



\*\*\* PUBLIC NOTICE \*\*\*

**NOTICE OF A CITY COUNCIL REGULAR SESSION IMMEDIATELY FOLLOWING  
A WORKSHOP SESSION  
OF THE CITY OF CORINTH  
Thursday, October 18, 2018, 5:30 P.M.  
CITY HALL - 3300 CORINTH PARKWAY**

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**CALL TO ORDER:**

**WORKSHOP BUSINESS AGENDA**

1. Discuss Regular Meeting Items on Regular Session Agenda, including the consideration of closed session items as set forth in the Closed Session agenda items below.
2. Hold a discussion and receive Council direction on the Draft Strategic Plan, *Embracing the Future, Corinth 2030*.

**ADJOURN WORKSHOP SESSION**

\***NOTICE IS HEREBY GIVEN** of a Regular Session of the Corinth City Council to be held at Corinth City Hall located at 3300 Corinth Parkway, Corinth, Texas. The agenda is as follows:

**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".**

**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 September 20, 2018 Workshop Session.
2. Consider and act on minutes from the September 20, 2018 Regular Session.

**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.

**PUBLIC HEARING**

3. **PUBLIC HEARING:**

TO HEAR PUBLIC OPINION REGARDING A REQUEST FROM THE APPLICANT, MIKE WELLS OF WELLS ASSET MANAGEMENT, FOR A SPECIFIC USE PERMIT TO ALLOW A HERTZ RENTAL CAR LOCATION ON AN APPROXIMATE ±2.5965 ACRE TRACT OF LAND SITUATED IN LOT 2, BLOCK A OF THE KENSINGTON PARK ADDTION IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 7650 I35E. CORINTH, TX 76210 (THIS PROPERTY IS LOCATED ON THE INTERSTATE 35 FRONTAGE ROAD EAST OF SOUTH GARRISON, SOUTH OF RIVERVIEW DRIVE, AND NORTH OF FM 2181).

**BUSINESS:**

Consider and act on an Ordinance for a Specific Use Permit (SUP) to allow a Hertz rental car location on an approximate ±2.5965 acre tract of land situated in Lot 2, Block A of the Kensington Park Addition in the City of Corinth, Denton County, Texas and is more commonly known as 7650 I35E. Corinth, TX 76210 (this property is located on the Interstate 35 frontage road, east of South Garrison Rd, south of Riverview Drive and north of FM 2181).

**BUSINESS AGENDA**

- 4. Consider and act upon the adoption of a Home Builder Kiosk Sign Program and authorize the City Manager to enter into a contract with National Sign Plazas to facilitate the installation of informational signs in city-owned right-of-way to direct potential customers to developments within the City.

**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.

**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.** Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer:

**A. *Marcus Mote v. Debra Walthall*, Case No. 4:16-CV-00203-RC, United States District Court for the Eastern District of Texas.**

**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.

**A. MCM Contract for Lake Sharon Roadway Extension.**

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, pursuant to Section 551.071 of the Texas Government Code, Consultation with Attorney.

**RECONVENE INTO OPEN SESSION** - In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider action, if any, on matters discussed in Executive Session.

**ADJOURN:**

Posted this 12th day of October, 2018 at 11:30 a.m. on the bulletin board at Corinth City Hall.

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Kimberly Pence, City Secretary  
City of Corinth, Texas

**WORKSHOP BUSINESS ITEM 2.**

**City Council Regular and Workshop Session**

**Meeting Date:** 10/18/2018  
**Title:** Draft Strategic Plan  
**Submitted For:** Kim Pence, City Secretary **Submitted By:** Kim Pence, City Secretary  
**City Manager Review: Approval:** Bob Hart, City Manager

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**AGENDA ITEM**

Hold a discussion and receive Council direction on the Draft Strategic Plan, *Embracing the Future, Corinth 2030*.

**AGENDA ITEM SUMMARY/BACKGROUND**

The City, Community Stakeholders, and Staff have been diligently working on the Strategic Plan since March of this year. This Plan is the City's guide to carry out the vision statement through the identification and prioritization of goals and objectives, future trends, and desired outcomes.

Recommended strategies and actions identified in the Plan include land development, infrastructure development, and economic development with the last step of an implementation schedule to achieve the plan's direction by 2030.

**RECOMMENDATION**

Staff is requesting direction from City Council on the Draft Strategic Plan of *Embracing the Future, Corinth 2030*.

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**Attachments**

Draft Strategic Plan

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# EMBRACING THE FUTURE

# CORINTH

# 2030

*Corinth, Texas*

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HERE'S HOW GREAT CITIES ARE MADE

DENSITY MULTIPLIES VALUE

SUBURBAN REMIX





# Welcome

TO OUR **COMMUNITY**

Home to just over 22,000 residents, Corinth is a growing community on Interstate Highway 35E with easy, convenient access to Dallas, Dallas-Fort Worth International Airport and other major destinations within the Metroplex. With remarkable demographics and a bright future, Corinth is a dynamic community for business, living and leisure.





# Message from the Mayor



I take great pleasure in presenting to you our City's strategic plan based on community input and future trends. This Plan signals to the DFW region, that Corinth is an innovative, future thinking, ready for business, high quality of life community.

Many hours have been invested in its creation, most of which were offered by volunteer citizens with a desire to contribute to the future of our community. In looking to the creation of this plan, we were careful to set up a process that would be driven by citizens, rather than elected officials or City staff.

I'd like to personally thank the residents, business owners, and our strategic development partners who have shared their thoughts on the future of our community and where we need to focus our efforts as a City. Citizens from all areas of the City contributed a great deal of their time developing the ideas and concepts that led to the creation of this plan.

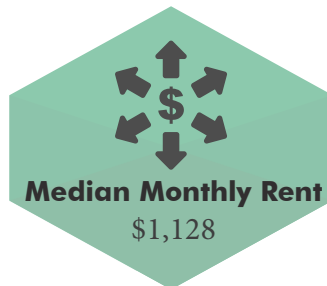
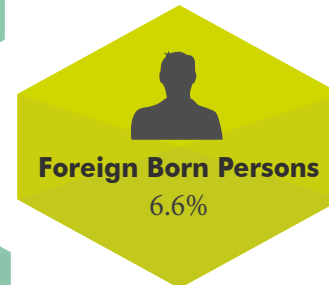
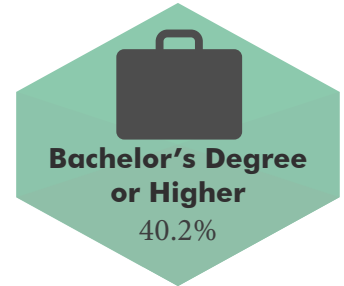
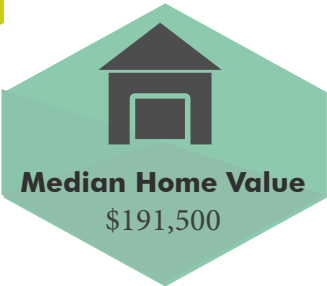
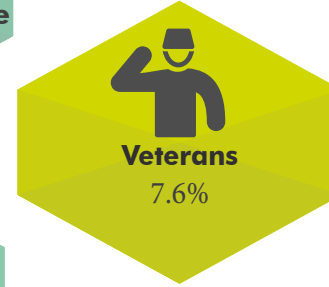
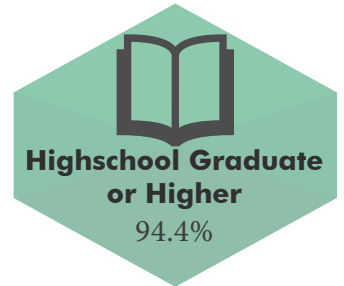
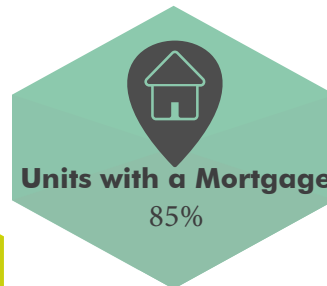
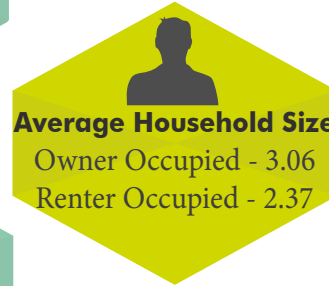
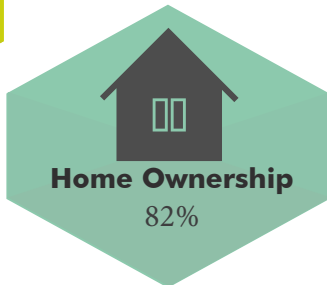
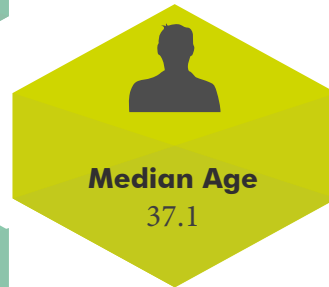
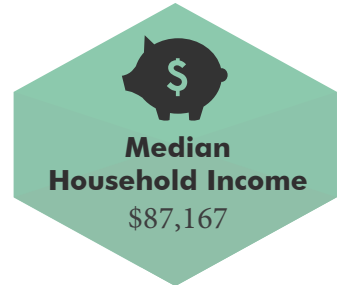
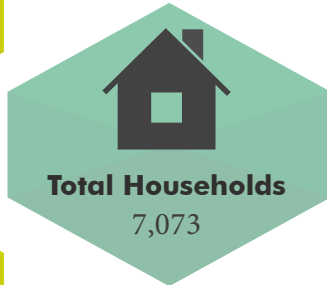
I expect this plan to serve as a guide and provide the Council, City staff, and citizens of Corinth with an in-depth list of things that we need to attend to before we undertake many of the requirements for us to finish the build out of Corinth. This strategic plan is an all-encompassing systematic approach that permits the current and future Councils the ability to best allocate the resources entrusted to us by our citizens. It will guide us in determining where to focus our efforts as a City and form the basis of our annual budgeting process. It will give us the ability to prioritize the actions that have to be taken in order to meet the overall goals that we need to fulfill in order to generate the results that the Citizens of Corinth expect and deserve.

We are committed to using the resources we have in ways that advance the priorities identified in the document that follows. Imagine the future we can create if we unite our efforts in advancing those things that our citizens have identified as most important! I look forward to joining with you in building that future.

Mayor Bill Heidemann

# CORINTH TODAY

## AT A GLANCE

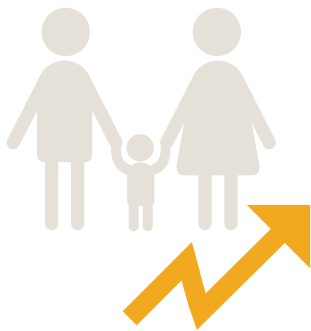


Sources: US Census 2010, ACS 2017, ASC 2012-2016, Towncharts.com

The primary purpose of this section is to gain an understanding of the potential impacts of various factors on the future growth and development of the City. By documenting the existing conditions, those involved in the planning process can identify the potential issues and opportunities, which is the basis for this Strategic Plan. This section's information comes from the City's recent STAR Community data, US Census data, and research and mapping to further examine the City's existing conditions.

# Community Indicators

Community Indicators including population, housing, quality of life, economic, transportation and land use elements give us a snapshot of the City of Corinth today. This picture, when combined with trends, community aspirations and commitments, help us to understand potentials for the city's future.



## Population Highlights

Corinth's current population of 21,152 represents a 6.1% growth since the 2010 Census. The city's population characteristics differ from the county and state in several significant ways.



# Population Growth.

Historically, the City's growth pattern mirrored the county's and in recent years, the City's growth has accounted for 2.5% to 3% of the county's total. Looking forward, projections for Corinth's population may consider, at least in part, the state's Denton County projections including reference to recent migration rates and to one-half of the same migration rates. The resulting population projections could range from 38,000 to 77,000 for 2030.

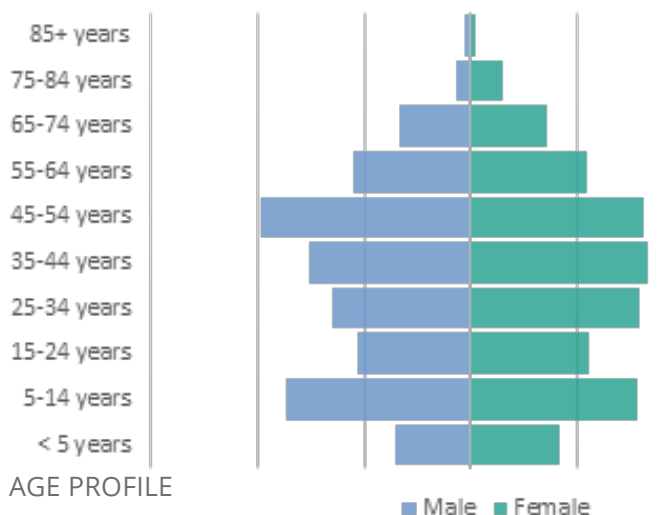
GROWTH RATE 1970 - 2017		
YEAR	DENTON COUNTY	CORINTH
1970-1980	89.0%	174.0%
1980-1990	91.0%	215.0%
1990-2000	58.3%	184.3%
2000-2010	53.0%	76.0%
2010-2017	26.2%	6.1%

Source: US Historical Census



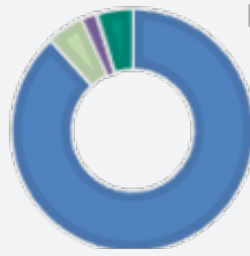
# Age.

Unlike national trends that show Generation Y and Baby Boomers making up the two largest age cohorts, in Corinth the largest age group is Generation X (45 to 54 years old). This group typically reads newspapers, watches television, and is digitally savvy. Members of this group are raising families while paying off student debt and taking care of their aging parents. See discussion after the housing highlights on Psychographic Segmentation. The school-age group (5 to 14 years old) is the second largest group. The City's age profile is an important consideration in evaluating future housing needs. Each of the age group has different residential housing product preferences.



Source: ACS 2012-2016

# Race and Ethnicity.



## RACE AND ETHNICITY

- White
- Black or African American
- American Indian
- Asian
- Two or More Races

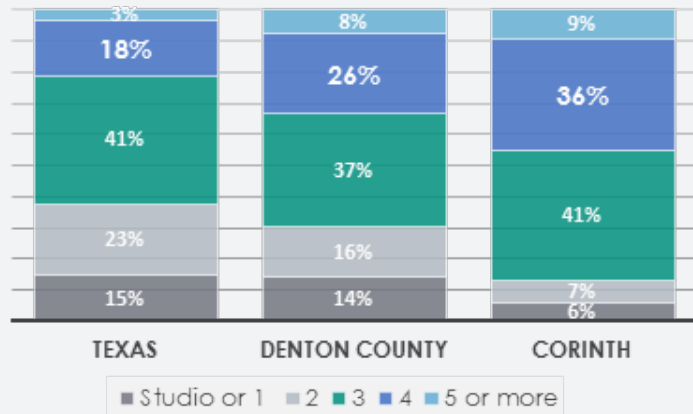
Source: [www.census.gov/quickfacts/corinthcitytexas](http://www.census.gov/quickfacts/corinthcitytexas)



# Housing.

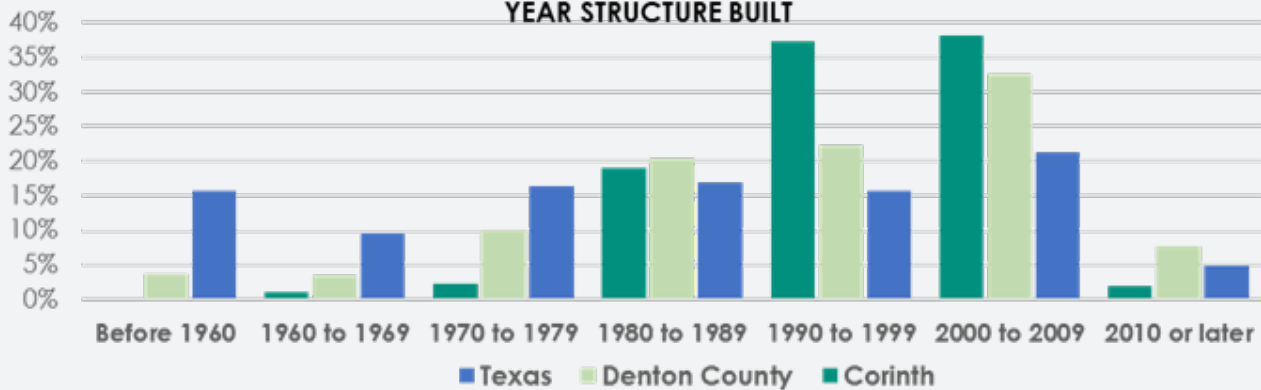


## NUMBER OF BEDROOMS



Source: [www.census.com](http://www.census.com)

## YEAR STRUCTURE BUILT

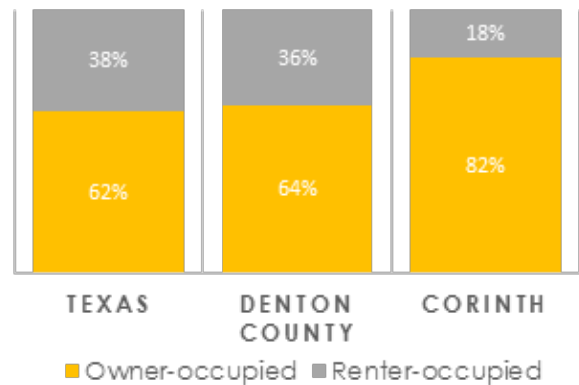


Source: [www.census.com](http://www.census.com)

There are an estimated 7,356 housing units in Corinth, an increase of approximately 616 units since the 2010 Census. Housing includes units built before the City's incorporation and recently built units. A majority of the City's housing was constructed between 1990 and 2009.

