant, inter-departmental mentors for military and families (*VALOR*)
- Leader for *WERC* (Women Employees in Risk Control) Team; NTX Region Employee Advisory Committee Member
- Regional New Underwriter Training: "Risk Control Services Engagement and Utilization"

Loss Prevention Consultant, Sr. Consultant Loss Prevention Representative, Sr. Loss Prevention Representative Service Supervisor, Sales Representative (licensed)

Irving, TX '98-'99
Albany, NY '91-'97
Albany, NY '88-'91

COMMUNITY

The Flower Mound Arts League, <i>President '25 to present</i>	Neighborhood HOA, <i>Architectural Comm., '15 to present</i>
Friends of the FM Public Library, '06 and <i>President, '12 to present</i>	Troop 451 BSA, <i>Comm. Member, Merit Badge Instructor, '07 to '12</i>
NTX Wounded Warrior Golf, <i>Volunteer, '18 to '22</i>	LISD, <i>Volunteer, Marcus Band Booster, '01-'06 and '10 to '12</i>

EDUCATION

Southern Methodist University <i>Candidate: Masters in Nonprofit Leadership (2025 to present)</i>	The Institutes <i>Associate in Risk Management (ARM)</i>	Hamilton College, Clinton NY <i>Bachelor of Arts, Sociology, Minor in Biology</i> <i>Study Abroad: "Sweden, Democracy in the Workplace"</i>
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Denco Area 9-1-1 District Board of Managers FY2026

Bill Lawrence, Chairman

- Appointed by Denton County Commissioners Court
- Member since October 2006
- Term expires September 2027
- Former Mayor of Highland Village
- Businessman, Highland Village

Jim Carter, Secretary

- Appointed by member cities in Denton County
- Member since October 2014
- Term expires September 2026
- Former President of Emergency Services District #1
- Former Mayor of Trophy Club and Denton County Commissioner

Jason Cole

- Appointed by Denton County Commissioners Court
- Member since October 2020
- Term expires September 2026
- Businessman, Denton

Chief Eric Schlotter

- Appointed by Denton County Fire Chiefs Association
- Member since November 2024
- Term expires September 2027
- Chief, Aubrey Fire Department

Steve Southwell

- Appointed by member cities in Denton County
- Member since October 2025
- Term expires September 2027
- Businessman, Lewisville

All voting members serve two-year terms and are eligible for re-appointment.

**CITY OF CORINTH, TEXAS
RESOLUTION NO. 26-06-18-XX**

A RESOLUTION FOR THE APPOINTMENT OF ONE MEMBER TO THE BOARD OF MANAGERS OF THE DENCO AREA 9-1-1 DISTRICT.

WHEREAS, Section 772, Health and Safety Code, provides that two voting members of the Board of Managers of an Emergency Communications District shall be appointed jointly by all cities and towns lying wholly or partly within the District;

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

Section 1

The City of Corinth hereby votes to appoint _____ as a member of the Board of Managers of the Denco Area 9-1-1 District for the two-year term beginning October 1, 2026.

Section 2

That this resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED this, the 18th day of June 2026.

Scott Garber, Mayor
City of Corinth, Texas

ATTEST:

Lana Wylie, City Secretary