

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

On this the 16<sup>th</sup> day of March 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  
Sam Burke, Council Member  
Lowell Johnson, Council Member  
Don Glockel, Council Member  
Scott Garber, Council Member

**Staff Members Present:**

Bob Hart, City Manager  
Lee Ann Bunselmeyer, Finance Director  
Caryn Riggs, Assistant Finance Director  
Fred Gibbs, Planning and Development Director  
Kim Pence, City Secretary  
Curtis Birt, Fire Chief  
Brandon Shepard, Fire Deputy Chief  
Brenton Copeland, Technology Services Assistant Manager  
Jason Alexander, Economic Development Director  
Mike Brownlee, City Engineer  
Mack Reinwand, City Attorney

**CALL TO ORDER:**

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

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.

**BUSINESS AGENDA ITEM**

5. Consider and approve purchase of replacement ambulance from Siddons-Martin.

**Councilmember Harrison** - Chief, how many proposals did you get, three? From who and can you give us a price?

**Curtis Birt, Fire Chief** - Part of trying to up-train and this being his division, I will have Chief Shepard discuss this because he was the one who handled all of this. We went to three separate companies, one that we used previously. The new one was Siddons-Martin Emergency Group and another one is Braun Ambulances who have all been used around here. We did total spec-like vehicles. The one we are getting is the lowest price out of the three.

**Brandon Shepard, Fire Deputy Chief** - \$ 276,032 was the Braun, Horton Emergency Vehicle was \$265,514 and the Road Rescue was \$257,971

**Curtis Birt, Fire Chief** - Normally we go to three specs and then we will go to state contract and buy them off of. This time we went three specs because we were having some issues. We went out and did a respec on the rig. Since we went ahead and had three companies bid we didn't go off state bid so it actually saved us the contract purchase - saved us like \$2,000 from having to pay the cooperative contract fee. It saved us by using the three bids.

**Mayor Heidemann** - When we approved this in the last budget at that point, we did not know if we were going to have a new fire station. Is that correct?

**Curtis Birt, Fire Chief** - Yes, Sir.

**Mayor Heidemann** - This fire station is going to come into existence in 2018, is that right?

**Curtis Birt, Fire Chief** - Yes, Sir.

**Mayor Heidemann** - Have we any idea at this point what equipment is going to be at that fire station? I see that in this transaction that we are giving up an ambulance for about a value of \$12,000. Is there any value in us keeping that possibly for equipment for this new fire station?

**Curtis Birt, Fire Chief** - No. Because even when we look at what we possibly could put in there, an ambulance isn't going to go into the new station. This truck is starting to nickel and dime us to death. It's tired. By us getting this trade-in it's actually better than we can get on the open market because we usually take ours to the used market and get a better price than we do on trade-in. This time we actually got cheaper to do trade-in. Number one, I don't think we'll move an ambulance over there and number two this one wouldn't make it there very long.

**Mayor Heidemann** - When you buy the truck, it doesn't include any of the other items that go inside the truck? This is just strictly the truck and the box.

**Curtis Birt, Fire Chief** - No. This is the truck, the box and it will replace the load system in the back of the ambulance - which auto loads the cot. Everything thing else will come off the front line truck we have now will go under this stuff and that front like truck will go into reserve. Currently the equipment we have will be shipped into this truck.

**Mayor Heidemann** - Do we have any kind of a strategy of what are we going to be using for equipment for the new fire station?

**Curtis Birt, Fire Chief** - We are getting preliminary numbers together and Lee Ann and I will start meeting in the next couple of days.

**Councilman Glockel** - You have two types of life in these units. You have front line and you have reserve. You are talking about taking the equipment out of this truck that is just coming off the front line. If it goes in reserve and the equipment is out of it, how much of a reserve is that? Can you still use it without the equipment in it?

**Curtis Birt, Fire Chief** - The way we have it right now is we have three fully stocked ambulances. So at any time, we do it a lot for special events, we can put that third ambulance in service in five minutes. We just rotate the oldest stuff to the reserve truck, put the newest stuff on the front line truck and it just rotates. Ninety percent of the time, all we do is take the cot out, the firefighting equipment out, we'll put it in the new truck because the MS equipment, ID bags, all of that will stay in the old truck and then we'll put the items from the old truck into the new truck. Most of that stuff gets used all of the time anyway. It's never out of date, it's always inspected and it's always up-to-date. Big things like monitors, the cot and oxygen tanks, will move. All of the disposable supplies and solid supplies are switched out so much from use that they are all up-to-date.