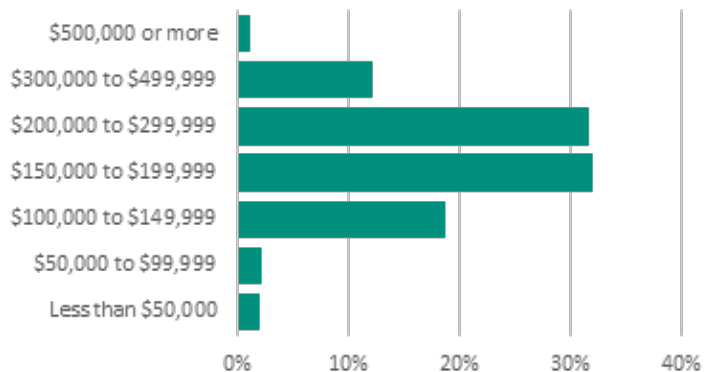
Like both the state and county, most of the City's housing is owner-occupied, single-family units; the City's percentage is significantly higher. The number of units in the housing units reflects the single-family focus; over 86% of the housing is single-family. With its total 12.6% of multi-family units, the City's total is much less than the county's 25.7% multi-family units and the state's 24.6%.

Housing in Corinth is more expensive than the overall state averages but lower than the county's. According to the last Census estimates, the median value of housing in the City is \$191,500. In recent real estate listings, the houses were listed at between \$189,000 and \$765,000. The number of bedrooms in a house often reflects housing values; Corinth's averages reflect more bedrooms than found elsewhere.



Source: www.census.com

#### OWNER-OCCUPIED HOUSING VALUES



Source: www.census.com

**HOUSING AFFORDABILITY**

Affordable housing is defined as having monthly housing costs of 30 or less percent of monthly household

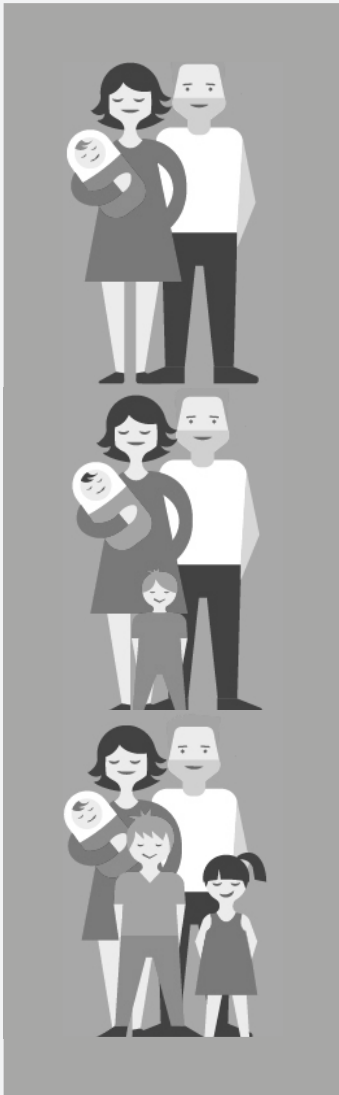
**AFFORDABLE OWNER-OCCUPIED HOUSING**

Corinth 73.5%

U.S. 73.3%

**AFFORDABLE RENTER-OCCUPIED HOUSING**

Corinth 39.5%



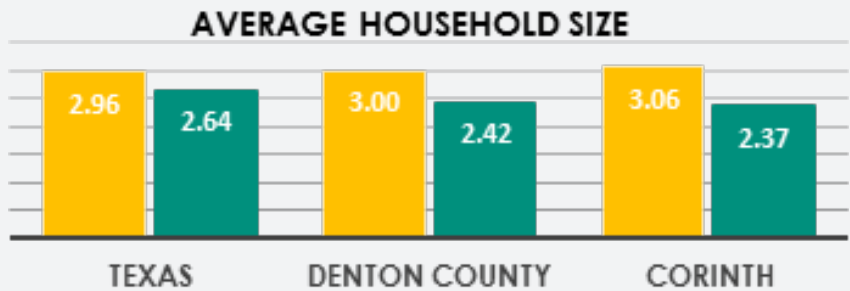
# Households.

THERE ARE AN ESTIMATED 7,073 HOUSEHOLDS IN CORINTH, AN INCREASE OF 10.1% SINCE THE 2010 CENSUS.

	2010 Census	2016 Estimate	2010-2016	
CORINTH	6,424	7,073	176	10.1%
DENTON COUNTY	224,840	265,790	40,950	18.2%
TEXAS	8,539,206	9,289,554	750,348	8.8%

Source: ACS 2012-2016

# Household Size.

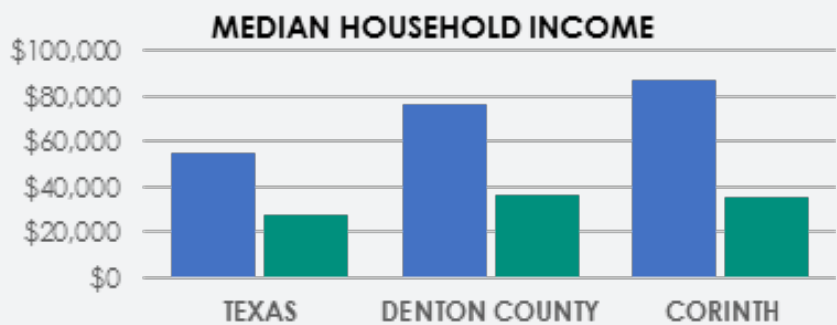


- Average household size of owner-occupied unit
- Average household size of renter-occupied unit

Source: ACS 2016

While the owner-occupied average household size in Corinth is higher than both Texas and Denton County, the renter-occupied average household size is lower than both Texas and Denton County.

Median household income in Corinth is approximately \$87,167, higher than the county's \$76,678 and significantly higher than the state median household income of \$54,727. Corinth's per capita income at \$35,165 is also higher than state and county per capita incomes.



- Median household income
- Per capita income in past 12...

Source: www.census.gov

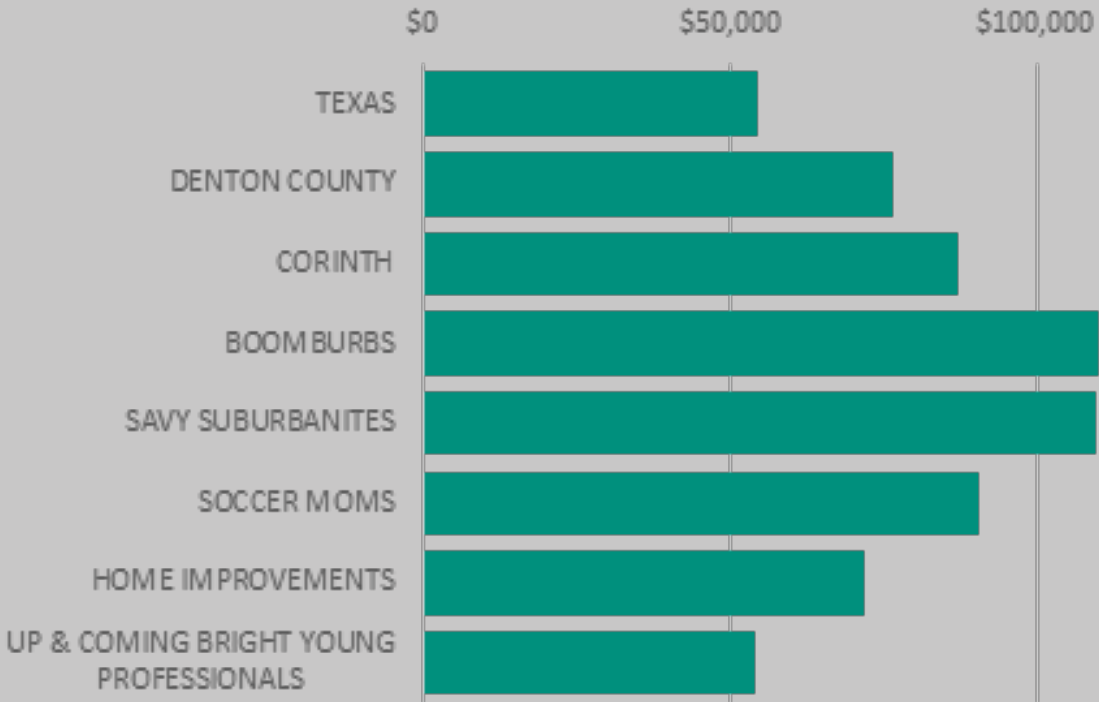
# Psychographic Segmentation

FOR THE PAST 30 YEARS, COMPANIES, AGENCIES, AND ORGANIZATIONS HAVE USED SEGMENTATION TO UNDERSTAND THEIR CONSUMER MARKETS TO MORE PRECISELY TARGET THEIR BEST CUSTOMERS AND PROSPECTS.

This lifestyle demographic story, from ESRI Tapestry Segmentation, is the type of background information we need to know about Corinth's population to better understand, predict and plan for the City's future. Mapping of the City of Corinth includes six segments.

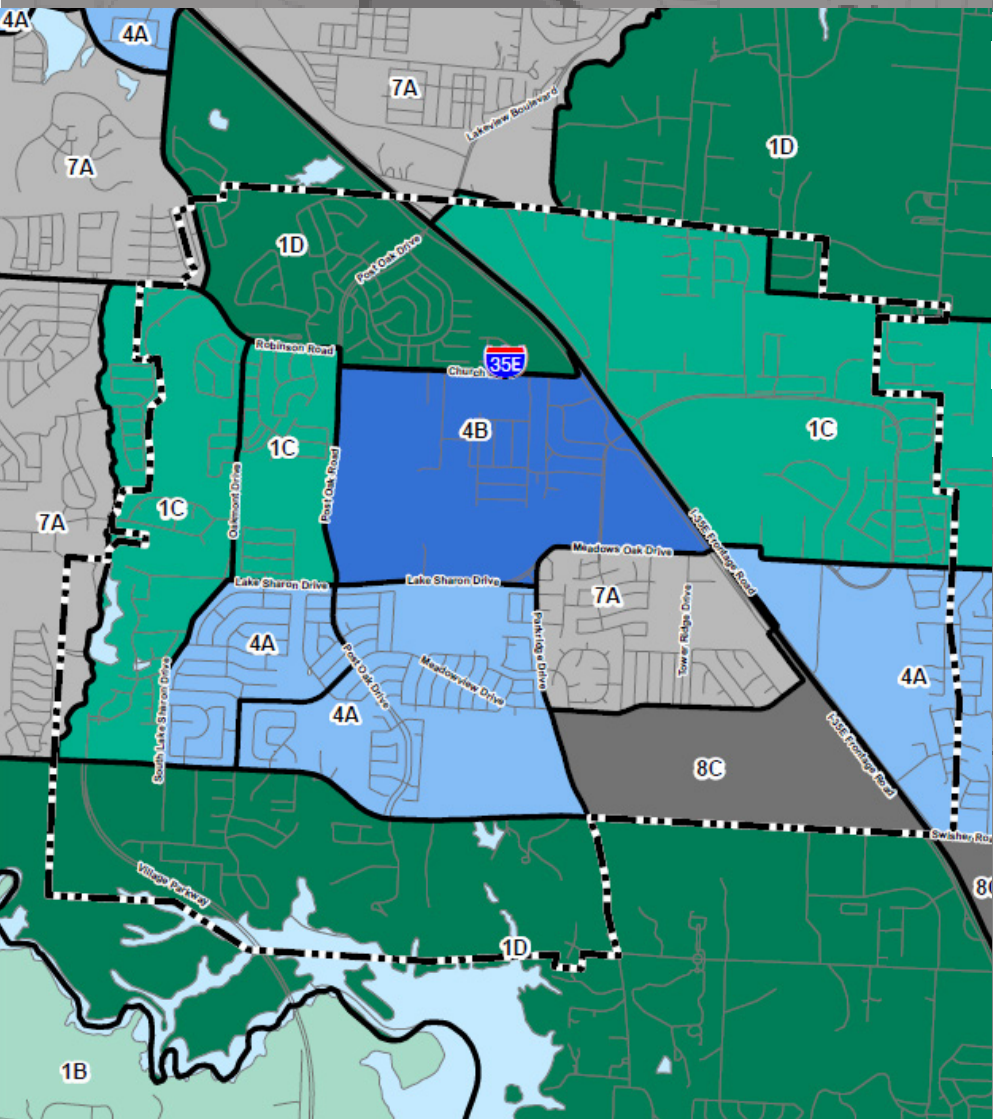
Segment information characterizes small areas within the City instead of a focus on City-wide data. For example, the average household size citywide is 2.94 but the average for the six segments range from 2.07 in the Soccer Mom's Segment to 3.25 in the Boomburb Segments. Overall current U.S. population prefers to live on

the periphery of large metropolitan areas, which makes Corinth the ideal choice for this population.



Source: ESRI Tapestry Data





Source: ESRI Tapestry Data

**Up and Coming** prefer new subdivisions while **Savvy Suburbanites** live in established neighborhoods, and **Home Improvement** families live in traditional single-family neighborhoods. The **Bright Young Professionals** differ from the others, preferring multi-family or townhouse housing.

A majority of the current population in Corinth are family households. **Boomburbs** and **Soccer Moms** families are married with children, **Savvy Suburbanites** are married with no children or older children, **Up and Coming** have young

families. More than half of the **Home Improvements** are married couple families, 12% are single parent families, and **Bright Young Families** are primarily couples. This information will assist the city in prioritizing youth-related community services.

Labor participation is high, with most households having two or more workers. This holds for **Soccer Moms**, for which two out of three households include 2+ workers.

All six segments except **Home Improvement** families are technologically savvy, own the latest

devices and understand how to use them efficiently, making technology an important trend for Corinth to consider and plan for.

Median Household Incomes vary among each other and from City, county and state averages: The segment information may be useful to the City as it addresses future community needs and facilities, furthering work completed in the STAR Communities program. As Corinth plans for population growth within each of these segments, the retail, commercial and other services that want these customers will follow them.



# BOOMBURBS WHO ARE WE?

THIS IS THE NEW GROWTH MARKET OF YOUNG PROFESSIONALS WITH FAMILIES TH...  
NEIGHBORHOODS ARE FULLY DEVELOPED. THIS IS AN AFFLUENT MARKET BUT WITH A...  
NEIGHBORHOODS, ALTHOUGH THE BOOM AND HOUSING MARKET ARE MORE SUBDUE...  
RUNNING START ON PROSPERITY.

## OUR NEIGHBORHOOD

**G**rowth markets are in the suburban periphery of large metropolitan areas.

Young families are married with children; average household size is 3.25.

Primarily single-family homes in new neighborhoods; 66% built since 2000.

Median home value is \$350,000.

Lower housing vacancy rate at 3.7%.

Home ownership is 84%, with the highest rate of mortgages, 71.5%.

The cost of affordable new housing comes at the expense of one of the longest commutes to work, over 30 minutes average.



AT HAVE OPTED TO TRADE UP TO THE NEWEST HOUSING IN THE SUBURBS. MOST OF THOSE  
HIGHER PROPORTION OF MORTGAGES. RAPID GROWTH STILL DISTINGUISHES THE BOOMBURBS  
ED NOW THAN IT WAS 10 YEARS AGO. RESIDENTS ARE WELL-EDUCATED PROFESSIONALS WITH A

**W**ell educated young professionals; 55% are college graduates.

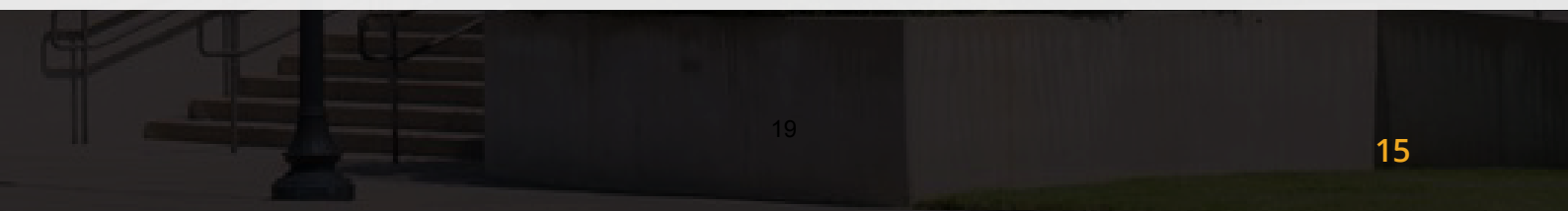
Unemployment is low at 3.3%; high labor force participation at 71.3%; most households have more than two workers.

Longer commute times from the suburban growth corridors have created more home workers.

They are well connected: they own the latest devices and understand how to use them efficiently; biggest complaints—too many devices and too many intrusions on personal time.

Median Household Income: \$113,400;  
Financial planning is well under way for these professionals.

Median Age: 34.0





# SAVVY SUBURBANITES WHO ARE WE?

SAVVY SUBURBANITES RESIDENTS ARE WELL EDUCATED, WELL READ, AND WELL CAPTURED. ADULT CHILDREN AT HOME. LOCATED IN OLDER NEIGHBORHOODS OUTSIDE THE URBAN CORE. THEY ENJOY THE ACTIVE PURSUIT OF SPORTS AND EXERCISE. THEY ENJOY GOOD FOOD AND THE A

**E**stablished neighborhoods (most built between 1970 and 1990) found in the suburban periphery of large metropolitan markets.

