

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

On this the 24th day of August 2017 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
Joe Harrison, Mayor Pro-Tem
Sam Burke, Council Member
Lowell Johnson, Council Member
Don Glockel, Council Member
Scott Garber, Council Member

Staff Members Present:

Bob Hart, City Manager
Fred Gibbs, Planning and Development Director
Lee Ann Bunselmeyer, Finance Director
Chris Rodriquez, Finance Manager
Angie Watson, Utility Billing Supervisor
Cody Collier, Public Works Director
Jason Alexander, Economic Development Corporation Director
Debra Walthall, Chief of Police
Greg Wilkerson, Asst. Chief of Police
Tim Dial, Corinth Police Officer
Randy Robinson, Sergeant of Police
Curtis Birt, Fire Chief
Chad Thiessen, Deputy Fire Chief
Brandon Shepard, Deputy Fire Chief
Kim Pence, City Secretary
Cleve Joiner, Building Official
Barbara Cubbage, Planning Manager
Lori Levy, Senior Planner
Brenton Copeland, Assistant Manager, Technology Services
Mike Brownlee, City Engineer
Mack Reinwand, City Attorney

Others Present:

Nelisa Heddin, Nelisa Heddin Consultant, L.L.P

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 Flag.

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 minutes from the June 15, 2017 Workshop Session.
2. Consider and act on minutes from the June 15, 2017 Regular Session.
3. Consider and act on Minutes from the July 6, 2017 Workshop Session.
4. Consider and act on minutes from the July 6, 2017 Regular Session.
5. Consider and act on a Resolution approving the "DRAFT" Denco Area 9-1-1 District Fiscal Year 2018 Financial Plan.
6. Consider and act on the fiscal year 2017-2018 Proposed Budget for the City of Corinth Crime Control and Prevention District.
7. Consider and Act on an Inter-local Agreement between the City of Corinth and the Town of Shady Shores for law enforcement services.

Councilmember Glockel - Pulled item #7 for discussion.

8. Consider and act on the site plan for Taco Bell on property zoned C-2, Commercial and legally described as Kensington Square Shopping Center Addition, Lot 7A, Block A, having a physical address of 4471 FM 2181 in the City of Corinth, Denton County, Texas.
9. Receive a presentation, consider and act upon approving a contract with SPI Asphalt to apply a fog seal application to Corinth's asphalt roads.

MOTION made by Councilmember Garber to approve the Consent Agenda items. Seconded by Councilmember Burke.

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

MOTION CARRIED AS AMENDED

Councilmember Johnson - made a Friendly Amendment to remove item #7 from the Consent Agenda for discussion. Seconded by Councilmember Glockel

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

MOTION CARRIED

Councilmember Glockel - are we going to provide insurance?

Debra Walthall, Chief of Police - Shady Shores Council wanted to have more Shore patrol and we told them we could

not guarantee that so they wanted to do a joint insurance of the ATV. We would insure it if our employees or volunteers drove it and they would insure it if theirs did. We opted for them to insure the ATV because it is housed at their facility and they take care of the maintenance cost and the insurance for that vehicle.

If we determine that we need to use the ATV for something in Corinth we just make a phone call to the liaison or the Mayor and we can drive it. If we damage it in any way by our employees then their insurance will cover it.

MOTION made by Councilmember Johnson to approve item #7 of the Consent Agenda. Seconded by Councilmember Garber.

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

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.

There were no Citizen Comments made.

PUBLIC HEARING

10. 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 2.56 percent.

Mayor Heidemann opened the Public Hearing at 7:17 P.M. No one spoke during the Public Hearing.

Bob Hart, City Manager - this is the first of two public hearings to discuss the FY 2017-2018 proposed tax rate of \$.55000 that represents a \$.003193 cent tax decrease from the FY 2016-2017 tax rate of \$.58193. The second Public Hearing will be held on September 7, 2017 at 7:00 P.M., at the Corinth Municipal Council Chambers at 3300 Corinth Parkway, Corinth, Texas. The City Council will vote on both the FY 2017-2018 Proposed Budget and the proposed tax rate at a meeting scheduled on September 21, 2017, at 7:00 p.m., located at the Corinth Municipal Council Chambers at 3300 Corinth Parkway, Corinth, Texas. Once the Public Hearing is open, the public is encouraged to express their views.

