



CITY COUNCIL WORKSHOP AND REGULAR SESSION - MINUTES

Thursday, August 19, 2021 at 5:45 PM

City Hall | 3300 Corinth Parkway

STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH

On this, the 19th day of August 2021, the City Council of the City of Corinth, Texas, met in Workshop & Regular 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
Tina Henderson, Council Member
Kelly Pickens, Council Member

Council Members Absent:

Steve Holzwarth, Council Member

Staff Members Present:

Bob Hart, City Manager
Katherine Lindsey, Assistant to the City Manager/Deputy City Secretary
Patricia Adams, Messer – Fort -- McDonald
Jerry Garner, Police Chief
Lee Ann Bunselmeyer, Finance, Communications & Strategic Services Director
Helen-Eve Beadle, Director of Planning and Development
Chris Rodriguez, Assistant Finance Director
Brett Cast, Chief Budget Officer
Glenn Barker, Public Works Director
George Marshall, City Engineer
Miguel Inclan, Planner
Elise Back, Economic Development Director
Shea Rodgers, Chief Technology Officer
James Trussel, Multi-Media Video Production Intern
Lance Stacy, City Marshal

CALL TO ORDER

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

WORKSHOP AGENDA

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

1. Receive a report, hold a discussion, and provide staff direction on the Fiscal Year 2022 Annual Program of Services and Capital Improvement Program.

The Utility Budget Overview was presented and discussed.

2. Receive a presentation on results from the Inflow & Infiltration study performed this year on the 3A wastewater basin.

The item was presented and discussed.

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

Council Member Garber asked if a pre-meeting workshop could be held over finance audit regarding senior freeze tax-rate expansion. Garber said he received a citizen comment asking that instead of a freeze there could be a discount. The Council agreed to consider the idea.

ADJOURN WORKSHOP

Mayor Heidemann adjourned the Workshop Session and convened into Closed Session at 6:59 P.M.

CLOSED SESSION

The City Council will convene in such executive or closed session to consider any matters regarding any of the above agenda items as well as the following matters pursuant to Chapter 551 of the Texas Government Code. After discussion of any matters in closed session, any final action or vote taken will be 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.

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 of Texas clearly conflict with Chapter 551.

a. Martinez v. City of Corinth Police Department, et al, Case 4:21-cv-00146-ALM (U.S. District Court - Eastern District).

b. Robert B. Palmer and Sherry L. Palmer v. Derek William Kirkwood, et al, Civil Action No. 4:20-cv-688, United States District Court, Eastern District of Texas.

c. C&JJ Investments, LLC v. City of Corinth, Cause No. 21-5053-431, (431st Judicial District, Denton County, Texas).

d. The City of Corinth v. Ken Paxton, Attorney General, State of Texas, No. D-1-GN-21-003267 (419th Dist. Ct., Travis County, Tex.).

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 project.

a. Project Agora.

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

Mayor Heidemann recessed the Closed Session at 7:04 P.M.

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

Mayor Heidemann called the Regular Session to order at 7:09 P.M.

CITIZENS COMMENTS

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

No comments were made.

CONSENT AGENDA

All matters listed under the consent agenda are considered to be routine and will be enacted in one motion. Should the Mayor or a Councilmember 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 July 15, 2021, and August 5, 2021.
2. Consider and act on a Professional Services Agreement with Birkhoff Hendricks & Carter, L.L.P., for engineering services required to rehabilitate the tanks and valves at the Ground Storage Pump Station (Woods) and authorizing the City Manager to execute the necessary documents. Services are not to exceed \$76,000.
3. Consider and act on a contract with Insituform Technologies, LLC, for services required to clean and TV the 15" Inverted Siphons located north of the golf course and authorizing the City Manager to execute the necessary documents. Services are not to exceed \$97,358. This project is in conjunction with the CIPP of the wastewater piping under the golf course.