Married couples with no children or older children; average household size is 2.85.

91% owner occupied; 66% mortgaged.

Primarily single-family homes with a median value of \$362,900.

Low vacancy rate at 3.8%.



TALIZED. FAMILIES INCLUDE EMPTY NESTERS AND EMPTY NESTER WANNABES, WHO STILL HAVE  
BAN CORE, THEIR SUBURBAN LIFESTYLE INCLUDES HOME REMODELING AND GARDENING PLUS  
AMENITIES OF THE CITY'S CULTURAL EVENTS.

**E**ducation: 50.6% college graduates;  
77.6% with some college education.

Low unemployment at 3.5%; higher  
labor force participation rate at 67.9%  
with proportionately more 2-worker  
households at 62.2%,

Well-connected consumers that appreciate  
technology and make liberal use of it for  
everything from shopping and banking to  
staying current and communicating.

Informed shoppers that do their research  
prior to purchasing and focus on quality.

Median Age: 45.1

Median Household Income: \$108,700



# SOCCER MOMS WHO ARE WE?

SOCCER MOMS IS AN AFFLUENT, FAMILY-ORIENTED MARKET WITH A COUNTRY FLAVOR ENOUGH TO COMMUTE TO PROFESSIONAL JOB CENTERS. LIFE IN THIS SUBURBAN WILL THEY FAVOR TIME-SAVING DEVICES, LIKE BANKING ONLINE OR HOUSEKEEPING SERVI

## OUR NEIGHBORHOOD

**S**occer Moms residents prefer the suburban periphery of metropolitan areas.

Predominantly single family, homes are in newer neighborhoods, 34% built in the 1990s and 31% built since 2000.

Owner-occupied homes have a high rate of mortgages at 68%, and a low rate vacancy at 4%.

Median home value is \$257,400.

Most households are married couples with children; average household size is 2.97.

Most households have 2 or 3 vehicles; long travel time to work including a disproportionate number commuting from a different county.

Average Household Size: 2.97



R. RESIDENTS ARE PARTIAL TO NEW HOUSING AWAY FROM THE BUSTLE OF THE CITY BUT CLOSE  
DERNESS OFFSETS THE HECTIC PACE OF TWO WORKING PARENTS WITH GROWING CHILDREN.  
CES, AND FAMILY-ORIENTED PURSUITS.

## SOCIO-ECONOMIC TRAITS

**E**ducation: 40.5% college graduates;  
more than 72% with some college  
education.

Low unemployment at 3.8%; high labor  
force participation rate at 71%; 2 out of 3  
households include 2+ workers.

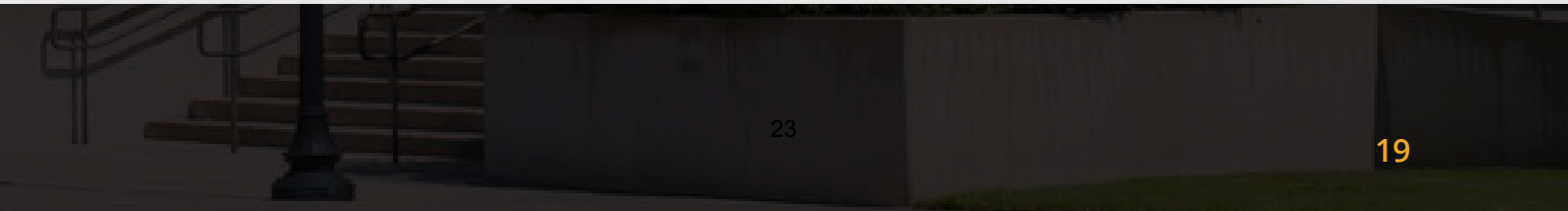
Connected, with a host of wireless devices  
from iPhones to tablets—anything that  
enables convenience, such as banking,  
paying bills, or shopping online.

Median household income: \$90,500

Median Age: 37.0

Well-insured and invested in a range of  
funds, from savings accounts or bonds to  
stocks.

Carry a higher level of debt, including first  
and second mortgages and auto loans.





# HOME IMPROVEMENT WHO ARE WE?

MARRIED-COUPLE FAMILIES OCCUPY OVER HALF OF THESE SUBURBAN HOUSEHOLDS. MOST ARE OWNER OCCUPIED, WITH ONLY ONE-FIFTH OF THE HOUSEHOLDS OCCUPIED BY RENTERS. EDUCATION LEVEL IS HIGH, WITH A LOT OF TIME ON THE GO AND THEREFORE EAT OUT REGULARLY. WHEN AT HOME, W

**T**hese are low density suburban neighborhoods.

Eight of every 10 homes are traditional single-family dwellings, owner occupied.

Majority of the homes were built between 1970 and 2000.

More than half of the households consist of married-couple families; another 12% include single-parent families.





OS. MOST HOME IMPROVEMENT RESIDENCES ARE SINGLE-FAMILY HOMES THAT ARE OWNER  
CATION AND DIVERSITY LEVELS ARE SIMILAR TO THE U.S. AS A WHOLE. THESE FAMILIES SPEND  
WEEKENDS ARE CONSUMED WITH HOME IMPROVEMENT AND REMODELING PROJECTS.

## SOCIO-ECONOMIC TRAITS

**H**igher participation in the labor force and lower unemployment than U.S. levels; most households have 2+ workers.

Average Household Size: 2.88

Median Age: 37.7

Median Household Income: \$72,100

Cautious consumers that do their research before buying; they protect their investments.

Typically spend 4–7 hours per week commuting, and, therefore, spend significant amounts on car maintenance (performed at a department store or auto repair chain store).

They are paying off student loans and home mortgages.

They spend heavily on eating out at both fast-food and family restaurants.

They like to work from home, when possible.



# UP AND COMING FAMILIES WHO ARE WE?

UP AND COMING FAMILIES IS A MARKET IN TRANSITION—RESIDENTS ARE YOUNGER, MORE AMBITIOUS, WORKING HARD TO GET AHEAD, AND WILLING TO TAKE SOME RISKS TO GET THERE. THEY ARE OPTIMISTIC. THEIR HOMES ARE NEW; THEIR FAMILIES ARE YOUNG. THIS IS OUR

**N**ew suburban periphery:  
new families in new housing  
subdivisions.

Building began in the housing boom of the 2000s and continues in this fast-growing market.

Single-family homes with a median value of \$194,400 and a lower vacancy rate.

Average Household Size: 3.14

Median Household Income: \$72,000

# FAMILIES



AND MORE MOBILE AND ETHNICALLY DIVERSE THAN THE PREVIOUS GENERATION. THEY ARE  
D ACHIEVE THEIR GOALS. THE RECESSION HAS IMPACTED THEIR FINANCIAL WELL-BEING, BUT  
ONE OF THE FASTEST-GROWING MARKETS IN THE COUNTRY.

## SOCIO-ECONOMIC TRAITS

**E**ducation: 67% have some college education or degrees

Hard-working labor force with a participation rate of 71% and low unemployment at 4.6%

Most households (61%) have 2 or more workers.

Careful shoppers, aware of prices, willing to shop around for the best deals and open to influence by others' opinions.

Seek the latest and best in technology.

Young families still feathering the nest and establishing their style.

Median Age: 31.4

Median Household Income: \$72,000



# BRIGHT YOUNG PRO WHO ARE WE?

BRIGHT YOUNG PROFESSIONALS IS A LARGE MARKET, PRIMARILY LOCATED IN URBAN AREAS. IT CONSISTS OF HIGHLY EDUCATED AND WORKING PROFESSIONALS. MORE THAN ONE OUT OF THREE HOUSEHOLDS ARE RENTERS WITH MORE RENTERS THAN HOMEOWNERS. MORE THAN TWO-FIFTHS OF THE HOUSEHOLDS ARE RENTERS. LABOR FORCE PARTICIPATION IS HIGH, GENERALLY WHITE-COLLAR WORK, WITH A MIX OF OCCUPATIONS. INCOME, MEDIAN HOME VALUE, AND AVERAGE RENT ARE CLOSE TO THE U.S. VALUES. 1

**A**pproximately 57% of the households rent; 43% own their homes.

Household type is primarily couples, both married and unmarried, with above average concentrations of both single-parent and single-person households.

Multiunit buildings or row housing make up 56% of the housing stock (row housing, buildings with 5–19 unit; 43% built 1980–99).

Average rent mirrors the U.S.

Lower vacancy rate is at 8.2%

# PROFESSIONALS



ON THE OUTSKIRTS OF LARGE METROPOLITAN AREAS. THESE COMMUNITIES ARE HOME TO YOUNG, SINGLE-ADULTS WHOSE AGE IS UNDER THE AGE OF 35. SLIGHTLY MORE DIVERSE COUPLES DOMINATE THIS MARKET SEGMENT. HOUSEHOLDS LIVE IN SINGLE-FAMILY HOMES; OVER A THIRD LIVE IN 5+ UNIT BUILDINGS. LABOR FORCE PARTICIPATION RATE IS HIGHER THAN THE U.S. RATE. MEDIAN HOUSEHOLD INCOME IS \$54,000. CONSUMERS ARE UP ON THE LATEST TECHNOLOGY. THEY GET MOST OF THEIR INFORMATION FROM THE INTERNET. CONCERN ABOUT THE ENVIRONMENT IMPACTS THEIR PURCHASING DECISIONS.

**E**ducation completed: 35% with some college or an associate degree, 33% with a bachelor's degree or higher.

Unemployment rate is lower at 4.7% and labor force participation rate of 72% is higher than the U.S. rate.

Median household income: \$54,000

These consumers are up on the latest technology.

They get most of their information from the Internet.

Concern about the environment impacts their purchasing decisions.

# QUALITY OF LIFE INDICATORS

## “BEST NEIGHBORHOODS: NO. 8 CORINTH IS A ‘HIDDEN JEWEL’ OF LAKE AREA”

EACH COMMUNITY HAS ITS OWN PRIORITIES IN DEFINING QUALITY OF LIFE, OFTEN INCLUDING SAFETY, HEALTH, EMPLOYMENT OPPORTUNITIES, GOOD SCHOOLS, AFFORDABLE HOUSING, HOUSING CHOICE, AND THE EASY ACCESS TO PARKS, GROCERY STORES, RESTAURANTS, ENTERTAINMENT AND COMMUNITY VENUES THAT FACILITATE COMMUNITY COHESION<sup>1</sup>. HOUSING HIGHLIGHTS ARE ADDRESSED IN A PREVIOUS SECTION.

### SAFETY

Corinth is rated as the 15th safest<sup>2</sup> city in Texas. Safety considerations include the number of crimes and the number of fatal crash rates per 10,000 persons.

SAFETY	Corinth	Denton	Flower Mound	Lake Dallas	Lewisville	U.S.
Crimes	● 196	● 196	● 197	● 196	● 198	261
Crash Rate	● 3.3	● 5.6	● 2.7	● 3.9	● 3.7	6.8

### HEALTH

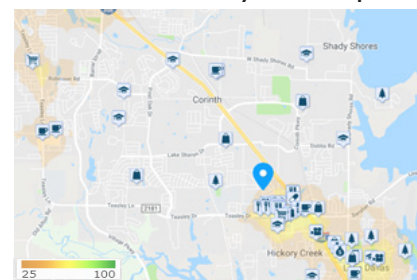
Factors including access to recreational opportunities were rated the same for these cities. For other factors, Corinth is among the top U.S. performers.

HEALTH	Corinth	Denton	Flower Mound	Lake Dallas	Lewisville	U.S.
% who smoke	● 14%	● 18%	● 15%	● 15%	● 17%	20%
% obese	● 22%	● 28%	● 22%	● 22%	● 28%	29%

### WALKABILITY

This metric addresses several factors including sidewalks. The city has 38.8 miles of sidewalks along its arterials and collectors. ADA accessibility, street trees and travel speeds are considered. Walk Score also measures these pedestrian friendliness metrics and adds points based on the distance to amenities. Walkability scores vary from 3 to 44, with the higher score closer to the areas zoned commercial, Denton and Lake Dallas. On a scale of 0 to 100, Corinth’s overall walkability score is 11.

Corinth TX - Walkability Score Map



<sup>1</sup> Data sources include the STAR Community data for Corinth, the AARP Livability Index ([livabilityindex.aarp.org](http://livabilityindex.aarp.org)) and WalkScore.org

<sup>2</sup> The City of Corinth has been recognized as the 15th Safest City in Texas by the National Council for Home Safety and Security. This ranking was determined using the most recent FBI Crime Report, which shows a violent crime rate of 1.69 per 1,000.



**COMMUNITY CHARACTER AND COHESION**

Corinth’s character is unique and diverse, including “natural beauty and friendly, homespun atmosphere.” As Corinth continues to evolve, it is important to continue focusing on preserving the City’s positive aspects, encouraging development that is designed to be conscious of and sensitive to its surroundings and strengthening the existing sense of community.

Community cohesion can be enhanced by a commons destination within a community where people can gather. They include parks, community venues (99% of residents live within a mile of a community

venue<sup>3</sup>), grocery stores and farmers markets, restaurants and entertainment. Mixed uses, which allow for a variety of compatible land uses to be in close proximity to one another, also contribute.

**SCHOOLS**

Corinth’s K-12 students attend schools in the Lake Dallas Independent School District and the Denton Independent School District.

Corinth’s proximity to colleges and universities has been important to its development.

Within 20 miles of Corinth, there are six colleges offering a bachelor’s degree. The nearest colleges are Texas Woman’s University (enrollment

15,688) and University of North Texas (enrollment 38,145), both about seven miles from Corinth; 28 colleges are within 50 miles. In addition, the City is home to North Central Texas College (enrollment 3,800).

“CORINTH EQUALLY EMBRACES ITS BUDDING REPUTATION AS A COMMUNITY WITH SMALL TOWN APPEAL AND ITS EMERGING ROLE AS AN ENGINE FOR SUSTAINABLE GROWTH.” -EDC SPOTLIGHT

	Corinth	Denton	Flower Mound	Lake Dallas	Lewisville	U.S.
Access to grocery stores + farmers markets	● 0.1	● 1.2	● 0.5	● 0.0	● 1.0	0.0
Parks w/in ½ mile	● 0.1	● 0.6	● 0.9	● 0.3	● 1.1	0.0
Mixed Use (0-1)	● 0.68	● 0.67	● 0.66	● 0.76	● 0.76	0.70

School	Students
Hawk Elementary	691
Corinth Elementary	576
Crownover Middle	939
Lake Dallas High	1299

<sup>3</sup> Corinth City Hall, Corinth Community Park North, Corinth Community Park South, North Central Texas College, Lake Dallas High School First Baptist Church, Thousand Hills Church, Lake Sharon Community Center, Antioch Fellowship Church, Victory Life Church and the Woods Community Center

# ECONOMIC HIGHLIGHTS

LOCATED ON THE INTERSTATE 35E CORRIDOR, 21 MILES FROM DFW INTERNATIONAL AIRPORT, 35 MILES FROM DOWNTOWN DALLAS AND 42 MILES FROM DOWNTOWN FORT WORTH, CORINTH'S ECONOMY AND RESIDENTIAL MARKET WILL CONTINUE BENEFITTING FROM THESE CONNECTIONS. IT IS ESTIMATED THAT APPROXIMATELY 89,808 JOBS THAT ARE ACCESSIBLE WITHIN A 45-MINUTE DRIVE (U.S. MEDIAN IS 32,699).

## INDUSTRIES

The top four industries where people in Corinth work are:

- Education and health care
- Retail trade
- Professional
- Scientific and management

The top four are the same for the county but in a different order:

- Education and health care
- Professional
- Scientific and management
- Retail trade

Number of Businesses: 13,606

(4% Annual Growth)

## COMMUTE TO WORK

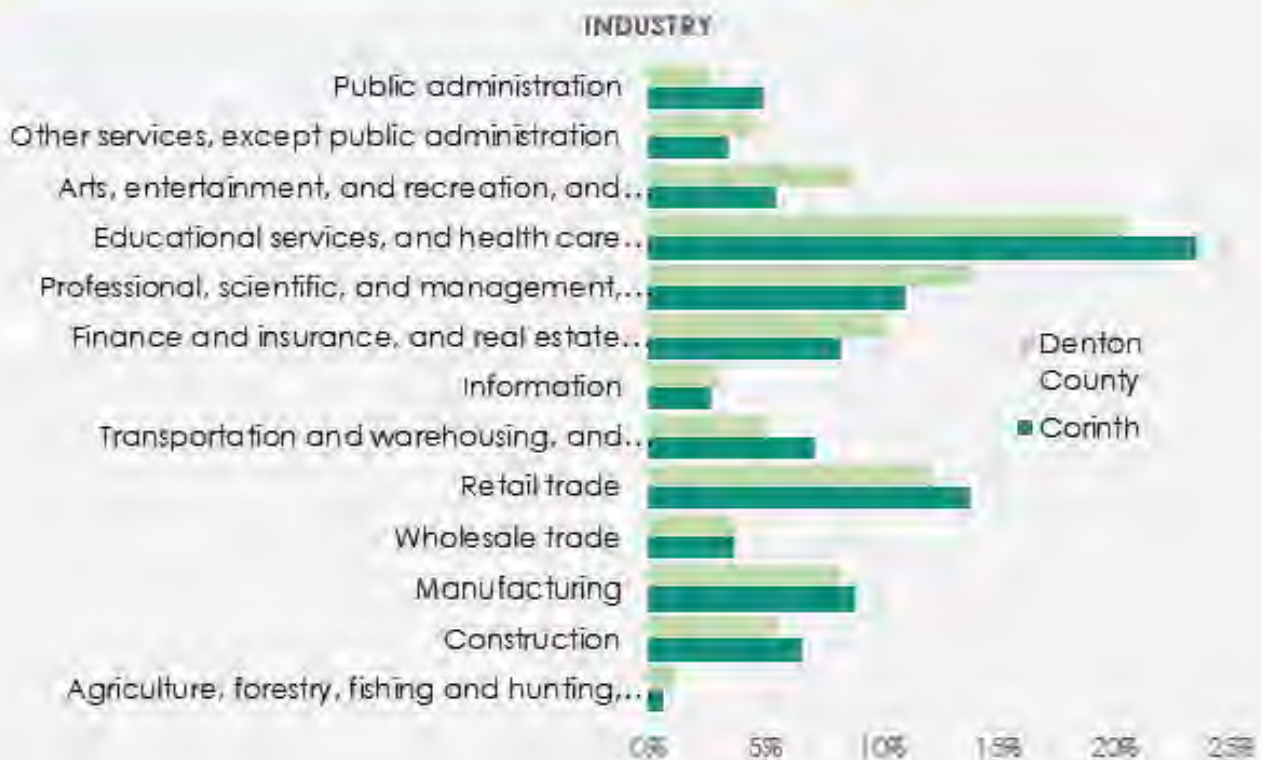
Most of Corinth's commuters travel in a car alone. Mean commute time is almost 32.8 minutes but many commuters are spending much less time in the car.

