

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

On this the 28th day of May 2020 the City Council of the City of Corinth, Texas met in Special Session at the Corinth City Hall at 6:00 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:

Mayor Heidemann
Sam Burke, Mayor Pro Tem
Scott Garber, Council Member
Lowell Johnson, Council Member
Tina Henderson, Council Member
Kelly Pickens, Council Member

Staff Members Present:

Bob Hart, City Manager
Jerry Garner, Police Chief
Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director
Jason Alexander, Economic Development Director
Helen-Eve Beadle, Planning & Development Director
Cody Collier, Public Works Director
Shea Rodgers, Technology Services Communications Manager
Lana Wylie, Interim City Secretary

Others Present:

Steve Holzwarth
Lindsey Rayl

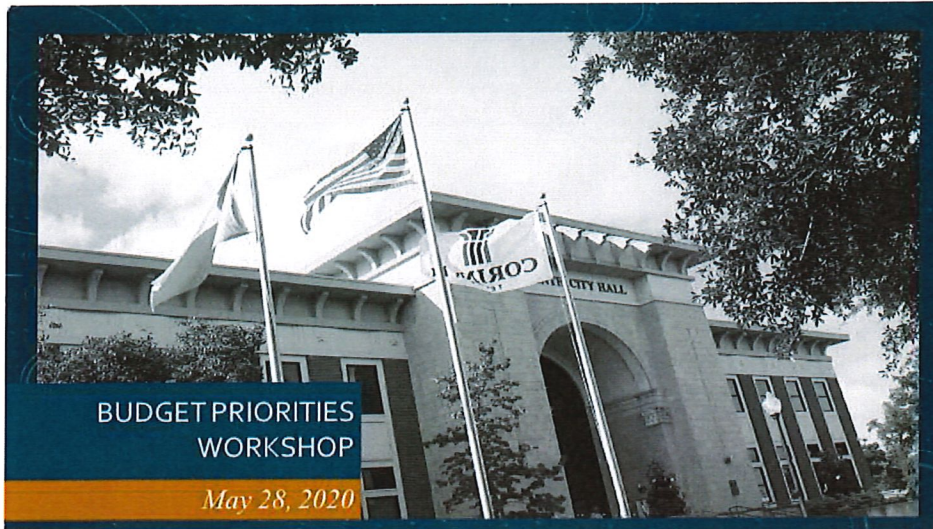
CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE & TEXAS PLEDGE:

Mayor Heidemann called the meeting to order at 6:01 P.M. City Manager Bob Hart delivered the Invocation, due to the COVID-19, the Pledge of Allegiance and the Texas Pledge did not take place.

BUSINESS AGENDA:

1. Receive a report and hold a discussion on the Strategic Plan and Budget.

City Manager Hart presented the May 28, 2020 Budget Priorities and responded to questions from the City Council.



- ### PRIORITIES WORKSHOP OVERVIEW
- Mission & Vision Review
 - General Priorities
 - County COVID-19 Funding
 - November Election
 - Senior Tax Exemptions
 - Transit Oriented Development
 - Tax Increment Financing
 - Lake Cities Relationship
 - Water Conservation
 - Legislative Session
 - Land Use Challenges
 - AGORA Logo Design
 - General Priorities Review & Wrap-up

Vision	Mission
A Growing Community that is conveniently located, delivers outstanding services, engages its residents, and provides a good mix of high-quality retail, restaurant, and entertainment.	To provide services that meet or exceed the needs of our community and enhance their quality of life.



Mayor Pro Tem Burke would like to take advantage of the low bid process.

Councilmember Garber would like staff to review the pay gaps in selected positions and involvement with the

legislative process.

Mayor Heidemann would like to focus attention on broadband, providing better internet communication and technology to our residents.

Councilmember Johnson would like staff to consider mobility within the city, including walking and bike lanes.

GENERAL PRIORITIES

What would you like to
accomplish over the next
1 to 3 years?

City Manager Hart discussed the eligible expenses available for the CARES Act, with Corinth eligible to receive approximately \$1.2 million. With regard to economic development eligible expenses, included, Corinth will contract with Recast, a 25 year experienced company who will contribute to the vitalization of a downtown center.

DENTON COUNTY COVID-19 FUNDING



CORONAVIRUS RELIEF FUND

- Allocation of the \$147,733,721 CARES Act funds received from the U.S. Treasury for COVID-19 related expenses
- \$55 per capita allocation cities in Denton County.

The CARES Act requires that the payments from the Coronavirus Relief Fund only be used to cover expenses that—

- (1) are necessary expenditures incurred due to the public health emergency with respect to the Coronavirus Disease 2019 (COVID-19);
- (2) were not accounted for in the budget most recently approved as of March 27, 2020 (the date of enactment of the CARES Act) for the State or government; and
- (3) were incurred during the period that begins on March 1, 2020, and ends on December 30, 2020.

