

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

On this, the 17th day of December 2020, the City Council of the City of Corinth, Texas, met in Workshop Session at the Corinth City Hall at 5:45 P.M., located at 3300 Corinth Parkway, Corinth, Texas. The meeting date, time, place, and purpose as required by Title 5, Subtitle A, Chapter 551, Subchapter C, Section 551.041, Government Code, with the following members to wit:

Council Members Present:

Bill Heidemann, Mayor
Sam Burke, Mayor Pro-Tem
Scott Garber, Council Member
Steve Holzwarth, Council Member
Tina Henderson, Council Member
Kelly Pickens, Council Member

Staff Members Present:

Bob Hart, City Manager
Patricia Adams, Rockefeller, & Fort
Jason Alexander, Economic Development Corporation Director
Helen-Eve Beadle, Planning & Development Director
Michelle Mixell, Planning & Development Manager
Shea Rodgers, Technology Services Manager
Miguel Inclan, Planner
Lana Wylie, City Secretary
Lance Stacy, City Marshal

CALL TO ORDER:

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

Lana Wylie, City Secretary, performed the Oath of Office and Statement of Appointed Officer with Sam Burke, Mayor Pro Tem, Place 1.

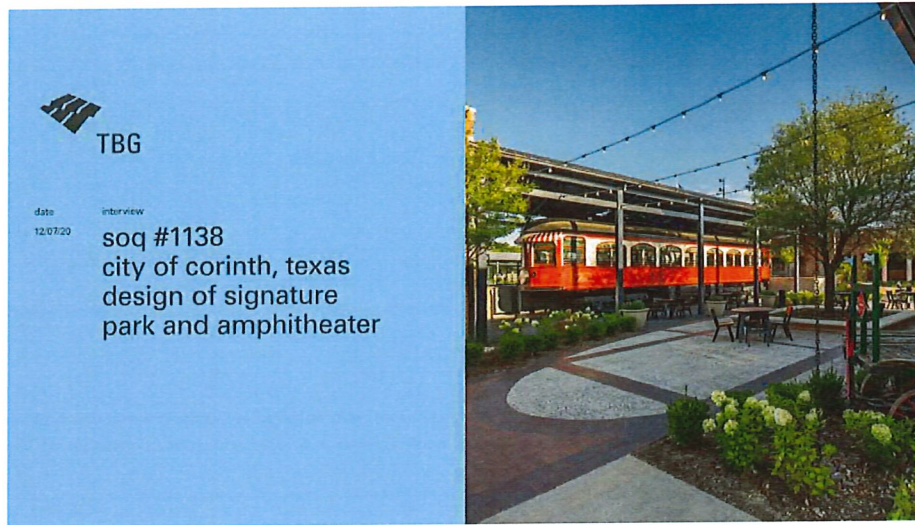
WORKSHOP BUSINESS AGENDA:

1. Review architectural services between the City of Corinth and TBG Partners to provide landscape designs and other construction plans for a signature park and amphitheater in Agora.

Bob Hart, City Manager briefed the City Council stating the staff received six proposals which were narrowed to two. Staff interviewed the two vendors and are recommending TBG Partners for the landscape design and other construction plans for the signature park and amphitheater. He noted the item was not included for approval and requested ratification on January 14, 2021.

Economic Development Director, Jason Alexander, stated TBG Partners is the selected vendor for the Agora District's signature park and amphitheater. Their developers see the park as a feature to increase the rent per square foot. They are also familiar with small-town environments and urban areas. The contract for their services is \$171,296. They will focus on engaging the community, targeting all audiences. He provided a presentation for the Council. Mr. Alexander responded to questions from the Council regarding TBG Partner's previous work, which is included in the

packet. Staff interviewed each architectural firm and obtained a quote from the best design program. Council sought assurance that Ann Podeszwa, with TBG, will work on the project. City Attorney, Patricia Adams, confirmed the amount is not to exceed \$171,296. Council will ratify the contract during the January 14, 2021, Special Session meeting.