## RETAIL TRADE

Corinth has higher retail sales per capita than county, state or national totals. Ranked against all Texas cities, sales per capita rank higher than its population rank.

## WORK FORCE

Approximately 73% of Corinth's adult population is in the labor force. This percentage is comparable to the county's percentage and 11% higher



Source: www.census.com



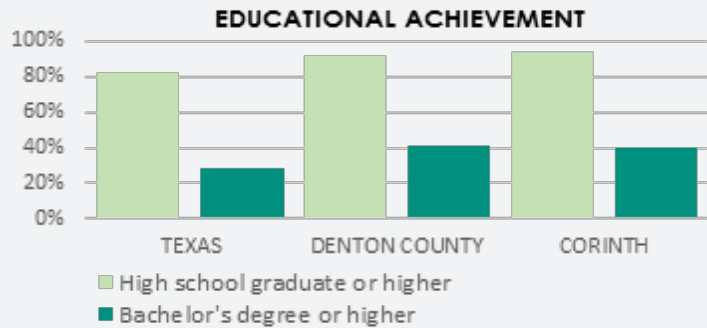
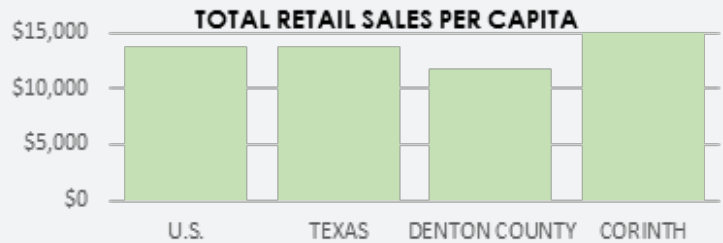
than the state's. The county enjoys a 3.3% unemployment rate (2017)<sup>4</sup>, a rate that is lower than all surrounding counties.

**EDUCATIONAL ATTAINMENT**

Educational attainment of Corinth's residents/labor force is another important factor affecting its economy. The City has a well-educated work force; 53% of residents over age 25 have a college degree, another 25% has some college but no degree and 19% has a high school diploma and no college.

**OCCUPATIONS**

In 2012, Corinth had an estimated 1,676 firms or businesses within the city. "Management, business, and financial" with 2,361 employees is the most popular occupation, 769 employees more than the next group, "Office and administrative support".



OCCUPATIONS		Total
Management, business, science, and arts	Management, business, and financial	2,361
	Computer, engineering, and science	758
	Education, legal, community service, arts, and media	1,344
	Healthcare practitioner and technical	537
Service	Healthcare support	69
	Protective service	216
	Food preparation and serving related occupations	347
	Building and grounds cleaning and maintenance	215
	Personal care and service	235
Sales and office	Sales and related occupations	1,536
	Office and administrative support	1,592
Natural resources, construction, and maintenance	Construction and extraction	457
	Installation, maintenance, and repair	321
Production, transportation, and material moving	Production occupations	323
	Transportation occupations	459
	Material moving occupations	130

Source: U.S. Census and Bureau of Labor Statistics

<sup>4</sup><https://geofred.stlouisfed.org>

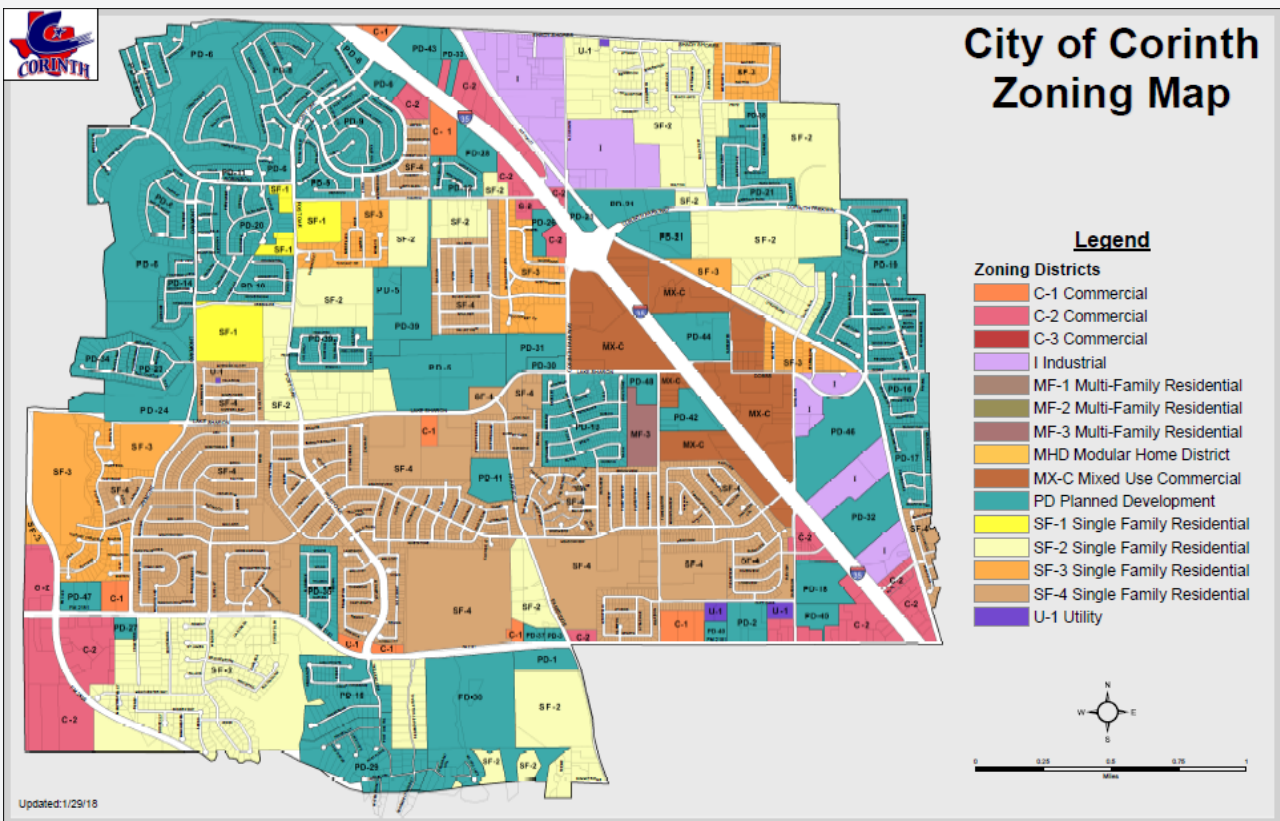


# LAND USE HIGHLIGHTS

ANALYZING CURRENT LAND USE AND ZONING SHOW SOME INTERESTING OPPORTUNITIES AND LIMITATIONS FOR CORINTH'S FUTURE. RESIDENTIAL LAND USE ACCOUNTS FOR THE LARGEST PORTION OF LAND WITHIN THE CITY. EVERYTHING IS EITHER ZONED PLANNED DEVELOPMENT OR ONE OF THE FOUR SINGLE-FAMILY ZONING CATEGORIES, WITH MUCH OF IT ALREADY DEVELOPED OR COMMITTED TO DEVELOPMENT.

## Non-residential development in the City is focused in three locations.

- **Central Commercial** This area is located along I-35E. Uses in this area include institutional, car dealerships, office, hotels, and related uses. Most of the City's mixed-use zoning is also concentrated along I-35E south of Corinth Parkway. Much of this commercial area is currently underutilized but there is redevelopment interest. The new Millennium project is generating attention to this area. Additionally, the development of transit to this area should see it developed as the center of the City in the future, both locationally and from land use perspective.
- **Industrial** Two areas in the City are zoned and planned for industrial uses. Both lie east of I-35E. The northerly one lies east of Denton Katy Trail and south of West Shady Shores Road. Current uses are primarily storage facilities; much of the area is undeveloped. The southerly area is generally bound by FM 2181 on the south, Quail Run Dr. to the west and Denton Katy Trail to the east and north. The Denton County Electric Co-Op is located here and is considering a mixed-use campus type development on their undeveloped parcels.
- **Southwest Commercial** This area is located at the intersection of FM 2181 and FM 2499. This area is largely vacant but developing at the intersection; proposed uses include convenience stores, a CVS, grocery store, and a fast food restaurant.



# Corinth 2030

## VISION STATEMENT

A GROWING COMMUNITY THAT IS CONVENIENTLY LOCATED, DELIVERS OUTSTANDING SERVICES, ENGAGES ITS RESIDENTS, AND HAS A GOOD MIX OF HIGH QUALITY RETAIL, RESTAURANT, AND ENTERTAINMENT.

This statement symbolizes the community’s hopes and desires for the future of Corinth. It was:

1. Crafted over a two-day workshop by residents, business owners, elected/appointed City officials, stakeholders/partners, and City staff;
2. Validated through a citywide survey; and finally
3. Evaluated by a development focus group and the City Council.

The following discussion outlines the Goals and Objectives that have been identified to achieve this vision. It also addresses the future trends and existing constraints that the City will need to manage, as well as the assets and opportunities that can help achieve this vision.

### Goals and Objectives:

The community identified common themes, future trends, constraints and opportunities for achieving the City’s overall vision. These were used to develop the Goals and Objectives in this section.

### Common Themes identified in order of priority:

1. Good retail, sit-down restaurants, events and entertainment in the City

2. New revenue streams/additional tax base
3. Infrastructure overhaul/investment – transportation and broadband
4. Citizen engagement and proactive government
5. Regional cooperation (especially the Lake Cities)
6. Big City center (with a central green, open “gathering” space)

### Future Trends identified in order of priority:

1. Trust in Government (Defined as the citizens’ belief in their elected officials and City Hall to make decisions in their citizens’ collective best interest)
2. Infrastructure Overhaul (Defined as improvements to roadways, water, sewer, drainage, and other aspects in the City)
3. Digital Citizens (Defined as those who use the Internet regularly and effectively)
4. Citizen Engagement (Defined as the majority of citizens who participate in City-related meetings and events)
5. Fiscal Uncertainty (Defined as too little money/taxes collected for too many needs)
6. City-to-City Collaboration (Defined as cooperative service provisions and policymaking within the Lake Cities and beyond)



**Constraints identified in order of priority:**

1. Lack of a sustainable, forward-thinking plan for the City’s growth and investment in development and infrastructure projects
2. Lack of quality development/growth
3. Decision makers not adapting or responding to future trends in real estate markets and commercial uses
4. Lack of financial stability in municipal government
5. Lack of a draw for younger population and entrepreneurs to locate in Corinth
6. Lack of identity

**Opportunities (assets) identified in order of priority:**

1. Attract unique places to shop, eat and play in Corinth (Location: in center of Denton County, and adjacent to IH-35)
2. More quality tax revenue and a stronger financial position (IH-35)
3. Potential quality development (majority high income households; diverse socio-economics; and a range of diverse neighborhoods)
4. The City grows together – an engaged citizenry (responsive and willing Council and staff)

These themes, trends, constraints and opportunities led to the identification of three major goals and respective objectives for the City to address NOW in order to achieve its 2030 vision. These Goals and Objectives are:

**Goal 1: Attracting quality residential and non-residential development**

**Objectives/Desired Outcomes:**

- Enhance the quality of life for existing residents
- Attract new residents and businesses to Corinth
  - Ensure availability of water and sewer to attract/serve new development
  - Create a contextual multimodal transportation system to attract/serve new development
  - Invest in bringing high-speed internet capabilities to the City to attract high quality developments
- Reduce the burden on single-family residents of providing municipal services
  - Create a diversity and increase in tax base by attracting new commercial developments and higher density residential

**Background:**

This goal addresses the following common themes - good retail, sit-down restaurants, events and entertainment in the City, new revenue streams/additional tax base, infrastructure overhaul/investment (transportation and broadband, and Big City center (with a central green, open gathering space).

The identified future trends that could affect the implementation of strategies to achieve this goal and objectives are – Trust in Government, Infrastructure Overhaul, Citizen Engagement, Fiscal Uncertainty, as well as City-to-City Collaboration.

The identified constraints that will need to be addressed to achieve this goal include a lack of:

- sustainable, forward thinking plan for the city’s growth and investment in development and infrastructure projects;
- quality development/growth and a draw for younger population and entrepreneurs to locate in Corinth;
- future land use plan;
- financing/economic development strategy to pay for development projects.

Another constraint that is crucial to address for achieving this goal is to ensure that the decision makers adapt and respond to future trends in real estate markets and commercial uses.

The identified opportunities and assets that will help achieve this goal are location, proximity to IH-35, existence of high-income households, and responsive and a willing Council and staff.

This goal had **unanimous support in terms of investing tax dollars** in strategies that will assist in implementing the plan to meet the goal during both the developer workshop and the elected officials workshop.

**Goal 2: Citizen engagement and proactive government****Objectives/Desired Outcomes:**

- Improve the quality of the city policies, programs, and services
  - Create ownership by involving the people that will be directly affected by the decisions
- Increase feelings of helpfulness and responsibility
  - Create a transparency that shows a return on investment from tax dollars; and
  - Decrease feelings of alienation and anonymity to improve overall quality of life in the City

**Background:**

This goal addresses the following common themes – citizen engagement and proactive government.

The identified future trends that could affect the implementation of strategies to achieve this goal and objectives are – Trust in Government, Digital Citizens, Citizen Engagement, and Fiscal Uncertainty.

The identified constraints that will need to be addressed to achieve this goal are lack of a consensus on the goal and reasons for citizen engagement.

The identified opportunities and assets that will help achieve this goal are responsiveness and a willing Council and staff.

This goal **did not get unanimous support in terms of investing tax dollars** in strategies that will assist in implementing the plan to meet the goal during both the developer workshop and the elected officials workshop.

**Goal 3: Regional cooperation (especially the Lake Cities)****Objectives/Desired Outcomes::**

- Provide services that may otherwise not be possible due to cost and/or jurisdiction (e.g. drainage, stream restorations, roadway construction/alignments across cities)
- Reduce service costs for the residents through cost sharing for projects with common benefits with cities in the region

**Background:**

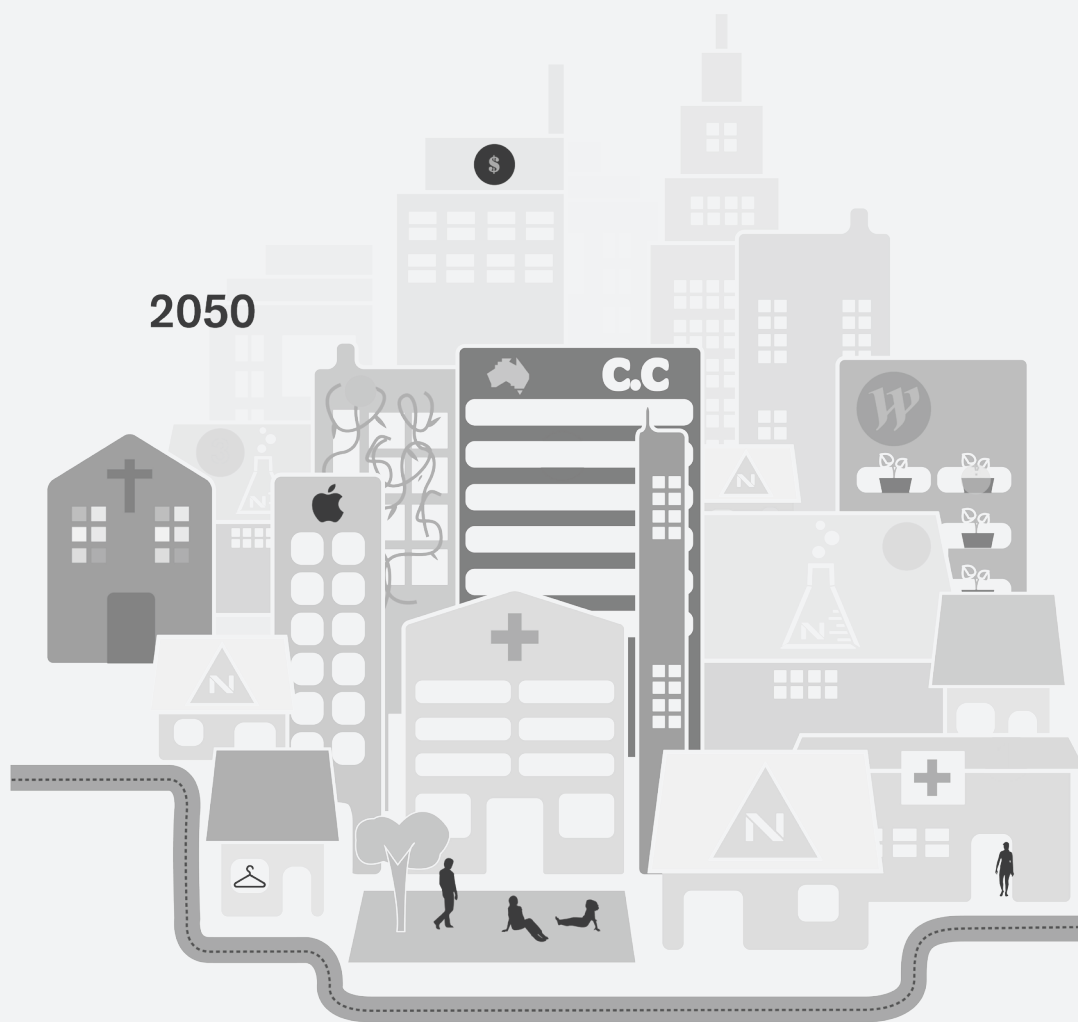
This goal addresses the following common themes - infrastructure overhaul/investment (transportation and broadband, and regional cooperation (especially the Lake Cities).

