

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

On this the 21<sup>st</sup> day of January 2016 the City Council of the City of Corinth, Texas met in Regular Session at 7:00 pm at the Corinth City Hall, 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:

**Members Present:**

Bill Heidemann, Mayor  
Sam Burke  
Joe Harrison, Mayor Pro-Tem  
Scott Garber  
Lowell Johnson  
Don Glockel

**Members Absent:**

None

**Staff Members Present:**

Lee Ann Bunselmeyer, Acting City Manager  
Fred Gibbs, Director of Planning and Development Services  
Guadalupe Ruiz, Human Resource Director  
Jason Alexander, Economic Development Director  
Curtis Birt, Fire Chief  
Cody Collier, Acting Public Works Director  
Kim Pence, City Secretary  
Brenton Copeland, Technology Services Asst. Manager  
Debra Drayovitch, City Attorney

**CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE:**

Mayor Heidemann called the meeting to order at 7:00 P.M. Pastor Robert Joyce, Shady Shores Baptists Church delivered the Invocation and led in the Pledge of Allegiance.

**CONSENT AGENDA**

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

1. Consider and act on Minutes from the December 3, 2015 Workshop Session.
2. Consider and act on Minutes from the December 3, 2015 Regular Session.
3. Consider and act on Minutes from the December 10, 2015 Workshop Session.
4. Consider and act on Minutes from the December 17, 2015 Workshop Session.
5. Consider and act on the Minutes from December 17, 2015 Regular Session.
6. Consider an act on a resolution of the City of Corinth adopting the Denton County Hazard Mitigation Action Plan.

**MOTION** made by Councilmember Johnson to approve the Consent Agenda as presented. Seconded by Councilmember Harrison.

**AYES:** Burke, Garber, Johnson, Harrison, Glockel  
**NOES:** None  
**ABSENT:** None

**MOTION CARRIED**

**CITIZENS COMMENTS**

In accordance with the Open Meetings Act, Council is prohibited from acting on or discussing (other than factual responses to specific questions) any items brought before them at this time. Citizen's comments will be limited to 3 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. Please complete a Public Input form if you desire to address the City Council. All remarks and questions addressed to the Council shall be addressed to the Council as a whole and not to any individual member thereof.\* Section 30.041B Code of Ordinance of the City of Corinth

There were no Citizens Comments.

**BUSINESS AGENDA**

7. Consider and act on professional services agreement with Buxton Company to assist the Corinth Economic Development Corporation with the creation and implementation of a retail strategy focused on the identification, recruitment and retention of retail in Corinth.

**Jason Alexander, Economic Development Director** - The Corinth Economic Development Corporation met on January 11, 2016 and approved a professional services agreement with Buxton Company to assist with the development and implementation of a retail strategy focused on the identification, recruitment and retention of retail in Corinth. Buxton Company specializes in retail site selection and development and the delivery of custom marketing packages and strategies targeting the unique site requirements of retailers, developers and commercial real estate brokerages.

Pending approval by City Council, the agreement is for a three-year term, with a maximum of two automatic renewals to occur on January 21st of the following year. However, the Corinth Economic Development Corporation may terminate this agreement with, or without cause, and at any time, provided that Buxton Company receives at least 60 days written notice. If the agreement is terminated, and Buxton Company is provided with sufficient notice (60 days), then the cancellation fees will be waived. Compensation for delivery of services in the first year will be \$25,000 upon execution of the agreement and \$25,000 upon targeted retailer identification; and compensation for the delivery of services will be \$50,000 for the second year and \$50,000 for the third year. The total compensation for all three years including all deliverables is \$150,000.

Within ten days business days of the execution of the agreement, if approved by City Council, the Corinth Economic Development Corporation will receive access to Buxton Company's SCOUT Program and within 60 business days, access to retail match lists and marketing packages.

**Lisa Hill-McCay, Vice President, Buxton** – we work based on consumer analysis, marketing research, site configuration, access, and competition. We have been in the private sector for more than 25 years. What we have created in the public sector is essentially what you need to know about yourself in order to be pro-active in your recruitment strategy. Essentially what we look at is about 250 different data resources and having that level of granularity of who you are, you're purchasing behavior, your media habits, your lifestyle characteristics and then being able to quantify your value based on your actual transactions to the retailer. A lot of stars have to align for us to say that it is a good fit for Corinth. If it is then we help you outreach to the retailers. We make contact with that retailer and help you to cultivate that relationship, help you to bridge that gap.

