

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

On this the 20th day of July 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, Council Member
Sam Burke, Council Member
Don Glockel, Council Member
Scott Garber, Council Member
Lowell Johnson, Council Member

Staff Members Present:

Bob Hart, City Manager
Jason Alexander, Director, Economic Development Corporation
Brenton Copeland, Assistant Manager, Technology Services
Barb Cabbage, Manager, Planning
Fred Gibbs, Director, Planning
Lori Levy, Senior Planner, Planning
Regina Edwards Messer, City Attorney
Kim Pence, City Secretary

Other Guests Present:

Robbie Baugh, Vice President of Administration Affairs, NCTC
Roy Culberson, Dean of Denton County Campuses, NCTC
Dr. Larry D. Gilbert, Dean of Arts and Sciences, NCTC
Chris McLaughlin, Director of Emergency, NCTC
Dr. G. Brent Wallace, President, NCTC

Others Present:

CALL TO ORDER:

Mayor Heidemann called the meeting to order at 5:30 P.M.

WORKSHOP BUSINESS AGENDA ITEMS:

2. 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.

PUBLIC HEARING

4. PUBLIC HEARING: TO HEAR PUBLIC OPINION REGARDING A REQUEST BY THE APPLICANT KERRY ROUNDTREE APPLICANT, AUTHORIZED REPRESENTATIVE FOR THE PROPERTY OWNER, PINNELL SQUARE LP, FOR A SPECIFIC USE PERMIT (SUP) TO ALLOW AUTOMOBILE OR OTHER MOTORIZED VEHICLE SALES AND SERVICE IN SUITE 411 ON PROPERTY LEGALLY DESCRIBED AS 3,187 SF IN PINNELL SQUARE ADDITION LOT 1A, BLOCK A BEING 6.663 ACRES IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. THIS PROPERTY IS LOCATED AT 1400 NORTH CORINTH STREET.

BUSINESS: Consider and act on an ordinance regarding a request by the applicant Kerry Roundtree, authorized representative for the property owner, Pinnell Square LP, for a Specific Use Permit (SUP) to allow Automobile or Other Motorized Vehicle Sales and Service in Suite 411 on property legally described as 3,187 sf in Pinnell Square Addition Lot 1A, Block A being 6.663 acres in the City of Corinth, Denton County, Texas.

Councilmember Burke - Am I correct that the use request will be restricted to the premises only? It wouldn't change the uses for anyone else in that zone, subdivision or development?

Bob Hart, City Manager - Yes. It would just be for motorcycle sales and maintenance and it will all be indoors in that suite.

WORKSHOP BUSINESS AGENDA ITEM:

1. Hold a discussion regarding North Central Texas College (NCTC) programs, projects and plans for the Corinth Campus.

Bob Hart, City Manager - First, there will not be a need for an Executive Session tonight. We were scheduled to do the condemnation hearing yesterday. At the request of their attorney, we have postponed that. In exchange for our agreement to postpone, they gave us a right of entry at no charge. We opened the bids yesterday for the Lake Sharon extension. The bids came in at \$5.1 million. The budget is for \$5.3 million. We will be able to go in and build the road.

Tonight a team from North Central Texas College (NCTC) is here to discuss their vision and plans and the importance of a good working relationship between the City of Corinth and NCTC.

Dr. G. Brent Wallace, President, NCTC - To give you a little history, we are the oldest continuously operating publicly held two year institution in the state of Texas founded in 1924, in Cook County. We've grown to the 14th largest community college district in the State of Texas. There are now 50 NCTC locations. This growth has been imperative in Denton County. We want to visit you regarding our vision and our hopes as we continue to grow and specifically the relationships that we have had and continue to have with the City of Corinth. We are strong partners with Lake Dallas Independent School District - we have an academy with them. We've graduated students from that high school with their Associates Degree before they ever walked the stage at high school.

Currently, NCTC is serving at about 8,000 students in Denton County. We have two campuses in Denton County - Corinth and Flower Mound. Midwestern State University approached us about two years ago to partner together for their presence in the DFW. They are building a facility in partnership with us and we are doubling our square footage in Flower Mound.