**Mayor Heidemann** - I know we approved this in the budget, is this in our current fire contract or is this something that is going to be over and above that? So we will be compensated for this as far as cost.

**Lee Ann Bunselmeyer, Finance Director** - Yes, Sir.

**Mayor Heidemann** - We don't buy these outright, we lease them, is that correct?

**Lee Ann Bunselmeyer, Finance Director** - We have historically bought them outright. The only ones we have leased has been the bigger apparatuses like your engines, but because of the unknown of the third station and knowing whether we may need other equipment, when we looked at the long term of the amounts that we are getting into that fund, we get over the life of this next five year contract we are going to get from \$300,000 to \$350,000 and so we figured that would give us a little wiggle room in case you didn't want to buy an engine for station three that if we leased it we would have the capacity to do so. Whether if we bought it out right then we would expend \$250,000 at one time and it would hamper us a little bit in the long term.

**Mayor Heidemann** - Isn't that we are doing on item #5?

**Lee Ann Bunselmeyer, Finance Director** - Yes. It's a lease purchase.

## **BUSINESS AGENDA ITEM**

4. Consider and/or act upon the approval of a Resolution to renew an agreement for ambulance billing services between Emergicon, LLC, and the City of Corinth.

**Councilman Garber** - How much of our contractually adjusted revenue is this ambulance service normally collect for us?

**Curtis Birt, Fire Chief** - Right now the average collection is about 60%

**Councilman Garber** - Is that standard for ambulance?

**Curtis Birt, Fire Chief** - We are above standard.

**Bob Hart, City Manager** - About 40-45% is typical. So that is a good number.

**Councilman Garber** - It looks like they are only charging us about 7%.

**Curtis Birt, Fire Chief** - They are charging us 7% and also we got in right at the beginning for them starting up. They also provide us our paperless reporting software. We get that through them, too. When they fill out reports in the street, they provide that software.

**Councilman Garber** - Do we use them to collect all of the patient pay as well?

**Curtis Birt, Fire Chief** - All the insurance, all private pay, everything.

**Councilman Garber** - And they allow us to be the ones to decide if we right something off, or do they say this is a done deal.

**Curtis Birt, Fire Chief** - We have a standard that at 180 days we start writing off. But there are other times they will say this is the situation. They keep in contact with us all if we have any issues. Chief Shepard knows ambulance billing backward and forward and he knows these people real well. Any time we have needed reports or anything they get it done like that.

**Mayor Heidemann** - To follow up on that. Did they change the rate on credit cards?

**Curtis Birt, Fire Chief** - No. They have never charged anybody before so what you are seeing is a lot of the business we are dealing with when it comes to people using credit cards. Especially now since HSAs and FSAs are getting so big. There are a lot more people paying with credit cards. It costs them 3% to use a credit card. We pay 2% of the 3%. It's about \$30-\$40 per ambulance bill by the time it gets done.

**Councilman Glockel** - I can't personally mark my product up and do anything with that 3%. Are they being considered as a government entity?

**Curtis Birt, Fire Chief** - They are a private entity doing it for us.

**Brandon Shepard, Fire Deputy Chief** - They bill under our name and proprietary license so therefore they are billing as a government entity for us. We receive all the collections that are billed. In that nature that bill comes from Lake Cities Fire Department not Emergicon. Emergicon just oversees our accounts and makes sure that it is billed and collected.

**Councilman Glockel** - If I get a bill from them and it looks like Lake Cities and I pay it out of my credit card are you telling me that you can or can't charge that extra 3%?

**Brandon Shepard, Fire Deputy Chief** - We cannot. It is illegal.

**Councilman Glockel** - A government entity?

**Bob Hart, City Manager** - Correct me if I'm wrong here. We can do it for utility bills and we can do it for municipal court, but I don't think we can do it for anything else.

**Curtis Birt, Fire Chief** - Most of EMS billing falls under Medicare and Medicaid rules. We could run a \$1,200 EMS bill, you are only getting what they give. With that comes a lot of rules of what you can and what you can't charge for and how you charge for it.

**Lee Ann Bunselmeyer, Finance Director** - You can't charge on the credit card. That is considered a surcharge, but what you can charge is what is called a convenience fee and you have to provide some type of service or options that are convenient for your customers like calling in over the phone or paying on the web. If you do that then you can charge a per transaction fee. If they come in to pay in person, then it is considered surcharge if you added an increase for a credit card transaction. Those are the typical MasterCard/Visas for government.