The recommended budget has a recommended tax rate of \$.55000 cents. The current tax rate is .58193 cents. The effective tax rate is \$.53686 cents and the rollback is \$.55032 cents. The recommendation is the \$.55000.

Current Tax Rate	\$.58193
Proposed Tax Rate	\$.55000
Effective Tax Rate	\$.53686
Rollback Tax Rate	\$.55032



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

New Value Tax Growth	\$19,490,199
New Value Tax Revenue	\$107,196
Total AV Growth	8.52%
Average Home Value	\$249,112
Average Tax Bill	\$1,370

Property Taxes

	2013	2014	2015	2016	2017 Final <small>(as of July 25, 2017)</small>
Certified Value	\$1,428,952,690	\$1,538,127,064	\$1,638,520,892	\$1,799,383,154	\$1,952,654,794
Change in Value	2.53%	7.64%	6.53%	9.82%	8.52%
<u>Property Tax Rate</u>					
General Fund	\$0.46143	\$0.45143	\$0.44143	\$.44298	\$.44105
Debt Service	0.14346	0.14346	0.14346	0.13895	0.10895
Total Tax Rate	\$0.60489	\$0.59489	\$0.58489	\$0.58193	\$0.55000
Change in Tax Rate	-	(1C)	(1C)	(0.296C)	(3.193C)

Assessed Valuation & Property Tax Historical Comparison

	2013	2014	2015	2016	2017 Final as of 12/31/2017
New Value Added	\$8,745,330	\$8,830,118	\$15,403,173	\$33,390,497	\$19,490,199
Tax Rate	.60489	.59489	.58489	.58913	.55000
<u>Tax Bill Allocation:</u>					
General Fund	\$40,354	\$39,862	\$67,994	\$147,913	\$85,962
Debt Service Fund	12,546	12,668	22,097	46,396	21,235
Total New Taxes	\$52,900	\$52,529	\$90,092	\$194,309	\$107,196

Five Year Average Growth of \$17,171,863

5 Year Average Annual Tax Revenue Increase on New Value Added = \$99,405
 General Fund = \$76,417 and Debt Service Fund = \$22,988

Assessed Valuation New Value Added



The Corinth housing market remains strong with home prices rising as the demand for single-family homes in the region continues. The average number of days homes are on the market in the City of Corinth is twenty eight (28) days.

	2013	2014	2015	2016	2017 Final as of 12/31/2017
Avg Home Value	\$185,042	\$198,248	\$211,926	\$229,765	\$249,112
Tax Rate	.60489	.59489	.58489	.58193	.55000
<u>Average Tax Bill:</u>					
General Fund	\$854	\$895	\$936	\$1,018	\$1,099
Debt Service Fund	265	284	304	319	271
Total Taxes Due	\$1,119	\$1,179	\$1,240	\$1,337	\$1,370

Average Home Values increase:
 \$19,347 or 8.4% over the 2016 home values = \$33 increase in tax bill
 \$64,070 or 35% since 2013 = \$251 increase in tax bill

Average Home Value

	2016-17 Projected Actuals	2017-18 Proposed	2018-19 Projected	2019-20 Projected	2020-21 Projected
Ad Valorem Taxes	8,058,437	8,671,684	9,022,859	9,381,971	10,047,612
Sales Tax	1,363,603	1,430,981	1,501,888	1,576,335	1,654,498
Franchise Tax	1,092,969	1,128,227	1,139,511	1,150,906	1,162,416
Development Fees & Permits	841,725	751,334	471,334	468,334	468,334
Fire Services	2,733,898	2,711,950	2,648,692	2,668,023	2,684,349
Other Revenue	2,354,505	2,579,018	2,969,425	2,925,973	2,687,992
Total Resources	16,445,137	17,273,194	17,753,709	18,171,542	18,705,201
Wages & Benefits	11,069,536	12,668,936	13,573,700	13,923,470	14,263,635
Maintenance & Operations	4,146,881	4,284,797	4,388,956	4,445,475	4,500,831
One-Time Expenditures	147,802	1,268,739	-	-	-
Total Expenditures	15,364,219	18,222,472	17,962,656	18,368,945	18,764,466
Net Income	1,080,918	(949,278)	(208,947)	(197,403)	(59,265)
Ending Fund Balance	4,816,026	3,866,748	3,657,801	3,460,398	3,401,133
Fund Requirement - 20%	3,072,844	3,644,494	3,592,531	3,673,789	3,752,893
Effective Fund Balance	31.35%	21.22%	20.36%	18.84%	18.13%

General Fund Long Range Forecast

Bob Hart, City Manager - above is the long range forecast for the General Fund. The proposed budget will maintain a fund balance of 21.22% slightly above the policy of 20%. Also showing is the projected fund balance over the next 3 years.