city of corinth park and amphitheater

introduction

we believe great design starts with listening.

we listen to the people and the land.
we weave these stories together
and bring them to life in every detail
to create meaningful places.



city of corinth park and amphitheater

who we are

Mark Meyer, FLA
Principal in Charge



TBG

Jonathan Dunbar, FLA
Project Manager



TBG

Ann Podoszwa
Community Engagement
and Outreach



TBG

Craig Mads, AIA
Senior Principal,
Design



Architexas

Anna Simmel, AIA
Senior Associate,
Project Architect



Architexas

Grayson Hughes, FE
Market Leader

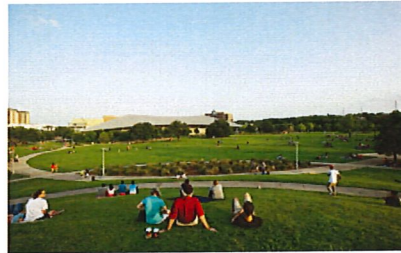


WGI

city of corinth park and amphitheater

who we are

what if we could increase
community engagement,
social interaction, creativity
and town pride?



city of corinth park and amphitheater

placemaking

the inspiration to collectively
reimagine and reinvent public spaces

+

the fortification of connections
between people and the places they share

placemaking
principles

01_

accessible and well-connected to other important places

02_

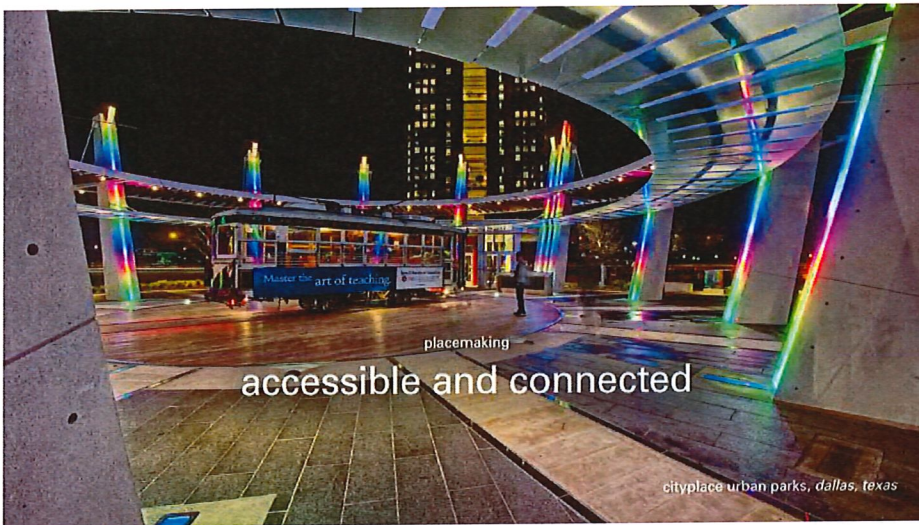
comfortable and projects a favorable image