Motion made by Henderson to approve the consent agenda as presented, Seconded by Garber.
Voting Yea: Burke, Garber, Henderson, Pickens

PUBLIC HEARING

4. Conduct a Public Hearing, consider testimony and take appropriate action on a rezoning request to amend the zoning classification on an approximate 20.859 acres of land within the H. Garrison Survey, Abstract No. 507, City of Corinth, Denton County, Texas. The property is generally located at the southwest corner of Interstate 35E and Corinth Parkway. An approximate 19.9863 acres of the tract is currently zoned as MX-C Mixed Use Commercial and an approximate .8727 acres of the tract does not currently have a zoning designation but is subject to the SF-1 zoning district regulations per the Unified Development Code. The proposed rezoning would result in the entire tract being designated as PD, Planned Development District with a base zoning of MX-C Mixed Use Commercial. (The Parkway District ZAPD21-0001)
 1. Staff Presentation
 2. Applicant Presentation
 3. Public Hearing
 4. Questions and Answers for Staff and Applicant

The item was presented and discussed.

Mayor Heidemann opened the Public Hearing at 8:12 P.M. and closed it at 8:15 P.M.

The following resident spoke in support of the item:

Denise Wetzel – 1006 Meadows Drive, Corinth - “Glad the City was able to get a reputable company to develop the land. Hope it will be an asset for the City and look good. Counting on Planning and Development and City Council to keep on top of the project to make sure it is following requirements. Hopeful this same company can develop the remaining property to the south – to Lake Sharon.”

The developer addressed the City Council related to comments from the resident.

Motion made by Garber to approve Ordinance No. 21-8-22 as presented, seconded by Burke.

Voting Yea: Burke, Garber, Henderson, Pickens

BUSINESS AGENDA

5. Consider and act on a Resolution of the City Council of the City of Corinth, Texas adopting a proposed FY22 municipal tax rate that will not exceed the voter-approval tax rate; calling a public hearing to be held on September 16, 2021, at Corinth City Hall at 7:00 p.m.; requiring publication of a Notice of Public Hearing on Tax Increase in accordance with state law; providing for the incorporation of premises; and providing an effective date.

The following resident spoke in opposition of the item:

Denise Wetzel – 1006 Meadows Drive - “Existing tax rate - .578170 20/21 - No-New-Revenue rate - .54826 - For a Proposed Tax Rate = .56700

With property values/assessed values increasing from the County Appraisal District, we are being taxed out of our homes. Would like to see an increase of exemption amt. for Senior Citizens (\$20,000 now w/Homestead & Senior)”

Motion made by Burke to move to approve a resolution placing a proposal on the September 16, 2021 Council Agenda to consider a FY 2022 property tax rate of \$.57817, per one hundred dollars (\$100) of valuation, which exceeds the no-new-revenue tax rate of \$0.54826 and the de minimis tax rate of \$0.57772, but does not exceed the voter-approval tax rate of \$0.58503, and to set the public hearing on the proposal to consider approving the tax rate for Thursday, September 16 at 7:00 p.m. at Corinth City Hall at 3300 Corinth Parkway, Corinth, Texas 76208. Seconded by Henderson.

Voting Yea: Burke, Garber, Henderson, Pickens

6. Consider adoption of a resolution directing publication of notice of intention to issue certificates of obligation to provide funds for parks and recreation improvements, street improvements, municipal drainage improvements, and water and sewer improvements; and resolving other matters relating to the subject.

Motion made by Garber to move to approve the resolution directing publication of notice of intention to issue certificates of obligation not to exceed \$5 million to provide funds for parks and recreational improvements, street improvements, municipal drainage improvements, and water and sewer improvements; and resolving other matters relating to the subject. Seconded by Henderson.

Voting Yea: Burke, Garber, Henderson, 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.

The City Manager reminded the City Council of Helen-Eve Beadle's last day working with the City of Corinth. The Council Members each expressed their gratitude for her work with the City.

Council Member Garber may be missing a Council Meeting in September due to a personal engagement.

Henderson said that she received an email from a citizen asking if Corinth will impose a mask mandate. She also thanked Elise Back for attending a Chamber function.

ADJOURN

Mayor Heidemann adjourned the meeting at 8:37 P.M.

AYES: All

Meeting adjourned.

Approved by Council on the 2nd day of September 2021.



Lana Wylie, City Secretary
City of Corinth, Texas