The identified future trends that could affect the implementation of strategies to achieve this goal and objectives are – Infrastructure Overhaul, and City-to-City Collaboration.

The identified constraints that will need to be addressed to achieve this goal include a lack of a consensus on goals the City would like to achieve through regional cooperation, and a lack of a sustainable, forward-thinking plan for the City’s growth and investment in development and infrastructure projects.

The identified opportunities and assets that will help achieve this goal are location and a willing Council and staff.

This goal had the least support in terms of investing tax dollars in strategies that will assist in implementing the plan to meet the goal during both the developer workshop and the elected officials workshop.



## Pathway to 2030

THE PLAN AS A MEANS OF ACHIEVING THE VISION IS ONLY AS GOOD THE IMPLEMENTATION. IMPLEMENTATION DEPENDS UPON THE STAKEHOLDERS' APPETITE TO INVEST IN THE STRATEGIES AND ACTIONS TO ACHIEVE THE IDENTIFIED GOALS. THIS SECTION WILL LAYOUT THE STRATEGIES AND ACTIONS TO ADDRESS GOAL 1: ATTRACTING QUALITY RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT, AS THIS WAS SUPPORTED BY ALL STAKEHOLDERS – THE RESIDENTS, DEVELOPMENT COMMUNITY, AND THE ELECTED OFFICIALS, THESE SHOULD BE TREATED AS THE CITY'S SHORT-TERM PRIORITIES TO BE IMPLEMENTED IN THE NEXT FIVE YEARS.

**T**his section will also address strategies to achieve Goal 2 and Goal 3. However, as there was not a consensus regarding investing in these goals at this time, these can be addressed as long-term priorities to be looked at five years from today.

The recommended strategies and actions have been divided into three areas – Land Development, Infrastructure Development, and Economic Development.

- **Land development** strategies include policies that will determine the use of land and the aesthetics for all public and private development in town
- **Infrastructure development** strategies relate to physical infrastructure such as water,

sewer, roadways and drainage, as well as funding related policies and policies that relate to human capacity building

- **Economic development** strategies are those that relate to activities that will ultimately increase tax revenues in Town

The Pathway to 2030 section also includes an implementation chart that recommends the sequence of actions that will result in the highest return on investment of tax dollars in achieving the City's vision.



# STRATEGIES AND A

## GOAL 1: ATTRACTING QUALITY RESIDENTIAL

### LAND DEVELOPMENT

**Strategy 1:** Simplify the zoning map by evaluating all Planned Development (PD) zoned properties in the City and consider codifying all PDs as a part of the development code.

*Actions* This can be achieved through:

- a. a complete development regulation (zoning and subdivision ordinance) update; or
- b. as a standalone diagnostic analysis; and
- c. budgeting the respective amount for this project in the 2018-2019 budget and/or divide the funding between two budget years.

*Why?* Currently the City's zoning map shows a number of PDs which signals a complicated development environment to site selectors and developers. It implies that development is allowed through negotiations which to developers means more time and if they can find a comparable location with straight zoning they will develop there.

*When?* If the City wants to consider this as a part of a complete development regulation update then it should be done after all city plans (land use, parks, mobility, and infrastructure) have been updated; or it can

be done immediately as a standalone diagnostic analysis.

**Strategy 2:** Ensure that all rezoning and land development requests are decided based on the updated land use plan and development regulations.

*Actions* This can be achieved through:

- a. actions of the Planning and Zoning Commission, City Council, Board of Adjustments, and Economic Development Corporation.
- b. staff reports to the City Council and these Boards and Commissions must recommend actions based on City's adopted plans and regulations; and
- c. at least 85% of City Council and the City's Boards and Commissions actions must follow City's plans and regulations.

*Why?* Developers and site selectors investigate a City's prior development decisions to evaluate if the city officials follow their plans and regulations. If the City makes majority decisions based on their plans and not the politics and citizen opinion of that date, it signals stability and certainty for investment. This encourages developers to choose one City over another where the market may be stronger, but decisions



# ACTIONS

## LAND AND NON-RESIDENTIAL DEVELOPMENT



are not consistent.

*When?* This should be followed on development related cases that are presented to the City Council and City's Boards and Commissions.

**Strategy 3:** Update the City's Comprehensive Plan to determine the appropriate uses, types of developments, densities, and locations in the City.

*Actions* This can be achieved through:

- a. a complete comprehensive plan update that includes land use, parks & trails, infrastructure assessment, mobility, livability chapters/elements; or
- b. as a standalone land use plan; and
- c. budgeting the respective amount for this project in the City's annual budget and/or divide the funding between two to three budget years.

*Why?* City's current comprehensive plan is almost a decade old. The types of uses and locations for those uses shown in the 2010 plan are outdated in the new reality created by the growth in the region and the future trends in the area. Updating city plans signal the City's desire for development to the site selectors and developers. They usually look at City plans as a site due diligence step and old plans signal lack of interest and investment in development from the City.

*When?* This should be the first task towards achieving this goal as investing tax dollars based on proper planning gives the City a greater chance of achieving

the highest return on its investment.

**Strategy 4:** Update the City's development regulations (zoning and subdivision ordinances, impact fees) to align with the updated land use plan and provide higher flexibility in regulations than the traditional ordinances.

*Actions* This can be achieved as:

- a. part of a complete regulation (zoning & subdivision /UDC) update; or
- b. as a diagnostic analysis (both zoning & subdivision ordinances) with amendment recommendations for staff to accomplish in house; and
- c. budgeting the respective amount for this project following the land use plan update.

*Why?* City's current zoning relates to the 2010 comprehensive plan which is almost a decade old and does not respond to the new trends in development. Updating these ordinances to allow flexibility in the regulations will incentivize developers to build the type of desired developments in Corinth.

*When?* This should be done immediately following the land use plan update to give the City a greater chance of achieving the highest return on its investment.



# STRATEGIES AND A

## GOAL 1: ATTRACTING QUALITY RESIDENTIAL

### INFRASTRUCTURE DEVELOPMENT

**Strategy 1:** Update the City's Thoroughfare Plan and mobility policies in Chapter 3 of the 2010 Comprehensive Plan to align with the updated land use plan.

- Actions* This can be achieved:
- a. as a part of a complete comprehensive plan (existing Chapter 3) update; or
  - b. as a standalone citywide mobility plan; and by
  - c. budgeting the respective amount for this project as a part of, or immediately following the land use plan update.

*Why?* Quality developments occur when land use and adjacent roadways complement each other. This in planning terms is called context sensitive street design. Currently, Corinth's thoroughfares are based on moving automobiles efficiently, however, research shows that high value/quality developments occur around multi-modal roadways.

*When?* Mobility plan (whether as a part of the Comprehensive Plan, standalone master plan, or an update of existing Chapter 3) needs to be conducted at the same time as the land use plan update to ensure a greater chance of achieving the highest

return on City's investment.

**Strategy 2:** Analyze and update the infrastructure assessment in Chapter 7 of the 2010 Comprehensive Plan, and the Water/Waste Water improvement plan adopted with ordinance 17-03-02-02 in March 2017 to align with the updated land use plan.

- Actions* This can be achieved:
- a. as a part of a complete comprehensive plan; or
  - b. as a standalone infrastructure plan; or
  - c. as a basic review of existing infrastructure plans for economic and land development projects that the City will be pursuing in the short-term; and by
  - d. budgeting the respective amount for this project as a part of the land use plan update; or once the rate of development in the City has increased to a level that requires a complete update of impact fees.

*Why?* The site selectors and developers look at these future planned investments to make development decisions way in advance. Currently the City's infrastructure plan is based on the assessment in the 2010 Comprehensive Plan and the

# ACTIONS

## LAND AND NON-RESIDENTIAL DEVELOPMENT



2016 land use assumptions. This may not convey an accurate picture of the types of developments the City is looking for and where once the land use is updated to accommodate the new densities and development types.

*When?* Infrastructure plan (whether as a part of the Comprehensive Plan, standalone master plan, or a review of existing system and plan) needs to be conducted after the land use plan update and/or following the adoption of an economic development strategy/plan.

**Strategy 3:** Develop a Capital Improvement Program (CIP) to fund the infrastructure and mobility projects, parks and open space projects, and create funding for economic development incentives to support private development with public infrastructure.

*Actions* This can be achieved:

- a. as a part of a complete comprehensive plan (land use, parks and trails, infrastructure assessment, mobility, livability) update in the implementation section; or
- b. as a standalone Capital Improvement Program (CIP)
  - by contracting with a consultant to create a strategy & project identification (city staff handling the public engagement and citizen approval); or
  - by contracting with a

consultant to create a strategy, project identification, public engagement, and citizen approval; and

- c. budgeting the respective amount for this project as a part of, or immediately following the various plan updates.

*Why?* CIP plans signal the level of City's desire for quality development to the site selectors and developers. They usually look at City's CIP plans to decide their level of investment and the design and quality of the development.

*When?* CIP Plan needs to be a part of every plan update and be implemented as one of the initial steps in attracting quality development by incentivizing private investment and to ensure a greater chance of achieving the highest return on City's investment.

**Strategy 4:** Create a Tax Increment Reinvestment Zone (TIRZ) and use its bonding capacity to invest in infrastructure projects to use as an incentive to promote private investment in high-quality built environment.

*Actions* This can be achieved immediately following the land use plan update in the following manner:

- a. City Council to decide the boundaries of the district;
- b. City Manager to hire a consultant to develop the financing plan for this district;
- c. City Manager to direct city staff or hire a consultant to develop the



# STRATEGIES AND A

## GOAL 1: ATTRACTING QUALITY RESIDENTIAL

### INFRASTRUCTURE DEVELOPMENT - CONTINUED

- d. City staff to follow the steps shown in the “How To – TIRZ creation timeline” flowchart in the appendices of this plan to establish the TIRZ;
- e. City Manager and/or City staff to work with the City Attorney, Economic Development Corporation, and City Council to sell TIRZ bonds if and when needed.

*When?* TIRZ is only effective if it is established before development occurs while the property values are lower to allow for the TIRZ fund to grow as development occurs. Therefore, it is imperative for the City to establish TIRZs immediately following and/or even during the preparation of land use plan, as soon as the areas where the City wants to incentivize development are identified.

*Why?* Special financing districts incentivize developers to build higher quality developments in upcoming markets and to increase their level of investment in a development.

### ECONOMIC DEVELOPMENT

**Strategy 1:** Reorganize the Economic Development Department and associated negotiation and incentive development functions similar to the other cities in DFW metroplex and according to the best practices so that the developers know what to expect and provide clarity to those looking to invest in the City.

development function to be a part of the Development Services function with one reporting authority in City Hall (either a City Manager or an Assistant City Manager) for the following functions - planning, economic development, and permitting (staff time).

*Actions* The following actions will be required to achieve this strategy:

- a. Restructure the economic

- b. Create and publish a development guide that outlines all development related processes of the City in an easy to read,

# ACTIONS

## COMMERCIAL AND NON-RESIDENTIAL DEVELOPMENT



graphic layout (can be done in-house or by contracting a marketing/graphic consultant).

- c. Enhance the existing economic development website and advertising materials to signify the City's interest in attracting quality developments when a site selector/developer is conducting research.

*Why?* Site selectors/developers expect to seal staff level negotiations with the highest-level decision-making staff before proceeding to Board and Council approvals. This is easier if all City departments/functions involved in development have the same reporting structure so that policies from each of these departments are consistent with each other (for example, planning/design standards can deter a development that economic development function is trying to incentivize; or a developer may have a deadline in order to qualify for an economic development incentive that the permitting function timeline would not allow, etc.);

A clear and concise development guide creates certainty for private investment, thereby encouraging development.

A website is the first step in drawing attention of potential investors in the City. A high quality and transparent, easy to read website shows developers and site selectors that the City wants high quality developments and is willing to invest in development.

*When?* The City can address these actions

at any time but should do so prior to approaching strategic high-profile developers and businesses to ensure a strong and positive first impression.

**Strategy 2:** Develop a Retention Program to keep the businesses that are already in Corinth.

*Actions* The following actions will be required at a minimum to develop a strong retention program:

- a. Create a comparative summary of the top five retention programs in the State of Texas by asking TEDC for recommendations.
- b. Develop a data spreadsheet for all existing businesses to include business name, ownership, location, taxable values (Property, BPP, and Sales tax), property size (land and building), lease information if rented, list of business needs, information regarding contact by City staff (who, when, about what, follow-up actions taken, next scheduled visit).
- c. Set up a quarterly schedule for economic development staff to visit with each business in the City at least once.
- d. Economic development staff to set up a regular schedule of events such as networking events, meet and greet with Board and Council members, and developer roundtables to engage and serve the existing businesses in the City.

*Why?* The existing businesses are already contributing positively to the



# STRATEGIES AND A

## GOAL 1: ATTRACTING QUALITY RESIDENTIAL

### ECONOMIC DEVELOPMENT - CONTINUED

City's tax base and make great ambassadors and advertisement when recruiting new businesses to the City. Retention program also gives a higher return on investment than the expansion (new business recruitment) program.

*When?* The City should make development of a strong retention program a priority. This can be done as a part of the economic development work plan and be launched as an FY 2018-2019 initiative.

**Strategy 3:** Conduct a target industry study to identify the types of developments that Corinth's market can support and also identify the gaps if any for the types of developments the City wants to attract.

*Actions* This can be achieved:

- a. as a part of a land use plan or as a standalone study; and
- b. by budgeting this amount as a part of, or immediately following the land use update.

*Why?* Target Industry Study is different from a typical Retail Study or a Market Analysis in that it helps understand the types of industries that the City should invest in attracting

based on the availability of the following in and around the City - workforce characteristics, existing services and businesses, types and modes of transportation, etc. in addition to the typical demographic and traffic information used in traditional market analysis and/or retail studies. This study informs a City's investment in attracting the types of industry/developments that will result in the highest return on investment and can also provide a gap analysis regarding the types of industry/developments that the City may want to attract but does not have existing assets to do so currently.

*When?* Target Industry study will be most effective if undertaken prior to developing the City's Business Development program and either as a part of, or simultaneously with the land use plan.

**Strategy 4:** Develop a strategic approach to attracting new businesses and developments to the City through a well-defined Business Development Program.

*Actions* To address this strategy successfully the City will need to follow the actions below:

- a. Clarify the City's economic



development policies in the form of easy to find and simple language and as a graphic representation to inform developers ahead of time of the process and specific development metrics that the development proposal will need to meet in order to qualify for each available incentive (content can be developed in house by economic development staff).

- b. Develop specific incentive packages for the industries identified through the Target Industry Study or through working with Brokers and publish these on the redesigned website also in easy to find and understand language and as a graphic representation (content can be developed in house by economic development staff).
- c. Create a list of businesses/developments related to identified target industries to contact and a timeline and consistent schedule for economic development staff to make these contacts (in house by economic development staff).
- d. Identify the conferences where the identified target industries would be present and budget for City staff to attend these:
  - Staff attending must have scheduled at a minimum five meetings with prospective

target industries prior to the beginning of the conference to ensure that the City receives a return on its investment (in house by economic development staff);

- Consider having a booth to advertise the City at strategic conferences (such as TEDC, ICSC, NLC, NAIOP, TREC, ULI etc.) as and when the budget allows (depends upon the conference chosen).

*Why?* A strategic approach as described above ensures a higher return on investment of tax dollars, as well as results in a higher ability for the City to negotiate and attract higher quality developments as opposed to a “go for everything we see/want” approach.

*When?* A Business Development program will be most effective if undertaken after the target industry study and the economic development website and advertising materials have been developed.



# STRATEGIES AND A

## GOAL 2: CITIZEN ENGAGEMENT AND PROACT

### LAND DEVELOPMENT

**Strategy 1:** Invest in assisting Corinth's citizens understand the City processes, participate in these processes, and help the City staff with identifying solutions for any issues that arise in their neighborhoods.