ELIGIBLE GRANT FUNDING EXPENSES

Emergency medical response expenses, including emergency medical transportation, related to COVID-19.

Communication and enforcement by local governments of public health orders

Acquisition and distribution of medical and protective supplies, including sanitizing products and personal protective equipment.

Disinfection of public areas and other facilities

Improve telework capabilities for public employees to enable compliance with COVID-19 public health precautions.

Expenses of providing paid sick and paid family and medical leave to public employees to enable compliance with COVID-19 public health precautions

Expenditures related to the provision of grants to small businesses to reimburse the costs of business interruption caused by required closures.

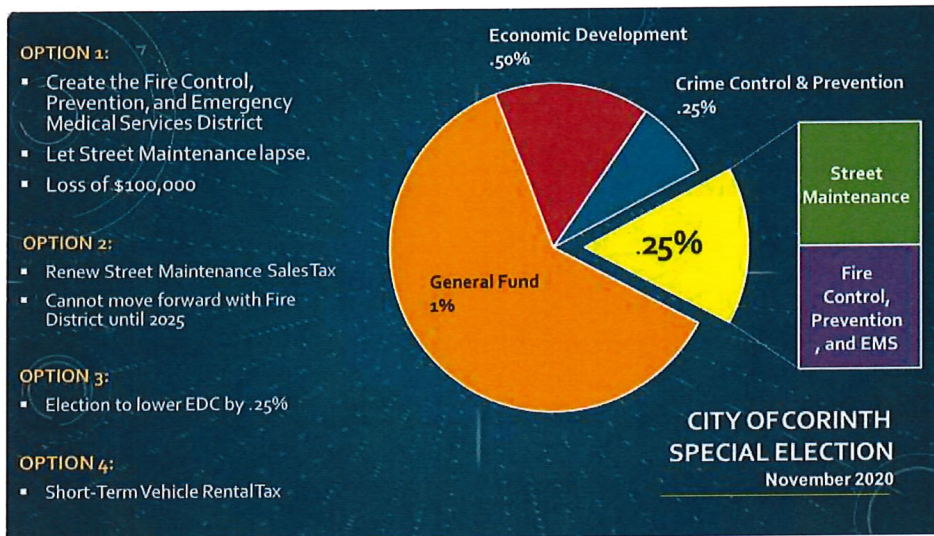
Payroll expenses for public safety, human services, and similar employees whose services are substantially dedicated to mitigating or responding to the COVID-19 public health emergency.

City Manager Hart shared with the Council, staff's consideration for the November 2020 election and the rental car tax. Staff is favoring the Fire District Tax over the Street Maintenance Tax and will proceed also with the rental car tax. Mr. Hart responded to questions from the Council regarding the election.

Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director explained how the SB2 tax affects both the Fire District Sales Tax and the Street Maintenance Sales Tax.

The consensus of the Council is to move forward with the Fire Sales Tax election.

NOVEMBER ELECTION



Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director reviewed the presentation with Council regarding the Senior Exemption Options.

Councilmembers Burke, Garber and Johnson recommended not moving forward with the Senior Exemption Options at this time.

SENIOR EXEMPTION OPTIONS

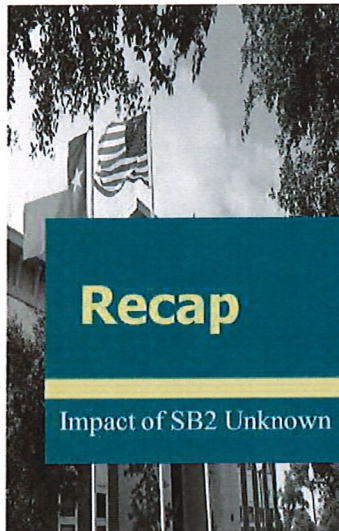


SENIOR TAX EXEMPTION

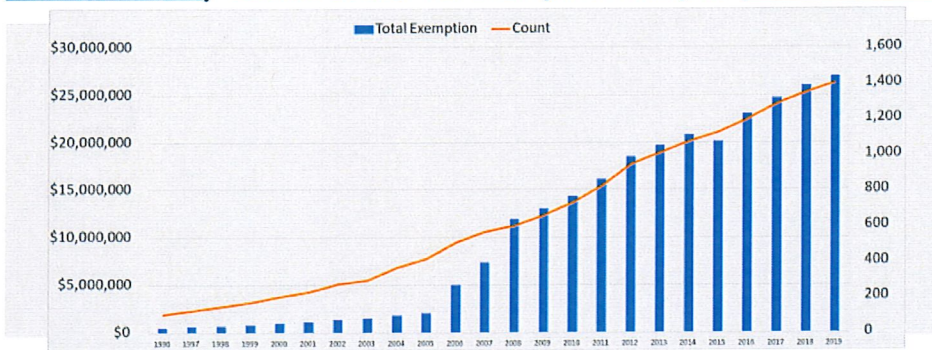
- The Senior Tax Exemption lowers the taxable value of the property and the amount of property taxes owed.
- Can change at Council Discretion
- Current exemption is \$20,000
 - Tax Reduction per senior equal to \$109
- Current revenue reduction is \$147K

