

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

On this the 21st day of August 2018 the City Council of the City of Corinth, Texas met in a 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
Lowell Johnson, Council Member
Scott Garber, Council Member
Don Glockel, Council Member
Tina Henderson, Council Member

Members Absent:

None

Staff Members Present:

Bob Hart, City Manager
Kimberly Pence, City Secretary
Curtis Birt, Lake Cities Fire Chief
Jimmie Gregg, Lieutenant of Police
Cody Collier, Director of Public Works, Park Maintenance, Recreation, and Utility Operations
Shea Rodgers, Technology Services Manager
Helen-Eve Liebman, Planning and Development Director
Jason Alexander, Economic Development Corporation Director
Chris Rodriguez, Assistant Finance Director
Guadalupe Ruiz, Director of Human Resources

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 led in the Pledge of Allegiance and Texas Pledge.

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 the fiscal year 2018-2019 Proposed Budget for the City of Corinth Crime Control and Prevention District.

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

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.

No comments were made.

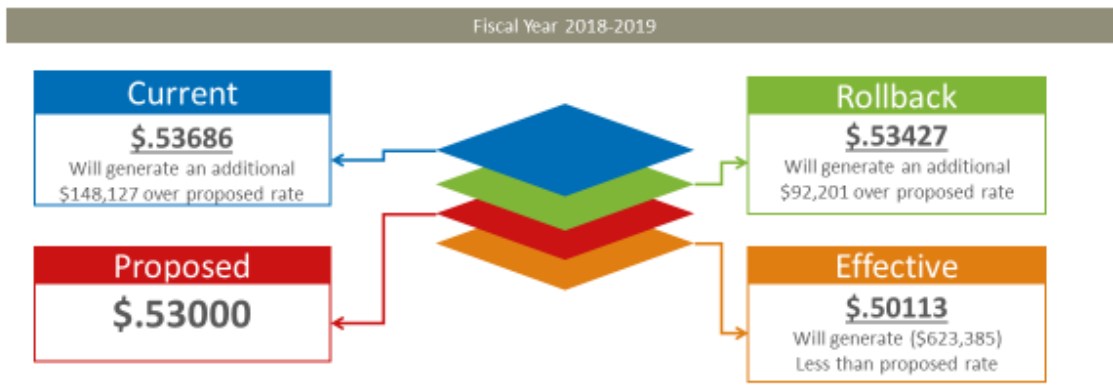
PUBLIC HEARING:

- 2. Hold a public hearing on a proposal to consider a tax rate, which will exceed the lower of the rollback rate or the effective tax rate and will increase total tax revenues from properties on the tax roll in the preceding tax year by 9.17 percent.

Mayor Heidemann opened the Public Hearing at 7:10 p.m.

Bob Hart, City Manager - The budget that has been presented is based on a tax rate of \$.53000. It is above the effective rate and below the rollback.

Property Tax Rate Analysis



What is the Effective Tax Rate?

Tax Rate that provides about the same amount of revenue as the prior year

What is the Rollback Tax Rate?

Maximum rate allowed without voter approval

Average Home Value Comparison



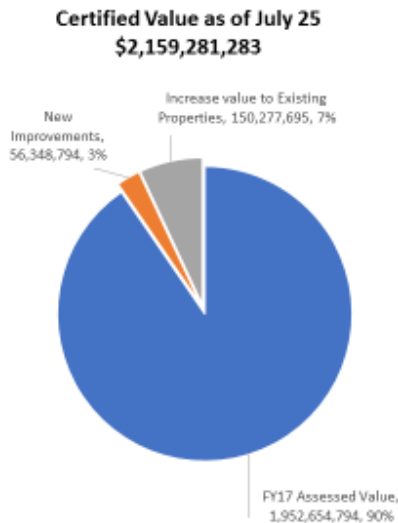
*Average Home Values increase:
\$20,556 or 8.3% over the 2017 home
values = \$92 increase in tax bill*