**Actions:** This strategy can be achieved by working with the established neighborhood associations, informal neighborhood groups and stakeholders identified by City staff and consultants that are hired to work on the City's long-range plans and studies.

**Why?** Citizens that feel connected with their city government are the best ambassadors for attracting prospective businesses and residents.

**When?** The City can address this strategy as a part of the public engagement and visioning processes used to identify citizen needs and desires with various plans and studies undertaken as a part of implementing this Strategic Plan.

### INFRASTRUCTURE DEVELOPMENT

**Strategy 1:** Invest in building human infrastructure that supports citizen input, engagement, outreach, and volunteering.

**Actions** This can be achieved by:

- Developing a communication plan that centers around Council members, EDC members, and City Management connecting with residents through events like "coffee with the Mayor" and family-oriented community events such as July 4th celebration and Pumpkin Palooza.
- Create a neighborhood academy to connect closely with residents and HOAs

- hire an intern to research best practices for neighborhood organization/empowerment program and
- identify people from the community to champion this program.
- c) Hire a planner or designate a staff member to establish a formal neighborhood planning program in the City and serve as a liaison.
  - identify neighborhoods and help them establish neighborhood associations and gain 501 c3 status,
  - assist established HOAs



# ACTIONS

## ACTIVE GOVERNMENT



with working on developing neighborhood events/get together programs for their members/neighborhoods.

- Consider employing a vista volunteer for community outreach in the Lake Cities area to address engagement and social needs.

*Why?* Businesses and residents look at the City's neighborhood and community structure

when they make location and investment decisions, as a city's citizen involvement infrastructure signals the quality of life in a city.

*When?* This would be a long-term goal as there is not a consensus in the City Council at present on investing tax dollars in this strategy but should be considered again in five years or as and when the City has budget and personnel that could be used to implement these actions.

## ECONOMIC DEVELOPMENT

**Strategy 1:** Support projects and programs that show prospective businesses and residents that Corinth is a welcoming City with commitment to open communication and diversity.

*Actions* The action steps that will help achieve this strategy are:

- a) Identify locations and funding for conceptual design and construction of a public square/plaza and/or large public gathering places for City events and fairs.
- b) Enhance City's website to develop innovative ways to disseminate information to citizens;
- c) Develop a phone bank and let residents know how to sign up for phone calls and text blasts;
- d) Reach out to DDTCU staff, and UTA and UNT Public Administration Program for student volunteers to assist with specific projects, such as canvassing National Night Out even to let attendees know how to sign up for text blasts, or similar projects.

- e) Hire an event coordinator on the city staff to increase community events such as movie nights, music festivals, city picnics etc. and assist the City Secretary to manage volunteers and Board activities.
- f) Support developing new and enhancing existing ways of open governance and citizen engagement through innovative methods.

*Why?* These actions enhance and support the City's brand and signify a higher quality of life, which is an important element when prospective businesses and residents are buying when they make a decision to invest in a City.

*When?* This would be a long-term goal as there is not a consensus in the City Council at present on investing tax dollars in this strategy but should be considered again in five years or as and when the City has budget and personnel that could be used to implement these actions.



# STRATEGIES AND A

## GOAL 3: REGIONAL COOPERATION (ESPECIAL

### LAND DEVELOPMENT

**Strategy 1:** Invest in updating the citywide land use and infrastructure plans

cities and regional entities like NCTCOG, and TXDOT to fund these projects.

**Actions** This strategy can be achieved by:

**Why?**

Corinth will be able to provide services and infrastructure at a lower cost due to regional cost sharing.

- a. identifying and prioritizing infrastructure projects that would require regional cooperation; and
- b. working with neighboring

**When?**

The City can address this strategy as a part of the future land use plan/comprehensive plan update.

### INFRASTRUCTURE DEVELOPMENT

**Strategy 1:** Partner with neighboring cities and regional entities to invest in building infrastructure that supports regional growth and development.

for grants to design and/or build the identified infrastructure.

**Actions** This can be achieved by:

**Why?**

Corinth will be able to provide services and infrastructure at a lower cost due to regional cost sharing.

- a) Investing in long-range land use and infrastructure plan updates to identify regional infrastructure needed to achieve Corinth's vision for 2030.
- b) Taking a leadership role in creating a regional development task force.
- c) Partnering with UNT or UTA to identify and apply

**When?**

This would be a long-term goal as there is not a consensus in the City Council at present on investing tax dollars in this goal but should be considered again in five years or as and when the City has budget and personnel that could be used to implement these actions.



## ECONOMIC DEVELOPMENT

**Strategy 1:** Support projects and programs that show prospective businesses and residents that Corinth is a regional leader in this part of DFW metroplex.

**Actions** The action steps that will help achieve this strategy are:

- a) Taking a leadership role in creating a regional development task force.
- b) Enhancing the City's website to market Corinth's regional co-operation and activities to prospective businesses and residents.
- c) Identify new and enhance existing ways of regional cooperation through innovative methods.

*Why?*

These actions enhance and support the City's brand and signify higher quality of life which is an important element when prospective businesses and residents are buying when they make a decision to invest in a City.

*When?*

This would be a long-term goal as there is not a consensus in the City Council at present on investing tax dollars in this strategy but should be considered again in five years or as and when the City has budget and personnel that could be used to implement these actions.





# Implementation Schedule





[www.stantec.com](http://www.stantec.com)

Email: [shai.roo@stantec.com](mailto:shai.roo@stantec.com)



**CONSENT ITEM 1.**

**City Council Regular and Workshop Session**

**Meeting Date:** 10/18/2018

**Title:** September 20, 2018 Workshop Session

**Submitted For:** Kim Pence, City Secretary

**Submitted By:** Kim Pence, City Secretary

**City Manager Review: Approval:** Bob Hart, City Manager

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**AGENDA ITEM**

Consider and act on minutes from the September 20, 2018 Workshop Session.

**AGENDA ITEM SUMMARY/BACKGROUND**

Attached are the minutes from the September 20, 2018 Workshop Session. The minutes are in draft form and are not considered official until formally approved by the City Council.

**RECOMMENDATION**

Staff recommends approval of the September 20, 2018 Workshop Session minutes.

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**Attachments**

Minutes

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

On this the 20<sup>th</sup> day of September 2018 the City Council of the City of Corinth, Texas met in 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  
Sam Burke, Mayor Pro-Tem  
Lowell Johnson, Council Member  
Scott Garber, Council Member  
Tina Henderson, Council Member  
Don Glockel, Council Member

**Members Absent:**

None

**Staff Members Present:**

Bob Hart, City Manager  
Kimberly Pence, City Secretary  
Guadalupe Ruiz, Human Resource Director  
Curtis Birt, Fire Chief  
Debra Walthall, Chief of Police  
Cody Collier, Public Works Director  
Melissa Dolan, Recreation Coordinator  
Shea Rodgers, Technology Services Manager  
Ben Rodriguez, Planning and Development Manager  
George Marshall, City Engineer  
Helen-Eve Liebman, Planning and Development Director  
Jason Alexander, Economic Development Corporation Director  
Lee Ann Bunselmeyer, Director of Finance and Administrative Services  
Lori Levy, Senior Planner  
Melissa Cranford, Messer, Rockefeller, & Fort

**Others Present:**

Tom Winterburn, City Representative, DCTA  
Raymond Suarez, President, DCTA

**CALL TO ORDER:**

**Mayor Heidemann called the meeting to order at 5:30 p.m.**

**WORKSHOP BUSINESS AGENDA:**

**1. Discuss Regular Meeting Items on Regular Session Agenda, including the consideration of closed session items as set forth in the Closed Session agenda items below.**

**Tom Winterburn introduced Raymond Suarez, President of Denton County Transportation**

**Authority (DCTA).**

Raymond Suarez is the President for the Denton County Transportation Authority. Suarez was previously the Chief Operating Officer at DCTA, and he was responsible for developing, organizing, and directing the implementation and operation of the agency's transportation and maintenance services and functions for the A-train and bus system.

Suarez is a proven transit operations and technology leader with more than 30 years of experience in the public and private sector. Prior to DCTA, he served as Chief Administrative Officer for the Trinity Railway Express (TRE), in which he oversaw aspects of TRE contracts, safety, operations, maintenance, and capital programs. During his tenure, Suarez developed the agency's annual budget, managed the TRE's long range capital investment program and state of good repair model, and worked with the regional transit agencies to ensure adherence to annual authorizations. He also worked with regional partners to develop a 10-year cash flow for TRE, DCTA and Trinity Metro in support of the new regional operations and maintenance solicitation.

Prior to the TRE, Suarez served in multiple leadership roles within the transit and technology industries, including Dallas Area Rapid Transit (DART), Reactrix Systems, General Dynamics, Superconducting Supercollider and Trans Industries, Vultron Inc.; and provided consulting services for various companies throughout his career.

**Raymond Suarez, President DCTA** - I hope to bring all my experience around business development and I think there is a wonderful opportunity with the potential of adding a rail station here and certainly looking at extensions north and south in the future and would be happy to come here and give you an update in the future but just wanted to say hello and look forward to working with you.

**There was no discussion on Regular Session Agenda items.**

**Mayor Heidemann reconvened the Workshop at 5:38 p.m. \*See Closed Session.**

**CLOSED SESSION**

The City Council will convene in such executive or (closed session) to consider any matters regarding any of the above agenda items as well as the following matters pursuant to Chapter 551 of the Texas Government Code.

**Section 551.071.** (1) Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer; and/or (2) a matter in which the duty of the attorney to the government body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflicts with chapter 551.

**Council met in Closed Session from 5:40 p.m. until 6:27 p.m.**

a. MCM Contract, including water line stabilization.

**Section 551.072.** To deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

**Council met in Closed Session from 5:40 p.m. until 6:27 p.m.**

a. Consider acquisition of Right-of-way at 1708 Post Oak Drive.

b. Consider acquisition of Right-of-way at 2101 Lake Sharon Blvd.

**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.

a. City Manager evaluation

**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.**

**Mayor Heidemann reconvened the Workshop Session at 6:29 p.m.**

**Mayor Heidemann read the names of individuals being nominated for reappointment/appointment to the City Boards, Commissions, and Committees. Nominations will take place during the Regular Session at 7:00 p.m.**

**Bob Hart, City Manager** - currently the Finance Audit Committee has six members on it. Two citizens, two Councilmembers, the City Manager and the Finance Director. We would modify that to go from six members to five members, two citizens, two Councilmembers and the Mayor. The Mayor becomes a permanent position and the other four have term limits. The three voting members are the two Councilmembers and the Mayor. We will bring the Ordinance back to you on October 4<sup>th</sup> but you can do the appointments to that board tonight along with the other appointments.

**ADJOURN:**

Mayor Heidemann adjourned the meeting at 6:35P.M.

**AYES:** All

Meeting adjourned.

Approved by Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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Kimberly Pence, City Secretary  
City of Corinth, Texas

**CONSENT ITEM 2.**

**City Council Regular and Workshop Session**

**Meeting Date:** 10/18/2018

**Title:** September 20, 2018 Regular Session

**Submitted For:** Kim Pence, City Secretary

**Submitted By:** Kim Pence, City Secretary

**City Manager Review: Approval:** Bob Hart, City Manager

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**AGENDA ITEM**

Consider and act on minutes from the September 20, 2018 Regular Session.

**AGENDA ITEM SUMMARY/BACKGROUND**

Attached are minutes from the September 20, 2018 Regular Session. The minutes are in draft form and are not considered official until formally approved by the City Council.

**RECOMMENDATION**

Staff recommends approval of the September 20, 2018 Regular Session minutes.

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**Attachments**

Minutes

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

On this the 20<sup>th</sup> day of September 2018 the City Council of the City of Corinth, Texas met in Regular 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  
Sam Burke, Mayor Pro-Tem  
Lowell Johnson, Council Member  
Scott Garber, Council Member  
Tina Henderson, Council Member  
Don Glockel, Council Member

**Members Absent:**

None

**Staff Members Present:**

Bob Hart, City Manager  
Kimberly Pence, City Secretary  
Guadalupe Ruiz, Human Resource Director  
Curtis Birt, Fire Chief  
Debra Walthall, Chief of Police  
Cody Collier, Public Works Director  
Melissa Dolan, Recreation Coordinator  
Shea Rodgers, Technology Services Manager  
Ben Rodriguez, Planning and Development Manager  
George Marshall, City Engineer  
Helen-Eve Liebman, Planning and Development Director  
Jason Alexander, Economic Development Corporation Director  
Lee Ann Bunselmeyer, Director of Finance and Administrative Services  
Lori Levy, Senior Planner  
Melissa Cranford, Messer, Rockefeller, & Fort

**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. Pastor Wayne Weathered with Victory Life Church delivered the invocation and led in the Pledge of Allegiance and Texas Pledge.**

**PRESENTATION:**

**Receive a presentation and award presentation to the City of Corinth Public Works Department for receiving accreditation from the American Public Works Association.**

The American Public Works Association (APWA) serves professionals in all aspects of public works - a fact that sets it apart from other organizations and makes it an effective voice of public works throughout North America. With a worldwide membership more than 30,000 strong, APWA includes not only

personnel from local, county, state/province, and federal agencies, but also private sector personnel who supply products and services to those professionals.

The purpose of the accreditation program is to provide a means of formally verifying and recognizing public works agencies for compliance with the recommended practices set forth in the Public Works Management Practices Manual. It is a voluntary, self-motivated approach to objectively evaluate, verify and recognize compliance with the recommended management practices. The objectives of the accreditation program are to:

- create impetus for organization self-improvement and stimulate general raising of standards
- offer a voluntary evaluation and education program rather than government-regulated activity
- recognize good performance and provide motivation to maintain and improve performance
- improve public works performance and the provision of services
- increase professionalism
- instill pride among agency staff, elected officials and the local community

The Corinth Public Works Department achieved accreditation on July 30, 2018. Corinth was recognized at the National APWA Conference in Kansas City Missouri on August 28th for this achievement and becoming the 144th city in the nation and the 11th city in Texas to achieve this goal. Further, Corinth was recognized as a record holder for the quickest completion from application submittal to completion in the program. With completion in only six months in a program that is allowed up to three years for full completion. Corinth became the topic of an accreditation meeting where several cities were shocked by our ability and sought staff suggestions on how to achieve their goal in the same manner. Corinth staff represented our city very well and we are now nationally recognized as leaders and pace setters in the world of APWA with several cities stating they would be reaching out to us for direction in the coming year.

We are very proud of our accomplishment but more so in our team here in Corinth. This accomplishment would not have happened without the incredible support from all departments and representation we had and brought to the challenge. We in Public Works share this and thank every department and employee who assisted us far beyond expectations. This fact also impressed our four site evaluators from around the country who said they had never seen such teamwork and showing of support from any other city. We are proud of this achievement, our staff, our city and hope you are as well.

### **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.

**John Moore, Legal Shield, 155 W. Overly Drive, Lake Dallas** - Legal Shield offers a portfolio of services as a voluntary employee benefit to protect the legal rights and identities of families, small businesses, employees and commercial drivers. The reason I am here is to make the Council aware and talk to the decision makers in the City about offering these services as a voluntary benefit.

### **PUBLIC HEARING:**

- 1. TO HEAR PUBLIC OPINION REGARDING A REQUEST FROM THE APPLICANT, PETER KAVANAGH, AUTHORIZED REPRESENTATIVE FOR THE PROPERTY OWNER, NORTH CENTRAL TEXAS COLLEGE, FOR A SPECIFIC USE PERMIT TO ALLOW A VERIZON CELLULAR TOWER AND EQUIPMENT ON AN APPROXIMATELY 384 SQUARE FOOT LEASE SPACE OUT OF AN APPROXIMATELY 34.33-ACRE TRACT OF LAND SITUATED IN THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 915 AND MORE PARTICULARLY DESCRIBED AS NORTH CENTRAL TEXAS COLLEGE ADDITION, NO. 2, LOT 1R, BLOCK A, IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. (THIS PROPERTY IS LOCATED ON THE NORTH CENTRAL TEXAS COLLEGE CAMPUS, NORTH OF WALTON ROAD, EAST OF N. CORINTH PKWY).**

**Lori Levy, Senior Planner** - A one hundred twenty-five-foot (125') Verizon Wireless Telecommunication Tower and associated equipment cabinets near the cell tower is proposed on an approximately 384 sq. ft. lease space in the south end of the parking lot of the North Central Texas College campus. The monopole, cellular tower will be concealed within a flag pole similar to those, as shown in the attached photo renderings that have been installed in other communities.

An existing parking space in the parking lot of the college campus near the proposed lease space is being designated for the Verizon lessee and will also serve as an area for a portable generator for maintenance of the cell tower and equipment. An 8' solid masonry brick screening wall, painted to match the college building will screen the equipment cabinets on three sides and allow access to the equipment via metal paneled gates.

Access to the cell tower and equipment will be provided via a new 15' Access Easement from the existing driveway off Corinth Parkway and into the parking lot. A new 12' Access Road will be constructed within the existing parking lot area within a new 15' Access Easement to provide connection and access to the lessee space from the existing parking lot. A new 10' Utility Easement is also being provided for servicing the equipment. All easements are to be dedicated by separate instrument.

A Verizon Wireless Cellular Tower and Equipment was previously proposed at a different location on the North Central Texas College property off of Walton Road. This proposal was not recommended for approval, as it was in an inappropriate location and would have impeded future development of that remaining parcel. The applicant also had not turned in a completed application. The monopole tower that was previously proposed was similar; however, a flag was not proposed for the monopole at that time.

The previous proposal was unanimously denied by the City Council at the March 15, 2018 meeting.