**Brandon Shepard, Fire Deputy Chief** - We have a very minimal amount of credit card collections.

## **BUSINESS AGENDA ITEM**

7. Accept the Comprehensive Annual Financial Report (CAFR) for the fiscal year ended September 30, 2016, as presented by Davis Kinard & Co, PC.

**Mayor Heidemann** - On our fund balances, what is causing the waste water to deteriorate?

**Lee Ann Bunselmeyer, Finance Director** - We budget our wastewater/water revenues on an average of cycle which means we don't expect too hot of a year and we don't expect to wet of a year and the last two years have been every wet years so our revenues did drop previous year and this year that just ended in 2016, so therefore our revenues fell short of what we had budgeted on an average year. That did allow for our fund balance to dip below our 25% fund balance target. It is above the 20% and that is the area that council said is that critical point - that we really are not concerned unless it falls below that 20%. That is the reason that we see that dip.

**Mayor Heidemann** - Even though we want 25% - 20% is acceptable to that?

**Lee Ann Bunselmeyer, Finance Director** - Yes. When we built the fund balance policies, we actually put in your critical points that we really need for your general fund is 15% and for your water wastewater fund is 20% but we added that 5% buffer just to give the council a little bit of flexibility in there to add a little more funds in our reserve because your bond rating agents do not like more monies in your reserve that we let that flexibility that if it did follow below, we really are not concerned with it unless it falls below that bond threshold.

**Councilman Glockel** - On the hard copy 124 talking about transfers in and out and under fire department it states \$30,000 to the general capital project fund for the Little Elm training field. Is that what you call the thing behind Station 2? What's the Little Elm training field?

**Curtis Birt, Fire Chief** - It's a joint training field located in Little Elm.

## **BUSINESS AGENDA ITEM**

8. Consider and act on the site plan for Swisher/35 Retail on property legally described as Swisher 35-E Addition, Lot 4, Block A zoned C-2, Commercial in the City of Corinth, Denton County, Texas. This property is located north of Swisher and south of Burl.

**Councilman Harrison** - Does this facility have three separate storefronts (suites) within the building. When I look at this also on the east side of the access road that goes in there, they are making use of that dead space on the east side between the right-of-way and the road by using it as parking, correct?

**Fred Gibbs, Planning and Development Director** - Correct.

**Councilman Harrison** - That's a good thing. The rest of that property going toward Swisher between this south right-of-way and Swisher is owned by separate bankers.

**Fred Gibbs, Planning and Development Director** - It used to be owned by the bank, but the applicant tonight has purchased that as well.

## BUSINESS AGENDA ITEM

9. Consider and act on a sign variance for Lake Dallas ISD School Addition Lot 1R, Block 1 in the City of Corinth, Denton County, Texas, having a physical address of 3016 Parkridge Drive.
10. Consider and act on a sign variance for Corinth Elementary Addition Lot 1, Block 1 in the City of Corinth, Denton County, Texas, having a physical address of 3501 Cliff Oaks Drive.

**Councilman Harrison** - I sent an email to the City Manager the other day. When you read these applications, I just wanted clarification, in item #10, the staff recommended landscaping around the base sign, then they didn't recommend landscaping around item #9. I was just wondering - seems like they are both digital signs, why wouldn't you put landscaping around each one of those signs?

**Fred Gibbs, Planning and Development Director** - Basically, the reason why we recommended on the elementary school sign was because it was a ten foot sign as you see in the elevation the base is quite large. So we asked to soften up that base and that ten foot elevation of scale. We asked if the applicant would be willing to put some landscaping around that base area to help soften up the scale of that sign on that piece of property. On the Lake Dallas High School one it's only a five foot sign with a pretty moderate base. It's a typical monument sign so we didn't feel the need to ask for that particular request as part of Lake Dallas High School.

**Councilman Glockel** - Fred, if you would, you talk about you recommended, but have static change of electronic variable message, but you recommended they be static and not progressive like it will pop up a sentence or a phrase then it goes away and another one pops up. What is the time frame between those?

**Fred Gibbs, Planning and Development Director** - Yes, Sir. We would recommend 12 seconds, that is what our ordinance required. Our ordinance also doesn't allow flashing or blinking or different colors of letters. We have some parameters in which we would ask that sign would follow our current sign ordinance and all of those items are part of those requests and recommendations we make on both sides.

