

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

On this the 7th day of December 2017 the City Council of the City of Corinth, Texas met in a Workshop Session at the Corinth City Hall at 5:30 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
Joe Harrison, Mayor Pro-Tem
Lowell Johnson, Council Member
Scott Garber, Council Member
Don Glockel, Council Member

Members Absent:

Sam Burke, Council Member

Staff Members Present:

Bob Hart, City Manager
Greg Wilkerson, Assistant Chief of Police
Kevin Tyson, Police Lieutenant
Curtis Birt, Lake Cities Fire Chief
Fred Gibbs, Planning and Development Director
Cody Collier, Public Works Director
Jason Alexander, Economic Development Corporation Director
Kim Pence, City Secretary
Brenton Copeland, Technology Services Assistant Manager
Mack Reinwand, City Attorney

CALL TO ORDER:

WORKSHOP BUSINESS AGENDA

1. 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.

Consent Agenda item #6 Discussion:

6. **Consider and act on 2017-18 Interlocal Cooperative Agreement with Denton County for Fire Protection in the unincorporated areas of the county within operating territory or jurisdiction of the Lake Cities area.**
7. **Consider and act on 2017-18 Interlocal Cooperative Agreement with Denton County for EMS services in the unincorporated areas of the county within operating territory or jurisdiction of the Lake Cities area.**

Councilmember Harrison - would like a brief discussion on both agreements. (Item #6 and #7)

Curtis Birt, Lake Cities Fire Chief - the two agreements are any unincorporated areas inside the four cities. We have jurisdiction over the toll bridge that goes to Little Elm and over the Lake Lewisville Bridge and we get credit for those.

Mayor Heidemann - are these contracts similar to the ones we signed last year?

Curtis Birt, Lake Cities Fire Chief - yes, we have signed the same ones since 2002. The only thing that changes a little bit is the pay outs and the reason for that is Commissioners Court only gives the fire marshal so much money and on those pay outs it moves a little bit. They calculate it on the calls for the previous year. If we run more calls than what is budgeted they pay us for them.

Mayor Heidemann - so if we go over we get paid for it?

Curtis Birt, Lake Cities Fire Chief - yes. If we make less calls than what they budgeted we still get paid what he budgeted.

Mayor Heidemann - if we go on an EMS call and if no one is transported then we do not get paid is that correct?

Curtis Birt, Lake Cities Fire Chief - yes. That is even for a Corinth resident. We cannot bill their insurance company unless we do something medical. Now, on the diabetic and seizure patients we will go to their houses and give them medicine and monitor them for about 20 minutes. Those patients we do bill a set amount because we did care on them even though we did not transport them.

Councilmember Glockel - the annexation of Hickory Creeks property, it is not going to be in the County.

Curtis Birt, Lake Cities Fire Chief - does not matter we still get credit for them living within our jurisdiction. The only difference is if we run EMS or fire call there they don't count it on their numbers anymore and the County does not pay it. It is part of Hickory Creeks City. When the calculations are done for all these contracts, it is done off 34,280 people so it is all the people we cover in Shady Shores, Hickory Creek, Lake Dallas and the unincorporated areas. Our calculations are over everybody we cover whether we do it or not.

8. Consider and act on an Interlocal Agreement for service between the City of Corinth and SPAN, Inc.

Councilmember Harrison - in the backup it talks about an Annex A and I don't have an Annex A.

Bob Hart, City Manager - that is there policy and procedures on how they operate. I will have to go back and double check on that. They would have sent that under a separate document. I can get that for you.

Councilmember Harrison - What happens if you exceed the budget amount or ridership on a monthly basis?

Bob Hart, City Manager - they will notify folks that we have run out of our allocation. Then they will have to pay. The bill is on a monthly basis so we won't start in January and run out in August. They will allocate over 12 month period so we may run out in the 4th week of a month then they will start off again the next month.

Councilmember Harrison - it talks about what SPAN is used for, the transportation for seniors and then it limits those people for special needs...

Bob Hart, City Manager - it is primarily medical related. It excludes taking people to jobs on a daily basis.

Councilmember Harrison - riders for seniors age 60 and older and people with documented disabilities for the limited purposes of medical treatments, doctors and dentists appointments and trips to get prescriptions filled, is this all it is going to be used for?

Bob Hart, City Manager - yes.

Councilmember Harrison - they will monitor that?

Bob Hart, City Manager - yes.

