

****PUBLIC NOTICE****



CITY COUNCIL WORKSHOP AND REGULAR SESSION

Thursday, July 02, 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. Receive a report, hold a discussion, and provide staff direction on potential amendments to the Ethics Ordinance regulation.
 - 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. Proclamation declaring July Parks and Recreation Month.
- 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 18, 2026, City Council Meeting.
- I. PUBLIC HEARING**
 - 3. Conduct a Public Hearing to consider testimony and act on an Ordinance pursuant to Chapter 311 of the Texas Tax Code to consider terminating the City of Corinth, Texas Tax Increment Reinvestment Zone Number Three and dissolving the Board of Directors and Tax Increment Fund for the Zone.
- J. BUSINESS AGENDA**
 - 4. Consider and act on an Ordinance of the City of Corinth approving an amendment in the amount of \$2,127,425 to the fiscal year 2025-2026 budget and annual program of services to allocate funds necessary for the purchase of a 2.67-acre parcel of land; and providing an effective date.

- 5. Consider and act on a Resolution approving an economic development project within Tax Increment Financing Reinvestment Zone Number 2 (TIRZ #2) for the acquisition of a 2.67 acre-tract, more commonly identified as 5790 South Interstate 35.

K. 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.

L. 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. Senate Bill 785
- b. Lynchburg Creek

Section 551.0761 - Deliberation Regarding Critical Infrastructure Facility. Authorizes a governmental body to conduct a closed meeting to deliberate a cybersecurity measure, policy, or contract solely intended to protect a critical infrastructure facility located in the jurisdiction of the governmental body.

- a. Cybersecurity Presentation

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. 1400 - 1500 block N Corinth Street
- b. 5700 block of S I-35 E

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

N. ADJOURN

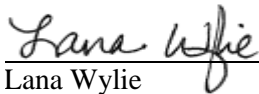
**The City Council reserves the right to recess into closed session at any time during the course of this meeting to discuss any of the matters posted on this agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Section 551.071, "Consultation with Attorney" for the purpose of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

O. TAXPAYER IMPACT STATEMENT

Taxpayer Impact Statement			
Property Tax Due on Median Valued Homestead			
2024 Rate vs 2025 Proposed Rate vs 2025 No New Revenue Rate			
	Rate per \$100 of Value	Median-Valued Homestead Property	Tax Due
2024 Adopted Rate	0.514000	415,547	\$2136
2025 Proposed Rate	0.560890		\$2331
2025 No New Revenue Rate	0.631019		\$2622

**The 2025 tax year property tax rate listed above as the “2025 Proposed Rate” was adopted on September 18, 2025 and is currently in effect. The information provided above is required by State law. The agenda discussion posted for this meeting is a preliminary discussion regarding projected revenues and expenses necessary to begin and proceed with the preparation of a budget for Fiscal Year 2026-2027 as required by law. In accordance with State law, information necessary for the City to provide a proposed 2026 tax rate will be available from Denton County Appraisal District (DCAD) on or after July 25, 2026; however, when a proposed budget has been prepared and the City has received the DCAD information necessary to provide a proposed 2026 tax year rate, the table above will be updated with information regarding the 2026 tax year proposed rate, and a proposed budget will be posted online and accessible from the City of Corinth homepage at www.corinthtx.gov.

Posted on this 25th 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:	7/2/2026	Title:	Review Ethics Ordinance
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 potential amendments to the Ethics Ordinance regulation

Item Summary/Background/Prior Action

During the City Council Meeting held on November 7, 2024, the Council approved changes to the Ethics Ordinance, No. 24-11-07-46 to clarify procedures mandated by the Ethics Code. This item is to discuss potential amendments to the ordinance to align the ordinance more closely with State laws governing conflicts of interest and to provide for additional procedures for training to strengthen the ordinance and increase transparency and familiarity with ethics requirements and procedures.

During the workshop, potential amendments to Chapter 39, Code of Ethics, will be discussed with Council in order to receive input and direction and to facilitate a potential ordinance for consideration at the 7/16/2026 Council meeting. A draft redline of the text of the Ethics Code has been included for discussion purposes and provides proposed revisions to clarify definitions as well as training requirements and processes and other matters.

Applicable Policy/Ordinance

Ordinance No. 24-11-07-46 (attached)

Redline to text of Chapter 39, Ethics Code

JULY 2, 2026 CITY COUNCIL WORKSHOP
DRAFT AMENDMENTS TO CHAPTER 39: CODE OF ETHICS

“§ 39.01 PURPOSE.

The purpose of this article is to foster an environment of integrity for those that serve the City of Corinth and our citizenry. The City Council enacted this chapter in order to increase public confidence in our municipal government. It is the policy of the city that all city officials and employees shall conduct themselves in a manner that assures the public that we are faithful stewards of the public trust. City officials have a responsibility to the citizens to administer and enforce the City Charter and City Ordinances in an ethical manner. To ensure and enhance public confidence in our municipal government, each city official must strive not only to maintain technical compliance with the principles of conduct set forth in this chapter, but to aspire daily to carry out their duties objectively, fairly, and lawfully.

It is not the purpose of this chapter to provide a mechanism to defame, harass or abuse their political opponents, or publicize personal grudges.

§ 39.02 APPLICABILITY.

This chapter applies to the following persons:

- (A) City officials;
- (B) Former city officials whose separation from city service occurred less than one year ago;
- (C) Vendors; and
- (D) Complainant(s).

§ 39.03 DEFINITIONS.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

ACCEPTED COMPLAINT: A sworn allegation of a violation of this chapter after the required documentation has been submitted to the City Secretary to be passed to the City Attorney and determined to be administratively complete.

ACCUSED: A city official who has been charged in a complaint with having violated this chapter.

ACTIONABLE COMPLAINT: An accepted complaint that has been deemed by Special Counsel to contain allegations and evidence that, if accepted as true, would support a finding that a violation of this chapter occurred.

ADVISORY OPINIONS: Written rulings regarding the application of this chapter to a particular situation of behavior.

BASELESS COMPLAINT: A complaint that does not allege conduct that would constitute a violation of this chapter, or that does not provide evidence that, if true, would support a violation of this chapter.

BOARD OF ETHICS: The oversight entity established as a board by the Council to administer this chapter.

BOARD MEMBER: For the purposes of this chapter, a person that is currently appointed by the City Council to serve on a board, commission, or committee of the City identified in Section 39.11 of this Chapter.

BUSINESS ENTITY: A sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust, or any other entity recognized by law.

CANDIDATE: A person who has filed an application for a place on a ballot seeking public office, or one who has publicly announced the intention to do so.

CHAPTER: The Code of Ethics for the City of Corinth codified as Chapter 39, "Code of Ethics" of Title III, "Administration" of the Code of Ordinances of the City.

CITY: The City of Corinth in the County of Denton and State of Texas.

CITY OFFICIAL: For the purposes of this chapter, the term ~~consists- means all members of the City Council and of all City Boards, Commissions, and Committees appointed by the City Council. of the City Council, Economic Development Corporation, Finance Audit Committee, Board of Construction Appeals, Zoning Board of Adjustments, Planning and Zoning Commission, Ethics Commission and Keep Corinth Beautiful Members.~~

CODE: The Code of Ordinances of the City of Corinth, Texas, as such Code may be amended from time to time.

COMPLAINANT: The individual who submitted a complaint to the city.

COMPLAINT: Written documentation submitted to the city accusing a city official of violating this chapter.

CONFIDENTIAL INFORMATION: Any written information that could or must be excepted from disclosure pursuant to the Texas Public Information Act, if such disclosure has not been authorized; or any non-written information which, if it were written could be excepted from disclosure under that Act, unless disclosure has been authorized.

CONFLICTING INTEREST: A stake, share, or involvement in an undertaking in the form of any one (1) or more of the following:

- (1) Ownership of 5% or more voting shares or stock in a business entity;
- (2) Receipt of more than \$600 in gross annual income from a business entity;
- (3) Ownership of more than \$600 of the fair market value of a business entity;
- (4) Ownership of an interest in real property with a fair market value of more than \$600;
- (5) Serves on the Board of Directors or as an Officer of a business entity; and/or
- (6) Serves on the Board of Directors or as an Officer of a nonprofit corporation.

The term conflicting interest shall not include ownership of an interest in a mutual or common investment fund that holds securities or assets unless the city official participates in the management of the fund.

COUNCIL: The governing body of the City of Corinth, Texas, including the Mayor and City Council.

DELIBERATIONS: Discussions by a city official at the dais, voting as a city official, presentations as a member of the audience before City Council or any City Board or Commission, conversing to or corresponding with other city officials.

FRIVOLOUS COMPLAINT: A sworn complaint that is groundless and brought in bad faith or groundless and brought for the purpose of harassment.