**MOTION** made by Councilmember Harrison to approve the agreement with Buxton Company to assist the Corinth Economic Development Corporation with the creation and implementation of a retail strategy focused on the identification, recruitment and retention of retail in Corinth. Seconded by Councilmember Burke.

**AYES:** Burke, Garber, Johnson, Harrison, Glockel  
**NOES:** None  
**ABSENT:** None

**MOTION CARRIED**

8. Receive a presentation, hold a discussion, and give staff direction on the renaming of South Corinth and Meadows Oak Streets.

**Cody Collier, Acting Director of Public Works** - There have been requests made to consider renaming of South Corinth and Meadows Oak. In 2014 staff looked at the option of renaming South Corinth and Meadows Oak to Corinth Parkway. In November of 2015, staff was asked to look at the option of renaming South Corinth to Corinth Parkway and Meadows Oak to Lake Sharon.

Renaming of these streets would impact 170 dwellings (165 are apartments in the Boulevard Apartments) and affect approximately 340 residents whom would be required to change their personal and billing information as a result of address change.

Staff recommends renaming South Corinth to Corinth Parkway (between I-35 and Meadows Oak), renaming South Corinth to Meadows Oak (between Meadows Oak and Mason in the Meadows Oak subdivision), and renaming Meadows Oak to Lake Sharon. This recommendation is option 2 of the Exhibit.

**REQUIREMENTS TO CHANGE STREET NAMES:**

- Must be approved by ordinance
- Public hearing to notify effected residents (approximately 340)
- Notify following entities
  - Post office
  - County
  - Denco911
  - Police, Fire, Utility Billing
  - School District
  - Utility Companies
  - Process takes approximately 90 days to complete
- Six months to one year of dual-street name sign posting on each street to help with confusion.

**RESIDENT REQUIREMENTS AFTER CHANGE:**

- Residents will have the following changes to make:
  - Drivers licenses
  - Passports
  - Insurance paperwork
  - Billing information for all credit and utility companies
  - Personal contacts notification of address change

### **SUMMARY OF OPTIONS:**

- Option 1: Rename S. Corinth and Meadows Oak to Corinth Parkway

–Portion of Meadows Oak between S. Corinth and Park Ridge should be renamed

- Option 2: Rename S. Corinth to Corinth Parkway, Meadows Oak to Lake Sharon, and S. Corinth to Meadows Oak in the Meadows Oak subdivision.

- Option 3: No change in street names

Tonight we are looking for some guidance on what the Council would like to see on which option you would prefer and if there is a change when you would like to begin that process?

**Councilmember Johnson** – I believe the intention was to straighten Corinth Parkway out on the east side of the freeway and connect it up to Dobbs and run it all the way to the service road there. Corinth Parkway would be the loop on the eastside down to Lake Sharon, which is now Meadows Oak then we name Lake Sharon Lake Sharon all the way from IH-35 to FM 2499 and that is where I remember we were taking this then it went away. I think the deal with Meadows Oak to just keep the name in the history books was to make that little stretch Meadows Oak because it would not affect anybody at all.

**Councilmember Glockel** – I agree with what Mr. Johnson is saying. I think if you brought Corinth Parkway down pass the police department and you went down to Meadows Oak which could be either Corinth Parkway or Lake Sharon and you take across in Phase 2 all the way over to Dobbs and now you have created basically a loop and for out of towners coming in to go to the soccer field for instance just go down Corinth Parkway, well were at on Corinth Parkway.... Am I on north Corinth Parkway or South Corinth Parkway? By doing that as Corinth Parkway I think it eliminates the continuity of Lake Sharon as Mr. Johnson mentioned. Lake Sharon is supposed to be our dividing point our east/west thoroughfare and it needs to go to the service road. So if you took Lake Sharon from Parkridge to the service road and you left Corinth Parkway from that point going north through the new intersection then around to Dobbs Road you would probably create a loop but it would not be confusing.

**Mayor Heidemann** – I also think one of the reasons it was brought up your predecessor was that there was limited development on those things. As time goes on all that area would get developed and would be more of a hassle trying to get it renamed and now may be the time to take the initiative to re-do it.