## BUSINESS AGENDA ITEM

11. Consideration of a motion to reconsider an ordinance amending the Comprehensive Zoning Ordinance being a part of the Unified Development Code, Ordinance No. 13-05-02-08, as amended, and a portion of Planned Development Ordinance 99-03-18-05, as amended, by amending the zoning to Planned Development C-2 Commercial District and adding "Hospital" as a Permitted Use on Lot 1, Block A, Corinth Medical Center Addition being 5.00 acres in the City of Corinth, Denton County, Texas and calling a public hearing and continuation of action on an ordinance to April 20, 2017.

**Bob Hart, City Manager** - This item was put on at Councilman Johnson's request. Fred and I discussed this with the City Attorney what we are going to ask you to do is have an executive session between the workshop and regular meeting and go through and try to answer any legal questions or concerns you might have. This is an item to review the zoning and it would take the motion the second and the three votes then put it back on. Presumably the earliest it can be is the second meeting in April because we have to go back and redo the notifications.

**Mayor Heidemann** - Do we have a public hearing at that time?

**Bob Hart, City Manager** - Yes, Sir. The other item is we have told them to be prepared tonight to make a presentation because you will need additional facts on which to make your decision so they are prepared to make a presentation to you tonight.

## WORKSHOP BUSINESS

2. Receive a presentation from ATMOS energy for construction updates of the gas pipeline distribution system in the City of Corinth.

**Fred Gibbs, Planning and Development Director** - We have some reps from ATMOS energy to give a brief presentation of some proposed work in our city.

**John Manganello, Manager of Public Affairs, ATMOS energy - Northern Denton County** - Thank you for inviting us out tonight for some information. I brought Michel Mangum, he is our Project Engineer on this project. Michael will share some of the information with you and we'll be able to answer any questions you have after the presentation. He'll just give a brief update. We are still pretty early on in this project so it's going to be pretty high level, but anything we can help answer tonight, we would be happy to.

**Michael Mangum, Project Engineer, ATMOS energy** - I have a general overview of what our project is. We have a project that we thus far divided into six spaces. The first phase was across Lake Lewisville for an I-35 project that has already been done. We have phase 2 that is going to be starting in Denton and working South. You can kind of see right here, up to Shady Shores Road - that is our phase 2. We are currently working on that this year and starting construction in the second half of year and being done by the end of the year.



**John Manganello, Manager of Public Affairs, ATMOS energy - Northern Denton County** - Let me back up just a minute and explain (this diagram), this line is a major transmission line that runs through the city. It's not a distribution line. We have two different divisions with our company, one is - all ATMOS energy as a corporate and then we have an APT which is ATMOS Pipeline Texas which is our transmission assets and then we have Mid-Tex which is our distribution assets which brings the gas to the house. This type of line brings the gas to a city gate measuring station and then the pressure dropped down at that location and delivered to the houses and the community. This project consists of replacing this line that has been in since - original easements go back to the 1915 era. We have an underground gas storage facility in Denton off of FM 426, McKinney - way out east in Denton. This line goes from that storage facility down all the way into the 635 area in Coppell. The whole thing is being replaced in sections. The piece that Michael referred to that is already done was we had to get out of the way for the widening of Lake Lewisville so they had to re-bore the line that is under Lake Lewisville. It went from basically the south end of Lake Lewisville up to Church Street. That section has been replaced as phase 1.

**Michael Mangum, Project Engineer, ATMOS energy** - Just to clarify a little bit our easements do predate to the 1915, but this line is roughly about the 1960s vintage - late 60s I believe. So we've replaced it once before. I think the further south we go it may be a little newer than that. This is kind of an overall aerial map and I have a few slides that show a little bit closer in and we can zoom in and out and talk about a few things. As questions come up, feel free to interrupt me.

What I've done here is colored in everything that is not Corinth. To help delineate the city limits. We have the Shady Shores limitation here in purple and in the red we have Lake Dallas. As I mentioned, we will be in this vicinity toward the end of this year and currently as it stands, Phase 3 for Corinth we will plan to begin around January/February construction of next year. We are currently having some very early preliminary design discussions. A majority of those will take place in the second half of the year. To date we have done all of our survey data collection some of our SUE worked to get a feel for how things are as it stands today as opposed to what information we've had based on last year's. There has been a lot of growth and development within these areas over the last 10-20 years. We try to get an up-to-date picture of what obstacles we need to work around.

