



## **CITY COUNCIL WORKSHOP AND REGULAR SESSION - MINUTES**

**Thursday, September 18, 2025 at 5:45 PM**

**City Hall | 3300 Corinth Parkway**

**View live stream: <https://www.cityofcorinth.com/city-council/page/city-council-workshop-and-regular-session-115>**

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

On this, the 18th day of September 2025, 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:**

Bill Heidemann, Mayor  
Sam Burke, Mayor Pro Tem  
Scott Garber, Council Member  
Lindsey Rayl, Council Member  
Tina Henderson, Council Member - Not Present  
Kelly Pickens, Council Member

#### **Staff Members Present:**

Scott Campbell, City Manager  
Lana Wylie, City Secretary  
Patricia Adams, City Attorney  
Wendell Mitchell, Police Chief  
Lee Ann Bunselmeyer, Director of Finance & Strategic Services  
Guadalupe Ruiz, Director of Human Resources  
Caroline Seward, Director of Parks & Recreation  
Melissa Dailey, Director of Development Services  
Brenton Copeland, Chief Technology Manager  
Derek Dunnam, Technology Services Specialist  
Lance Stacy, City Marshal

### **CALL TO ORDER**

The Workshop Session did not take place.

### **WORKSHOP AGENDA**

1. Receive a report, hold a discussion and provide staff direction for a study to determine the feasibility and analysis of potential rail station locations in and around the downtown area.
2. Discuss items on the Regular Session Agenda, including the consideration of Executive Session items.

### **ADJOURN WORKSHOP**

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

Mayor Heidemann called the Regular Meeting to order at 5:46 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. 6200-6400 Block S I-35E
- b. 1500 Block of N Corinth Street

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

Mayor Heidemann recessed the Executive Session at 6:31 P.M. and immediately reconvened into the Regular Meeting.

No action was taken.

## **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.

Kimberly Couch - address protected

## **CONSENT AGENDA**

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

1. Consider and act on minutes from the August 21, 2025, City Council Meeting.
2. Consider and act on minutes from the September 4, 2025, City Council Meeting.
3. Consider and act on an Ordinance amending the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family Residential (Detached) to a Planned Development with a base zoning district of SF-4 Single Family Residential (Detached) for the development of ±54 lots on approximately ±13.1 acres generally located at 2215 and 2217 Lake Sharon Drive.

Motion made by Council Member Garber: I move to approve the Consent Agenda as presented. Seconded by Mayor Pro Tem Burke.

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

## **PUBLIC HEARING**

4. Hold a public hearing on a proposal to consider a tax rate which will not exceed the No New Revenue Tax Rate of \$0.63101 per \$100 or the Voter-Approval Tax Rate of \$0.62629 per \$100.

Mayor Heidemann opened the Public Hearing at 6:51 P.M. and closed it at 7:02 P.M. The following residents spoke:

Against - Arlene Carrow-Crocker - 3112 Blake Street  
Against - Larry Worden - 3301 Benbrook Cove  
Against - Catherine Stallcup - 3409 Fairview Drive  
Against - Mike King - 2610 Zachary Drive

5. Hold a public hearing, consider and act on an ordinance amending Section 50.16 of the Code of Ordinances of the City of Corinth to increase the Water and Wastewater rates currently in effect; providing for the Incorporation of Premises; Providing Amendments; Providing for a Cumulative Repealer Clause; Providing a Savings Clause; Providing a Severability Clause; and Providing an Effect Date.

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

No comments were made.

Motion made by Council Member Garber: I move to approve Ordinance No. 25-09-18-40 amending Section 50.16 of the Code of Ordinances of the City of Corinth to increase the Water and Wastewater rates. Seconded by Mayor Pro Tem Burke.

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

6. Conduct a Public Hearing to consider testimony and act on a request for a specific use permit by the Applicant, McAdams, to allow for a Private Car Wash and Fueling Station on approximately ±16.3 acres located at 7701 S Stemmons Freeway.

Mayor Heidemann opened the Public Hearing at 7:12 P.M. and closed it at 7:12 P.M.

No comments were made.

Motion made by Council Member Pickens: I move to approve Ordinance No. 25-09-18-41, Case No. SUP25-0002 as presented. Seconded by Mayor Pro Tem Burke.

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

7. Conduct a Public Hearing to consider testimony and act on a City-initiated request to amend the City of Corinth Comprehensive Plan "Envision Corinth 2040" Master Thoroughfare Plan by realigning the Carpenter Lane Future Collector Roadway to connect Lake Sharon Drive to Corinth Parkway.

Mayor Heidemann opened the Public Hearing at 7:18 P.M. and closed it at 7:18 P.M.

No comments were made.

Motion made by Council Member Garber: I move to approve Ordinance No. 25-09-18-42 amending the City of Corinth's Comprehensive Plan "Envision Corinth 2040" Master Thoroughfare Plan by realigning the Carpenter Lane Future Collector Roadway to connect Lake Sharon Drive to Corinth Parkway. Seconded by Council Member Pickens.