GIFT: Anything of monetary value, such as personal property, real property, services, meals, entertainments, and travel expenses. This definition shall not apply to:

- (1) A lawful campaign contribution;

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- (2) Meals, lodging, transportation and related travel expenses paid for (or reimbursed by) the city in connection with the city official's attendance at a conference, seminar or similar event;
 - (3) Meals, lodging, transportation, or entertainment furnished in connection with public events, appearances or ceremonies related to official city business, if furnished by the sponsor of such public events;
 - (4) Complimentary copies of trade publications and other related materials;
 - (5) Attendance at hospitality functions at local, regional, state or national association meetings and/or conferences;
 - (6) Any gift which would have been offered or given to the city official because of a personal, familial professional relationship regardless of the city official's capacity with the city;
 - (7) Tee shirts, caps and other similar promotional material;
 - (8) Complimentary attendance at political or charitable fund raising events.

PENDING MATTER: An application seeking approval of a permit or other form of authorization required by the city, state or federal law; a proposal to enter into a contract or arrangement with the city for the provision of goods, services, real property or other things of value; a case involving the city that is (or is anticipated to be) before a civil, criminal or administrative tribunal.

PERSON: Associations, corporations, firms, partnerships and bodies politic and corporate, as well as to individuals.

RELATIVE: A family member related to a city official within the second degree of affinity (marriage) or consanguinity (blood or adoption).

SHALL: A mandatory obligation, not a permissive choice.

SPECIAL COUNSEL: An independent, outside attorney engaged by the city to advise the city as an organization and/or the Board of Ethics.

VENDOR: A person who provides or seeks to provide goods, services, real property to the city in exchange for compensation.

§ 39.04. EXPECTATIONS

- (A) City officials are expected to conduct themselves in a manner that fosters public trust.

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- (B) City officials are charged with performing their public duties in a way that projects their own personal integrity and upholds the integrity of the organization.
 - (C) City officials must avoid behavior that calls their motives into question and erodes public confidence.
 - (D) City officials shall place the municipality's interests and the concerns of those the city serves above personal, individual interests.
 - (E) Those who serve the city are expected to value honesty, trustworthiness, diligence, objectivity, fairness, due process, efficiency, and prudence as values the city professes.
 - (F) City officials must balance transparency with the duty to protect personal privacy and preserve the confidential information with which the city has been entrusted.

§ 39.05. CUMULATIVE AND NON-EXCLUSIVE

This chapter is cumulative of and supplemental to all applicable provisions of the City Charter, Code, other City Ordinances, and state/federal laws and regulations. Compliance with this chapter does not excuse or relieve any person from any obligation imposed by any other provision of the Code, City Ordinance, or State/Federal laws and regulations. Attempts to enforce this chapter shall not be construed as foreclosing or precluding other enforcement options provided by other law.

§ 39.06. MANDATES

- (A) *Duty to report.* City officials shall immediately report any conduct that the person knows to be a violation of this chapter. Failure to report a violation of this chapter is a violation of this chapter. For purposes of this section, a report made to a fraud, waste or abuse 3rd party hotline, if any, shall be considered to be a report under this section.
- (B) *Direction and supervision of employees, non-interference by the City Council: Appointment and removal of department heads.*
 - (1) Except for the purposes of inquiries and investigations as provided by the City Charter or otherwise by law, the City Council or its members shall deal with board members and employees who are subject to the direction and

Commented [PA1]: Are there Board members subject to the direction of the City Manager or should this just be employees?

supervision of the City Manager solely through the City Manager, either publicly or privately.

- (2) Neither the City Council nor any of its members shall direct or request the appointment of any person to, or removal from, office by the City Manager or by any other city employee.
 - (3) The City Manager shall be responsible for and have the authority to appoint, suspend, and/or remove any of the directors of the departments of the City of Corinth.
- (C) *Financial disclosures.* All candidates for City Council, including candidates for Mayor, shall file financial information reports as required by, and in accordance with, state law. All prospective Vendors and city officials shall file disclosure forms as required by, and in accordance with, state law.

§ 39.07. PROHIBITIONS

(A) *Conflicts of Interest.*

- (1) *Deliberation prohibited.* It shall be a violation of this chapter for a city official to knowingly deliberate regarding a pending matter for which the city official has a conflicting interest. City officials with a conflicting interest in a pending matter must recuse themselves by filing a written affidavit with the City Secretary identifying the nature of the conflict, by exiting the room, remaining absent during deliberation, —and abstaining from deliberationsvoting. It is an exception to this recusal requirement if a majority of the board or commission on which the city official serves is composed of persons who are likewise required to file (and who do file) disclosures on the same pending matter.
- (2) *Disclosure required.* If a city official has a conflicting interest in a pending matter, the city official shall disclose the nature of the conflicting interest by filing a sworn statement with the City Secretary.
- (3) *Relative.* A city official is considered to have a conflicting interest if the city official's relative has a conflicting interest.

(B) *Gifts.*

- (1) *General.* It shall be a violation of this chapter for a city official to accept any gift that might reasonably tend to influence such city official in the discharge of official duties.

Commented [PA2]: Adopts the process currently being utilized.

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- (2) *Specific.* It shall be a violation of this chapter for a city official to accept any gift for which the fair market value is \$100 or greater. It shall be a violation of this chapter for a city official to accept multiple gifts from a single source for which the cumulative fair market value exceeds \$100 in a single fiscal year.
 - (3) It shall be a violation of this chapter for a vendor to offer or give a gift to a city official exceeding \$100 per gift, or multiple gifts cumulatively valued at more than \$100 per a single fiscal year.

(C) *Representation of others.*

- (1) *Current city officials.* It shall be a violation of this chapter for a city official to represent for compensation any person, group, or entity before the city.
- (2) *Former city officials.* It shall be a violation of this chapter for a city official to represent for compensation any person, group, or entity before the city for a period of one year after termination of official duties.
- (3) For purposes of this subsection, the term compensation means money or any other thing of value that is received, or is to be received, in return for or in connection with such representation.

(D) *Improper influence.* It shall be a violation of this chapter for a city official to use such person's official title/position to:

- (1) Secure special privileges or benefits for such person or others;
- (2) Grant any special consideration, treatment or advantage to any citizen, individual, business organization or group beyond that which is normally available to every other citizen, individual, business organization or group;
- (3) Assert the prestige of the city official's position for the purpose of advancing or harming private interests;
- (4) State or imply that the city official is able to influence city action or any basis other than the merits; or
- (5) State or imply to state or local governmental agencies that the city official is acting as a representative of the city, as an organization, or as a representative of the City Council without first having been authorized by the City Council to make such representation.

(E) *Misuse of information.*

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- (1) *Personal gain.* It shall be a violation of this chapter for a former city official to use any confidential information to which he had access by virtue of his official capacity and which has not been made public concerning the property, operations, policies, or affairs of the city, to advance any personal financial interest.
- (2) *Confidential information.* It shall be a violation of this chapter for a city official to intentionally, knowingly, or recklessly disclose any confidential information gained by reason of said city official's position concerning the property, operations, policies or affairs of the city. This rule does not prohibit the reporting of illegal or unethical conduct to authorities designated by law.
- (F) *Abuse of resources.* It shall be a violation of this chapter for a city official to use, request, or permit the use of city facilities, personnel, equipment, software, supplies, or staff time for private purposes (including political purposes), except to the extent and according to the terms that those resources are generally available to the City Council for official city purposes.
- (G) *Abuse of position.* It shall be a violation of this chapter for any city official to:
- (1) *Harassment and discrimination.* Use the city official's position to harass or discriminate against any person based upon ethnicity, race, gender, gender identity, sexual orientation, marital status, parental status, or religion.
- (2) *Interference.* Interfere with any criminal or administrative investigation alleging the violation of any provision of this chapter, the City Charter, administrative policy or executive order in any manner, including but not limited to seeking to persuade or coerce city employees, or others to withhold their cooperation in such investigation is a violation of this chapter.
- (H) *Subsequent work on prior projects.* It shall be a violation of this chapter for any former city official, within one year of the cessation of official duties for the city, to perform work on a compensated basis relating to a city contract or arrangement for the provision of goods, services, real property or other things of value, if while in city service the former city official personally and substantially participated in the negotiation, award or administration of the contract or other arrangement.
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- (l) *Travel.* It shall be a violation of this chapter for any city official to violate the Travel and Training Policy adopted by City Council, as amended.

§ 39.08. STAFFING

The City Secretary's Office shall be responsible to provide staff support to the Board of Ethics to assist in the implementation and enforcement of this chapter.

§ 39.09. LEGAL COUNSEL

- (A) *City Attorney.* The City Attorney shall provide legal support to the Board of Ethics for general matters related to this Article and Ordinance amendments.
- (B) *Special counsel.* Independent, outside legal services shall be engaged by the City Attorney on the city's behalf to provide legal support to the Board of Ethics when an Advisory Opinion is requested or when a Complaint is filed.