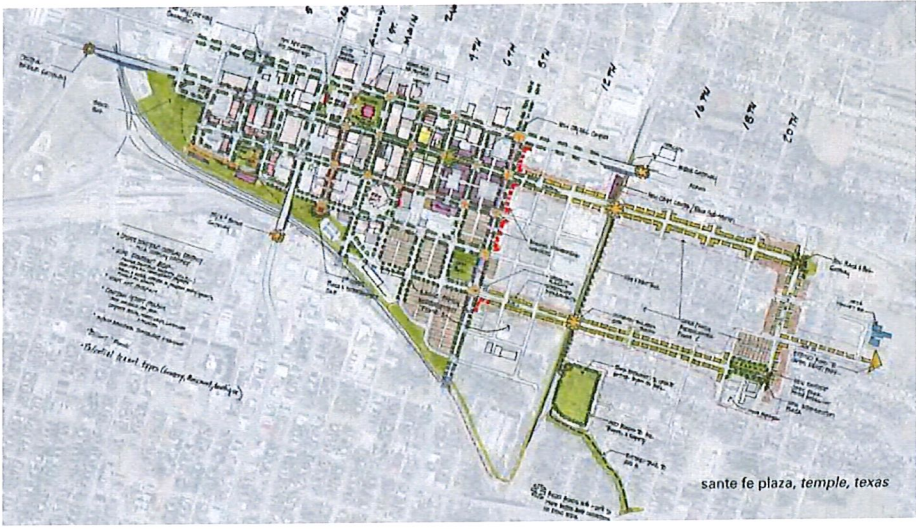
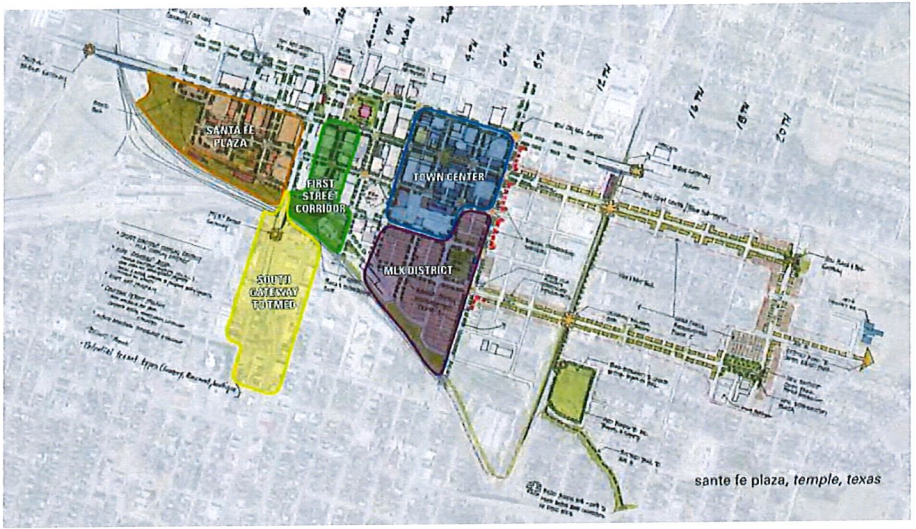
03_