*\$71,420 or 36% since 2014 = \$249
increase in tax bill*

	2014	2015	2016	2017	2018 Final (as of July 25, 2018)
Avg Home Value	\$198,248	\$211,926	\$229,765	\$249,112	\$269,668
Tax Rate	.59489	.58489	.58193	.53686	.53000
Average Tax Bill:					
General Fund	\$895	\$936	\$1,018	\$1,066	\$1,152
Debt Service Fund	284	304	319	271	277
Total Taxes Due	\$1,179	\$1,240	\$1,337	\$1,337	\$1,429

The average home value in Corinth is \$249,112. Going into the new tax year it is \$269,668, this increase is partly due to revaluation of property and partly due to new construction.

Tax Revenue Analysis



Property Tax Revenue	General Fund	Debt Service Fund	Total
Tax Rate	.42711	.10289	.53000
FY17 Assessed Value	\$8,355,605	\$2,127,417	\$10,483,022
Increase in Existing Properties	626,230	36,291	662,521
New Improvements	240,671	57,977	298,648
Total Property Tax Revenue	\$9,222,506	\$2,221,685	\$11,444,191

Total 2018 Tax Revenue Increase = \$961,169

General Fund = \$662,521
Debt Service Fund = \$298,648

New Value Comparison

	2014	2015	2016	2017	2018 Final (as of July 25, 2018)
New Value Added	\$8,830,118	\$15,403,173	\$33,390,497	\$19,490,199	\$56,348,794
Tax Rate	.59489	.58489	.58913	.53686	.53000
Tax Bill Allocation:					
General Fund	\$39,862	\$67,994	\$147,913	\$83,400	\$240,671
Debt Service Fund	12,668	22,097	46,396	21,235	57,977
Total New Taxes	\$52,529	\$90,092	\$194,309	\$104,635	\$298,648

Five Year Average Growth of \$26,692,556

5 Year Average Annual Tax Revenue Increase on New Value Added = \$148,033

General Fund = \$115,958 and Debt Service Fund = \$32,075

Primary Cost Drivers for FY 2018-19 Budget:

- Open Fire Station #3
- Lynchburg Drainage

The primary cost drivers is the opening of the fire house #3. The building has been constructed and this is providing the staff to open that station to be able to have 3 fire stations operating to cover Corinth, Hickory Creek, Lake Dallas, and Shady Shores to help with the response time and provides a bit more buffer and backup for other two existing stations.

The other is the drainage improvements along Lynchburg Creek. FEMA has remapped floodplain and we are looking at ways to begin making drainage improvements and take some of that area out of the flood plain and prevent flooding potential for some of the residents that are near.

Denise Degear, Corinth Texas - we have some new apartments in the area, near fire house #3 will that generate any revenue for our taxes?

Bob Hart, City Manager - properties are valued based on the condition as of January 1st of the preceding year and those are still under construction and will provide a little bit of increase but the real value will be for next year.

Mayor Heidemann closed the Public Hearing at 7:12 p.m.

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 to tell the staff and Mr. Hart that I appreciate the work that has gone into the budget this year and has been a much better process. The budget document we received was excellent.

Councilmember Garber - I agree with Councilman Burke on the budget process and I really appreciate the opportunity for discussion and debate.

Bob Hart, City Manager - there will be a gathering on Thursday for the Chief of Police and I will be going to Austin tomorrow for the Legislative Policy workshop.

Mayor Heidemann - thanked the Council for going through the budget. I do appreciate their input and all the discussions that we had and I think that the citizens of Corinth are going to get a very good budget for this next year and will be looking forward to another great year in the City of Corinth.

There was no Closed Session

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 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 conflicts with chapter 551.

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.

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 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.

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

ADJOURN:

Mayor Heidemann adjourned the meeting at 7:15 P.M.

AYES: All

Meeting adjourned.

Approved by Council on the 4th day of October, 2018.

Kimberly Pence
Kimberly Pence, City Secretary
City of Corinth, Texas