**Councilmember Garber** – my understanding is that Exhibit 2 is more of what Councilman Glockel is talking about and I understood that from Councilman Johnson also. It sounded like this died last time when we went into the research of duplicating those addresses and those types of things so has that research been done?

**Cody Collier, Acting Public Works Director** – no I have not done the research on it. I was looking for what direction on what you would like to see and then I will move forward.

**Councilmember Garber** – so do we present exhibit 2 to DENCO 9-1-1 prior to public hearings? Is that a due-diligence process?

**Cody Collier, Acting Public Works Director** – absolutely. I will go in and check with DENCO 9-1-1 and make sure there is not going to be any issues. At that point I will come back and let the Council know if we are good to go and if this is the direction you want to continue proceeding with then we will

work on a public hearing and place back on the agenda.

**MOTION** made by Councilmember Garber to proceed with Exhibit 2 with the change of re-naming South Corinth Street to Meadow Oaks Drive and to move forward with the due-diligence with DENCO 9-1-1 to make sure there is no duplicated addresses. Seconded by Councilmember Johnson.

**AYES:** Burke, Garber, Johnson, Harrison, Glockel

**NOES:** None

**ABSENT:** None

### **MOTION CARRIED**

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

The purpose of this section is to allow each councilmember the opportunity to provide general updates and/or comments to fellow councilmembers, 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 Councilmember may direct that an item be added as a business item to any future agenda.

**Councilmember Burke** – would like an Economic Development Corporation updates be added to the agenda on a regular basis so that I can provide those updates.

**Councilmember Glockel** – I have looked at the tripping on Shady Rest and I know there is some discussion about that and would like to request that staff look into it a little more. I think if the intent for the broken strip was to not pass then why would someone make a solid strip down over the hill. Solid strip everyone knows you do not pass and a broken strip usually means you can pass and the vision is not correct on that hill to allow passing.

**Lee Ann Bunselmeyer** – we have a joint Council and all City Boards on the Robert's Rule of Order training and it will begin at 6:30 p.m. on January 28.

**Mayor Heidemann** – thanked the staff for doing a great job during the ribbon cutting ceremony.

**Mayor Heidemann recessed the Regular Session at 7:40 P.M.**

### **CLOSED/EXECUTIVE SESSION**

If, during the course of the meeting, any discussion of any item on the agenda should need to be held in executive or closed session for the City Council to seek advice from the City Attorney as to the posted subject matter of this City Council Meeting, the City Council will convene in such executive or closed session, in accordance with the provisions of the Government Code, Title 5, Subchapter D Chapter 551, to consider one or more matters pursuant to the following:

**Section 551.071.** Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer; (2) and/or 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 conflicts with chapter 551.

**Council met in Closed Session from 7:45 P.M. until 10:11 P.M to discuss item under Section 551.071 and Section 551.074.**

- **First Glendora Partners, Ltd. dba Impact Outdoor Advertising Co. v. City of Corinth.**

**Consultation with the City Attorney regarding legal issues associated with the matter listed under Section 551.072.**

- **Receive information and discuss, deliberate, and provide staff with direction regarding the potential acquisition of real property located in Corinth along the west side of I-35 on FM 2181.**

**Section 551.072.** To deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

**Section 551.074.** To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

- **Consider appointment, duties, employment, evaluation, reassignment, discipline, or dismissal of the City Manager.**
- **Consider appointment, duties, employment, evaluation, reassignment, discipline, or dismissal of the City Attorney.**

**Section 551.087.** 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 prospect.

After discussion of any matters in executive session, any final action or vote taken will be in public by the City Council. City Council shall have the right at any time to seek legal advice in Executive Session from its Attorney on any agenda item, whether posted for Executive Session or not.

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

Mayor Heidemann reconvened the Regular Session at 10:12 P.M.

**MOTION** made by Councilmember Garber to direct staff to communicate with Slavin and Associates to put together a search package to find applicants for the City Manager's position and give staff direction to execute the agreement not to exceed \$35,000. Seconded by Councilmember Johnson.

**AYES:** Burke, Garber, Johnson, Harrison, Glockel  
**NOES:** None  
**ABSENT:** None

**MOTION CARRIED**

**ADJOURN:**

**Mayor Heidemann adjourned the meeting at 10:13**

**P.M. AYES:                    All**

**Meeting adjourned**

**Approved by Council on the 18th day of February, 2016**

Kimberly Pence

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Kimberly Pence, City Secretary  
City of Corinth, Texas