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

## BUSINESS AGENDA

8. Consider and act on an Ordinance adopting a Budget and the first year of the Capital Improvement Plan and appropriating resources for the budget year beginning October 1, 2025 and ending September 30, 2026 for the City of Corinth; and providing an effective date.

Motion made by Council Member Garber: I move to approve Ordinance No. 25-09-18-43 adopting the Budget and first year of the Capital Improvement Plan and appropriating resources for the budget year beginning October 1, 2025 and ending September 30, 2026 for the City of Corinth. Seconded by Mayor Pro Tem Burke.

**Roll Call Vote:** Voting Yea: Mayor Pro Tem Burke, Council Member Garber, Council Member Rayl, Council Member Pickens

9. Consider and act on an Ordinance levying and adopting the tax rate of \$0.53709 for the 2025-2026 Fiscal Year.

Motion made by Council Member Garber: I move that the property tax rate be increased by the adoption of a tax rate of \$0.53709 per \$100 valuation, which is effectively a 4.49% increase over the prior year tax rate and a 14.49% decrease from the no new revenue tax rate. and to approve Ordinance No. 25-09-18-44. Seconded by Council Member Rayl.

**Roll Call Vote:** Voting Yea: Mayor Pro Tem Burke, Council Member Garber, Council Member Rayl, Council Member Pickens

10. Consider and act on an Ordinance approving the 2025 Tax Rolls and accepting the anticipated collection rate of 100 percent for the fiscal year beginning October 1, 2025 and ending September 30, 2026.

Motion made by Mayor Pro Tem Burke: I move to approve Ordinance No. 25-09-18-45 accepting the 2025 Tax roll and to accept the submission of the certified collection rate of 100 percent for the fiscal year beginning October 1, 2025 and ending September 30, 2026. Seconded by Council Member Garber.

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

11. Consider vote to ratify the property tax increase reflected in the city's annual budget for FY2025-2026.

Motion made by Council Member Garber: I move to ratify the property tax increase reflected in the city's annual budget for FY 2025-2026. Seconded by Mayor Pro Tem Burke.

**Roll Call Vote:** Voting Yea: Mayor Pro Tem Burke, Council Member Garber, Council Member Rayl, Council Member Pickens

12. Consider and act on an ordinance of the City Council of the City of Corinth Texas authorizing the City Manager to execute an agreement between the City of Corinth and the Lake Cities Chamber of Commerce for the payment and use of Hotel Tax Revenue.

Motion made by Council Member Garber: I move to approve Ordinance No. 25-09-18-46 approving the agreement with the Lake Cities Chamber of Commerce, authorizing the use of Hotel Occupancy Tax. Seconded by Council Member Pickens.

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

13. Consider and act on a Resolution approving a compensation plan for employees, adopting pay schedules for General Government, Public Works and Facilities, Police, and Fire; and providing for an effective date.

Motion made by Mayor Pro Tem Burke: I move to approve Resolution No. 25-09-18-09 approving the compensation plan for its employees, adopting pay schedules for General Government, Public Works and

Facilities, Police, and Fire, and providing an effective date of September 22, 2025. Seconded by Council Member Pickens.

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

14. Consider and act on an Ordinance of the City of Corinth, amending the City of Corinth Personnel Policy Manual incorporated by reference into Chapter 34, Personnel Policy, Section 34.01, Adoption By Reference, to adopt revisions to maximum leave balance and holidays, and providing an effective date.

Motion made by Council Member Garber: I move to approve Ordinance No. 25-09-18-47 adopting the revised City of Corinth Personnel Policy Manual with an effective date of October 1, 2025. Seconded by Council Member Pickens.

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

15. Consider testimony and act upon a request for a Sign Variance to the Unified Development Code, Subsection 4.01.17.H-Directional Sign, to increase the maximum area for the sign face and number of directional signs for Lake Dallas ISD at Meadowview Dr, Corinth, TX, 76210 (Case No. ZVR25-0001)

Motion made by Council Member Garber: I move to approve Case No. ZVR25-0001 – Lake Dallas ISD Sign variances to allow for 8 directional signs of 14 square feet of maximum sign face. Seconded by Mayor Pro Tem Burke.

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

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

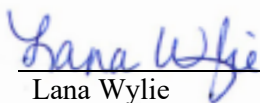
The purpose of this section is to allow each Council Member the opportunity to provide general updates and/or comments to fellow Council Members, the public, and/or staff on any issues or future events. Also, in accordance with Section 30.085 of the Code of Ordinances, at this time, any Council Member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

Mayor Pro Tem Burke  
Council Member Garber  
Council Member Rayl  
Council Member Pickens  
City Manager Campbell  
Mayor Heidemann

## **ADJOURN**

Mayor Heidemann adjourned the meeting at 7:47 P.M.

Approved by the Council on the 2nd day of October 2025.



Lana Wylie  
City Secretary  
City of Corinth, Texas