

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

On this the 24th day of January 2019 the City Council of the City of Corinth, Texas met in Special Session at the Corinth City Hall at 7:00 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:

Members Present:

Bill Heidemann, Mayor
Sam Burke, Mayor Pro-Tem
Scott Garber, Council Member
Lowell Johnson, Council Member
Tina Henderson, Council Member
Don Glockel, Council Member

Members Absent:

None

Staff Members Present

Bob Hart, City Manager
Shea Rodgers, Technology Services Manager
Helen-Eve Liebman, Planning and Development Director
Cody Collier, Public Works Director
Lee Ann Bunselmeyer, Finance and Administrative Services Director
George Marshall, City Engineer
Patricia Adams, Messer, Rockefeller, & Fort

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

"Honor the Texas Flag: I pledge allegiance to thee, Texas, one state under God, one and indivisible".

Mayor Heidemann called the meeting to order at 7:00 p.m. Councilmember Garber delivered the invocation and the Boy Scouts Pack 191 led in the Pledge of Allegiance.

PRESENTATION:

1. Receive a presentation and hold a discussion on the Community Waste Disposal Annual Review.

Greg Roemer, President, Community Waste Disposal - presented their 2018 annual review to the City Council. Residents recycled 1,710 tons of material in 2018. There has been 111 service inquiries, these are people calling in for some sort of issue and that could be late pickup or no pickup. We have seen an improvement from 2017. Residential driver incidents have gone up in 2018 to 15 incidents. These are issues of a higher level, example could be a vehicle accident, property damage claim, reckless driving or a conduct complaint about an employee. We take more seriously and there is a file developed and a review committee and certain repercussion on the employees if they are charged with these infractions and this has gone up from 2017 to 2018 and we track this information and try to reduce it.

Commercial accounts in Corinth diverted 62.20 tons of material from the landfill in 2018. Door side Household Hazardous Waste is offered to Corinth residents on a monthly basis. If you call us we come to your home and pick up electronics and household hazardous waste. We have collected 27,274 pounds of electronics and this

has gone up every year for several years. CWD's Paint Reuse Program is an environmentally friendly way to make use of old paint. Latex and oil-based paint is available in one-gallon and five-gallon cans, in various shades of beige. Municipalities have the option to make the paint continuously available at a public place, such as at your City Hall, where residents can easily pick up a gallon or several. In 2018, CWD distributed 1,425 gallons of paint.

Community Waste Disposal participates in the community and provides trash carts and recycling depots during various events. We have a new service that we are offering called Cartwash.com. This is a truck that can come to your residence tip the cart and wash the inside of it. The cost is \$39.00 for the first cart and \$21.00 for the second cart. The homeowner can purchase this service if they desire. We would encourage the City to post it on the website to let the citizens know the service is available.

I have been in this business since 1980 and I have only seen one major landfill close and that was Walnut Hill Landfill owned by the City of Dallas. The DFW Landfill in Lewisville will be closing in 18-24 months. This is significant because when there is a reduction in space prices go up. This evening I can't tell you exactly what we are going to do at this point. We do have plans in mind but we are not in the position to share that but when it happens it will impact the City of Corinth somehow or another and I just wanted to bring it up now. In two years this is not the first time we have heard about it. We will keep the City informed as it progresses.

The City of Corinth recycled 1710 tons in 2018 saving 29,070, trees, 649,800 gallons of oil, 11,970,000 gallons of water, 5,643 yards of landfill space and 7,011,000 kilowatt hours of electricity.

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.

2. Consider and Act on a proposal from Gexa Energy Solutions, LLC. to replace all lights in City Hall with energy-efficient LED lighting.

Item #2 was pulled from the Consent Agenda for discussion.

Shea Rodgers, Technology Services Manager - City Hall has had no major upgrade of its lighting since it was built in 2003-04. The majority of the lighting inside the building is outdated fluorescent and halogen; both methods are energy inefficient and require frequent replacement. Twice per year, a member of staff dedicates his day to walking the building, replacing burnt-out lights. Furthering the cost and time investment, the lights in the lobby as well as the Council Chambers require renting a lift, then sending an employee or contractor up to replace those lights.

In summer 2018, representatives from Gexa did a preliminary audit of City Hall to determine ways the City could save on energy costs. The key factor singled out for cost-savings was the lighting. By switching to energy efficient LED fixtures, Gexa estimates that the City could potentially save between \$4,063 and \$4,515 annually.

In late December, Staff received the quote (attachment: GEXA AMENDMENT ONE) from Gexa in the amount of \$98,111 as an amendment to the Master Service Agreement (attachment: GEXA MSA), representing all costs for material and labor to retrofit the lighting in City Hall with LED units. They have also provided the Statement of Work for the project (attachment: GEXA SOW).