SENIOR TAX FREEZE

- The senior tax freeze sets a cap, or ceiling, on the amount of property taxes paid annually.
- **Permanent & irrevocable**
- Property value & Tax Rate is frozen
- Freeze is transferable to surviving spouse
- May be transferred to another property
- Must adopt by July 1 to impact the next tax year.
- Annual Revenue Reduction
 - Year 1-\$63k-\$70k; Year 2- \$128k-\$143k; Year 3- \$196k-\$218k



Corinth Senior Tax Exemption Analysis



Tax Exemption Accounts

1,398

Since 2010 accounts increased by an average of 67.2 per year or 9.25%

Total Tax Exemption Value

\$26,994,905

Since 2010 exempted value increased by an average of \$1,267,282 per year or 8.85%

Total Tax Revenue Reduction

\$ 147,122

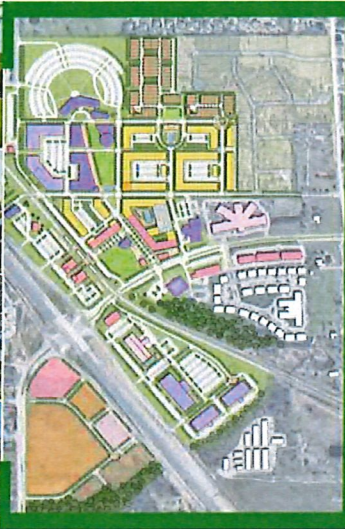
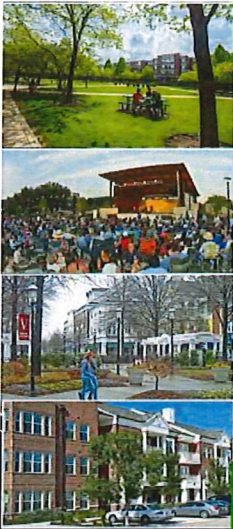
Equal to .064 on the Tax Rate

	2010	2011	2012	2013	2014	2015	2016	2017	2018	Growth	2023	2024
Population	18,588	19,324	19,736	20,126	20,432	20,614	20,764	20,908	21,158	14%	23,747	24,612
Median Age	36.1	36	35.4	35.2	34.4	34.6	36.7	38	38.1		37.8	37.7
65 Years and Over	1,377	1,711	1,811	1,665	1,705	1,699	1,920	2,289	2,448	78%	2,992	3,150
Percent of population 65	7%	9%	9%	8%	8%	8%	9%	11%	12%		12.6%	12.8%
Senior Exemptions	726	818	940	1,005	1,069	1,120	1,193	1,280	1,345	85%	1,708	1,798
% of 65 Population that received Senior Exemption	52.7%	47.8%	51.9%	60.3%	62.6%	65.9%	62.1%	55.9%	54.9%		57.1%	57.1%

City Manager Hart outlined the TOD and TIRZ strategy through the presentation with the Council, including moving forward with the DCTA membership. Lake Dallas, Shady Shores and Hickory Creek stated they will assist Corinth in working with Denton County.

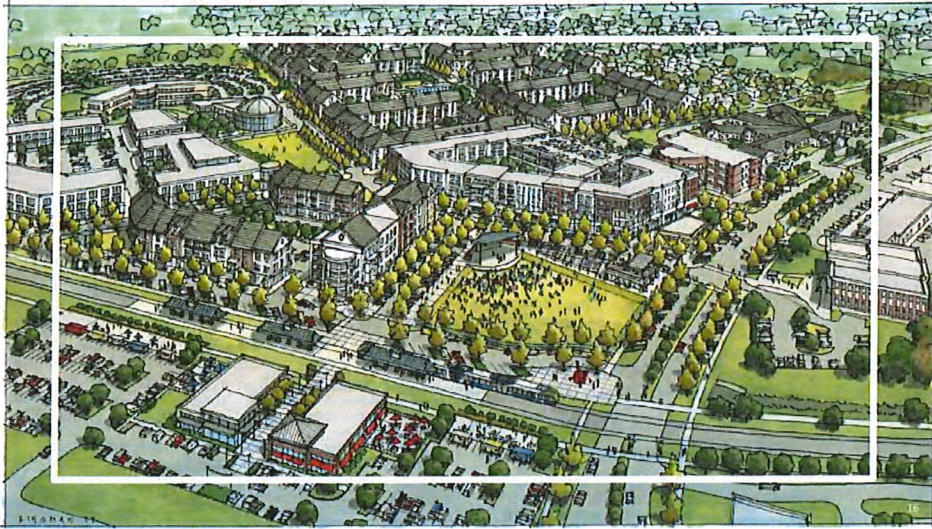
Mayor Pro Tem Burke stated DCTA will begin tracking those who use the trails and suggested connecting the trail system between cities to encourage participation of the TIRZ.