attracts people to participate in activities

04_

sociable environments in which people want to gather and revisit

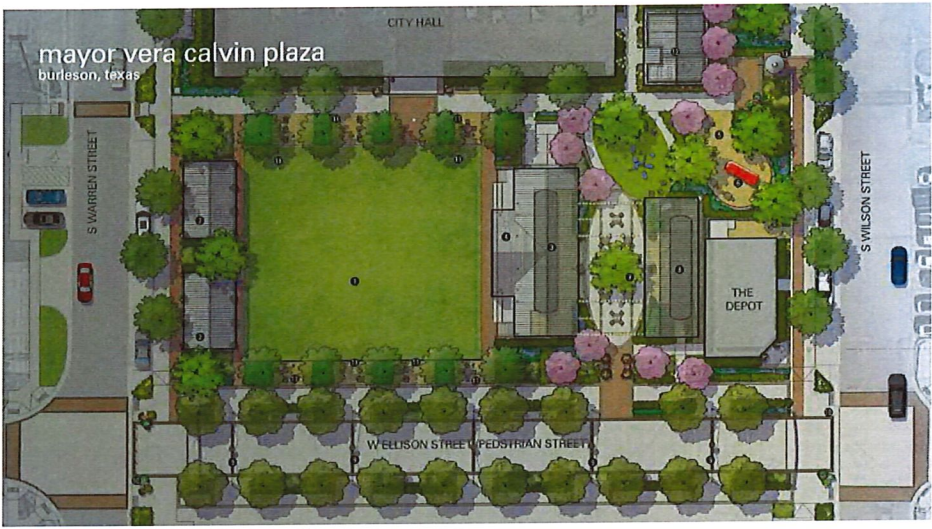
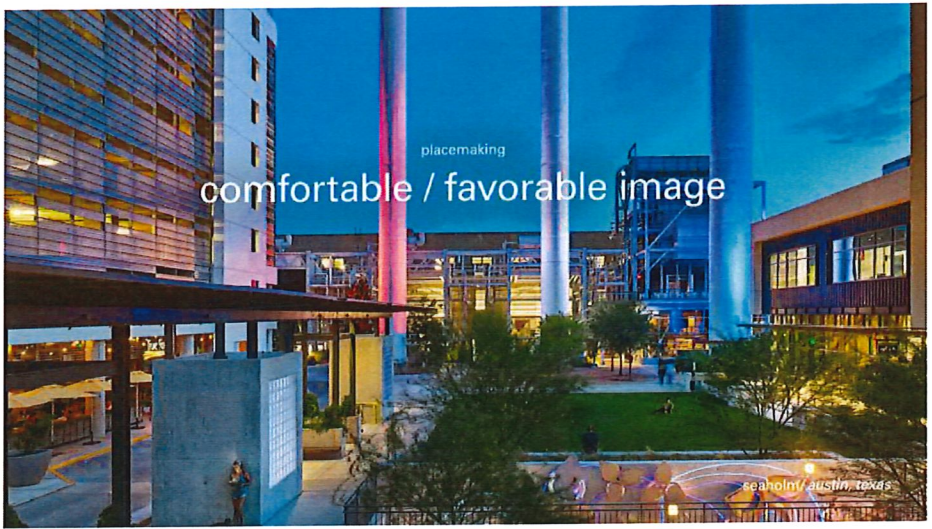




sante fe plaza
temple, texas

- lessons learned
- understand the site and regional context
 - money allocation
 - regional infrastructure





mayor vera calvin plaza

burlison, texas

lessons learned

- consider any existing soft program the city is already producing
- think proactively about management and maintenance approach
- think proactively about the construction process
- always design with flexibility in mind





shops at park lane, dallas, texas

shops at park lane dallas, texas

lessons learned

- always have thorough understanding of user
- consult a horticulturist
- lead times for materials



placemaking

sociable environments

placemaking at cinco ranch central green, katy, texas



heritage park
irving, texas

heritage park
irving, texas

lessons learned

- research & analysis is critical
- design with flexibility in mind
- historic components
- seamless integration of materials



grapevine convention
and visitor's bureau
grapevine, texas

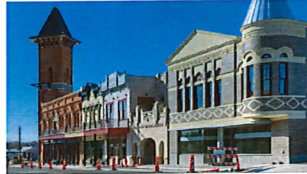
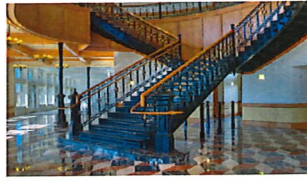