Gexa is providing material and labor off The Interlocal Purchasing System (TIPS) contract vehicle, thus no further bid was necessary (TIPS contract number: 170103).

Mark Johnson, Gexa Energy Solutions, LLC. We have been working with the City to evaluate all the facilities and took a look at where the opportunities resided for the City to save money through energy conservation. Most of them were right here in City Hall. We will probably touch somewhere near 400 fixtures in this facility and in excess of 800 lightbulbs. All florescent lights will be replaced with new LED fixtures. The uptake of that is the amount of energy saved and the maintenance saved and the significant first year savings would be in excess of \$5,000 and over a 20 year period the City will see an excess of \$140,000 savings.

The work would be performed, pending your approval, sometime by March. We would work in the evenings so we don't disrupt city services. We would improve light levels and light quality throughout City Hall. The LED Lighting has a tremendous life span, 50,000 to 100,000 hours and that will eliminate the amount of material and manpower that you spend changing the florescent lights and incandescent lights. This would reduce a burden and expense on the city for an exceptionally long period of time.

Councilmember Garber - what is the reason for changing the fixture rather than just the bulbs?

Mark Johnson, GEXA Energy Solutions, LLC - In some cases we are just retrofitting the existing fixture and in most cases that is exactly what is taking place.

Councilmember Henderson - you said the City would save \$140,000 over how many years?

Mark Johnson, GEXA Energy Solutions, LLC - 20 years.

Councilmember Henderson - in the proposal it says the City will save between \$4,063 and \$4,515 annually, does that include labor and renting of the lifts etc.?

Bob Hart, City Manager - no, this is only the energy component.

Mark Johnson, GEXA Energy Solutions, LLC - the number I spoke of earlier, in excess of \$5,000 a year in year one is a combination of both electricity and materials that you would save.

Councilmember Henderson - if we save \$4,289 a year it would be 23 years to get our return on investment but you are saying we are going to get more than our return in 20 years so will you explain that to me?

Mark Johnson, GEXA Energy Solutions, LLC - I am showing a savings of 5,164 in year one. But projecting that out over 20 years adding modest inflation rate, I think it is 2.5%. You will save \$138,759 over that 20 year period.

Councilmember Henderson - in Attachment A, it states GEXA is not responsible to repair drywall or repaint. So if you go in and mess something up, in addition to this money, the city will have to pay for that also?

Mark Johnson, GEXA Energy Solutions, LLC - if we damage something, we will repair it. If there is a broken lens on a fixture that was broken at the time we show up, that would be pre-existing and the City would need to replace that. If we damage it, it is our responsibility and we will repair it.

Councilmember Henderson - we may need to change the wording in here because that is not the way it reads in the proposal on Attachment A -3.

Bob Hart, City Manager - we will get them to clarify that.

Councilmember Garber - is a 20 year capitalization on a project like this something that we would normally see on projects that we do?

Bob Hart, City Manager - this is one that we would typically look at would be somewhat marginal. Part of the reason for doing a lot of this is in anticipation of the legislative activities, just looking at way of cutting costs for the next budget year. This was intended to help us with that as we move forward and that was the motivating factor, not the return on investment.

MOTION made by Councilmember Garber to approve as presented. Seconded by Councilmember Burke.

AYES: Burke, Garber, Henderson, Glockel
NOES: Johnson
ABSENT: None

MOTION CARRIED

3. Consider and act on the approval of an Interlocal Agreement with the City of Lake Dallas for cooperative purchasing.
4. Consider and act on the approval of an Interlocal Agreement with the Town of Hickory Creek for cooperative purchasing.
5. Consider and act on the approval of an Interlocal Agreement with the Town of Shady Shores for cooperative purchasing.

MOTION made by Councilmember Glockel to approve the Consent Agenda as presented. Seconded by Councilmember Henderson.

AYES: Burke, Garber, Glockel, Johnson, Henderson
NOES: None
ABSENT: None

MOTION CARRIED

CITIZEN'S 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.

Vernon Zehms, Resident - would like to request a reinstatement of the Grandfather Clause for the irrigation system located at our residents, 2401 Aspen Drive. We were informed that a separate water meter would be beneficial for us in our irrigation system. The building permit, meter, and fees came to \$355.00 which I paid at City Hall April 17, 2001. We were told that the new meter would eliminate any billed charges due to zero monthly usage.

Those present on May 1, 2001 for the certification of the installation were City of Corinth employee Doyle, as well as two other employees. North Texas Lush Lawn, Inc. and I were also present. The installation was completed and the inspection was approved by Doyle.

The grandfather clause worked as agreed until the November 2012 bill. I went to City Hall to consult with the

City Manager. He was not familiar with the clause and went for information. He said that the new directives had been adopted which changed the policy of irrigation meters. He provided no information as to the date and time of the new change. The Information relating to the grandfather clause is that "it remains in effect until ownership of the said property has changed".