TOD

- ❖ DCTA Membership
- ❖ Funding Strategy
- ❖ Capital projects
 - ❖ N. Corinth Street
 - ❖ NCTC Way
 - ❖ Park/Pavilion
 - ❖ TOD Flood/Wetland mitigation
 - ❖ Main Street
 - ❖ Lion Blvd
 - ❖ Hospital Drive



TAX INCREMENT FINANCING



DENTON COUNTY PARTICIPATION

- Need to develop strategy to get County Participation

City Manager Hart spoke with the Council regarding the relationship between the Lake Cities. Current projects include the broadband study, fire contract, Lake Sharon/Dobbs Road realignment and the Shady Shores Police Contract. Mr. Hart responded to

Councilmember Pickens commented on the broadband study and the city obtaining interest from businesses to update the infrastructure.

LAKE CITIES RELATIONSHIPS



Broadband

- Corinth will lead with ILA
- Task Force review
- Prepare for winter/spring strategic plan
 - Resident/Task Force
 - Council Representatives
 - School Representatives
 - LCMUA
 - Business Interests
- Investor Owned Utility vs Public/Private Partnership vs City Utility



PROPOSAL

- Field Validation, Mapping, and Data Analysis - \$25,000
- Demand Survey - \$9,500
- Asset Inventory - \$16,000
 - To be conducted in-house through GIS Division
- Strategic Plan - \$9,000

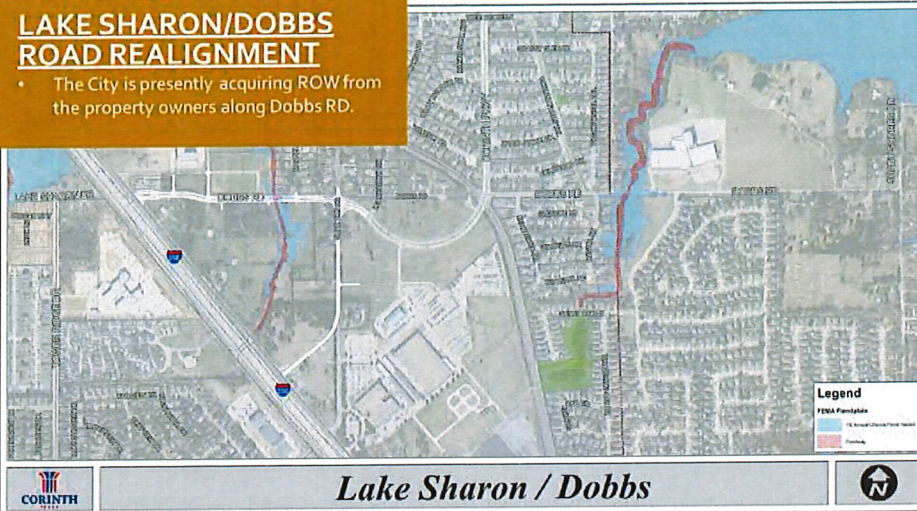
Entity	Allocation	Total
Corinth	51.7%	\$22,490
Hickory Creek	18.9%	\$8,222
Lake Dallas	17.7%	\$7,700
Shady Shores	11.8%	\$5,133

LAKE CITIES FIRE CONTRACT

- Current contract expires - September 30, 2021
- Deadline for Lake Cities to adopt new contract - July 1, 2020
- Will place on Corinth July 2, 2020 Agenda

LAKE SHARON/DOBBS ROAD REALIGNMENT

- The City is presently acquiring ROW from the property owners along Dobbs RD.



SHADY SHORES POLICE CONTRACT

- Contract Expires September 30, 2022
- General conversations about including Animal Control

City Manager Hart shared staff's Water Conservation Plan to work with Corinth's key account customers working with businesses to reduce water consumption, discussed the legislative session and topics for discussion in the upcoming meeting with Representative Stuckey.

WATER CONSERVATION



KEY ACCOUNT WATER CONSERVATION PROGRAM



- Identify key account partners
 - **NCTC**
 - **Glory of Zion**
 - **Co-Serv**
 - **Responsive Education Center (Corinth Classical)**
 - **DATCU**
 - Lake Dallas ISD
 - Huffines
 - Oxford at the Boulevard
 - Albertson's
- Partner with UTRWD for "Water My Yard" evaluation and one-on-one conservation education meetings.
- Develop water conservation plans in order to meet daily MGD levels.