A public hearing was held at the August 27, 2018 Planning and Zoning Commission meeting. One speaker (property owner adjacent to the east of the subject property) spoke in opposition of the request. The opposition only represents 14.38% of the land area owned within 200' of the subject property; therefore, a 3/4 majority vote of the City Council is not required in order to approve the request.

The Planning and Zoning Commission recommended unanimous Approval of the Specific Use Permit request with staff stipulations at the August 27, 2018 meeting.

Staff recommends Approval of the Specific Use Permit, subject to the applicant providing a report from a professional structural Engineer in the State of Texas and adding the recordation information for all new access and utility easements on the Site Plan and providing staff with copies of those instruments at the time of the building permit application.



**Kevin Kavanagh, Applicant - 1620 Handley Drive, Dallas, Texas** - we will do a telephone antenna that will have the appearance of a flagpole and 99% of the people will not see anything other than a flagpole. This will accommodate two carriers in the same pole and there is space for their equipment as well.

**Bob Hart, City Manager** - an added benefit for the police and fire is this is an area that is a dead spot for us so this will help some of the communication efforts for public safety in this general area.

**John Hoeffler, 311 County Road 2262, Mountain Springs, Texas** - I own the property adjacent to this and oppose the location of the flagpole. It seems to me it would be more appropriate in front of a car dealership. I don't find cell towers to be attractive and is an eye sorer.

**Mayor Heidemann opened the Public Hearing at 7:25 p.m. Mayor Heidemann closed the Public Hearing at 7:26 p.m.**

**BUSINESS:**

Consider an ordinance for a Specific Use Permit (SUP) to allow a Verizon Cellular Tower and Equipment on an approximately 384 square foot lease space out of an approximately 34.33-acre tract of land situated in the M.E.P. & P.R.R. Co. Survey, Abstract No. 915 and more particularly described as North Central Texas College Addition, No. 2, Lot 1R, Block A, in the City of Corinth, Denton County, Texas. (This property is located on the North Central Texas College Campus, north of Walton Road, East of N. Corinth Pkwy).

**MOTION** made by Councilmember Burke to approve an Ordinance for a Specific Use Permit with the special conditions staff has recommended. Seconded by Councilmember Garber.

**Councilmember Johnson** - can you go over what the stipulations are again.

**Lori Levy, Senior Planner** - staff recommends approval of the Specific Use Permit, subject to the applicant providing a report from a professional structural engineer in the State of Texas and adding the recordation information for all new access and utility easements on the Site Plan and providing staff with copies of those instruments at the time of the building permit application.

**AYES:** Burke, Johnson, Henderson, Glockel  
**NOES:** Garber  
**ABSENT:** None

**MOTION CARRIED**

**BUSINESS AGENDA:**

2. A Resolution by the Corinth City Council Adopting the Denton County Greenbelt Plan and Recognizing the Necessity of Protecting the Natural Areas "Greenbelts" Adjacent to Creeks and Other Waterways.

**Helen-Eve Liebman, Planning and Development Director** - City of Corinth Planning and Development recommends adopting the Denton County Greenbelt Plan. The purpose for the Denton County Greenbelt Plan is to assist in protecting the greenbelts along and associated with streams that flow into the local water supply reservoirs. The Plan is not intended to be a regulatory document; rather, a convenient guide to encourage and enable closer coordination among stakeholders. Implementation measures undertaken by plan adoptees are on a voluntary basis. Through adoption of this resolution, City of Corinth is eligible to

obtain membership on the Denton County Greenbelt Plan's Coordinating Committee.

To address the foreseeable land use changes, the Upper Trinity Conservation Trust, Denton County, and Upper Trinity Regional Water District commissioned a study to inventory and analyze greenbelts along the County's major streams and the Elm Fork of the Trinity River. The major emphasis for this study was to identify existing greenbelts, opportunities for developing and expanding greenbelt corridors, and to categorize and prioritize area streams and watersheds for greenbelt preservation.

Stakeholders include Denton County's municipalities, developers, citizens, and land owners. It is important to recognize the importance of our waterways and associated riparian zones, and to acknowledge the priority streams identified within the Plan. Implementation strategies are provided in the Plan to help protect the identified priority greenbelt corridors and streams for the foreseeable future.

**Blake Aldredge, Water Resource Specialists, UTRWD** - Presented the greenbelt plan. (Plan attached to the Resolution).

**MOTION** made by Councilmember Henderson to approve a Resolution by the Corinth City Council Adopting the Denton County Greenbelt Plan and Recognizing the Necessity of Protecting the Natural Areas "Greenbelts" Adjacent to Creeks and Other Waterways. Seconded by Councilmember Johnson.

**AYES:** Burke, Garber, Johnson, Henderson, Glockel  
**NOES:** None  
**ABSENT:** None

**MOTION CARRIED**

3. Consider and act on an increase of speed from 45 mph to 50 mph on 2499 from 2181 to the city's northern limit.

**MOTION** made by Councilmember Burke to approve an increase of speed from 45 mph to 50 mph on FM 2499 from FM 2181 to City's northern limit. Seconded by Councilmember Johnson.

**AYES:** Burke, Garber, Johnson, Henderson, Glockel  
**NOES:** None  
**ABSENT:** None

**MOTION CARRIED**

4. Consider and act on an Ordinance adopting the 2018-2019 Annual Budget and appropriating resources for the budget year beginning October 1, 2018.

**Lee Ann Bunselmeyer, Director of Finance and Administrative Services** - This item is to adopt and appropriate funds for the FY 2018-2019 budget. Prior to this meeting, the City followed Truth-in-Taxation public notice requirements, held two public hearings on the tax rate and one public hearing on the proposed budget. Interested taxpayers were given the opportunity to provide feedback on the tax rate and proposed budget.

The annual budget continues to provide the financial resources to support our community need and is developed based on the Strategic Plan and the following guiding principles:

- \* Perform all budgetary functions in complete and open transparency
- \* Reduce tax rate when possible while maintaining service levels
- \* Be fiscally responsible while meeting city departmental needs
- \* Maintain reserves in accordance with statutory requirements and financial policies.
- \* Use fund balance only for one-time expenditures or for temporary budgetary stabilization in an economic downturn.

The total budget includes expenditures of \$41,899,090. Changes to City Manager proposed budget includes the following:

Fund Description Amount:		
General Fund	City Hall Lighting	\$100,000
Economic Development Fund	Parkridge Drive Development	\$1,900,000
Economic Development Fund	Tax Increment Financing District	\$100,000
Economic Development Fund	Parkridge/FM2181 Wastewater Improvement	\$1,000,000
Court Technology Fund	Ticket Writers	\$25,000
Capital Improvement	Fire House no. 3/Sally Port Epoxy Floor	\$129,000

**MOTION** made by Councilmember Garber I move to approve an ordinance adopting the Fiscal Year 2018-2019 Annual Budget and appropriating resources for the fiscal year beginning October 1, 2018 and ending September 30, 2019. Seconded by Councilmember Johnson.

- AYES:** Burke, Garber, Johnson, Henderson, Glockel  
**NOES:** None  
**ABSENT:** None

**MOTION CARRIED**

5. Consider and act on an Ordinance levying and adopting the tax rate for the 2018-2019 Fiscal Year.

**Lee Ann Bunselmeyer, Director of Finance and Administrative Services** - The proposed tax rate of \$0.53000 per \$100 valuation is used to balance the FY 2018-2019 Budget. The tax rate is above the estimated effective tax rate of \$0.50113. As required by Property Tax Code Section 26.05(d), the City held two public hearings on the proposed tax increase on August 21, 2018 and September 6, 2018. Additionally, the Notice of 2018 Tax Year Proposed Property Tax Rate for the City of Corinth was published in the Denton Record Chronicle on Tuesday, August 14, 2018.

The proposed property tax rate should generate \$11,444,191 in property tax revenue to support the general fund and the debt service fund. The distribution of the tax rate and property tax revenue is as follows:

Fund Tax Rate Tax Revenue:		
General Fund	\$0.42711	\$9,222,506
Debt Service Fund	\$0.10289	\$2,221,685
<b>Total</b>	<b>\$0.53000</b>	<b>\$11,444,191</b>

**MOTION** made by Councilmember Garber to approve an ordinance that the property tax rate be increased by the adoption of a tax rate of \$0.53000 per \$100 assessed valuation, which is effectively a 9.17% increase in the tax rate. Seconded by Councilmember Glockel.

**AYES:** Burke, Garber, Johnson, Henderson, Glockel  
**NOES:** None  
**ABSENT:** None

**MOTION CARRIED**

6. Consider and act on an Ordinance approving the 2018 Tax Rolls and accepting the anticipated collection rate of 100 percent for the fiscal year beginning October 1, 2018 and ending September 30, 2019.

**Lee Ann Bunselmeyer, Director of Finance and Administrative Services** - The Texas Property Tax Code, Section 26.09 (e) requires that the City Council approve the tax roll as submitted by the Assessor. The Roll is calculated by taking the 2018 Certified Appraisal Roll of \$2,159,281,283 and applying the 2018 adopted tax rate of \$.53000 per \$100 valuation.

Chapter 26 of the Property Tax Code requires municipalities to adopt an estimated collection rate to comply with truth-in-taxation laws in adopting their tax rates. The laws are designed to make tax payers aware of the tax rate proposal.

The anticipated collection rate used for the General Fund and the Debt Service Fund is 100% for the 2018-2019 fiscal year. The collection rate includes the current taxes, delinquent taxes, penalties, and interest.

**MOTION** made by Councilmember Garber to approve the Ordinance accepting the 2018 Tax roll and to accept the submission of the certified collection rate of 100 percent for the fiscal year beginning October 1, 2018 and ending September 30, 2019. Seconded by Councilmember Burke.

**AYES:** Burke, Garber, Johnson, Henderson, Glockel  
**NOES:** None  
**ABSENT:** None

**MOTION CARRIED**

7. Consider vote to ratify the property tax increase reflected in the city's annual budget for FY 2018-2019.

**Lee Ann Bunselmeyer, Director of Finance and Administrative Services** - Section 107.003 (c) of the Texas Local Government Code states that adoption of a budget that will require raising more revenue from property taxes than in the previous year requires a separate vote of the governing body to ratify the property tax increase reflected in the budget. A vote under this section of the code must be separate from the vote to adopt the budget or a vote to set the tax rate.

**MOTION** made by Councilmember Burke to ratify the property tax increase reflected in the City's annual budget for FY 2018-2019. Seconded by Councilmember Glockel.

**AYES:** Burke, Garber, Johnson, Henderson, Glockel  
**NOES:** None  
**ABSENT:** None

**MOTION CARRIED**

8. Consider and act on a proposed Interlocal Agreement with the Lake Cities Municipal Utility Authority to provide GIS services.

**Shea Rodgers, Technology Services Manager** - In April 2018, Corinth was approached by the Lake Cities Municipal Utility Authority (LCMUA) requesting assistance with their GIS services. Representatives from both organizations met in June to discuss the logistics of Corinth providing a complete GIS solution to LCMUA in exchange for compensation agreed to by both governing bodies.

Corinth authored the proposed Interlocal Agreement (attached: INTERLOCAL) setting out the scope of work to be provided. Corinth staff determined the value of these services to be \$46,637 annually, or the cost of 1/2 a GIS Analyst plus additional costs for impacts to Corinth's IT infrastructure, paid by LCMUA to Corinth.

This agreement is set to be voted on by the LCMUA Board of Directors in regular session on Monday, September 17. If approved by both parties, the agreement would go into effect on October 1, 2018 and continue for the remainder of that fiscal year. Unless explicitly terminated by either party, the agreement would automatically renew each October indefinitely.

**Councilmember Glockel** - how many layers....

**Garrett Skrehart, GIS Coordinator** - most specifically we are going to be creating their water and sewer layers and also additional features for road repairs and keeping track of pretty much anything they maintain in all three cities that they cover.

**Councilmember Glockel** - how many layers does the system have?

**Garrett Skrehart, GIS Coordinator** - as many as they want. Mainly, I would guess, for starting off purposes they would have a sewer point layer and a water line point layer which will cover all the mains, manholes, clean outs, hydrants, valves etc... They want the same thing we have. We are hoping to build it on top of ours and will be inter-connected and will give us a great picture of the Lake Cities area infrastructure.

**MOTION** made by Councilmember Johnson to approve the proposed Interlocal Agreement with the Lake Cities Municipal Utility Authority to provide GIS services. Seconded by Councilmember Glockel.

**AYES:** Burke, Garber, Johnson, Henderson, Glockel  
**NOES:** None  
**ABSENT:** None

**MOTION CARRIED**

9. Consider and act on a Resolution approving a compensation plan for employees, adopting pay schedules for General Government, Police, and Fire employees; and providing for an effective date.

**Guadalupe Ruiz, Human Resource Director** - when analyzing the City's employees' salary distribution in the pay range, most of the employees' salaries are under the Mid of Corinth's current pay ranges. Ideally, salaries should be at the Mid of the pay ranges. Additionally, Corinth's current pay ranges, when compared to our target market, are below the median minimum (50th percentile – where half of the employers pay more, and half pay less). Therefore, the budget contains funding for a 5% adjustment to the General Government, Police and Fire Pay Schedules to narrow the market gap.

The total adjustments are \$199,109 for public safety employees, \$189,000 for general fund, \$60,330 for utility fund, \$5,086 for drainage fund, \$4,392 for crime control fund, \$5,238 for economic development and \$600 for the child safety fund.

Additionally, the FY 2018-19 Budget includes the continuation for a 3% step plan progression of \$119,465 for eligible police and fire employees in the general fund and \$2,635 in the Crime Control fund. The budget also includes 3% merit pay increases for general employees of \$113,246 in the general fund, \$36,198 in the utility fund, \$3,052 in the drainage fund, \$3,143 in the economic development, and \$360 in the child safety fund.

**MOTION** made by Councilmember Garber to approve the Resolution approving a compensation plan for employees, adopting pay schedules for General Government, Police, and Fire employees; and providing for an effective date. Seconded by Councilmember Henderson.

**AYES:** Burke, Garber, Johnson, Henderson, Glockel  
**NOES:** None  
**ABSENT:** None

**MOTION CARRIED**

10. Consider and act on nominations, appointments, resignations and removal of members from Keep Corinth Beautiful Commission.

Mayor Heidemann made a nomination to appoint Lindsey Rayl.

**MOTION** made by Councilmember Burke to accept the appointment of Lindsey Rayl, Place 1 to the Keep Corinth Beautiful Commission. Seconded by Councilmember Garber.

**AYES:** Burke, Garber, Johnson, Henderson, Glockel  
**NOES:** None  
**ABSENT:** None

**MOTION CARRIED**

11. Consider and act on nominations, appointments, resignations and removal of members from the Planning and Zoning Commission.

Mayor Heidemann made nominations to appoint Wade May as Commissioner, Place 2; Lindsey Baker, Commissioner, Place 4; Chuck Mills, Commissioner, Place 5; Robert Pace, 1<sup>ST</sup> Alternate, Place 6; and William Davis, 2<sup>nd</sup> Alternate, Place 7.

**MOTION** made by Councilmember Johnson to accept the appointments of Wade May as Commissioner, Place 2; Lindsey Baker, Commissioner, Place 4; Chuck Mills, Commissioner, Place 5; Robert Pace, 1<sup>ST</sup> Alternate, Place 6; and William Davis, 2<sup>nd</sup> Alternate, Place 7 to the Planning and Zoning Commission. Seconded by Councilmember Burke.

**AYES:** Burke, Garber, Johnson, Henderson, Glockel  
**NOES:** None  
**ABSENT:** None

**MOTION CARRIED**

12. Consider and act on nominations, appointments, resignations and removal of members from the Board of Construction Appeals.

Mayor Heidemann made a nomination to appoint Robert Pace, Place 3.

**MOTION** made by Councilmember Johnson to accept the appointment of Robert Pace, Place 3 to the Board of Construction Appeals. Seconded by Councilmember Henderson.

**AYES:** Burke, Garber, Johnson, Henderson, Glockel  
**NOES:** None  
**ABSENT:** None

**MOTION CARRIED**

13. Consider and act on nominations, appointments, resignations and removal of members from the Citizen Finance Audit Committee.

**Bob Hart, City Manager** - this is one where we will prepare an Ordinance amending the composition of this board where the finance Director and the City Manager will be removed from the board. We will continue to have two Councilmembers, two citizens and the Mayor will become a permanent member of this board. Tonight, you will need to make the appointment of the Mayor and two Councilmembers to the Citizens Finance Audit Committee.

Mayor Heidemann made nominations to appoint Sam Burke, Councilmember and Scott Garber, Councilmember and Mayor.

**MOTION** made by Councilmember Johnson to accept the appointments of Sam Burke, Councilmember and Scott Garber, Councilmember and Mayor to the Citizens Finance Audit Committee. Seconded by Councilmember Glockel.

**AYES:** Burke, Garber, Johnson, Henderson, Glockel  
**NOES:** None  
**ABSENT:** None

**MOTION CARRIED**

14. Consider and act on nominations, appointments, resignations and removal of members from the Ethics Committee.

Mayor Heidemann made nominations to appoint Lee Ann Heath, Place 4 and Joan Mazza, Place 5.

**MOTION** made by Councilmember Henderson to accept the appointments of Lee Ann Heath, Place 4 and Joan Mazza, Place 5 to the Ethics Committee. Seconded by Councilmember Burke

**AYES:** Burke, Garber, Johnson, Henderson, Glockel  
**NOES:** None  
**ABSENT:** None

**MOTION CARRIED**

Councilmember Burke made a Friendly Amendment to remove Damon Cottrell and Eric Wiser from the Ethics Committee. Seconded by Councilmember Johnson.