Mayor Heidemann - have we had any inquiries on this service yet?

Bob Hart, City Manager - yes. I have had several calls and I have told them the service would start in January.

Councilmember Harrison - when we had this service in the past, we had the same provisions on what you could do and what you could not do. Where we had the problem is that we had certain citizens in Corinth that was using up all of the trips to go to TWU and other schools. I assume they are going to monitor that? If they determine that 5 people use all the trips how will that work?

Bob Hart, City Manager - yes, they will monitor that. As we have been meeting with them we talked about some of the issues that came up in the past and they will work with us to avoid that. My recollection was we had 1 individual that was using to go to a job site in Denton and that took up a lot of trips and they will help us and want to see us long term and when we talked about limiting it to medical we figured that was a good place to start. We have 3 years with the grant and we can play with it with some low numbers and they said they would work with us on trying to figure out a way to make it sustainable long term.

Councilmember Harrison - what is the distance they go for medical? Will they take them to Dallas?

Bob Hart, City Manager - no, I think they have to stay in Denton. It has been 3 months since we had the conversations but I believe it is limited to Denton County.

9. Consider and act on approval for communication system and radio tower for new Public Safety Complex and Fire House.

Councilmember Glockel - is this over and above what we have?

Curtis Birt, Lake Cities Fire Chief - we had budgeted at the beginning of this project separately to do this just like we did the data and all that. We found that we could do it cheaper.

Councilmember Glockel - where is the foundation in this contract to do this?

Curtis Birt, Lake Cities Fire Chief - it is in the tower budget. Where we have the tower will actually save us a little bit of money. Instead of going in to a locker room at the police department which is the way they had it we will just go straight south into the building and then branch off from there. It is centered between where their radios are and ours.

Councilmember Harrison - there are reasons we are going sole-source.

Curtis Birt, Lake Cities Fire Chief - we have been trying since September to get somebody else to bid this and we couldn't. Everybody is busy and have something else going, it was too big of a project or too little of a project so we are at the point now where we would have to put a stop of the building if we don't. These are reasonable prices and we know these people. They are a good reputable company.

10. Consider and act on approval of calendar year 2018 Co-Sponsorship agreement between the City of Corinth and the Lake Cities Soccer Association for youth soccer.

Councilmember Glockel - when we first looked at budgets, dealing with fields we talked about the amounts of money it is costing us to provide a field and what they were collecting and paying us from all the activities. The next year more associations dealt with this and that number dwindled that the City was coming up with. I don't see anything in either one of these proposals for softball or soccer that says we are going to gross or lose "x" number of dollars. Compared to what it is costing us for city services versus the soccer association and what they are getting and what they are paying us. How do those numbers wash out?

Cody Collier, Public Works Director - we look at participation rates and multiply that by the cost to get what we should generate from participation. I can tell you that participation is estimated to be down this coming year based

on what we are seeing from the association. As to a dollar value I don't know that answer. I can get you that information from finance. It seem like we get back about 20% of what we pay to provide that service. So every dollar we expend to provide recreation activities out there we get 20 cents back.

Councilmember Glockel - in 2015 budget I don't think we were in the red but the next year we were in the red. Last year it was the same thing it cost us quite a bit more than what we were getting and I was just curious where we are at.

Cody Collier, Public Works Director - I can't imagine that recreation services were ever in the black. When you add what it takes like salaries, benefits, equipment, trucks, maintenance, materials, electricity and when you roll all of that in versus the money we generate back I don't think we are truly making money on any recreational activity.

Councilmember Glockel - I would like to know what we are truly paying out to have that activity.

Mayor Heidemann - remember we had problems with the concession stand and did we address that in this contract?

Cody Collier, Public Works Director - yes, the concession stands are now offered to the associations. What we are going to ask is they pay us back for the utility cost for water and power. If the associations want to run them they run them and if they do not then there will not be concession stands provided. The matter of getting someone in to provide is very difficult and the City did not charge them anything, they would sell at 100% profit and they quit coming because they were not making sufficient money to bring their equipment out there. We gave the Association about 7 month notice that we were going to do this and explained what we are doing and why and all the associations are in favor of doing that. The money they make is the associations other than the cost for water and power.

12. Consider and act on approval for the purchase of a new sanitary and storm sewer video camera system.

Councilmember Harrison - I assume this is only for the camera? What are you going to do about the 350 that evidently is 8 years old?