grapevine convention and visitor's bureau

grapevine, texas

lessons learned

- understand site context and adjacencies
- research; visit similar projects



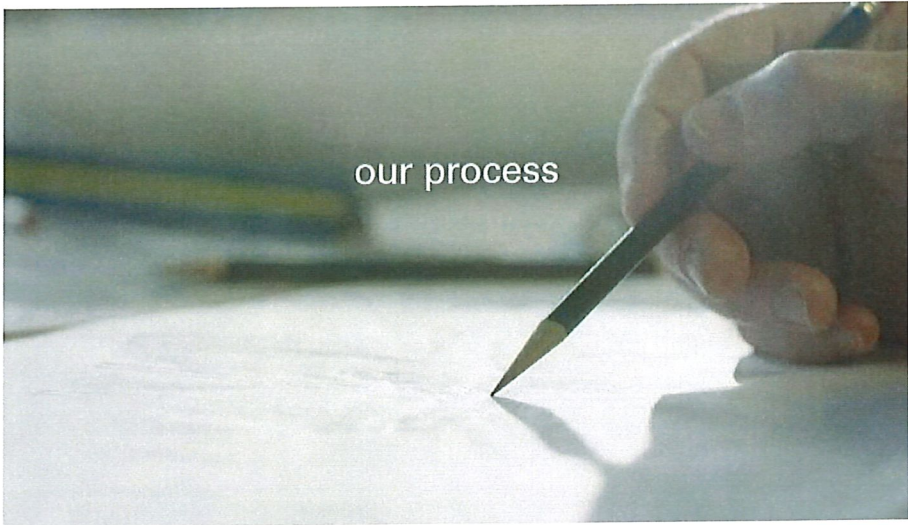
grapevine main

grapevine, texas

lessons learned

- understand the full history of the site
- significant historical research and meetings
- design with flexibility in mind