§ 39.10. TRAINING

- (A) *Curriculum/Training.* The City Secretary shall develop and maintain ~~approve a written training training program materials~~ that provides an introduction and overview of the ~~expectation, mandates and prohibitions provided~~ regulations set forth in ~~for this Ethics Code by this chapter~~ and shall annually provide Ethics Code training for all City Officials.

- (B) *Orientation Training.* Training Materials shall be provided to all City officials Officials upon appointment or election, and in addition to compliance with other training requirements of State law, all City Officials shall complete the training session regarding this ~~chapter~~ Chapter within ninety (90) days of appointment or election. Upon completion of training, each City Official commencing the official duties shall execute a certification of compliance with the training requirements of this Section identifying the date upon which the City Official either attended a training session in person or viewed the recorded training session, and such certification shall be filed in the Office of the City Secretary.

- (C) *Annual Training.* City officials shall annually complete ~~an~~ the Ethics Code annual training session and shall submit a certificate of compliance for filing in the Office of the City Secretary as ~~regarding this~~ required by subsection (b) of this Section. ~~chapter.~~ Written training materials developed for compliance with this Section shall be provided in printed and/or in digital format to all City Officials and shall be maintained on the City's website.

- (D) *Exiting officials.* Information shall be provided by the City Secretary to city officials terminating city service regarding the continuing restrictions on the representation of others by certain former city officials.

§ 39.11. BOARD OF ETHICS.

- (A) *Creation.* There is hereby created a Board of Ethics for the City of Corinth which shall be convened for the performance of the duties set forth in this Chapter.

- (B) *Appointments/Vacancies.* The City Council shall make appointments to the Board of Ethics in accordance with adopted procedures for appointment to boards, commissions and committees of the City, except as provided in this

Section. The Board shall consist of five (5) members. In the event that there is an insufficient number of applications or the Council is otherwise unable to fill all vacancies due to Ineligibility of applicants such that five (5) members have not been seated on the Ethics Board, or in the event that one (1) or more of the appointed members of the Ethics Board is disqualified because of Ineligibility such that five (5) members are not seated, the membership of the Board of Adjustment and the Planning and Zoning Commission, if applicable, shall be utilized to fill vacant seats on the Ethics Board in accordance with this subsection.

The Ethics Board vacancies shall be first filled by qualified regular members of the Board of Adjustment (not disqualified for Ineligibility) selected based upon nomination and majority vote of the members of the Board. Both regular members and alternative members of the Board of Adjustment shall be eligible to serve. In the event that there are not enough eligible or willing members of the Board of Adjustment to fill all vacancies on the Ethics Board, the matter shall be referred to the Planning and Zoning Commission.

Upon referral, the Planning and Zoning Commission shall by nomination and majority vote select members to fill the remaining vacancies on the Ethics Board.

In no event shall a person serve on the Ethics Board if they meet one or more of the criteria for Ineligibility. All members of the Ethics Board shall be required to complete an affidavit attesting that they comply with Section 39.11 (C) of this ordinance.

(C) *Ineligibility.* The following persons shall be ineligible to serve as a Board Member:

- (1) Members of the City Council;
- (2) When there has been a separation from city service as a city official within one year of the appointment by the person or the person's relative;
- (3) Relatives within the first or second degree of affinity (marriage), or the first or second degree of consanguinity (blood or adoption), with a current city official or an involved party;
- (4) Current service as an elected official in Denton County;
- (5) Conviction of a felony, or crime of moral turpitude; or

- (6) A person who based upon personal knowledge of the alleged facts or based upon a personal relationship with an involved party declares that he or she will not be able to be impartial.
- (D) **Meetings and Authority.** The Board of Ethics will meet as needed to perform its duties under this Chapter when a request for Advisory Opinion has been filed under Section 39.12, "Advisory Opinions", when a complaint has been filed pursuant to Section 39.07, "Prohibitions" or when the City Council requests the Committee to review and make recommendations regarding this Chapter pursuant to Subsection F of this Section.
- (E) *Scope of authority.* The Board of Ethic's jurisdiction shall be limited to implementation and enforcement of this chapter.
- (F) *Amendments.* The Board of Ethics may recommend amendments to this chapter to the Council for consideration. A recommendation from the Board of Ethics is not required for the City Council to exercise its discretion in amending this chapter.

§ 39.12. ADVISORY OPINIONS.

- (A) *Requests.* Any city official may request an advisory opinion on a question of compliance with this chapter. Requests shall be submitted in writing to the City Secretary, who shall assign the request to the Board of Ethics.
- (B) *Issuance.* The Board of Ethics shall issue advisory opinions upon request. Advisory opinions shall be issued within 30 days of receipt of the request.
- (C) *Reliance.* It shall be an affirmative defense to a complaint filed pursuant to this Chapter that the accused reasonably relied in good faith upon an advisory opinion issued by the Board of Ethics. In making a determination on the proper disposition of a complaint, the Board of Ethics may dismiss the complaint if the board finds that:
 - (1) The accused requested an advisory opinion;
 - (2) The request for an advisory opinion fairly and accurately disclosed the relevant facts; and
 - (3) Less than five years elapsed between the date the advisory opinion was issued and the date of the conduct in question.

§ 39.13. COMPLAINTS.

- (A) *Complainants.* Any person who has first-hand knowledge that there has been a violation of this chapter may allege such violations by submitting a complaint in writing or through a fraud, waste and abuse 3rd party hotline, if any. The persons who may submit complaints includes (but is not limited to) the City Secretary and members of the Board of Ethics. A complainant must be a resident in the City of Corinth, own real property in the City of Corinth or be an employee or city official to be eligible to file a complaint with the Board of Ethics.
- (B) *Form.* Complaints shall be written on, or accompanied by, a complete form promulgated by the City Secretary or through a fraud waste abuse 3rd party hotline.
- (C) *Contents.* A complaint filed under this section must be in writing and under oath and must set forth in simple, concise, direct statements and must state:
- (1) The name of the complainant;
 - (2) The street or mailing address, email address, and the telephone number of the complainant;
 - (3) The name of each person accused of violating the chapter;
 - (4) The position or title of each person accused of violating the chapter;
 - (5) The nature of the alleged violation, including (whenever possible) the specific provision of this chapter alleged to have been violated;
 - (6) A statement of the facts constituting the alleged violation and the dates on which or period of time in which the alleged violation occurred; and
 - (7) All documents or other material available to the complainant that are relevant to the allegation.
- (D) *Violation alleged.* The complaint must state on its face an allegation that, if true, constitutes a violation of this chapter.
- (E) *Affidavit.* A complaint must be accompanied by an affidavit stating that the complaint is true and correct or that the complainant has good reason to believe and does believe that the facts alleged constitute a violation of this chapter. The complainant shall swear to the facts by oath before a notary

public or other person authorized by law to administer oaths under penalty of perjury.

- (F) *Limitations period.* To be accepted, a complaint must be brought within six months of the complainant becoming aware of the act or omission that constitutes a violation of this chapter. A complaint will not be accepted more than two years after the date of the act or omission.
- (G) *Filing.* Complaints shall be submitted to the Board of Ethics. Submission of complaints may be made by hand delivery, U.S. Mail, through a fraud, waste and abuse 3rd party hotline, or email directed to an email address publicly listed by the City Secretary.
- (H) *Acceptance of complaint.* Within five business days of receiving a complaint, the City Secretary shall determine if it is administratively complete, and timely.
 - (1) *Administratively complete.* A complaint is administratively complete if it contains the information described above. If the complaint is administratively complete, the City Secretary shall proceed as described in this chapter. If the complaint is incomplete the City Secretary shall send a written deficiency notice to the complainant identifying the required information that was not submitted.
 - (2) The complainant shall have ten business days after the date the City Secretary sends a deficiency notice to the complainant to provide the required information to the City Secretary, or the complaint is automatically deemed abandoned and may not be processed in accordance with this chapter. Within five business days of a complaint being abandoned, the City Secretary shall send written notification to the complainant.
- (I) *Accepted Complaint / Notification of acceptance.* Within five business days of determining that a complaint is administratively complete, the City Secretary shall send a written notification of acceptance to the complainant, the accused, and the City Attorney. The accused shall be provided with a copy of the complaint along with the City Secretary's written notification.

A complaint shall be considered an accepted complaint when the City Secretary has deemed the submittal administratively complete, and timely.