The Gainesville campus is our home campus. We have about 150 acres there. We have our Board elected from that district in Cook County. They govern the entire district. The district consists of Denton County, Montague County, Cook County and Graham Independent School District. Graham ISD annexed themselves out of their community college district and came to NCTC.

Flower Mound and Corinth are primarily academic transfer. We are the feeder institutions for the University of North Texas (UNT) and Texas Woman's University (TWU). Most of our students will end up at one of those two institutions with the majority at UNT. In Corinth and Denton County we offer all of our nursing programs (LVN), Surgical Technician, EMT, EMS, and Paramedicine courses.

We have one building on I-35 at about 75,000 square feet with 6,000 students being serviced out of that building. The average university would have our entire campus dedicated to serving half that student population. We are very cramped. Entrances to the building and parking is also an issue at the Corinth campus. Across the street, we have Pinnell Square, which we lease a whole entire strip that has about 30,000 square feet. That is the overflow of what we don't have room for in the main building. We have been creating, over the last two years, a plan with our architects for our Corinth campus that would benefit us by using only Higher Education space without the need to lease additional space.

We run buses throughout Denton County as a part of our relationship with DCTA. We pick up students to bring them to Denton, Corinth and Flower Mound. We do have public transportation with other cities that are partnering with us on train stops. We have a more visual presence with the way they have redesigned I-35. We are in a very good spot for notice.

How do we square the round part of the building up and how do we give it a centralized focus. Draft plans show the phases of a centralized vision throughout the campus. This design has not been approved, this is purely the hope/dream design. Areas we'd like to improve/add are as follows:

- Industrial Technology Center
- Faculty Offices
- Book Store
- Food Service
- Health & Sciences Center with Lecture Hall and Simulation Labs
- Child Care Centers for Students with Children
- Business Training Center
- Parking Spaces
- Music and Drama Center with Theater

We want the campus in Corinth to not only be a hub for students, but we would like to see it really engaging the community more. For example, 116,000 people go through our center for the performing arts in Gainesville, TX every year. That is because we are literally bringing in children from the ISDs. We bring in community leaders and we put on full pageants and full plays. The new layout has space for an outdoor theater/amphitheater. Our music and drama departments are in this area. This will engage the community. We use students from all age groups to be a part of this.

If we were to ever do these things, this would be a five year building project. It is estimated to be a \$75 million dollar project. This is something we don't have. It is our vision and dream for the site we own. We are committed to the City of Corinth and this community. It is our building. We have been here for 17 years.

Corinth will always maintain the Health Science field for us. There will be no Health Sciences offered at any of our other Denton County campuses. It's close to all of our partnering hospitals.

There are 443 students at NCTC from the City of Corinth. This is a great percentage of students. Part of the reason for this is the relationship with your school district and how many dual credit students are getting college credit before they ever leave the high school. That is a huge step forward. You are the only ISD that we have offered the Academy to in Denton County.

Councilmember Johnson - One of the things that the Medical Surgery Board is concerned about is a change to the way that accreditation is going to work with regards to how the students have to have their Associates before they can get their certification. A lot of those students that are in that situation are second career people. As I understand, that the Medical Surgery program has to become active by 2020.

Dr. G. Brent Wallace, President, NCTC - The plan is to take that to an Associate's degree. One of the things we hope with the added space and higher tech facility is you are able to take degree or certificate programs and you can bump those up to a full Associate degree. Most of the time Associate degree issues are based on the clinical experience and/or the facilities associated with your program and we have to get it approved by the State of Texas. From what I understand that is the plan. There is space and growth space for those programs. Surgical Tech will have their own suite, complex and their own lab.

Mayor Heidemann - When you came here and started the facility that we have now, how was that created and funded?

Dr. G. Brent Wallace, President, NCTC - We were looking in Denton County. Mr. Pinnell came to us and said he had a good amount of land and he'll give us a great buy. Then we bought it and built this current facility. I don't think we realized the growth that Denton County was going to experience back then. Because of that, we underbuilt. We paid for it through revenue bonds. Revenue bonds means a tuition of fees that is generated to pay the bill. We have our own building payment on that.