LEGISLATIVE SESSION



LEGISLATIVE ISSUES

- TML Lobby Efforts
- Spending Caps
- SB2 Implementation
- Economic Development Sales Tax Funding

Helen-Eve Beadle, Planning & Development Director outlined the Land Use Challenges presentation, discussing five areas within the community; noting many of the properties have physical constraints.

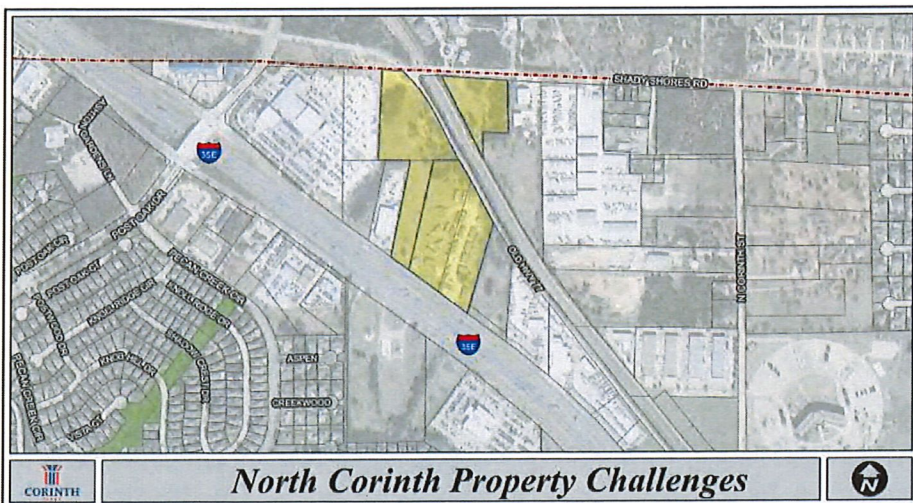
Jason Alexander, Economic Development Director addressed the City Council regarding the Robison Tract, two inquiries being luxury movie theaters.

LAND USE CHALLENGES

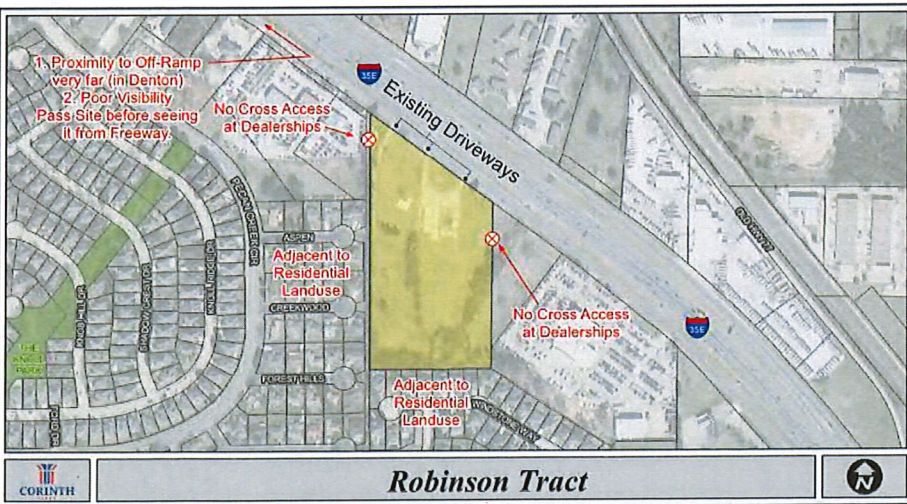
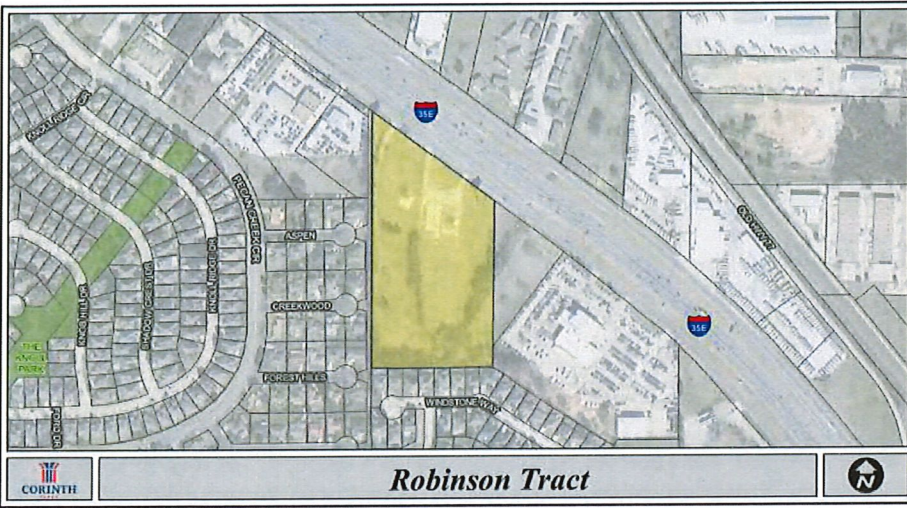