- (J) *Confidentiality.* Subject to the disclosure provided to the accused as part of the notice required by Section 39.13 (I), “Notification of Acceptance”, a complaint that has been submitted to the city is hereby deemed confidential until such time as the complaint is either dismissed or placed on an agenda for consideration by the Board of Ethics in accordance with this chapter. The confidentiality created by this chapter includes the fact that a complaint was submitted and the contents of that complaint. It shall be a violation of this chapter for a city official to publicly disclose information relating to the filing or processing of a complaint, except as required for the performance of official duties or as required by law. Requests for records pertaining to complaints shall be responded to in compliance with the state law. The limited confidentiality created by this chapter is limited in scope and application by the mandates of the Texas Public Information Act, Chapter 552 of the Texas Government Code.
- (K) *Ex parte communications.* After a complaint has been filed and during the pendency of a complaint before the Board of Ethics, it shall be a violation of this chapter:
- (1) For the complainant, the accused, or any person acting on their behalf, to engage or attempt to engage directly or indirectly about the subject matter or merits of a complaint in ex parte communication with a member of the Board of Ethics or any known witness to the complaint; or
 - (2) For a member of the Board of Ethics, to knowingly allow an ex parte communication about the subject matter or merits of a complaint, or to communicate about any issue of fact or law relating to the complaint directly or indirectly with any person other than a member of the Board of Ethics, the City Secretary's office, the City Attorney's office, or Special Counsel.

§ 39.14. PRELIMINARY REVIEW OF ACCEPTED COMPLAINT..

- (A) *Referral to City Attorney.* Accepted complaint(s) shall be referred to the City Attorney within five (5) business days of being determined an accepted complaint.
- (B) *Preliminary Assessment by Special Counsel.* Within five (5) business days of receiving an accepted complaint, the City Attorney, working in conjunction with the City Manager, shall retain Special Counsel who shall review the

complaint on its face and determine whether the complaint is an Actionable Complaint or is a Baseless Complaint, as defined herein. If Special Counsel determines that the accepted complaint qualifies as an Actionable Complaint such Actionable Complaint as provided by this Section, shall be referred to the Ethics Board for consideration and written notification of such determination shall be filed with the City Secretary and sent to the complainant, the accused, and the City Attorney within two (2) business days of such determination. If the Special Counsel determines that the Accepted Complaint qualifies as a Baseless Complaint, then written notification of such determination shall be filed with the City Secretary and sent to the complainant, the accused, and the City Attorney within two (2) business days of such determination and no further action shall be required.

- (C) Actionable Complaint - Consideration by Board of Ethics. Within thirty (30) days of a determination by Special Counsel that the complaint is an Actionable Complaint, the Board shall convene a meeting and hold a hearing to determine whether the complaint should be sustained or should be denied as a Baseless Complaint, or Frivolous Complaint. The hearing shall be conducted in accordance with Section 39.15 of this Chapter.

§ 39.15. MEETINGS.

- (A) *Calling meetings.* Meetings of the Board of Ethics shall be called upon request of the chairperson, three members, or the City Secretary.
- (B) *Chair/Quorum.* The quorum necessary to conduct meetings of the Board of Ethics shall be three. The chairperson shall count toward the establishment of a quorum. The Board of Ethics shall select a chairperson from among its membership.
- (C) *Hearings.*
 - (1) *Scheduling:* Hearings shall be scheduled by the City Secretary within thirty (30) days of the date of notification by Special Counsel that an accepted complaint has been determined to be an Actionable Complaint
 - (2) *Purpose:* The purposes of the hearing(s) shall be solely to determine whether:
 - A) A violation of this chapter occurred, and if so to assess the appropriate sanction; or

- B) A violation of this chapter has not occurred, and if so, that no sanctions should be imposed and to determine whether the complaint is a frivolous complaint (see Section §39.16(C)(2).
- (3) *Rules of procedure:* Special Counsel shall recommend and the Board of Ethics shall adopt rules of procedure governing how to conduct hearings on actionable complaints. Such procedural rules are subject to confirmation or modification by the City Council.
- (4) *Sworn testimony:* All witness testimony provided to the Board of Ethics shall be under oath.
- (5) *Burden of proof:* Because the burden of showing that a violation of this chapter occurred is placed on the complainant, it is the complainant that has the obligation to put forth evidence, including testimony, supporting the complaint. The complainant is required to testify at the hearing. A complainant's failure to testify at a hearing shall be grounds for dismissal of a complaint. If the nature of the alleged violation is one for which state law provides a criminal penalty, then the burden of proof standard shall be beyond a reasonable doubt; otherwise, the burden of proof standard shall be a preponderance of the evidence standard.
- (D) *Open meetings.* All meetings and hearings of the Board of Ethics shall be conducted pursuant to the Texas Open Meetings Act. The Board of Ethics may convene in executive session (i.e., conduct a closed meeting) as allowed by the act. All final action of the Board of Ethics shall take place in open session.
- (E) *Postponement in certain instances.* If a complaint alleges facts that are involved in a criminal investigation or a criminal proceeding before a grand jury or the courts, the Board of Ethics may, when a majority of its members deem appropriate, postpone any hearing or any appeal concerning the complaint until after the criminal investigation or criminal proceedings are terminated.

§ 39.16. DISPOSITION

- (A) *Dismissal.* If the Board of Ethics determines at the conclusion of a hearing by simple majority vote of its members that a complaint should be dismissed, it may do so upon finding:
- (1) The complaint is a baseless complaint or frivolous complaint;

- (2) The alleged violation did not occur;
 - (3) The accused reasonably relied in good faith upon an advisory opinion, as provided in this chapter;
 - (4) The complainant failed to testify at the hearing; or
 - (5) The complainant failed to present evidence sufficient to meet the standard of proof set forth in §39.15(C)(5).
- (B) *Sanctions.* If the Board of Ethics determines at the conclusion of a hearing that a violation has occurred, it may within ten business days impose or recommend any of the following sanctions:
- (1) *Letter of notification.* If the violation is clearly unintentional, or when the accuser's action was made in reliance on a written opinion of the City Attorney. A letter of notification shall advise the accused of any steps to be taken to avoid future violations.
 - (2) *Letter of admonition.* If the Board of Ethics finds that the violation is minor and may have been unintentional, but calls for a more substantial response, than a letter of notifications.
 - (3) *A reprimand.* If the Board of Ethics finds that the violation:
 - A) Was minor and was committed knowingly, intentionally or in disregard of this chapter; or
 - B) Was serious and may have been unintentional.
 - (4) *Recommendation of suspension.* If the Board of Ethics finds that a violation:
 - A) Was serious and that was committed knowingly, intentionally or in disregard of this chapter or a state conflict of interest law; or
 - B) Was minor but similar to a previous violation by the person, and was committed knowingly, intentionally or in disregard of this chapter.

The final authority to impose a suspension rest with the City Council regarding Board Members.
 - (5) *Ineligibility.* If the Board of Ethics finds that a vendor has violated this chapter, the board may recommend to the City Manager and City Council that the vendor be deemed ineligible to enter into a city contract or other arrangement for goods, services, or real property, for a period of one year.

Notice of all sanctions imposed by the Board of Ethics shall be transmitted to the accused, complainant, City Secretary, City Attorney, Special Counsel and City Council.

(C) *Frivolous.*

- (1) *Prohibition.* It is a violation of this chapter for a person to submit a frivolous complaint.
- (2) *Super-majority vote.* If the Board of Ethics determines at the conclusion of a hearing by a vote of two-thirds ($\frac{2}{3}$) of its members that a complaint was frivolous, the board may prohibit the complainant from filing a complaint with the board for a period of time up to one year after the date the frivolous determination was made.
- (3) *Factors.* In making a determination on frivolity, the Board of Ethics shall consider the following factors:
 - A) The timing of the sworn complaint with respect to when the facts supporting the alleged violation became known or should have become known to the complainant, and with respect to the date of any pending election in which the accused is a candidate or is involved with a candidacy, if any;
 - B) The nature and type of any publicity surrounding the filing of the complaint, and the degree of participation by the complainant in publicizing the fact that a complaint was filed;
 - C) The existence and nature of any relationship between the accused and the complainant before the complaint was filed;
 - D) If the accused is a candidate, the existence and nature of any relationship between the complainant and any candidate or group opposing the accused;
 - E) Any evidence that the complainant knew or reasonably should have known that the allegations in the complaint were groundless; and
 - F) Any evidence of the complainant's motives in filing the complaint.
- (4) *External remedies.* Complainants who submit frivolous complaints are hereby notified that their actions may subject them to criminal

prosecution or perjury (criminal prosecution), or civil liability for the torts of defamation or abuse of the process.

§ 39.17. RECONSIDERATION

The complainant or accused may request the Board of Ethics to reconsider its decision. The request must be filed with the City Secretary within five business days of receiving the final opinion of the Board of Ethics. The request for reconsideration shall be sent to the chairperson of the Board of Ethics, the City Secretary, and the non-filing party (complainant or accused). If the chairperson finds, in the chairperson's sole discretion, after consultation with Special Counsel, that the request includes new evidence that was not submitted at a prior hearing, and that the new evidence bears directly on the Board of Ethic's previous determination, the chairperson shall schedule a hearing on the request for reconsideration to occur within 30 days after filing of the reconsideration request. Absent new evidence, the chairperson shall unilaterally dismiss the request for reconsideration and provide the decision to the parties."