Mayor Heidemann - You said that there are 443 students from Corinth. Is that just high school students?

Dr. G. Brent Wallace, President, NCTC - That is total enrollments for spring. Spring enrollments are less than fall. This count does include dual credit students. All 443 students have Corinth addresses.

Councilmember Harrison - You're talking about going into the Denton Record Chronicle Building in Denton. When are you going to go to Council for that over there? Do you have to get them to bless it?

Dr. G. Brent Wallace, President, NCTC - I don't because it is already blessed as it is a lease to own. The individuals that are going to build that out and the individuals that own that building have already worked through Council. We just go in with an agreement to lease. It is a lease to own building.

Our Flower Mound campus is a lease to own building. We own it at the end of the lease for \$1.00. What we use is non-profit organizations that have specialized in higher education construction. They carry those leases so they are a lot less expense to the institution over a period of time.

Councilmember Harrison - What is your number one thing that you want from the City of Corinth?

Dr. G. Brent Wallace, President, NCTC - Here are our challenges as community colleges in the State of Texas. There are only 11 states in the United States that don't have a full state tax for community colleges. The whole state pays no matter where you live. We are only one of 11 of those. The other states pay a state tax. The problem we have is sustainable funding for buildings. We get no money from the State of Texas for building a building. Zero dollars. Universities get millions from

the state to build. We only get appropriation and reimbursement from when a student takes a course. We don't get it by the student like a university. We get it by the number of hours they spend in the class. The dollar amount is based on the prefix of the course. In the 1990's, 90% of our funds came from the state. NCTC now gets 22% of our funds from the state. We are no longer state supported. We are state located.

The challenge is we have no money for facility unless we do revenue bonds. We constantly seek out the conversation of branch maintenance tax . . . Is there a sustainable funding mechanism to where a community might pay five cents? Cities cannot tax themselves in to a community college district. Only ISDs or county commissioners can do that. A City can't even decide. Lake Dallas ISD, for example, that five cents generates \$600+ thousand dollars a year. That literally pays the payment and the maintenance for our Corinth campus.

We'd love more involvement with our community. We'd love to see you on our campuses more. We'd love to utilize business and industry. We are always looking for flexibility and patience when we have projects. We sometimes struggle with certain cities when it comes to building things or adapting things. We've had a few project requests that have been turned down. Right now we desperately need to build a central processing center somewhere where all of our Denton County shipments come in. We have no place for that. We recently built a cover for some seating for those that are waiting for transportation - we were forced to relocate that. Some patience and flexibility with zoning would help as well.

Mayor Heidemann - What is your first project?

Dr. G. Brent Wallace, President, NCTC - The first thing that is a priority for us is food service - something for our students. Once they get there, we want to keep them there. I-35 becomes difficult. They may have a class that starts at 5 pm and then another at 7:30 pm. We need another elevator. We have one elevator in the building, we need an adjacent add on where we have two sources for handicapped students. We need to expand our library which is at capacity. We want to square off the building and make a two-story addition to that building. This would include food service and a student union. Students currently sit in the hallways because they have nowhere else to sit. Estimated to complete this first project is about \$2 million based on our average square footage price and especially if you put an elevator in.

We will be out of Pinnell Square in the fall of 2019. All Health Sciences will be moved into this updated building. There will be a need to transfer some of our academic content to some of our other campus staff. We will probably split our faculty at some of our other campuses.

We run \$24 million dollars in federal debt departmental and state grants. We are a huge grant driving institution. Our Foundation Board that includes representatives from Denton County. We are very excited that we are almost at \$9 million dollars for our foundation and we awarded 2,000 scholarships in the last two years. We have one of the lowest tuition rates for out of district students.

Mayor Heidemann - When you do your studies for projections out 3-5 years, will there be funds available federally that will support that requirement?