**John Manganello, Manager of Public Affairs, ATMOS energy - Northern Denton County** - The study he said the SUE study the underground, the existing - that is probably what some of you may have heard about or may have been aware of when we had a contract engineering firm go out and get permission from the land owners to - where the easements are any easement that crossed private property they were getting survey permission from the land owners. That is probably what triggered some of the questions.

**Michael Mangum, Project Engineer, ATMOS energy** - The slides are working from north to south. If you want to see anything, please let me know and I can zoom in a little bit further. Beginning around January/February time frame, we are going to start on the north side of Shady Shores Road and we will work our way south. All of this line is a private easement. We make our way south, we go through the baseball/softball complex on the east side of that and we start working our way through some neighborhoods back into Shady Shores - city limits are right there. We are still in Shady Shores and then we cross back into Corinth. We have a pretty wide open corridor that the HOA's have kept for us in this vicinity here. We do have some United States Army Corps of Engineer property that we will be crossing so that creates some guidelines for us to be required to follow as far as construction and design of the project. This is the lake we will be crossing and then we come back into an HOA property on Tree House Lane. We have a lateral line that runs off of City Gate Station which will be replaced as well. We will be leaving the City Gate Station alone.

As far as timeline goes, I believe we will start January/February. For the city of Corinth expected duration it will probably take three to four months, give or take a month. A lot of this will depend on the weather and whether what we get into once we get further into our design and if we find any kind of obstacles. For the most part, that is what I have to date. I would be happy to answer what questions we can give the information that we have. Any questions about this project?

**Councilmember Johnson** - Is this going to be an open trench cut or is going to be a bore? I guess you are replacing a steel pipe with another steel pipe?

**John Manganello, Manager of Public Affairs, ATMOS energy - Northern Denton County** - It is a 16 inch steel pipe and is being replaced with a 16 inch steel pipe. Where it's going to be open cut and where it's going to be bored is still under discussion. We are still very early in the design. We are going to try to open cut it as much as possible. Open cutting allows it to be shallower than when we bore and for operation purposes our operations folks like the lines easily accessible to go back in and work on it at any time.

**Councilmember Johnson** - So when you go on roads, etc. are you going to open cut those streets or are we going to bore there?

**John Manganello, Manager of Public Affairs, ATMOS energy - Northern Denton County** - We bore streets typically unless it is like a gravel road or something, but if it is concrete, we bore those.

**Councilmember Johnson** - Are those also going to be shielded? Are you going to run case in case?

**John Manganello, Manager of Public Affairs, ATMOS energy - Northern Denton County** - No it will be the bare steel line itself. We design it such that the wall is thick enough to withstand the external loading. Refined casing tends to cause corrosion issues. That is a practice we no longer do. It will be uncased. Core areas, specifically, they almost always require us to bore them. I believe there will be some combination of both boring and open cut. Depending on where we are at within the project and if it filled the Corp property, we may have to bore it because of the Corp restrictions and limitations of a steel line. That will dictate first and foremost and then like we mentioned from an operational standpoint, we try not to dig that deep so that we can have access to the line.

**Councilmember Johnson** - Go back to the slide going through the park, through the softball fields. How do you think it's going to be buried through there? Is it going to be buried at its current depth or are we going a little deeper? It's not very deep, I can tell you that.

**John Manganello, Manager of Public Affairs, ATMOS energy - Northern Denton County** - I'm not certain on the current depth is, so I cannot comment on that. The minimum is five foot.

**Councilmember Johnson** - Are you going to base off the surveys from the park area or have you guys resurveyed to get your elevation correct?

**John Manganello, Manager of Public Affairs, ATMOS energy - Northern Denton County** - Yes. We have surveyed it and have all of our elevation data.

**Councilmember Johnson** - When that park was designed the survey was missed and it was about almost three foot off from where it should have been. That is why that line is kind of shallow in there. We've had some issues with that line and the depth. So I wanted to make sure that you guys hit the right surveys and didn't take for a law that what we have surveyed out there is correct because it is not.

**Michael Mangum, Project Engineer, ATMOS energy** - I just want to ask while we are here, do you all have any future plans for that piece of property?

**Councilmember Johnson** - It's eventually going to be a ball field at some point. That is in the master plan. You might want to consider that as you get ready to cut through there about your depth. Because that is where we've had problems out there. There's places that are shallow and we've had problems with it. If you cut it too shallow, we have a hump and we don't want the hump.