CITY OF CORINTH
Staff Report

Meeting Date:	7/2/2026	Title:	Proclamation July Parks and Recreation Month
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 checked="" type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission <u>N/A</u>		

Item/Caption

Proclamation declaring July Parks and Recreation Month.

Item Summary/Background/Prior Action

For over 40 years, the nation has celebrated Park and Recreation Month in July to promote building strong, vibrant and resilient communities through the power of parks and recreation. This month is dedicated to recognizing and celebrating all the full-time park and recreation professionals — along with part-time and seasonal workers and volunteers — who maintain our country’s local, state and community parks.

This year’s theme — “**The Power of...**” — celebrates the power of parks and recreation through:

- **The Power of Connection:** Parks and recreation provides spaces where relationships grow, cultures meet and communities’ bond.
- **The Power of Play:** From playgrounds to programs to youth sports, play fuels creativity, joy and lifelong learning.
- **The Power of Community:** Public spaces offer room for everyone to gather, celebrate and heal.
- **The Power of Nature:** Access to nature restores, inspires, and improves quality of life.
- **The Power of Belonging:** Welcoming parks and programs provide spaces where everyone feels valued.
- **The Power of Well-Being:** Parks and recreation advances health, resilience and shared community benefits.



PROCLAMATION

Park and Recreation Month

- WHEREAS,** *parks and recreation has the power to bring people together, strengthen health and well-being, and build more resilient and connected communities; and*
- WHEREAS,** *parks and recreation promotes physical and mental wellness by providing opportunities for active lifestyles, outdoor experiences, and access to nature; and*
- WHEREAS,** *parks and recreation creates welcoming public spaces where relationships grow, cultures connect, and community members of all ages and abilities feel a sense of belonging; and*
- WHEREAS,** *parks and recreation contributes to the economic vitality and environmental sustainability of the City of Corinth through parks, trails, programs, community events, and natural spaces; and*
- WHEREAS,** *the U.S. House of Representatives has designated July as Parks and Recreation Month, with the 2026 theme “The Power Of...” celebrating the power of play, nature, community, belonging, and well-being; and*
- WHEREAS,** *the City of Corinth recognizes the essential role parks and recreation plays in building a stronger, healthier, and more connected community;*

NOW, THEREFORE, I, Scott Garber, Mayor of the City of Corinth, Texas, do hereby proclaim the month of July as Park and Recreation Month in the City of Corinth.

Signed this 2nd day of July 2026.

Scott Garber, Mayor
City of Corinth, Texas



CITY OF CORINTH
Staff Report

Meeting Date:	7/2/2026	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 18, 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 18, 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-129>

STATE OF TEXAS COUNTY OF DENTON CITY OF CORINTH

On this, the 18th 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
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
Wendell Mitchell, Police Chief
Glenn Barker, Director of Public Works
Melissa Dailey, Director of Community & Economic Development
Presley Sequeira, Technology Services Project Manager
Derek Dunnam, Network Administrator
Lance Stacy, Marshal

CALL TO ORDER

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

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.

The item was presented and discussed.

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

No items for the Regular Meeting Agenda were discussed.

ADJOURN WORKSHOP

Mayor Garber adjourned the Workshop Session at 6:15 P.M. and immediately convened into Executive Session under Section 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 551.087 - 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

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

Mayor Garber recessed the Executive Session at 6:28 P.M.

No action was taken.

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

Mayor Garber called the Regular Meeting to order at 6:34 P.M.

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.

Motion made by Mayor Pro Tem Burke: I move to approve. Seconded by Council Member Pickens.

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

PROCLAMATIONS AND PRESENTATIONS

1. 2026 TAMIO Awards Presentation

Cassady Head, Event Coordinator presented this item.

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.

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.

Motion made by Council Member Pickens: I move to approve the Code Compliance Agreement with Floyd Real Properties, LLC, as presented. Seconded by Council Member Henderson.

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

- 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.

Motion made by Council Member Rayl: I move to approve Resolution No. 26-06-18-12, calling a Public Hearing regarding the termination of the Corinth Tax Increment Reinvestment Zone No. 3, to be held on July 2, 2026 at 6:00 P.M.. Seconded by Council Member Schadegg.

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

- 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.

Motion made by Council Member Pickens: I move to approve Resolution No. 26-06-18-13 appointing Jim Carter to the Denco 911 Board of Managers for a two-year term beginning October 1, 2026. Seconded by Council Member Rayl.

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

COUNCIL COMMENTS & FUTURE AGENDA ITEMS

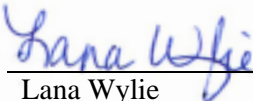
The purpose of this section is to allow each Council Member the opportunity to provide general updates and/or comments to fellow Council Members, the public, and/or staff on any issues or future events. Also, in accordance with Section 30.085 of the Code of Ordinances, at this time, any Council Member may direct that an item be added as a business item to any future agenda.

Council Member Pickens
 Council Member Henderson
 City Manager Campbell
 Council Member Schadegg

ADJOURN

Mayor Garber adjourned the meeting at 6:57 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

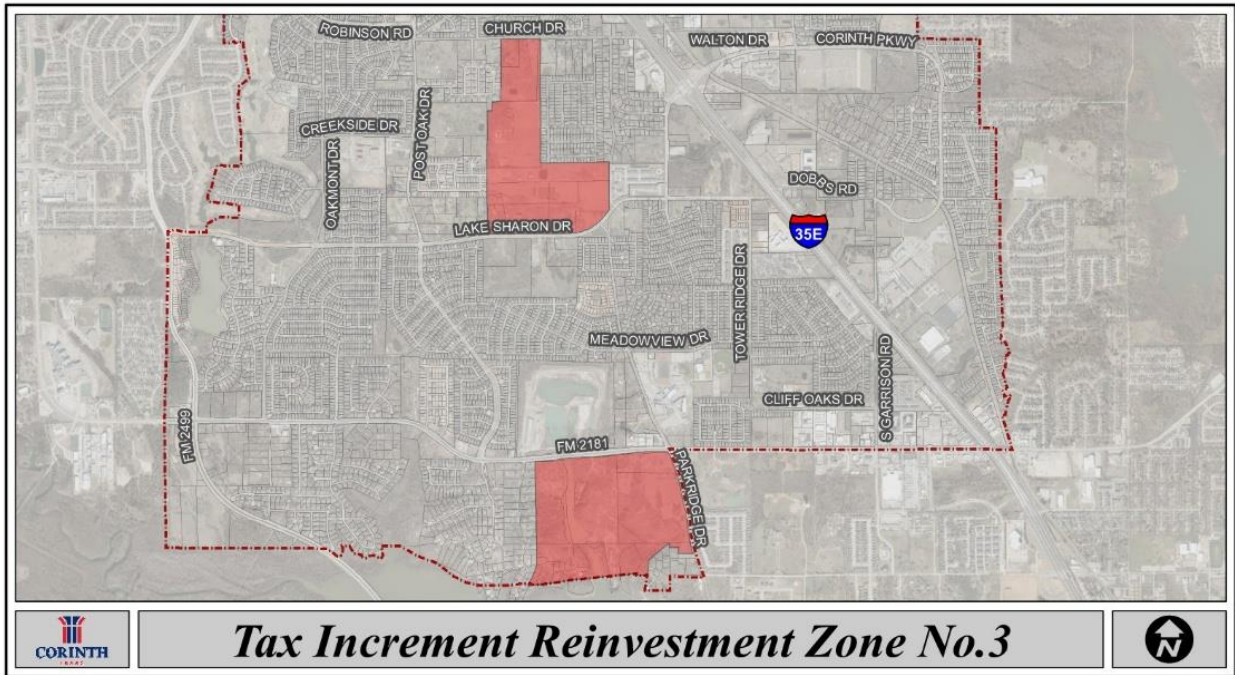
Meeting Date:	7/2/2026	Title:	Public Hearing Tax Increment Reinvestment Zone No. 3 Termination
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <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

Conduct a Public Hearing to consider testimony and act on an Ordinance pursuant to Chapter 311 of the Texas Tax Code to consider terminating the City of Corinth, Texas Tax Increment Reinvestment Zone Number Three and dissolving the Board of Directors and Tax Increment Fund for the Zone.

Item Summary/Background/Prior Action

On September 5, 2019, pursuant to 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 in the area. On March 18, 2021, the City Council approved amending the boundary of TIRZ 2 to remove certain areas and to include those areas in a newly created Tax Increment Reinvestment Zone Number 3 (TIRZ 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 an 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 311 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.

Texas Tax Code Sec. 311.017 (a) stipulates that a public hearing must be held for consideration of terminating a Tax Increment Reinvestment Zone. A notice of the public hearing was published in the local newspaper on June 20, 2026.