Dr. G. Brent Wallace, President, NCTC - Probably not because we are in a culture of defunding education. However, is the demand for jobs there? Yes. The fact is that we have been mandated by our governor the 60 x 30 Texas Plan which was introduced as Higher Ed's plan. 60% of the population of Texas by the year 2030, will have a certificate and/or degree. That is a big job. The only way you get that done is by counting welding certificate programs and other industries. The scary part is that same 60 x 30 Plan says that at any job, when you graduate and with your debt that you have incurred in Higher Ed, cannot exceed 60% of your first year salary. That is impossible. If you are a doctor, a lawyer, a social worker, you might need more than two years to pay it back.

Mayor Heidemann - Thank you for sharing what NCTC is doing in our community. We are making an attempt to get people that live and do things in our community to come in and tell us what they are doing so that if there are chances that we can help, we are here to help.

Dr. G. Brent Wallace, President, NCTC - We love our partnership. In our service area we have about \$196 million economic impact on our service area with our employees and students - that is business industry, their jobs and their purchasing. We are proud to be here. If we can do anything for you as a community such as seminars or rooms, please let us know. We are here for you.

6. Hold a discussion and provide staff direction on the upcoming Unified Development Code updates.

Bob Hart, City Manager - When we discussed the observation memo, we talked about some amendments to Development Codes. As we look at our Development Codes, we are looking at speeding up the processing time for businesses. We want to make sure we have good predictability in terms of what people expect by coming through the process and providing clarity and flexibility for them. Also, there are some legal issues where we must make some changes to conform to some recent court decisions.

If an individual or business comes in with a site plan and it conforms to all of the ordinances, you have to approve it. It takes them 60 days to get through the system here. One thing we'd like to do is amend this so that if a site plan conforms to the ordinance that it can be administratively approved. Of course if there are any waivers they would have to come back through P & Z and Council - the full process. If it complies with the ordinance than it could be administratively approved. This is how we could cut 60 days out of the system.

Right now, when you do a development project we require a Letter of Credit. We will only accept a Letter of Credit from a bank in Denton County or Dallas County. What we would like to do is accept a Letter of Credit from any bank within the State of Texas.

Councilmember Garber - Why do we stop at just the State of Texas?

Councilmember Johnson - Originally the thought was that if we had to collect on one we would have to travel a great distance.

Councilmember Garber - Seems that with electronic and online banking perhaps it would be best to do this.

Bob Hart, City Manager - Let us start working on an ordinance.

Regina Edwards Messer, City Attorney - If a company is from out of state they might have their own lending process set up.

Fred Gibbs, Director, Planning - Sometimes you get into a litigation and they may want to take you to that state.

Bob Hart, City Manager - We will come back with a better answer.

Councilmember Burke - Create an ordinance that deals with that. For example, if they have a letter of credit from Pennsylvania, that bank will have to consent the jurisdiction - Denton County.

Bob Hart, City Manager - Regarding landscaping, we'd like to make some amendments to the landscaping to allow for more native plants and more drought resistant plants. From a water stand point that is an important piece.

We have an Engineering Standards Manual that we always reference. We are working to revise that. The last one was done in 1999. Many things have changed since then. We will be bringing this back to you in the next few months with updated materials.

On parkland dedication as we talk more about mixed use development, we need to come back and get some clarity in that area. If I want to do a mixed use development - how we set up the standards for this is a little fuzzy. In mixed use development you are going to have some open space that lends itself to the commercial areas. Then we have requirements for apartments for parkland. The ordinance is not clear about how that begins to compliment and match. We would like to come back with an ordinance that clarifies these kinds of standards.

Mayor Heidemann - Will there be things in the landscaping or in the land dedication where you will put requirements as far as water conservation?

Bob Hart, City Manager - Yes. We are working on that at the staff level right now. We want to bring that in as part of the budget process. That would deal with conservation managers. When you look at the Denton County Green Belt plan, a lot of that is intended to deal with the watershed for Lake Lewisville. We would like to come back and look at participating in the iSwim Standards that have been put together by the North Central Texas Council of Governments. It is an integrated storm water management system.