**Councilmember Glockel** - Regarding the 16 inch line are you going to maintain this line and service during the time of construction and are you going to duplicate the line. You're not changing capacity so I am assuming you are not taking this one out of service. Is that correct?

**John Manganello, Manager of Public Affairs, ATMOS energy - Northern Denton County** - This one will remain in service until the other one is fully operational. Once it is operational, this one will be abandoned in place.

**Councilmember Glockel** - Does the other one allow you different pressures where you have different capacities or is it still the same capacity?

**John Manganello, Manager of Public Affairs, ATMOS energy - Northern Denton County** - This line right here we cannot run a smart pig through that is a device that can go through the pipeline the engineer here can probably explain what that is. The new line will be pigable, which is a compliance driven issue.

**Michael Mangum, Project Engineer, ATMOS energy** - We have circum fittings in there that can make it through it makes it difficult to be able to inspect the line without having to dig it up everywhere. The future line will be designed with such in mind so that we can run a pig from point A to point B and see what the pipe wall looks like on the inside. I think you were asking a question about pressure?

**Councilmember Glockel** - I was curious if you if you are replacing the line because of its physical age. You are obviously not replacing it because you need more capacity.

**John Manganello, Manager of Public Affairs, ATMOS energy - Northern Denton County** - It is like your water program. You have aging infrastructure. A lot of the infrastructure in this country, as you are all aware, is aging. We are constantly monitoring our system and we go in and replace aging infrastructure all of the time. This was back from 1954, which is a pretty good run. That's really the driving force behind it. Just system safety.

**Councilmember Glockel** - When it is all said and done and you are finished and you have the smart pigs, the capacity of that pipe is it greater or equal to what you have today?

**Michael Mangum, Project Engineer, ATMOS energy** - It will be greater from a pressure standpoint.

**Councilmember Glockel** - So you are going to run greater pressure or because of the surface inside you have less resistance?

**Michael Mangum, Project Engineer, ATMOS energy** - We will have the ability to run it at a slightly higher pressure should we chose, but it's pretty minimal at this point. Mainly like John mentioned, the reason is to have a proactive approach to replacing aging infrastructure.

**Councilmember Glockel** - What pressure is the old one running at and what is the maximum pressure this new line is going to run?

**Michael Mangum, Project Engineer, ATMOS energy** - The old one is 500 pounds and the new allowable pressure for this one will be 800 pounds. We probably would not go above 600 pounds. I think currently it operates at around 400 pounds.



**Councilmember Harrison** - Regarding the park, Councilman Johnson asked if you were going to trench down to that park. When you leave that area after trenching, what would we expect it to look like? There is a pond right there, so if you are going to trench through that what are the expectations so that we can look at it and see what we are going to do. What is going to happen to us?

**Michael Mangum, Project Engineer, ATMOS energy** - We typically restore the surface of the property to the condition it was prior to our work. If there is grass there, we will put grass back. If there is dirt, we will put dirt back. The only thing we don't put back is any encroachments that are within our private easement - that our land department handles and that would be based on whatever encroachment agreements that were entered into whatever those speak to. Now if there is grass, like HOA strip, we will put the grass back.

**Councilmember Glockel** - Is the detention pond considered an encroachment?

**Michael Mangum, Project Engineer, ATMOS energy** - I cannot answer that. That is something our land department will deal with. They have all the records. Usually if there is an encroachment, there is a record of it. Usually the land owner enters into agreement with ATMOS to put the encroachment within the easement. If there is no encroachment that is something that is going to be addressed by the land department.

Is that a detention pond Corinth created or was it naturally occurring or is that something that drains?

**Councilmember Johnson** - Originally, it was a naturally occurring low spot as we graded and worked the park we started using it for detention at that point. So it was a naturally occurring spot.

**Michael Mangum, Project Engineer, ATMOS energy** - To answer your question somewhat more on. I've seen this be dry in that case because it's not necessarily that big of a deal, let's pull the water and that is something we may consider boring at this point - we don't know because we have not finalized that yet. It really depends on the conditions of the site as we go. We may look to bore that.

**Councilmember Harrison** - Rather than us sit here and go through and say what is going to happen. Are you all going to meet with the engineer in our city and get all the answers to the questions that he has together and then come back and tell us what you are going to do?