Cody Collier, Public Works Director - yes. The module we are buying now is a stand-a-lone unit and it no longer requires a dedicated vehicle. We can use the vehicle we have now to pull the old camera system out the new camera system will go in and we will utilize that vehicle as scheduled to go with the Enterprise potential for placement in 2019 or 2020 and at that time we can determine if we need a van with the new system or more beneficial to have a regular truck with a camper on the back, which we may already have and would be much cheaper and the entire system can ride in the back of that truck.

Councilmember Harrison - it says a 1 year warranty on the T.V system. What is the warranty on the whole system?

Cody Collier, Public Works Director - it is a 1 year warranty.

Business Item #14 Discussion:

14. Consider and act on a Resolution casting votes for membership to the Board of Directors of the Denton Central Appraisal District.

Bob Hart, City Manager - you have the candidates that are listed. Hopefully some of you know them. The way this works is there are 5,000 votes available and the City of Corinth has 32 votes. Generally what I would suggest is to take 16 votes on George Prior and 16 votes on David Terre only because those two were nominated by Denton County.

2. Discuss ISD Joint Meeting.

Bob Hart, City Manager - this meeting is scheduled for next Thursday, December 14th at 5:30 P.M. We will have the Board of Trustees from Lake Dallas and Denton here. They will start will talk about their projected growth rate and what they are seeing in terms of growth within their school district. They will have one of their consultants that

deals with school finance will speak on school finance particularly on financing public schools and also charter schools and some of the potential conflicts going on there.

I would like to come out of this with a follow up meeting to discuss vocational training. I think we will have some opportunities with Lake Dallas to talk about vocational training and bring in North Central Texas College (NCTC) into the mix.

Councilmember Johnson - we are talking to the two ISD's and a financial expert to explain to us about the financing and is there a reason why we don't have a representative from the charter school here as well for this meeting?

Bob Hart, City Manager - we have not reached out to them. I think this meeting is focused on dealing with the schools particularly on implications on taxing standpoint or a development standpoint. I think it is really dealing with the tax supported agencies here that impact Corinth.

Councilmember Johnson - the charter schools are tax supported in a different way. Is there going to be any explanation on that? On how they are supported out of the state?

Bob Hart, City Manager - yes that is what consultant with BOK will address.

Councilmember Johnson - I would like the charter districts to come and defend themselves or if there is a need for them to explain.

Councilmember Harrison - It is an open meeting so they can come and we can invite them back to participate.

Councilmember Johnson - I would like to do that.

3. Corinth Classical Academy traffic update.

Bob Hart, City Manager - this was a request from a few meetings ago regarding the traffic.

Kevin Tyson, Police Lieutenant - we started getting complaints regarding traffic backing up onto the 35 Service road. We originally thought the problem would alleviate itself however it did not. We spoke to the assistant director and tried to give her some ideas on traffic flow and what we could do to assist them to keep this problem from happening. The issue is the 35 service road is a 45 mph speed limit and there is also a hill. As people come over that hill to stopped traffic there is potential for an accident. It seems to be happening during the first release time at 2:45 p.m. and the second release time is 3:15 and we haven't had an issue during the second release time. It does not last very long maybe 10 to 15 minutes max and it clears out.

We went back to the school again to address the issue with them again and asked them to send emails out to the parents to please make the block if they come up to the intersection and it is backed up to give it an opportunity to clear out. They did not send the email out at that point. We put an officer out there when available to be over there at the 2:45 release time. We went back a third time to address the issue again and went back the next day and gave her some more suggestions.

They have what you would call a loading zone of about 12 to 16 vehicles and they wait until it is totally loaded then they roll everyone out so when the last car leaves and the loading zone is clear they let more folks in. I suggested that she go to some other schools to see how they do their traffic. Hawk Elementary has a very similar set up and I suggested to look there.

Greg Wilkerson - Assistant Chief of Police - when this school opened we developed a plan they have now deviated from that plan and changed it to this.

Kevin Tyson, Police Lieutenant - what I suggested they do is do not do the loading zone. Hawk Elementary has a teacher that runs right down the middle of the cars and she is punching out the numbers and a person inside the school is lining those kids up by number and each teacher physically walks the child to the car and lets them in. It is a

constant movement. With the loading zone they have now they are losing time for that zone to load up and clear out when you could be loading kids. We suggested that and she said she would go and take a look. I followed up with her today and did not get to speak to the director, I spoke with the assistant director and to her knowledge the director had not gone to look at that. The other suggestion made was to not use the loading zone and run the vehicles all the way down to the parking lot where they park and come in to pick up their child and she did not want them getting jammed up in line. I did find out today on early release day we will be over there to make sure it does not get onto the service road and she did state they would consider doing the longer line and go out and around the parking lot.