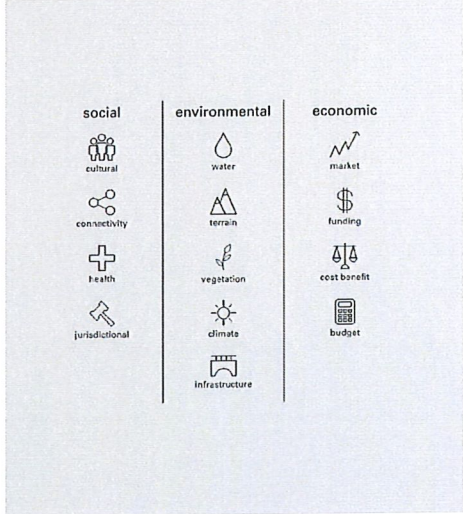


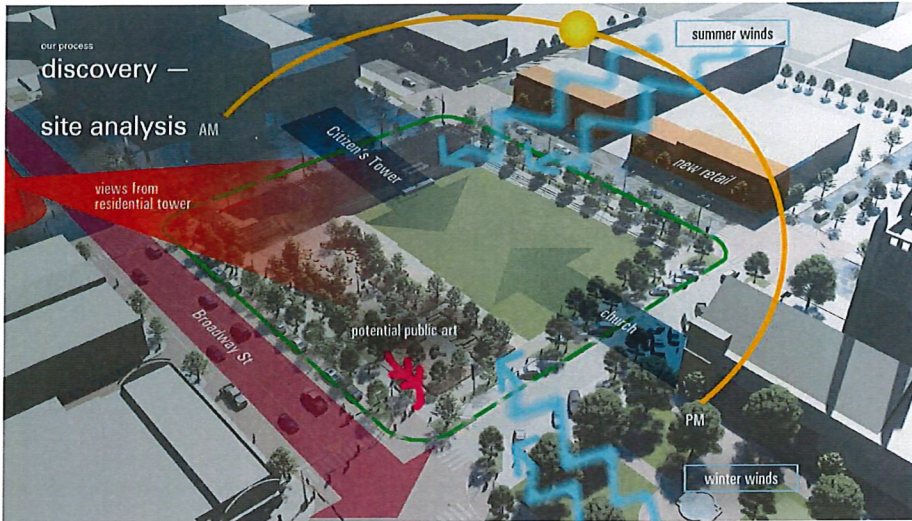


our process

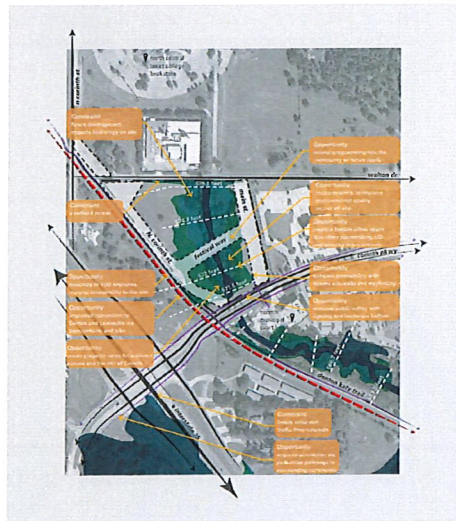
discovery —

research & establish
guiding principles





our process
discovery —
site analysis



our process
public engagement —
information as power

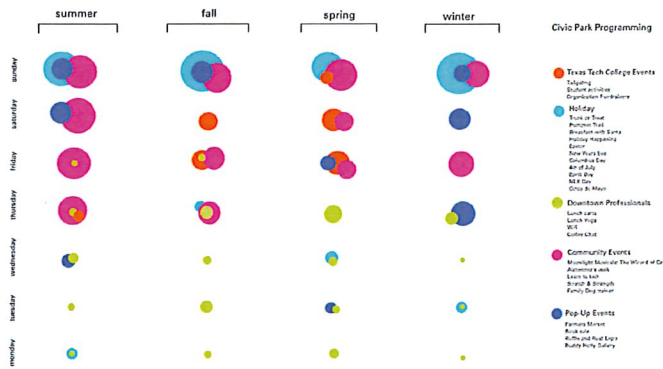
- stakeholder meetings
- public engagement and open houses
- public input from website platform — 700+ respondents
- survey monkey
- airline highway park landing page
<https://www.kans.gov/sites/default/files/airline-highway-community-park-4.html>
- results from survey poll
<https://www.surveymonkey.com/results/SURVEYMONKEY-354-4433320/>



airline community park
baton rouge, louisiana



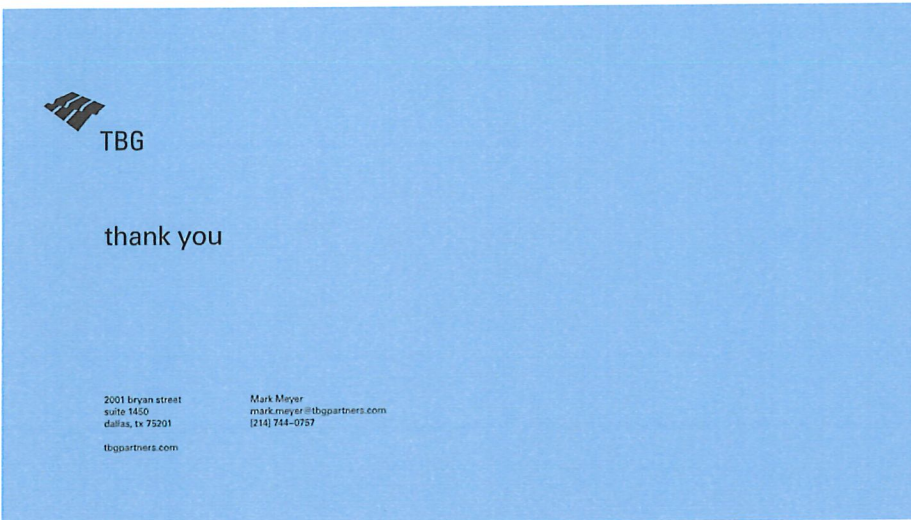
our process
programming



our vision = your vision

What currently defines Corinth?

What is the most important aspect of the project to you?