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, TEXAS
ORDINANCE NO. 26-07-02-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS, TERMINATING THE TAX INCREMENT FINANCING REINVESTMENT ZONE NO. THREE, CITY OF CORINTH, TEXAS (“TIRZ # 3”); DISSOLVING THE BOARD OF DIRECTORS OF TIRZ #3; DISSOLVING THE TAX INCREMENT FUND FOR TIRZ #3; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City has established the Tax Increment Financing Reinvestment Zone No. Three, City of Corinth, Texas (“TIRZ #3”), a Board of Directors for TIRZ #3 (the “Board of Directors”), and a tax increment fund for TIRZ #3 to promote development or redevelopment in TIRZ #3 pursuant to Ordinance No. 21-03-18-07, approved by the City Council of the City (the “City Council”) on September 5, 2019, in accordance with the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended (the “Act”); and

WHEREAS, pursuant to Ordinance No. 21-03-18-07, the termination of the TIRZ #3 shall occur on December 31, 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, Section 311.017(a) of the Act provides 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 an earlier or later termination date designated by an ordinance or order adopted under Section 311.007(c) of the Act; or (2) the date on which all project costs, tax increment bonds and interest on those bonds, and other obligations have been paid in full; and

WHEREAS, private development is occurring in TIRZ #3 without the need for TIRZ #3 to finance the construction of any project and it does not appear that TIRZ #3 will be used to finance the construction of any project in the foreseeable future and accordingly, good cause exists for the termination of TIRZ #3; and

WHEREAS, no tax increment bonds or other indebtedness have been issued by, for, on behalf of, or through TIRZ #3 and there are no outstanding project costs or other obligations of TIRZ #3 and accordingly, Section 311.017(a)(2) of the Act has been satisfied; and

WHEREAS, on July 2, 2026, the City Council held a public hearing in accordance with the Act to consider terminating TIRZ #3 and dissolving the Board of Directors and Tax Increment Fund for TIRZ #3; and

WHEREAS, notice of such public hearing was published in a newspaper of general circulation in the City on June 20, 2026, which is more than seven (7) days before the date of the public hearing; and

WHEREAS, at such public hearing interested persons were allowed to speak for or against the termination of TIRZ #3 and/or the dissolution of the Board of Directors and Tax Increment Fund for TIRZ #3; and

WHEREAS, this ordinance is being adopted pursuant to the Act including, without limitation, Sections 311.017(a) and 311.007(c) of the Act; and

WHEREAS, the City Council has determined that terminating TIRZ #3 and dissolving the Board of Directors and Tax Increment Fund for TIRZ #3 is in the best interest of the citizens of the City of Corinth.

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

**Section 1.
Recitals Incorporated**

That the statements, facts, findings and recitals set forth above are hereby found and declared to be true and correct and are incorporated into this Ordinance and adopted as part of this Ordinance for all purposes.

**Section 2.
TIRZ #3**

That the Tax Increment Financing Reinvestment Zone No. Three, City of Corinth, Texas shall terminate as of the effective date of this Ordinance, and accordingly, TIRZ #3 is hereby terminated for all purposes.

**Section 3.
TIRZ #3 Board of Directors and Tax Increment Fund**

That the Board of Directors for TIRZ #3 and the Tax Increment Fund for TIRZ #3 are hereby dissolved and terminated as the effective of this Ordinance.

**Section 4.
City Manager Authorization**

That the City Manager or his or her designee is hereby authorized to execute such documents and take such actions as may be necessary or advisable to carry out the intent and purpose of this Ordinance.

**Section 5.
Cumulative Repealer**

That all ordinances or portions thereof in conflict with the provisions of this Ordinance, to the extent of such conflict, are hereby repealed. To the extent that such ordinances or portions thereof are not in conflict herewith, the same shall remain in full force and effect.

**Section 6.
Severability**

That should any word, sentence, clause, paragraph or provision of this Ordinance or the application thereof to any person or circumstance, shall be held by a court of competent jurisdiction to be invalid, void, or unconstitutional, the validity of the remaining words, sentences, clauses, paragraphs, or provisions of this Ordinance shall not be affected and shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

**Section 7.
Effective Date**

That this Ordinance shall take effect immediately from and after its passage, as the law and City Charter provide.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Corinth, Texas, on this ____ day of July, 2026.

Scott Garber, Mayor

ATTEST:

Lana Wylie, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney



CITY OF CORINTH
Staff Report

Meeting Date:	7/2/2026	Title: Amendment EDC
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 an Ordinance of the City of Corinth approving an amendment in the amount of \$2,127,425 to the fiscal year 2025-2026 budget and annual program of services to allocate funds necessary for the purchase of a 2.67-acre parcel of land; and providing an effective date.

Item Summary/Background/Prior Action

A budget amendment is necessary to appropriate \$2,127,425 from the Economic Development Fund Balance to the Capital Outlay account for the acquisition of real property approved by the Corinth Economic Development Corporation (CEDC).

The CEDC has authorized the assignment of an existing real estate purchase contract between purchaser Michael Lane and seller Great Texas Foods, Inc. for the acquisition of property totaling \$2,127,425. Through this assignment, the CEDC will obtain full ownership of the property at closing. Following the acquisition, the property will serve as an economic development incentive as part of a proposed Chapter 380 Agreement with Michael Lane/Blue Plate. The project includes the development of "Miguel's," a destination restaurant featuring an approximately 11,000-square-foot building and 26,000 square feet of outdoor dining space. The project is expected to enhance commercial activity, generate additional sales tax revenue, and support the City's economic development objectives.

To partially offset the acquisition cost, Corinth Tax Increment Reinvestment Zone No. 2 (TIRZ #2) has approved reimbursement to the CEDC for 50 percent of the purchase price, totaling \$1,063,712.50. The reimbursement will be paid over five years in equal annual installments of \$212,742.

Financial Impact

The Annual Program of Services was adopted on September 18, 2025, Ordinance 25-09-18-43 by the City Council. The budget amendment proposes use of Economic fund balance in the amount of \$2,127,425.

Applicable Owner/Stakeholder Policy

Section 9.05 Supplemental Appropriations of the City Charter allows that “if during the fiscal year the City Manager certifies that there are revenues available in excess of those estimated in the budget or funds otherwise available in unencumbered reserves, the Council by ordinance may make supplemental appropriations for the year up to the amount of these available funds.”

Staff Recommendation/Motion

Staff recommends approval of the Ordinance amending the fiscal year 2025-2026 Economic Development Corporation Annual Program for purchase of a 2.67 acre parcel of land.

**CITY OF CORINTH, TEXAS
ORDINANCE NO. 26-07-02-XX**

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS APPROVING AN AMENDMENT TO ORDINANCE NO. 25-09-18-43 REGARDING THE FISCAL YEAR 2025-2026 CITY OF CORINTH BUDGET AND ANNUAL PROGRAM OF SERVICES TO PROVIDE FOR FUNDS NECESSARY FOR THE PURCHASE OF LAND AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Corinth is a home-rule municipality 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 Council adopted a budget and appropriated resources for the budget year beginning October 1, 2025, and ending September 30, 2026 by Ordinance No. 25-09-18-43; and

WHEREAS, the current adopted budget for fiscal year 2025-2026 does not have adequate funding to pay \$2,127,425 for the expenditure to purchase land; and

WHEREAS, the City Council deems it appropriate and necessary to amend the budget to reflect expenditures from the Corinth Economic Development Corporation Fund Balance of \$2,127,425 for the purchase of land; and

WHEREAS, the City Council finds that this budget amendment is consistent with § 9.05 of the City Charter and the proposed change in the budget is for a municipal purpose;

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

SECTION I

The findings set forth in the above preamble to this Ordinance are true and correct.

SECTION II

Ordinance No. 25-09-18-43 the budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026, shall be amended as follows:

Two million One Hundred Twenty Seven Thousand Four Hundred and Twenty Five Dollars (\$2,127,425) shall be appropriated into the Capital Outlay Expenditures Line Item for the Corinth Economic Development Corporation budget.

The City of Corinth Budget and Annual Program of Services is hereby amended to increase the Corinth Economic Development Corporation Fund budget by \$2,127,425 for the purchase of land. Further, the City Council affirms its approval of the expenditure of funds for the aforementioned purposes.

SECTION III

The City Secretary is hereby directed to attach a copy of this Ordinance to Ordinance No. 25-09-18-43.

SECTION IV

Pursuant to Section 102.009(d) of the Texas Local Government Code, the municipal budget officer is directed to file a true copy of this amendment with the Denton County Clerk. If the mayor objects to this ordinance, it shall be adopted by a majority of the entire City Council.

SECTION V

PASSED AND APPROVED ON THIS THE 2ND DAY OF JULY, 2026.