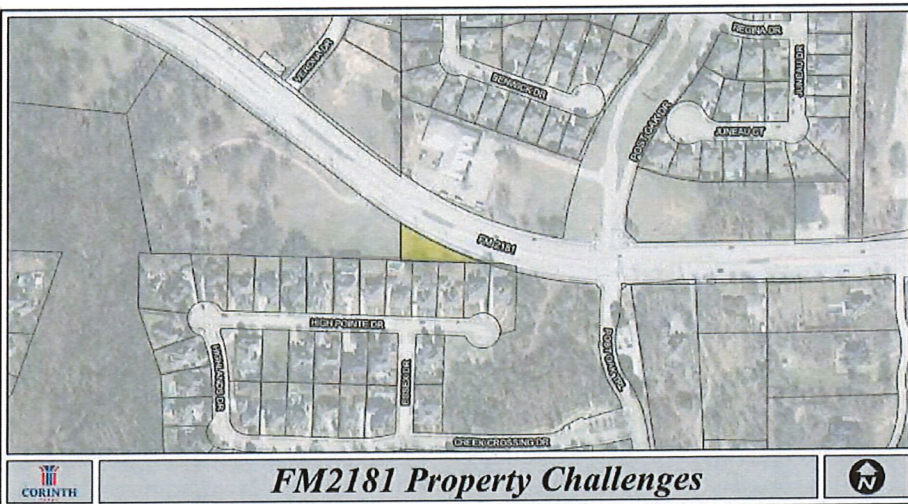
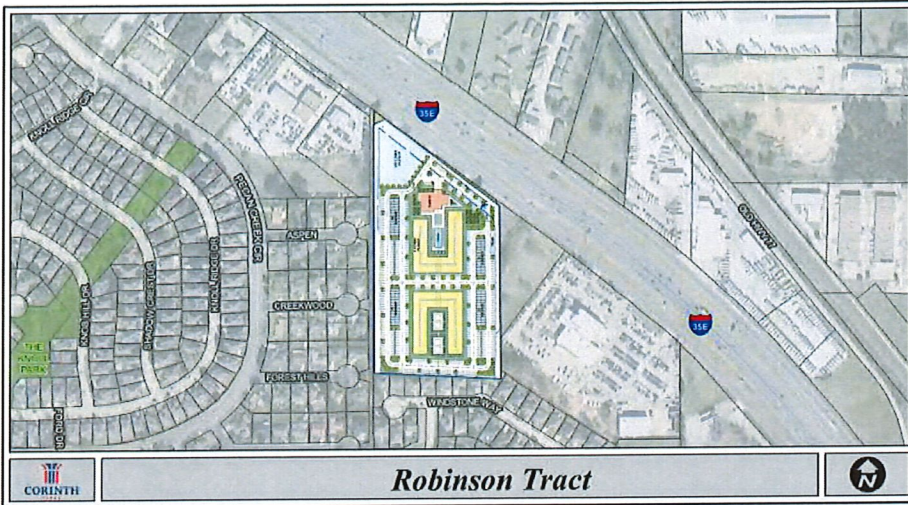
LAND USE CHALLENGES

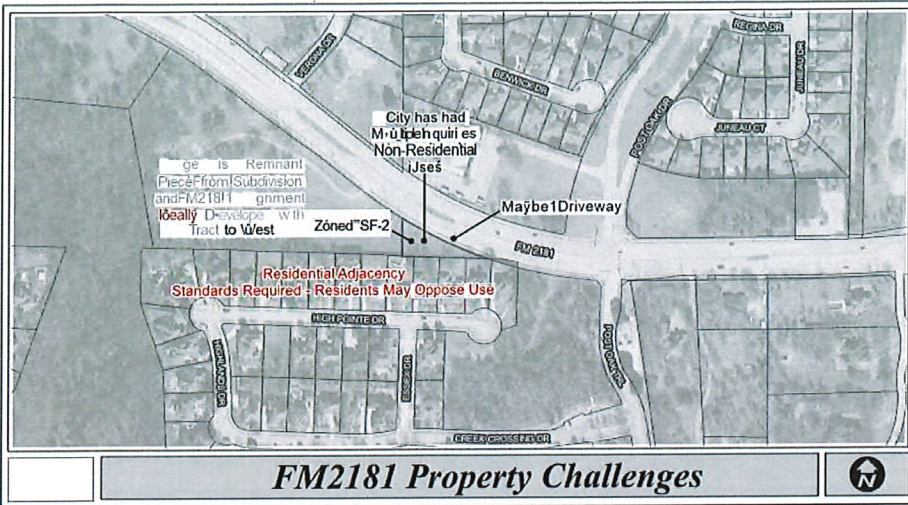
- The following sites have been identified as challenging due to poor access, adjacent land uses, and physical constraints.
- Staff is presenting the tracts for special consideration and guidance to allow for development.