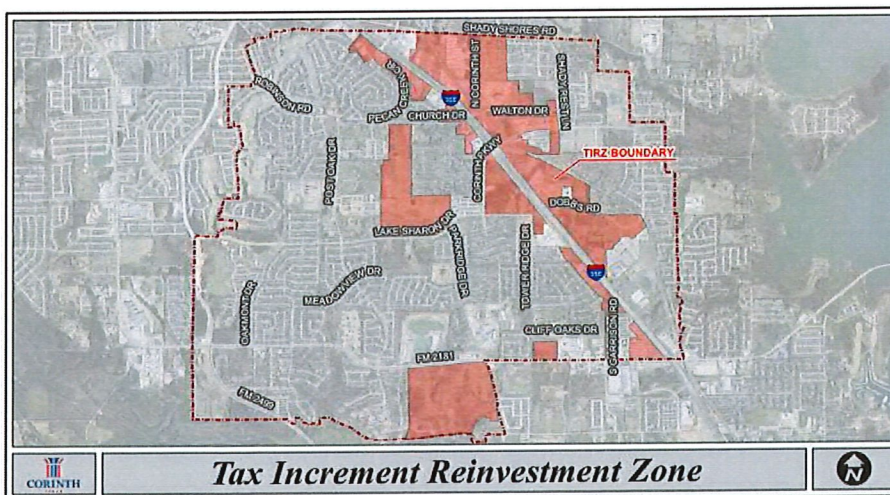
2. Review an Interlocal Agreement between the City of Corinth and Denton County, concerning Denton County's participation in Tax Increment Reinvestment Zone No. 2.

Economic Development Director, Alexander, confirmed, on December 15, 2020, the Denton County Commissioner's Court approved the interlocal agreement between the County and City of Corinth with participation in Corinth's Tax Increment Reinvestment Zone. He shared a presentation with the Council to highlight the elements of the agreement.



Tax Increment Reinvestment Zone (TIRZ)

- ◆ City Council adopted the TIRZ on September 5, 2019
- ◆ The term of the TIRZ is 36 years
- ◆ The City is contributing 50 percent of its tax increment revenues to project improvements



Interlocal Agreement

- ◆ Secured Denton County's participation within the TIRZ to supplement the City's efforts to finance infrastructure and other improvements needed to attract investment to Corinth on December 15, 2020

Tax Increment Contributions

	The City	The County
Years 2021 - 2030	50%	90%
Years 2031 - 2040	50%	80%
Years 2041 - 2055	50%	70%

Term of the Interlocal Agreement

- ◆ The Interlocal Agreement will expire on the first to occur of:
 - ◆ December 31, 2055; **OR**
 - ◆ When the total tax increment revenue collected from the County is \$24,090,752.79

TIRZ Board of Directors Composition

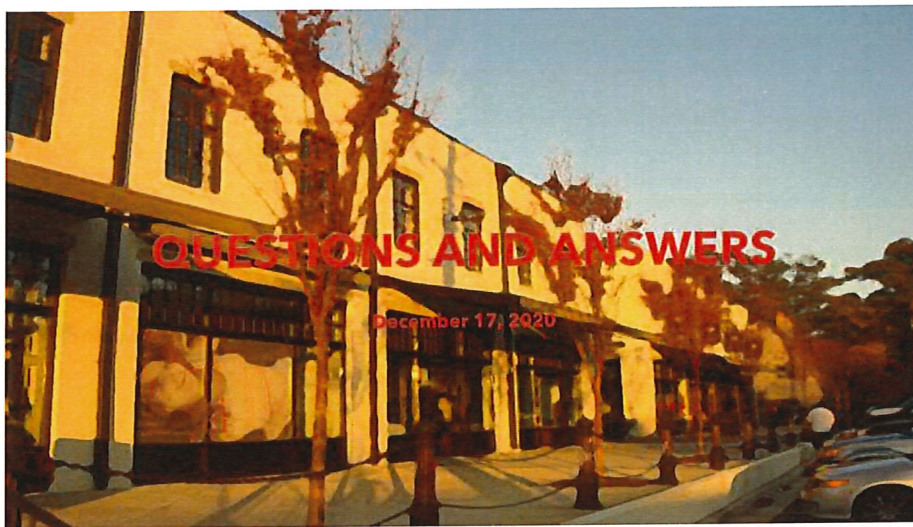
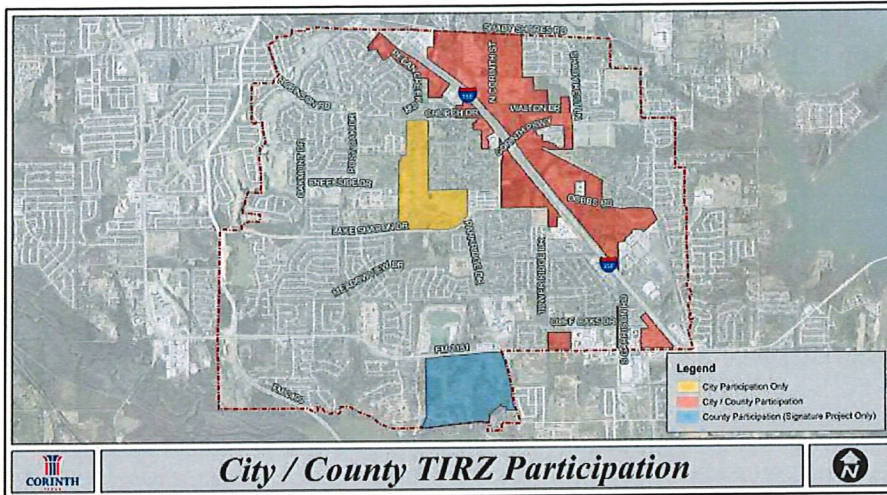
- ◆ The TIRZ Board of Directors will consist of three (3) members from the City and three (3) members from Denton County:
 - ◆ One (1) appointed member **(Michael Talley)**
 - ◆ Two (2) nominated members **(Dan Pugh and Kelly Sawyer)**