SEAL

Scott Garber, Mayor

ATTEST:

Lana Wylie, City Secretary

APPROVED AS TO FORM:

Patricia Adams, City Attorney



CITY OF CORINTH
Staff Report

Meeting Date:	7/2/2026	Title:	Resolution for TIRZ No. 2 & CEDC Project 5790 S. I-35E
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 checked="" 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 approving an economic development project within Tax Increment Financing Reinvestment Zone Number 2 (TIRZ #2) for the acquisition of a 2.67 acre-tract, more commonly identified as 5790 South Interstate 35.

Item Summary/Background/Prior Action

The Corinth Economic Development Corporation (CEDC) proposes to acquire an approximate 2.67-acre tract of land situated in the L. Bates Survey, TR 30, commonly identified as 5790 S I-35E in the City of Corinth, Denton County, Texas. The CEDC would assume an existing assignable real estate contract between purchaser Michael Lane and seller Great Texas Foods, Inc. for a total purchase price of \$2,127,425.

To support this acquisition, the Corinth Tax Increment Reinvestment Zone No. 2 (TIRZ #2) proposes to reimburse the CEDC for half of the purchase price (\$1,063,712.50) over five annual installments of \$212,742.50.

Following the closing, the property will serve as an economic development incentive for Michael Lane/Blue Plate through a Chapter 380 agreement to facilitate the development of "Miguel's"— a destination restaurant featuring an estimated 11,000-square-foot indoor facility and a 26,000-square-foot outdoor dining area. This project is intended to promote economic development by fostering retail and commercial growth with a specific focus on expanding the City's sales tax base.

Financial Impact

Land acquisition for this project will utilize \$2,127,425 from Corinth Economic Development Corporation funding, with Tax Increment Reinvestment Zone (TIRZ) No. 2 reimbursing half of the total purchase price to the CEDC, or \$1,063,712.50, over a five-year period.

Applicable Policy/Ordinance

N/A

Staff Recommendation/Motion

Staff recommends approval.

**TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER 2,
CITY OF CORINTH, TEXAS**

TIRZ #2 RESOLUTION NO. 26-06-11-01

A RESOLUTION OF THE TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER 2, CITY OF CORINTH (TIRZ #2) APPROVING AN ECONOMIC DEVELOPMENT PROJECT WITHIN TIRZ #2, DEDICATING TIRZ #2 FUNDS FOR THE REIMBURSEMENT OF FIFTY PERCENT OF LAND ACQUISITION COSTS OF THE CORINTH ECONOMIC DEVELOPMENT CORPORATION (CEDC) FOR A 2.67-ACRE TRACT LOCATED WITHIN TIRZ #2, CONDITIONED UPON APPROVAL BY THE CORINTH CITY COUNCIL, AND RECOMMENDING CORINTH CITY COUNCIL AND DENTON COUNTY COMMISSIONERS COURT APPROVAL OF THE PROJECT AND A REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF CORINTH, TEXAS AND THE CEDC FOR SUCH REIMBURSEMENT.

WHEREAS, the City of Corinth, Texas has established Tax Increment Financing Reinvestment Zone Number Two, City of Corinth, Texas (“TIRZ #2”) and established a Board of Directors to promote development or redevelopment within the TIRZ #2 pursuant to Ordinance No. 19-09-05-32, authorized by the City Council on September 5, 2019, as provided by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, Chapter 311 of the Texas Tax Code authorizes either the city council or the board of directors of a reinvestment zone to enter into agreements as necessary or convenient to implement and achieve the purposes set forth in a project plan and reinvestment zone financing plan; and

WHEREAS, on May 19, 2022 the Corinth City Council (“City Council”) approved the Project and Finance Plan for TIRZ #2, which provides for economic development grants within project costs; and

WHEREAS, the Corinth Economic Development Corporation (“CEDC”) is a Type B economic development corporation operating pursuant to Chapter 505 of the Texas Local Government Code, as amended, and the Texas Non-Profit Corporation Act, as codified in the Texas Business Organizations Code, as amended; and

WHEREAS, the Development Corporation Act, Title 12, Subtitle C1, Chapter 501-505 of the Texas Local Government Code authorizes the CEDC to provide funding and economic development grants for new business enterprises; and

WHEREAS, the CEDC board of directors, TIRZ #2 board of directors (the “TIRZ #2 Board”) finds the acquisition of a 2.67-acre tract, located in the City of Corinth, Texas 76210, and more specifically identified as 5790 South Interstate 35 (the “Property”) to be strategic in furthering economic development within TIRZ #2 by stimulating business and commercial activity within the zone (the “Project”) and such Project would not occur within the zone without an offer of economic development incentives; and

WHEREAS, on June 1, 2026, the CEDC board of directors passed a motion to approve the Project, including acquisition of the Property for the public purpose of promoting economic development and a reimbursement agreement between the TIRZ #2 and the CEDC (“Reimbursement Agreement”) whereby the City will provide the CEDC with partial reimbursement of fifty percent (50%) of the total land acquisition costs of the Property payable to the CEDC in five annual installments over a five-year period (“Partial Reimbursement”) using TIRZ #2 funds, contingent upon the TIRZ #2 Board approval of same; and

WHEREAS, the TIRZ #2 Board further finds that entering into the Reimbursement Agreement is necessary or convenient to implement and achieve the purposes set forth in its Project and Finance Plan for TIRZ #2, and desires to: (i) approve the Project; (ii) approve dedication of TIRZ #2 funds for the Partial Reimbursement; (iii) recommend approval by the City Council of a the Project and a Reimbursement Agreement for the Partial Reimbursement using TIRZ #2 funds; and (iii) recommend approval by the Denton County Commissioners Court of the Project and for the use of TIRZ #2 funds for the Partial Reimbursement; and

WHEREAS, the TIRZ #2 Board anticipates that on June 18, 2026, Denton County Commissioners Court, consistent with the requirements of the interlocal agreement between Denton County and the City approving Denton County’s participation in the zone, will find that the acquisition of a 2.67-acre tract, located in the City of Corinth, Texas 76210, and more specifically identified as 5790 South Interstate 35 (the “Project”) to be strategic in furthering the public purpose of economic development within TIRZ #2 by stimulating business and commercial activity within the zone and such Project would not occur within the zone without an offer of economic development incentives and is consistent with the Project and Financing Plan of TIRZ #2, and approve the Project, TIRZ #2 funding for the Partial Reimbursement, and the Reimbursement Agreement; and

WHEREAS, the TIRZ #2 Board anticipates that on July 2, 2026, the City Council will also find that the Project furthers the public purpose of economic development within TIRZ #2 by stimulating business and commercial activity within the zone, such Project would not occur within the zone without an offer of economic development incentives, and is consistent with the Project and Financing Plan of TIRZ #2, and approve the Project, TIRZ #2 funding for the Partial Reimbursement, and the Reimbursement Agreement, as well as confirm the CEDC Board’s dedication of funds and the TIRZ #2 Board’s dedication of funds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER 2, CITY OF CORINTH, TEXAS AS FOLLOWS:

I.

That the foregoing recitals are hereby found to be true and correct findings of the Board of Directors of the Tax Increment Financing Reinvestment Zone Number 2, City of Corinth and are fully incorporated into the body of this Resolution.

II.

That the Tax Increment Reinvestment Zone Number Two Board of Directors find and determine that the Property is located within the TIRZ #2 and both the Project and the partial reimbursement of the Corinth Economic Development Corporation for Property acquisition costs will promote economic and community development within TIRZ #2 for the benefit of the citizens of the City of Corinth; accordingly, the TIRZ #2 Board hereby dedicates TIRZ #2 current and future tax increment revenues in an amount not to exceed \$1,063,712.50 for reimbursement of up to fifty percent (50%) of the total land acquisition costs of the Property for the Project payable to the CEDC in five annual installments over a five-year period, conditioned upon approval by the Corinth City Council and the Denton County Commissioners Court.

III.

A. The TIRZ #2 Board further recommends that the Denton County Commissioners Court (1) finds that the Project furthers the public purpose of economic development within TIRZ #2 by stimulating business and commercial activity within the zone, such Project would not occur within the zone without an offer of economic development incentives, and is consistent with the Project and Financing Plan of TIRZ #2; (2) approve the Project and the TIRZ #2 funding for the Partial Reimbursement of the CEDC as consistent with the Project and Financing Plan of TIRZ #2; and (3) approve the Reimbursement Agreement using TIRZ #2 funds as consistent with the Project and Financing Plan of TIRZ #2.

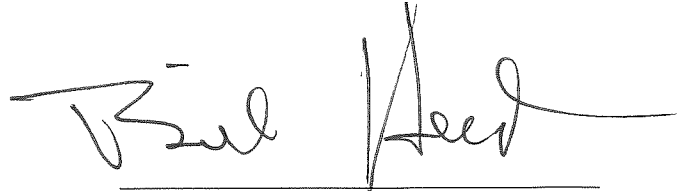
B. The TIRZ #2 Board further recommends that the Corinth City Council (1) finds that the Project furthers the public purpose of economic development within TIRZ #2 by stimulating business and commercial activity within the zone, such Project would not occur within the zone without an offer of economic development incentives, and is consistent with the Project and Financing Plan of TIRZ #2; (2) approve the Project and the reimbursement agreement for the Partial Reimbursement of the CEDC; and (3) confirm the TIRZ #2 Board's dedication of funds and the CEDC Board's dedication of funds, respectively.