	Proposed \$.55000	Effective \$.53686	Variance \$.01314
General Fund	\$ 8,612,184	\$8,355,605	\$256,579
Debt Service Fund	2,127,417	2,127,417	0
Total	\$10,739,601	\$10,483,022	\$256,579

Station #3 Staffing- 9 FTE	\$274,684	Public Safety STEP Increases	\$80,738
Police Officers – 2 FTE	161,002	General Employee Merit Increases	121,272
Combination Inspector – 1 FTE	69,526	Health Insurance	170,654
Sidewalk	50,000	Expanded EAP	10,500
FM2181 & FM2499 Mowing	16,692	SPAN bus program	6,000

Effective Tax Rate Analysis

Bob Hart, City Manager - the new on-going services that are recommended in the proposed budget are 3 months of staffing for Fire Station #3 and substantially funded through a grant application that would occur early in 2018. We also recommend adding two police officers so we would have five officers on each shift, an adding one building inspector to pick up the anticipated growth in the building activity within the community. We recommend \$50,000 for sidewalk to fill in some gaps and link some sidewalks to tie into the trial. Mowing on FM 2181 and FM 2499 once the portion within Corinth is open. Salary increases for public safety and general employees. The increase in the health insurance cost. The

expanded EAP Program and SPAN bus program for a transportation grant to offer transportation services within the community for seniors.

No one spoke during the Public Hearing.

Mayor Heidemann closed the Public Hearing at 7:22 P.M.

BUSINESS AGENDA

11. Consider and act on a Unified Sign Plan for Swisher 35-E Addition Amending Plat, Lots 1R, 2A, 4, and 5, and Swisher 35-E Addition Replat of Lots 6R, 7R and 8R in the City of Corinth, Denton County, Texas. These lots are physically addressed at 8001, 8031, 8051, 8131, 8141, 8151, 8171 and 8201 I-35E, Corinth, Texas 76210.

Fred Gibbs, Planning and Development Director - The applicant is requesting a 68' 7" tall multi-tenant, monument sign on Lot 4, Block A, addressed as 8171 I-35E, in order to provide visibility of the sign from I-35E. The property is not visible from I-35E due to the elevation of the property with respect to the elevated freeway. The proposed height and location of the monument sign will allow visitors travelling north bound and south bound along I-35E to see the location of the businesses from the elevated portion of the freeway. Some of the existing signs on both sides along I-35E in this area range in heights from 50' to 80' tall.

Staff has been working with the applicant, Chandler Signs, on the design of the multi-tenant, monument sign in this location that will also serve as a gateway or entry sign for the City of Corinth to welcome visitors. The proposed location of the monument sign is nearest the southernmost entrance into our City along two major corridors, and will help to communicate that visitors are entering into Corinth while travelling northeast along I-35E.

The materials, finishes, design and color palette of the proposed monument sign are reflective of the Corinthian column architecture on our municipal building and will be used to establish "identity" for Corinth. The same architectural elements and color scheme will be used on smaller monument signs to be erected in strategic entry locations into the City, as part of our Gateway/Entry sign strategy. Funding has been included in the budget for 1 smaller gateway/entry sign in front of City Hall and 1 to be located at F.M. 2499 and Lake Sharon.

The following signs for the property are also included as part of the overall attached Unified Sign Plan:

R1: (6) 8' tall monument signs: (1) each to be constructed on Lots 2A, 4, 1R, 5, 6R and 7R. The signs will be constructed with the same materials, finishes and color palette as the retail building on Lot 4, Block A.

R3: (1) 8' tall multi-tenant, monument sign to be constructed for the multi-tenant retail building on Lot 4, Block A. The signs will be constructed with the same materials, finishes and color palette as the retail building on Lot 4, Block A.

The Unified Sign Plan also includes attached signs on the west and south elevations of each building.

Councilmember Johnson - each one of these other individual businesses that come along they will have their own unique signs that they will come and ask like Popeye's, Panda Express etc. are they affected under this Unified Sign plan or is this for the developers building that is on lot 4?