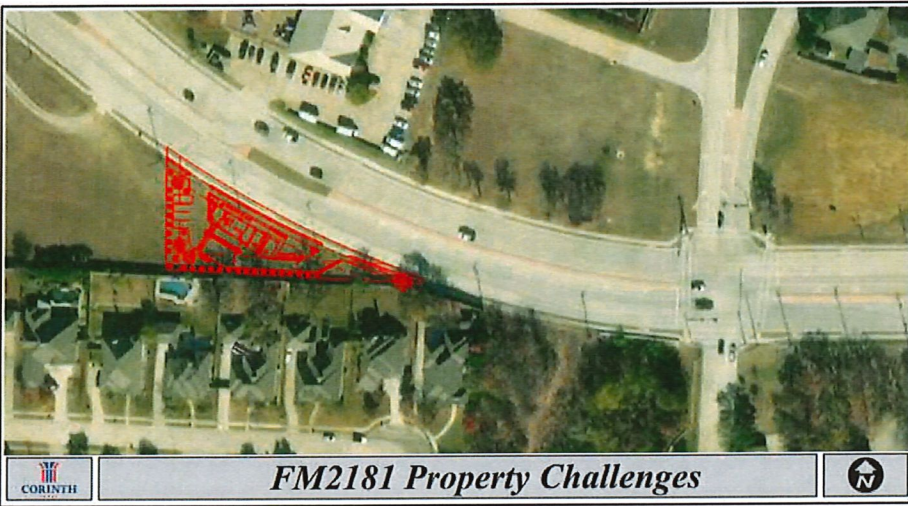








FM2181 Property Challenges



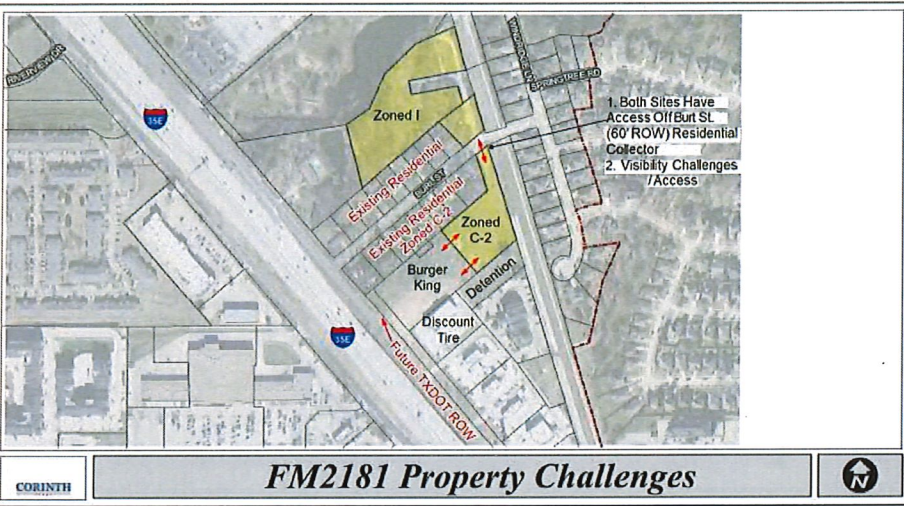
FM2181 Property Challenges



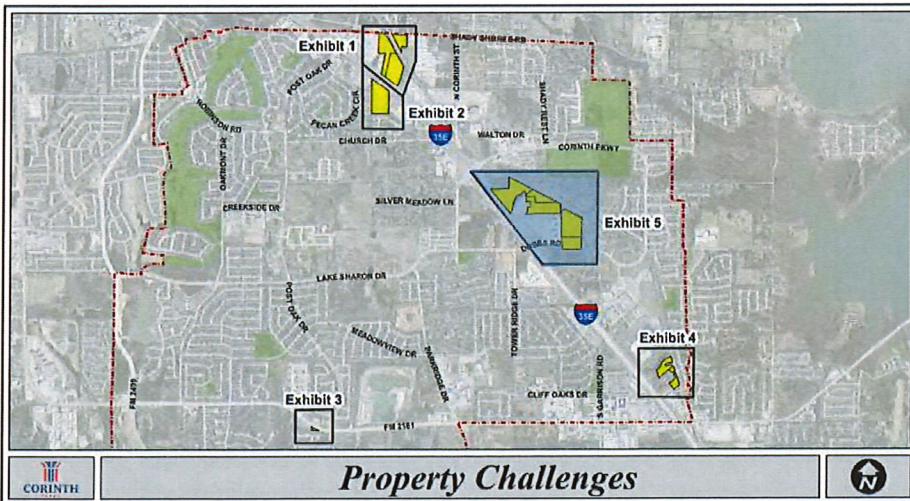
Property Challenges



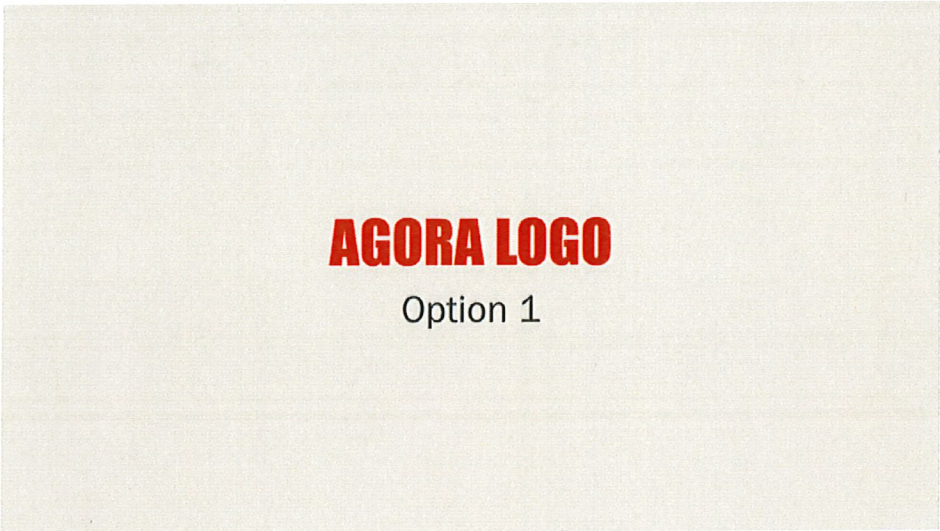
FM2181 Property Challenges



FM2181 Property Challenges



Property Challenges



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DISTRICT



AT CORINTH



CORINTH, TX



DISTRICT

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AGORA LOGO

Option 2



AGORA LOGO

Option 3

AGORA

AT CORINTH

AGORA

CORINTH, TX

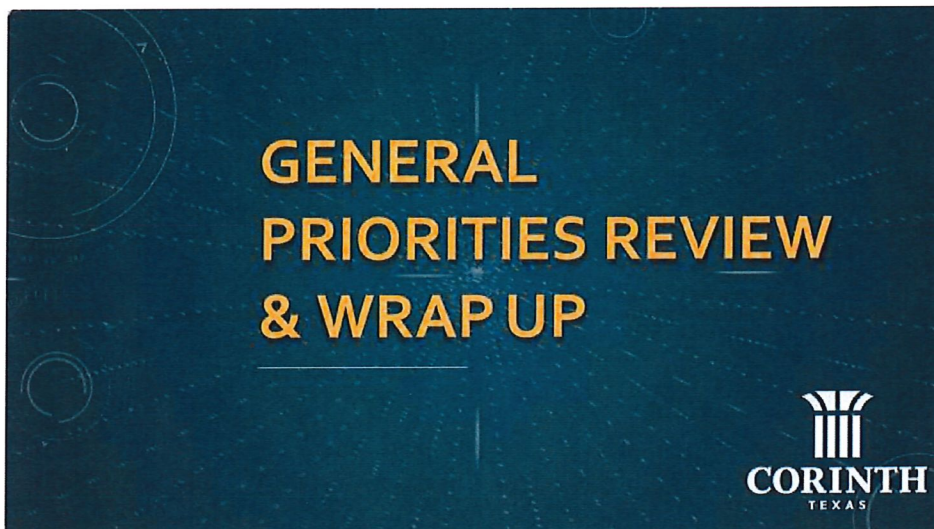
AGORA

DISTRICT





City Manager Hart inquired with the Council regarding adding any other items to the list and will update the Council meeting schedule over the next several weeks through the weekly report.



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 Bar of Texas clearly conflicts with the Texas Open Meetings Act.

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.

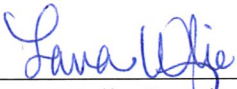
ADJOURN:

Mayor Heidemann adjourned the Regular meeting at 8:13 p.m.

AYES: All

Meeting adjourned.

Approved by Council on the 16 day of July 2020.



Lana Wylie, Interim City Secretary
City of Corinth, Texas