We suggested again that they send an email out to the parents to let them know that we are working with them but we are to the point that we will have to issue citations if people back up on the service road. That email was sent out to the parents on December 4th. In that email it stated that the police department required them to change their times for release which we never suggested. We will be out there again on December 15th and if it happens again we will go from there. We are trying to do everything we can on our end.

Greg Wilkerson - Assistant Chief of Police - the last thing we want to do is issue citations to the parents but by the same token we owe it to the other motorists that we make sure there is a safe environment out there. We are trying to get some sort of compliance and the director over there has not been very helpful.

Councilmember Garber - are we allowed to put a small sign out there on that road that says "Do not stop on access road"?

Kevin Tyson, Police Lieutenant - it is state law you cannot impede traffic.

Bob Hart, City Manager - TXDOT would have to put the sign out there. It is their road.

Councilmember Garber - have they applied for some sort of rezoning or restructuring of that school to turn it into a high school rather than an elementary?

Fred Gibbs, Planning and Development Director - no they have not. They have not expressed any interest to me. They are developing the north side for baseball fields and that sort of thing.

4. Hold a discussion on the adopted City of Corinth Thoroughfare Plan from the Comprehensive Plan.

Bob Hart, City Manager - the County is looking at doing their Bond Election for transportation and I have started having some conversations there to try to get some projects on from Corinth's perspective. I think the one I have had the most conversation at this point is on the alignment of Dobbs and Lake Sharon and the bridge across Interstate 35 that would be over that. The County is willing to put in \$28 million dollars. The other two I would like to get the County to step in and take the leadership role in rebuilding Shady Shores. Shady Shores is in bad shape and it crosses a number of jurisdictions so I think that is a big issue. The third project would be looking at the widening of Post Oak. Those are the 3 I would like to go forward with the County on. I would like to see if the Council would agree with that and begin communicating that as a desire of the community.

Councilmember Harrison - I don't understand what the push is on Lake Sharon. Post Oak I have no problem with doing that one and that would be my first priority. My second priority ties in to what we just talked about with traffic at the Corinth Classical Academy Charter School. The traffic on Riverview is increasing and is going to increase a great deal. What is happening now is you get the backup at the Charter school so the streets in that neighborhood are coming down and hitting Riverview to get away from the traffic stop on Meadowview to get on the frontage road to get on the on ramp to 35. It seems to me if we want to try to alleviate additional going to the intersection at FM 2181 and Interstate 35 and the way to do that is to open up Riverview. It is only 400' feet that you are dealing with. My question is what is it going to cost us and what is it going to do to our tax base?

Bob Hart, City Manager - what I was trying to bring forward are the streets that I think we could get the County to include in their Bond Election. These are 3 projects that would fall in that. Riverview would be strictly a local kind of an issue. What my tendency would be to do on Riverview is get the County to build it and we buy the material.

Councilmember Harrison - you could do Garrison and tie it all together because it connects.

Bob Hart, City Manager - my thought on that is I think Garrison would continue to fall into more of a local street category. I was trying to identify those that I think would rise to the level of the County and I don't think Garrison would do that.

Councilmember Harrison - why would Post Oak?

Bob Hart, City Manager - Post Oak I feel would be because of connection back at the major intersection at I-35 to FM 2181 would give it a regional implication.

Councilmember Harrison - what is the need for doing Lake Sharon?

Bob Hart, City Manager - there is two things that are driving it, one being from my perspective is the County is getting ready to do a Bond Election and I think those things typically take 10 year lookout and the second, on the Dobbs Lake Sharon alignment, one is Huffines is going in and by getting that alignment done and tying it to the bridge you are opening up additional properties for Economic Development purposes along the Interstate. On the other side where you have Corinth Parkway that comes around and then you have the short Dobbs section back to I-35 and in order to protect the right-of-way with that alignment I think we should deal with that now instead of letting them do something and coming back and having to tear down a building, do a condemnation or blocking it all together is an issue. We have to look at building the elevated storage tank over in that area and the access point would tie in to all of this work. When you start looking at working with CoServ to secure the acre in a half and how we start to line up the waterlines to get that elevated storage then the street becomes an issue because how are you going to access it. Right now is a nice time to go in there and fix all of that at one time. The County would like to see this done hence their reason for wanting to throw in \$28 million to help make that happen.