We also want to deal with the watershed and the flood plain within Lynchburg Creek. Lori is working on an application with the TEX (Thriving Earth Exchange) Plan through the American Geophysical Union to get us some technical assistance and to help us think through that.

The permitted use and definitions within the charts - we are seeing that we need much greater clarity, what land uses we can have. There are issues that come up that are not permitted in the charts. We'd like to pull together some background data. Would like to have a joint workshop between the Council and P&Z to talk through those kinds of standards. You are going to have a discussion/request tonight about a poker room. That is not permitted now under the definitions with the land use chart. That would be an ideal place to be able to have that kind of conversation about what kind of usage you want to see and you don't want to see.

The sign ordinance - as a result of a recent Supreme Court case, we have to make some modifications to our sign ordinance. The other issue that we have - this came up with Bill Utter Ford recently - the size of the lettering based on where you are relative to I-35.

Related to the permitted use charts, we don't have any standards at all for hotels right now. We'd like to come in and start to clean that up and bring in some standardized recommendations.

The post office won't deliver to your house anymore, the new subdivisions require cluster mailboxes. We'd like to walk through and get some standards. A lot of cities are dealing with this now.

Mayor Heidemann - At this point, what you are looking for from the Council is for us to tell you to go ahead and start developing this. Do you all agree that this is something that should be done and have the City Manager and staff draw up the ordinances to accommodate what they are going to present.

Bob Hart, City Manager - We will bring two or three topics to you at a time.

Councilmember Johnson - My request would be that we don't have a vote on that item that same night. If it comes for Workshop at 5:30 pm, it doesn't show up on the agenda. Some of these items, such as the Permitted Use Chart, are going to require a public hearing. We want to be careful that we don't try to do too much too fast.

Bob Hart, City Manager - The site plan process would probably be relatively straight forward. You can probably do that the same night. The letter of credit criteria can be done. The landscaping will probably take two meetings.

Councilmember Johnson - If we throw in water conservation that will have to have more conversation.

Bob Hart, City Manager - The engineering standards manual will probably be straight forward in one night. Parkland dedication would be two or three meetings. Permitted use chart will be a while. Sign ordinance should be two or three meetings. Hotel/Motel changes two or three meetings. The cluster mailboxes - that is probably about two meetings.

Mayor Heidemann - Go ahead and get started and process of developing the ordinances.

Bob Hart, City Manager - The next step is that we have to get these through the attorney. These also have to come through the Planning and Zoning Commission as well.

7. Receive a presentation, hold a discussion and provide direction on a proposed gateway sign along Swisher and I-35E.

Bob Hart, City Manager - The developer on the property in front of the Comfort Inn would like a multi-tenant sign for all of the businesses on their property. They've come to us with an initial view of the sign. We went back to them to suggest a type of gateway sign for Corinth. We just want to introduce this idea. Samples of other signs were shared with the group such as Grand Prairie, Firewheel in Garland, Eules and The Colony sign outside of Nebraska Furniture. This gives you a scale of some of the multi-tenant signs. We discussed the idea with the developer and they came back with some ideas for us to review.

Councilmember Johnson - Where is the southbound exit that people will be able to see the sign? I don't think the Welcome to Corinth lettering should be at the top of the sign. Only at the bottom of the signage.

Councilmember Harrison - My recommendation would be if you put it on I-35 you also put it over on FM 2181 and FM 2499 to identify and they all need to be tied together if you do them digitally and updated.

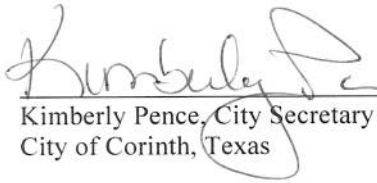
Bob Hart, City Manager - We will have to go back and review this and bring some of these recommendations to you in the budget.

ADJOURN:

Mayor Heidemann adjourned the meeting at 7:00 P.M.

Meeting adjourned.

Approved by Council On 21ST day of September, 2017.


Kimberly Pence, City Secretary
City of Corinth, Texas