**John Manganello, Manager of Public Affairs, ATMOS energy - Northern Denton County** - That is why I passed out my contact information so you can call me at any time to ask any questions you may have and I will get you the answers.

**Councilmember Harrison** - The problem is, each individual council, it wouldn't work that way. We would have to come to the City Manager and he would have to ask the engineer to go down there rather than us get involved. I'm suggesting the quickest way and the more efficient way to get us answers.

**John Manganello, Manager of Public Affairs, ATMOS energy - Northern Denton County** - We are happy to come back as we get more information or as we get closer to construction. If you have any questions, please don't hesitate to reach out to us. We want to be open and transparent. I know that is not always the utility mentality, but we try to communicate with the community.

**Bob Hart, City Manager** - We will work with the staff and provide a summary at the end.

**Councilmember Harrison** - Some citizens are going to ask you what you are doing. If we are all on the same page with the city then we can help try to solve those questions.

**John Manganello, Manager of Public Affairs, ATMOS energy - Northern Denton County** - I appreciate that thought. I appreciate everyone trying to stay on the same page. I know typically that we start out projects by reaching out to land owners that are directly affected by putting the pipeline on their property then they talk to their neighbors and the neighbor talks to someone four doors down and all of a sudden social media is blowing up. As you can imagine it gets out ahead of us so we are trying to be proactive and that is why we appreciate you inviting us tonight so you can be informed that way when residents do contact you - you actually have something you can share with them.

**Michael Mangum, Project Engineer, ATMOS energy** - By the half of the year once we have everything designed we can be more transparent because we know the answer to what every question will be. We will have someone from our right-of-way group go out and contact all of the affected land owners and let them know this is coming. I think part of the issue is

doing it too early is the questions that we necessarily cannot answer - it's not that we won't. We'd rather them not assume the worst or assuming something that is not correct. We are trying to find an appropriate time to do that announcement.

**Councilmember Johnson** - I appreciate you coming out and doing this. My daughter is a compliance officer for Spectra Energy in the Boston area and they are pulling pipeline to Boston from Pennsylvania. She gets to go to these meetings and I get to hear about it. You are pushing dry gas through this, right? It's not wet, you don't bring it down and dry it at the pump house, right? It's dried in Denton and then pulled?

**Michael Mangum, Project Engineer, ATMOS energy** - It's pipeline quality by the time it gets here. There is no type of processing that is done to this.

**Councilmember Johnson** - As you go through the park, there are places as you continue south on that line where it goes right through the drainage area and you continue south you see that it crosses a trail. We have a huge contingency in this town of trail bike riders and they are going to be very concerned about how sensitive you are to what they call their trails. The less time you have them out of operation the happier everybody will be. There is a huge amount of usage on those trails.

**John Manganello, Manager of Public Affairs, ATMOS energy - Northern Denton County** - The trails will probably be out of service while we do our project. If they have an encroachment agreement for that sidewalk it should explain to them in that agreement that if we ever need to work on the line or replace the line the trail may be gone.

**Councilmember Johnson** - That is something that you will need to stay in touch with the City Manager on so he can keep with Keep Corinth Beautiful because they are the ones that field all of the calls and emails and the flood of what's going to be many complaints. We've got to have communication.

**Mayor Heidemann** - If you can put something together like you did for AGL. Get to the city so they can put it on their website.

**John Manganello, Manager of Public Affairs, ATMOS energy - Northern Denton County** - I am not familiar with what AGL did.

**Councilmember Johnson** - They have a whole website that was updated every day.

**John Manganello, Manager of Public Affairs, ATMOS energy - Northern Denton County** - We won't have that. This project is not as massive as AGL. We have projects this size going on all over our system. I'll be happy as best as I can to get you communication out there. Anything you can think of, I'll be happy to work with you. But at this point in time there is no portal that someone can go to and click on project update. If you want to put something on your city website, I'd be happy to help you with information to put on there.

Mayor Heidemann recessed into Closed Session at 6:25 P.M. See Closed Session.

## **ADJOURN WORKSHOP SESSION**

### **CLOSED SESSION**

The City Council will convene in such executive or (closed session) to consider any matters regarding any of the above listed 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.

### **Council met in Closed Session from 6:25 P.M. until 6:57 P.M.**

**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.

**No Action Taken From Closed Session**

**ADJOURN:**

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

Meeting adjourned.

Approved by Council on the 18th day of May, 2017.

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