Fred Gibbs, Planning and Development Director - the unified sign plan addresses the entire subdivided lot. The only thing this unified sign plan gives the ability and the authority of the applicant to do is to add to add both the west elevation sign and a south elevation attached sign. It does not provide changes in square footage requirements per our ordinance or any other ordinance requirements that are sign ordinance has. The only thing it allows them to do is have the attached sign on the west side and the attached sign on the south side and the Gateway sign where the retail building is currently being constructed today.

Councilmember Johnson - the franchisers or businesses that are coming in have agreed to that as far as being able to build in this subdivision?

Dorothy Parks, Representing Providence - all of the tenants are aware that the only deviation from the code is the additional wall sign on the south side of the property for each lot.

MOTION made by Councilmember Burke to approve the Unified Sign Plan as presented with the condition of the Chapter 380 agreement being approved by City Council. Seconded by Councilmember Harrison.

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

MOTION CARRIED

12. Consider an act on a Chapter 380 Agreement between the City of Corinth and Swisher @ I-35 Corinth, LP for Gateway Signage into the City.

Bob Hart, City Manager - this is a proposed 380 agreement that will provide partnership between the City and the developer where the developer would pay for their component of the sign which would be about 15' feet and the remaining 10 to 12 feet of the sign the City would pay for that component that would include a Corinth Gateway sign so it is visible on the northbound lanes of Interstate 35E.

Councilmember Garber - are we paying the developer directly?

Bo Hart, City Manager - It is set up to where the developer is paying 100% of the sign and then we will pay the developer for our cost as a reimbursement after it is finished.

MOTION made by Councilmember Burke to approve the Chapter 380 Agreement between the City of Corinth and Swisher @ I-35 Corinth, LP for Gateway Signage into the City. Seconded by Councilmember Garber.

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

MOTION CARRIED

13. Consider and act on an Ordinance Amending the Corinth Code of Ordinances, Chapters 93 and 150, Adopting the 2015 International Construction Codes With Certain Appendices and Local Amendments and Standards, Including the Building Code; Residential Building Code; Plumbing Code; Fuel Gas Code; Mechanical Code; Energy Code; Existing Building Code; Fire Code; Property Maintenance Code; and 2014 National Electrical Code.

Bob Hart, City Manager - the adoption of these codes is encouraged from a regional approach so that all the cities in the DFW area are following the same code and this will make it easier for builders as they work across city lines that they are working on the same set of codes. This is included in our building codes and we are asking that you incorporate that language in the fire code as well.

MOTION made by Councilmember Johnson to approve the Ordinance amending Corinth Code of Ordinances, Chapters 93 and 150, Adopting the 2015 International Construction Codes With Certain Appendices and Local Amendments and Standards, Including the Building Code; Residential Building Code; Plumbing Code; Fuel Gas Code; Mechanical Code; Energy Code; Existing Building Code; Fire Code; Property Maintenance Code; and 2014 National Electrical Code with the inclusion of the local amendments to the 2015 International Fire Code. Seconded by

Councilmember Harrison.

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

MOTION CARRIED

14. Consider and act on revisions to the Wireless Services (Small Cells) Design Manual.

Bob Hart, City Manager - the Council established standards for the small cell services about a month ago. As a result of some legislative changes there are revisions that have been incorporated and that is the reason for bringing this to you tonight.

MOTION made by Councilmember Garber to approve the revisions to the Wireless Services (Small Cells) Design Manual. Seconded by Councilmember Burke.

AYES: Burke, Garber, Johnson, Harrison, 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 Glockel - would like to have a future meeting to discuss and review the standing water on private property and the city's obligation to maintain.

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.

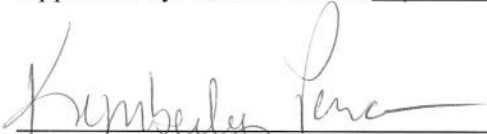
RECONVENE IN OPEN SESSION TO TAKE ACTION, IF NECESSARY, ON CLOSED SESSION ITEMS. ADJOURN

Mayor Heidemann adjourned the Special Session at 7:43 P.M.

AYES: All

Meeting adjourned.

Approved by Council on the 19th day of October 2017.



Kimberly Pence, City Secretary
City of Corinth, Texas