IV.

That nothing in this resolution shall be construed to require the City to approve payment from any source of City funds other than the TIRZ #2 Fund. Any funds expended under the Reimbursement Agreement that remain unpaid upon termination of TIRZ #2, due to lack or unavailability of TIRZ

#2 Funds, shall no longer be considered Project costs of TIRZ #2 or the City, and the obligation of the TIRZ #2 to pay the CEDC shall automatically expire.

PRESENTED on the 11th day of June, 2026, at a meeting of the Board of Directors of Tax Increment Reinvestment Zone Number Two, City of Corinth, Texas, and passed and approved by a vote of 4 ayes and 0 nays.



Bill Heidemann, Chair

ATTEST:



Board Secretary

Printed Name: Sarah Rhodes

Resolution

Regarding Funding Participation for an Approved Project Under the Corinth TIRZ #2 Project and Financing Plan

WHEREAS, the City of Corinth established Tax Increment Reinvestment Zone Number Two ("Corinth TIRZ 2") pursuant to Chapter 311 of the Texas Tax Code on September 5, 2019, and Denton County approved participation in the zone through an Interlocal Agreement on December 15, 2020; and

WHEREAS, Denton County approved the Corinth TIRZ 2 Project and Financing Plan on September 13, 2022, which includes Economic Development Grants as an eligible project category; and

WHEREAS, Pursuant to the State of Texas Tax Code Chapter 311, Section 311.010, the board of directors of a reinvestment zone shall make recommendations to the governing body of the municipality or county that created the zone concerning the administration of this chapter in the zone, and the Corinth TIRZ 2 board has made a recommendation to acquire a property to serve as an Economic Development Grant, and

WHEREAS, the Commissioners Court finds the project to be consistent with the approved Project and Financing Plan and supportive of economic development within Corinth TIRZ 2.

NOW THEREFORE, BE IT RESOLVED, that the Commissioners Court of Denton County approves participation in the funding of the Economic Development Grant project involving the acquisition of approximately 2.67 acres located at 5790 South Interstate 35E, Corinth, Texas, as authorized under the approved Corinth TIRZ 2 Project and Financing Plan, with total TIRZ participation not to exceed \$1,063,712.50, and with the express stipulation that any funds previously designated for the Rail Project shall remain designated for the Rail Project and shall not be reallocated, transferred, or used for this project or any other project.

DONE IN OPEN COURT, on the 16th day of June 2026 upon motion made by

COMM. Williams and seconded by COMM. FALCONER

Andy Eads
Andy Eads, County Judge

Ryan Williams
Ryan Williams, Commissioner Precinct 1

Kevin W. Falconer
Kevin W. Falconer, Commissioner Precinct 2

Bobbie J. Mitchell
Bobbie J. Mitchell, Commissioner Precinct 3

Dianne Edmondson
Dianne Edmondson, Commissioner Precinct 4

ATTEST:
JULI LUKE, County Clerk and Ex-Officio Clerk of the
Commissioners Court of Denton County



BY: Juli Luke

**CITY OF CORINTH
RESOLUTION NO. 26-07-02-XX**

A RESOLUTION OF THE CITY OF CORINTH, TEXAS APPROVING AN ECONOMIC DEVELOPMENT PROJECT WITHIN TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER 2 (TIRZ #2), A REIMBURSEMENT AGREEMENT BETWEEN THE CORINTH TIRZ #2 AND THE CORINTH ECONOMIC DEVELOPMENT CORPORATION (CEDC) FOR THE REIMBURSEMENT OF FIFTY PERCENT OF LAND ACQUISITION COSTS FOR A 2.67-ACRE TRACT WITHIN TIRZ #2, AND CONFIRMING PROJECT-RELATED ACTIONS OF THE TIRZ #2 BOARD OF DIRECTORS AND CEDC BOARD OF DIRECTORS.

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

WHEREAS, the City has established Tax Increment Financing Reinvestment Zone Number Two, City of Corinth, Texas (“TIRZ #2”) and established a Board of Directors to promote development or redevelopment within the TIRZ #2 pursuant to Ordinance No. 19-09-05-32, authorized by the City Council on September 5, 2019, as provided by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, Chapter 311 of the Texas Tax Code authorizes either the city council or the board of directors of a reinvestment zone to enter into agreements as necessary or convenient to implement and achieve the purposes set forth in a project plan and reinvestment zone financing plan; and

WHEREAS, on May 19, 2022 the Corinth City Council (“City Council”) approved the Project and Finance Plan for TIRZ #2, which provides for economic development grants within project costs; and

WHEREAS, the Corinth Economic Development Corporation (“CEDC”) is a Type B economic development corporation operating pursuant to Chapter 505 of the Texas Local Government Code, as amended, and the Texas Non-Profit Corporation Act, as codified in the Texas Business Organizations Code, as amended; and

WHEREAS, the Development Corporation Act, Title 12, Subtitle C1, Chapter 501-505 of the Texas Local Government Code authorizes the CEDC to provide funding and economic development grants for new business enterprises; and

WHEREAS, the CEDC board of directors, TIRZ #2 board of directors (the “TIRZ #2 Board”), and the City Council find, respectively, that the acquisition of a 2.67-acre tract, located in the City of Corinth, Texas 76210, and more specifically identified as 5790 South Interstate 35

(the “Property”), to be strategic in furthering the public purpose of economic development within TIRZ #2 by stimulating business and commercial activity within the zone (the “Project”) and such Project would not occur within the zone without an offer of economic development incentives; and

WHEREAS, on June 1, 2026, the CEDC board of directors passed a motion to approve the Project, including acquisition of the Property for the public purpose of promoting economic development and a reimbursement agreement between the TIRZ #2 and the CEDC (“Reimbursement Agreement”) whereby TIRZ #2 will provide the CEDC with partial reimbursement of fifty percent (50%) of the total land acquisition costs of the Property payable to the CEDC in five annual installments over a five-year period (“Partial Reimbursement”) using TIRZ #2 funds, contingent upon the TIRZ #2 Board approval of same; and

WHEREAS, on June 11, 2026, the TIRZ #2 Board, finding that entering into the Reimbursement Agreement is necessary or convenient to implement and achieve the purposes set forth in its Project and Finance Plan for TIRZ #2, passed a motion to approve the Project and the Reimbursement Agreement for the Partial Reimbursement using TIRZ #2 funds, and recommends approval by the City Council and the Denton County Commissioners Court, respectively, of same; and

WHEREAS, on June 16, 2026, Denton County Commissioners Court, consistent with the requirements of the interlocal agreement between Denton County and the City approving Denton County’s participation in the zone, finding that the Project is consistent with the Project and Financing Plan, approved the Project, funding for the Partial Reimbursement, and the Reimbursement Agreement; and

WHEREAS, the City Council desires to approve the Project and the Reimbursement Agreement, as well as confirm the CEDC Board’s dedication of funds and the TIRZ #2 Board’s dedication of funds.

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

SECTION 1.

That the foregoing recitals 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.

SECTION 2.

That the Tax Increment Reinvestment Zone Number Two Board of Directors and the City Council of the City of Corinth, Texas find and determine that partial reimbursement of the Corinth Economic Development Corporation for Property acquisition costs will promote economic and community development within TIRZ #2 for the benefit of the citizens of the City of Corinth and thus, the Project is approved and the City Manager or his or her designee is authorized to execute a reimbursement agreement with the Corinth Economic Development Corporation for fifty percent (50%) of the total land acquisition costs of the Property payable to the CEDC in five annual installments over a five-year period, and confirms the CEDC Boards’s dedication of funds in an

amount not to exceed \$2,127,425 for Property acquisition costs and the TIRZ #2 Board's dedication of TIRZ #2 current and future tax increment revenues in an amount not to exceed \$1,063,712.50 for Partial Reimbursement of the CEDC.

SECTION 3.

That nothing in this resolution shall be construed to require the City to approve payment from any source of City funds other than the TIRZ #2 Fund. Any funds expended under the Reimbursement Agreement that remain unpaid upon termination of TIRZ #2, due to lack or unavailability of TIRZ #2 Funds, shall no longer be considered Project costs of TIRZ #2 or the City, and the obligation of the TIRZ #2 to pay the CEDC shall automatically expire.

SECTION 4.

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.

City of Corinth, Texas:

Scott Garber, Mayor

ATTEST:

Lana Wylie, City Secretary

APPROVED AS TO FORM:

Patricia Adams, City Attorney