Councilmember Harrison - what is it going to cost us?

Bob Hart, City Manager - about \$4 million.

Councilmember Harrison - so we would have to issue debt for about \$4 million?

Bob Hart, City Manager - yes. We did place in the budget this year to do the alignment study on that so that we can go ahead and figure out what right-of-way we need to buy and we also have money in the budget to do the engineering on the elevated storage tank and that was all in anticipation of this.

Councilmember Harrison - so somewhere we are going to have to find \$4 million additional cost that we have never talked about until this past year. What would happen if we decided we wanted to hire 18 people? Would that have any bearing on this \$4 million?

Bob Hart, City Manager - if you wanted to hire 18 people and you wanted to figure out how to pay for that, that would create problems on issuing the debt because you have to raise taxes to do that.

Councilmember Garber - changing the thoroughfare plan is just what we intend to do right? So it is not like we are committing to spend \$4 million dollars today. This is something that can happen over the next 10 years.

Bob Hart, City Manager - I think as far as Post Oak and Shady Shores would be involved, yes you would have some time to do that. I think for Dobbs and the Lake Sharon alignment if we commit to do that and the County commits to include that in the Bond Election then we are going to have to play at the schedule the County and TXDOT works out. Is that 2 years from now, 5 years from now or 10 years from now, I don't know.

Councilmember Garber - right. We will have budget meetings and this is something that would be voted on through the budget. This is just allowing us the opportunity to have the County dollars for that project if we decide to do something.

Bob Hart, City Manager - what I am saying is we need to go start talking with Hugh Coleman and let him know Corinth wants money for these kind of projects and we would like to see you include these projects in the County Bond Election so that at some point get ready to do these projects there is County participation money there. If you don't play today then you are not going to play for a long time.

Councilmember Johnson - if we are talking about getting County participation for Post Oak I think the County would see a better bang for their buck to do Garrison. Garrison is a direct, straight shot feeder from I-35 to FM 2181 and it alleviates traffic problems at Swisher. It already backs up when there is a problem on I-35 with people trying to get to FM 2181 to go west. We have talked about that one before and said about \$160,000 to \$180,000 on the City's side to do that. The engineering would be getting it across the creek and get the sidewalk in if I remember correctly. I think the County would be much more willing to participate in that one because it will commercial on at least one side and provide more a relief factor for the service road.

As far as Shady Shores goes I do agree we need to get the County 100% involved there. Those two I think would be better than Post Oak.

Bob Hart, City Manager - I don't have any problem going in there and starting to pitch for projects. How many would make it, I don't know but if we don't get out there you don't get anything. Right now we are in about a 45 day window to do this.

Councilmember Glockel - I recall the stage 2 state plan because of the hill, it will eliminate Dobbs as we know it today and that will isolate that area and limit any development if we don't connect to this bridge. I think it is important that we do that. I agree with Councilmember Harrison on Riverview it is a short street and carries a lot of traffic now. If you can get through all the potholes you can get to the I-35 service road. I think we should take a look at Riverview.

Curtis Birt, Fire Chief - we go out Riverview every day on a call.

Councilmember Harrison - we have discussed for years abandoning that road and giving it to the two owners of the property on both the north and the south side. I could support Post Oak, Garrison, and Shady Shores. I think that Lake Sharon Bridge is important for the future. As far as I am concerned Post Oak is the number one priority that we have for the City because the traffic is getting so bad now and will get worse with FM 2499 opens up.

Mayor Heidemann - is there a consensus to go ahead and give the City Manager the authority to put those 4 items on the agenda?

It was the Consensus of the Council to give the City Manager authority to discuss and include the following projects on the County Bond Election.

**Dobbs Road
Lake Sharon
Shady Shores
Post Oak
Garrison
Riverview**

Mayor Heidemann recessed the meeting at 6:46 p.m. * See 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.

Council met in Closed Session from 6:47 p.m. until 6:52 p.m.

a. Lake Sharon Project - Right-of-Way Acquisition

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

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.

There was no action taken from Closed Session.

ADJOURN:

Mayor Heidemann adjourned the Workshop meeting at 6:53 P.M.

AYES: All

Meeting adjourned.

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

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