The data used to compile the documentation of payments and usage was obtained from the Corinth Water Department.

I am requesting the following action from the City of Corinth

1. Credit my account in the amount of \$981.41

Or

Send me a check in the amount of \$981.41 for the overpayment.

2. Reinstate our original agreement.

Thank you for considering our request for reinstatement of the grandfather clause for our residence. We have been residents and homeowner in Corinth since 1985.

BUSINESS ITEM:

6. Consider and adopt a resolution directing publication of notice of intention to issue combination tax and revenue certificates of obligation to provide funds for street, waterworks and sewer system and municipal drainage improvements; and resolving other matters relating to the subject.

Bob Hart, City Manager- This item is being brought to you based on some work we talked about in preparing the current budget.

This provides the Notice of Intention to Issue City of Corinth Certificates of Obligation, Series 2019, as required by state law. To issue the certificates for the Capital Improvement Program for the current fiscal year, the City Council must adopt the attached "Intent to Sell" resolution at least 30 days prior to the sale. The notice will be published on January 29 and February 5, 2019. The certificates are being sold for an amount not to exceed \$21 million in bond proceeds for 1) Constructing and improving streets and roads and associated water, wastewater and drainage costs associated with the street improvements 2) drainage mitigation 3) Improvements to the water and sanitary sewer systems 4) water storage tank and will include the costs of issuance.

The specific projects include:

Lynchburg Creek Flood Mitigation (\$1,000,000), Lake Sharon FM2499 (\$2,000,000), Lake Sharon/Dobbs Realignment (\$3,500,000), Quail Run Realignment (\$2,000,000), Parkridge (\$3,500,000), 1.0 MG Quail Run Water Tank (\$5,000,000), Quail Run Water Line (\$3,000,000).

The timeline for the issue is:

January 24, 2019 Council adopts "Intent to Sell" resolution

January 29, 2019 1st Notice of Intent Published

February 5, 2019 2nd Notice of Intent Published

February 4-8, 2019 Rating Conference Call/Meetings

February 20, 2019 Receive Ratings & Insurance Bids

March 7, 2019 Receive Pricing

March 7, 2019 Council Passes Ordinance Authorizing Issuance of Certificate of Obligation's

April 4, 2019 Certificate Closing & Delivery of Funds to the City

MOTION made by Councilmember Garber to approve the resolution directing publication of notice of intention to issue combination tax and revenue certificates of obligation to provide funds for street, waterworks

and sewer system and municipal drainage improvements; and resolving other matters relating to the subject. Seconded by Councilmember Burke.

AYES: Burke, Garber, Johnson, Henderson, 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 Garber - I was hoping to get some historical email based off Mr. Zehms comments tonight.

Bob Hart, City Manager - yes, I will have that to you tomorrow.

Councilmember Johnson - yes, I would like to see that email also.

Councilmember Henderson - thanked the Boy Scouts for coming out tonight.

Councilmember Glockel - thanked the Boy Scouts for coming out as well.

Bob Hart, City Manager - George Marshall, Floodplain Administrator and Engineer sent out letters to everyone that has been impacted with a remapping of the floodplains. There will be a meeting here in Council Chambers on January 31 at 5:30 p.m. This is to address the issues of the impact of the floodplain changes on individual property owners.

Mayor Heidemann - thanked staff for all their work on the new communication directive. I think this will really enhance our ability to let the citizens of Corinth know more about what is going on in our community.

Closed Session was held during the Workshop Session scheduled at 5:30 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.

Section 551.071, (1) Private consultation with its attorney to see 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. MCM Contract for Lake Sharon Roadway Extension.

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.

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, pursuant to Section 551.071 of the Texas Government Code, Consultation with City Attorney.

RECONVENE IN OPEN SESSION - In accordance with Texas Government Code, Chapter 551 the City Council will reconvene into Special Session to consider action, if any, on matters discussed in Executive Session.

7. Consider and act on an MCM Agreed Termination and Release for Lake Sharon Project.

MOTION made by Councilmember Burke to direct staff to proceed with the agreed termination and release with MCM, accept the surety's tender of Wildstone as a replacement contractor, and approve assignment of the Lake Sharon contract to Wildstone with the final agreement subject to Council's approval. Seconded by Councilmember Johnson.

AYES: Burke, Garber, Johnson, Henderson, Glockel
NOES: None
ABSENT: None

MOTION CARRIED

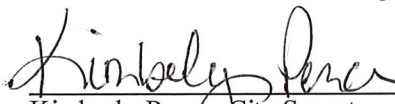
ADJOURN:

Mayor Heidemann adjourned the meeting at 8:07 P.M.

AYES: All

Meeting adjourned.

Approved by Council on the 21ST day of FEBRUARY, 2019.


Kimberly Pence, City Secretary
City of Corinth, Texas