Approval of Certain Projects

- ◆ Any amendment to the TIRZ project plan and financing plan that would add projects not listed in the project plan will require approval from the Denton County Commissioners Court

Limitations of County Participation

- ◆ Denton County will not participate in improvement projects for the Taylor and surrounding properties
- ◆ Denton County will participate in projects for the Long Lake and surrounding properties **IF** it is a signature development



3. Discuss meeting items on Regular Session Agenda, including the consideration of closed session items as set forth in the Closed Session agenda items below.

Bob Hart, City Manager, clarified Item 10 on the agenda regarding the Solid Waste and Recycling increase, stating the amount of the increase, which is approximately \$.10 per home/per month. He confirmed this is part of the contract, and the disposal rates are less than in other cities in the area. With Community Waste Disposal, Greg Roemer spoke about the provision in the agreement regarding the CPI adjustment.

Mayor Heidemann recessed the workshop session at 6:20 P.M., and convened into closed session at 6:22 P.M.

CLOSED SESSION

The City Council convened in closed session to consider any matters regarding matters pursuant to Chapter 551 of the Texas Government Code.

Section 551.071. (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 Bar of Texas clearly conflicts with the Texas Open Meetings Act.

- a. Engage Richard Hayes as attorney

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.

a. Being approximately 7 acres of land, more or less, located in the J.P. Walton Survey, Abstract No. 1389, City of Corinth, Denton County, Texas (SK).

b. Right-of-way consisting of 1.56 acres located at 6881 South I-35E and along Dobbs Road within the H. Garrison Survey, Abstract No. 507, within the City of Corinth, Denton County, Texas. (M/B)

c. Right-of-way consisting of .198 acres located at 6801 S I-35E and 3404 Dobbs Road along Dobbs Road within the H. Garrison Survey, Abstract No. 507, within the City of Corinth, Denton County, Texas. (F)

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.

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.

a. Project Agora

After discussion of any matters in closed 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 Closed Session from its Attorney on any agenda item, whether posted for Closed Session or not.

Mayor Heidemann recessed the Closed Session at 7:03 P.M.

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

Motions took place at the end of the Regular Session Meeting.

ADJOURN:

Mayor Heidemann adjourned the workshop session at 6:20 P.M.

AYES:

Meeting adjourned.

Approved by Council on the 14th day of January 2020. ¹


Lana Wylie, City Secretary
City of Corinth, Texas