**AYES:** Burke, Garber, Johnson, Henderson, Glockel  
**NOES:** None  
**ABSENT:** None

**MOTION CARRIED AS AMENDED**

15. Consider and act on nominations, appointments, resignations and removal of members from Corinth Economic Development Corporation.

Mayor Heidemann made nominations to appoint Eric Wiser, Place 1; Robert Goodwin, Place 3; and Tina Henderson, Place 7.

**MOTION** made by Councilmember Glockel to accept the appointments of Eric Wiser, Place 1; Robert Goodwin, Place 3; and Tina Henderson, Place 7 to the Economic Development Corporation and the removal of David Burnett, and Councilmember Glockel. Seconded by Henderson.

**AYES:** Burks, Garber, Johnson, Henderson, Glockel  
**NOES:** None  
**ABSENT:** None

**MOTION CARRIED**

16. Consider and act on the official ballot of the election of Places 11-14 of the Board of Trustees for the Texas Municipal League Intergovernmental Risk Pool.

This is the official ballot for the election of Places 11 — 14 of the Board of Trustees for the Texas Municipal League Intergovernmental Risk Pool. Each Member of the Pool is entitled to vote for Board of Trustee members.

The officials listed on this ballot have been nominated to serve a six-year term on the TML Intergovernmental Risk Pool (Workers' Compensation, Property and Liability) Board of Trustees. The names of the candidates are listed in your packet.

The staff recommends voting for Randy Criswell (place 11); Bert Lumbreras (place 12); Bryon Black (place 13); and David Harris (place 14)

**MOTION** made by Councilmember Johnson to vote for Randy Criswell (place 11); Bert Lumbreras (place 12); Bryon Black (place 13); and David Harris (place 14) to the Texas Municipal Risk Pool. Seconded by Councilmember Garber.

**AYES:** Burke, Garber, Johnson, Henderson, 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 Garber** - I would like to compliment this team for what they were able to accomplish through this accreditation. This was a huge undertaking and the fact that we accomplished so quickly and with such great success. I would also like to compliment staff on this year's budget season, the presentations were awesome and provided ample opportunity to discuss and debate if we need to and out of the three budgets that we have been through it has been getting better and better and this last budget was absolutely incredible and thank you.

**Bob Hart, City Manager** - Debra Walthall, Chief of Police was here earlier and tonight was her last meeting. She has been very instrumental in helping us procure an interim police chief and we should have that finalized tomorrow. We are looking at Mike Alexander, he is a trainer and former police chief. He lives in the Austin area and he will be here for about 3 or 4 months. Debra has promised that she will assist through the screening process for a permanent Chief of Police.

**Mayor Heidemann** - I would like to congratulate the staff for the budget. It is really a pleasure for me to sit up here as your Mayor and represent the City of Corinth because wherever I go now Corinth is on the map and people have great things to say about this City and that would not have come about without the help of each and every one of you and what you do every day to make this a better place to live.

#### **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.

**Council met in Closed Session from 5:40 p.m. until 6:27 p.m. \*See Workshop minutes.**

a. MCM Contract, including water line stabilization.

**Section 551.072.** To deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

**Council met in Closed Session from 5:40 p.m. until 6:27 p.m. \*See Workshop minutes.**

a. Consider acquisition of Right-of-way at 1708 Post Oak Drive.

b. Consider acquisition of Right-of-way at 2101 Lake Sharon Blvd.

**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.

a. City Manager evaluation

**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.**

**MOTION** made by Councilmember Burke pursuant to Section 551.072, that the City of Corinth acquire from the owners including Don Glockel .041 acres of land located in Corinth which has been surveyed for the purposes of completing a Right-of-way acquisition for Lake Sharon Blvd for the total consideration of \$9,223.84. Seconded by Councilmember Garber.

**Councilmember Garber** - and hope Mr. Hart provide supporting information with that.

**Bob Hart, City Manager** - I visited with the appraiser today and looked at some of the acquisition prices that are going on in the area so I am bringing this to you tonight with a recommendation that includes a price at \$4.00 per square foot. In addition to that, in going back through the files and you need to recall this property was originally acquired by the City nine (9) years ago. At that time, the provision for the acquisition of the temporary construction easement was improperly calculated and so what we are recommending in addition to the \$4.00 per square foot price is based on 1,768 feet totaling \$7,072.00 and we would also add in \$1,701.84 for the improperly calculated temporary construction easement and then we tried to calculate the taxes that would have been incorrectly assessed because of some of the mistakes that were made nine (9) years ago and it was estimated at \$450.00 and that is how we got to the \$9,223.84.

**AYES:** Burke, Garber, Johnson, Henderson  
**NOES:** None  
**ABSENT:** None  
**ABSTAIN:** Glockel

**MOTION CARRIED**

**ADJOURN:**

Mayor Heidemann adjourned the meeting at 8:20 P.M.

**AYES:** All

Meeting adjourned.

Approved by Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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Kimberly Pence, City Secretary  
City of Corinth, Texas

**City Council Regular and Workshop Session**

**Meeting Date:** 10/18/2018  
**Title:** Rental Car SUP  
**Submitted For:** Helen-Eve Liebman, Director                      **Submitted By:** Ben Rodriguez, Manager  
**Finance Review:** N/A    **Legal Review:** Yes  
**City Manager Review: Approval:** Bob Hart, City Manager

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**AGENDA ITEM**

**PUBLIC HEARING:**

TO HEAR PUBLIC OPINION REGARDING A REQUEST FROM THE APPLICANT, MIKE WELLS OF WELLS ASSET MANAGEMENT, FOR A SPECIFIC USE PERMIT TO ALLOW A HERTZ RENTAL CAR LOCATION ON AN APPROXIMATE ±2.5965 ACRE TRACT OF LAND SITUATED IN LOT 2, BLOCK A OF THE KENSINGTON PARK ADDITION IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 7650 I35E. CORINTH, TX 76210 (THIS PROPERTY IS LOCATED ON THE INTERSTATE 35 FRONTAGE ROAD EAST OF SOUTH GARRISON, SOUTH OF RIVERVIEW DRIVE, AND NORTH OF FM 2181).

**BUSINESS:**

Consider and act on an Ordinance for a Specific Use Permit (SUP) to allow a Hertz rental car location on an approximate ±2.5965 acre tract of land situated in Lot 2, Block A of the Kensington Park Addition in the City of Corinth, Denton County, Texas and is more commonly known as 7650 I35E. Corinth, TX 76210 (this property is located on the Interstate 35 frontage road, east of South Garrison Rd, south of Riverview Drive and north of FM 2181).

**AGENDA ITEM SUMMARY/BACKGROUND**

The applicant is requesting approval of a Specific Use Permit for a Hertz Rental Car establishment. The City’s code of ordinances requires that automobile rental establishments are limited to 20 cars parked, and that rental cars are parked to the side or rear of the building so that required parking spaces are left open for patrons.

The applicant has provided staff with a parking plan for the proposed rental car establishment. Staff has determined that the proposed spaces meet the City’s requirements.

At the Planning and Zoning Commission Meeting on September 24, 2018 the Commission voted to unanimously approve the proposed SUP.

**RECOMMENDATION**

Staff recommends approval as presented.

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**Attachments**

Ordinance

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ORDINANCE NO. 18-10-18-

**AUTOMOBILE RENTAL SPECIFIC USE PERMIT**

**AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF CORINTH, EACH BEING A PART OF THE UNIFIED DEVELOPMENT CODE, BY GRANTING A SPECIFIC USE PERMIT FOR AN AUTOMOBILE RENTAL USE ON PROPERTY ZONED C-2, COMMERCIAL AND LOCATED ON AN APPROXIMATE ±2.5965 ACRE TRACT OF LAND SITUATED IN LOT 2, BLOCK A OF THE KENSINGTON PARK ADDITION IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 7650 I35E. CORINTH, TX 76210 AND PROVIDING A LEGAL PROPERTY DESCRIPTION; PROVIDING AN AMENDMENT; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING LAND USE REGULATIONS; PROVIDING ASSIGNABILITY; EXPIRATION; APPROVING A SITE PLAN; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000; PROVIDING FOR SEVERABILITY CLAUSE; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Corinth, Texas has adopted Ordinance 13-05-02-08, which adopts a Unified Development Code, which includes the Comprehensive Zoning Ordinance and which, in accordance with the City's Comprehensive Plan, establishes zoning districts and adopts a Zoning Map; and

**WHEREAS**, the hereinafter described Property, more specifically identified in Exhibit "A" attached hereto, as an approximate 2.5965 acre tract of land zoned C-2, Commercial District under the City's Unified Development Code, and an authorized person having a proprietary interest in the property has requested a Specific Use Permit of said Property; and

**WHEREAS**, the Planning and Zoning Commission of the City of Corinth and the City Council of the City of Corinth, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the City of Corinth City Council is of the opinion that said Specific Use Permit for an Automobile rental use should be granted; and

**WHEREAS**, the City Council considered the following factors in making a determination as to whether the requested Specific Use Permit for an Automobile rental use should be granted or denied: safety of the motoring public and the pedestrians using the facilities in the area immediately surrounding the sites; safety from fire hazards and damages; noise producing elements and glare of the vehicular and stationary lights and effect of such lights on established character of the neighborhood; location, lighting and types of signs and relation of signs to traffic control and adjacent property; street size and adequacy of width for traffic reasonably expected to

be generated by the proposed use around the site and in the immediate neighborhood; adequacy of parking as determined by requirements of this ordinance for off-street parking facilities; location of ingress and egress points for parking and off-street loading spaces, and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; effect on the over-crowding of the land; effect on the concentration of population, and effect on transportation, water, sewerage, schools, parks and other public facilities; and

**WHEREAS**, the City Council further considered among other things the character of the districts and their peculiar suitability for particular uses and the view to conserve the value of the buildings, and encourage the most appropriate use of the land throughout this City; and

**WHEREAS**, the City Council finds that the change in zoning to grant the Automobile Rental use for the Property identified in Exhibit "A" promotes the health and the general welfare, provides adequate light and air, prevents the over-crowding of land, avoids undue concentration of population, and facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and the general health, safety and welfare of the community;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS:**

**SECTION 1.  
INCORPORATION OF PREMISES**

The above and foregoing recitals are found to be true and correct and are incorporated into the body of this Ordinance for all purposes.

**SECTION 2.  
LEGAL PROPERTY DESCRIPTION; AMENDMENT**

That in accordance with the Unified Development Code, the Comprehensive Zoning Ordinance and Zoning Map of the City of Corinth is hereby amended to permit a Specific Use Permit for an Automobile Rental use on the Property, an approximately ±2.5965 acre tract of land situated in lot 2, Block A of the Kensington Park Addition in the City of Corinth, Denton County, Texas as described in the metes and bounds description set forth in "Exhibit A" attached and incorporated herein.

**SECTION 3.  
SITE PLAN**

The Site Plan documents described as "**Exhibit B**" attached hereto and made a part hereof are approved. The approved Site Plan documents in Exhibit "B" meeting the requirements of this section shall be adhered to in its entirety for the Automobile Rental use.

**SECTION 4.  
LAND USE REGULATIONS**

The regulations contained in the Unified Development Code of the City of Corinth, Ordinance No. 13-05-02-08, as amended, shall be adhered to except as shown on "Exhibit B" attached hereto and made a part hereof for all purposes of this Specific Use Permit. In the event of conflict between the provisions of "Exhibit B" and any other provisions contained in the Unified Development Code of the City of Corinth, the provisions of "Exhibit B" control.

**SECTION 5.  
ASSIGNABILITY; EXPIRATION**

The Specific Use Permit is non-transferrable. This permit shall expire in accordance with Section 2.10.10 of Section 2 "Zoning Regulations" of the Unified Development Code of the City of Corinth.

**SECTION 6.  
PENALTY FOR VIOLATIONS**

Any person, firm, or corporation who intentionally, knowingly or recklessly violates any provision of this Ordinance or the Code of Ordinances, as amended hereby, shall be subject to a fine not to exceed the sum of five hundred dollars (\$500.00) for each offense, and each and every day any such offense shall continue shall be deemed to constitute a separate offense, provided, however, that in all cases involving violation of any provision of this Ordinance or Code of Ordinances, as amended hereby, governing the fire safety, zoning, or public health and sanitation shall be subject to a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.

**SECTION 7.  
CUMULATIVE REPEALER**

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

**SECTION 8.  
SAVINGS**

All rights and remedies of the City of Corinth, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning for the Property which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

**SECTION 9.  
SEVERABILITY**

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

**SECTION 10.  
PUBLICATION AND EFFECTIVE DATE**

This ordinance shall become effective after approval and publication as provided by law. The City Secretary is directed to publish the caption and penalty of this ordinance two times.

**PASSED AND APPROVED THIS 18<sup>th</sup> DAY OF OCTOBER, 2018.**

APPROVED:

\_\_\_\_\_  
Bill Heidemann, Mayor

ATTEST:

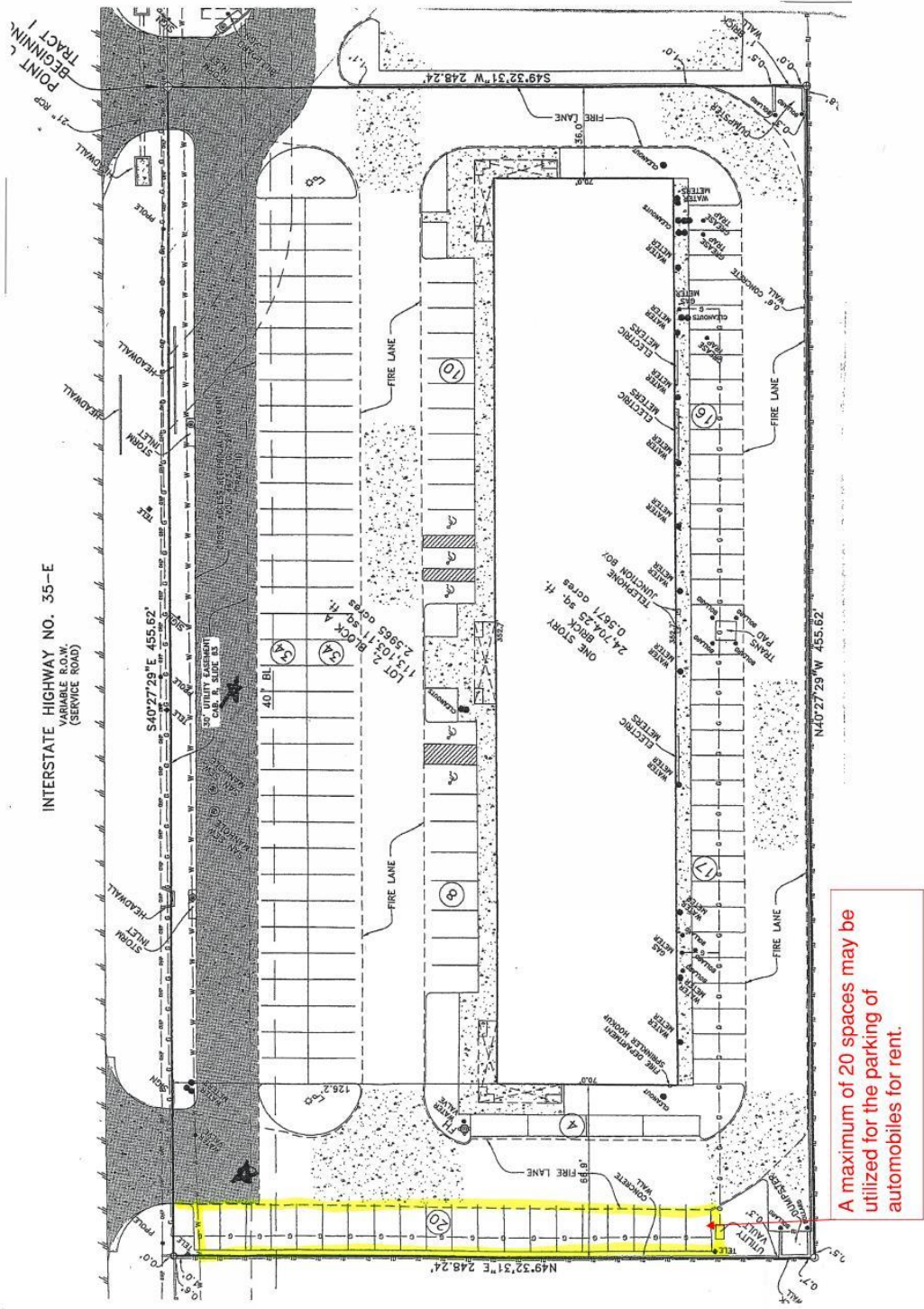
\_\_\_\_\_  
Kimberly Pence, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Patricia Adams, City Attorney

**“Exhibit A”  
Property Description**

**Lot 2, Block A of the Kensington Park Addition in the City of Corinth, Denton County, Texas**  
**“Exhibit B”**  
**Site Plan**





**City Council Regular and Workshop Session**

**Meeting Date:** 10/18/2018

**Title:** Kiosk Sign Program

**Submitted For:** Helen-Eve Liebman, Director

**Submitted By:** Ben Rodriguez, Manager

**City Manager Review:**

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**AGENDA ITEM**

Consider and act upon the adoption of a Home Builder Kiosk Sign Program and authorize the City Manager to enter into a contract with National Sign Plazas to facilitate the installation of informational signs in city-owned right-of-way to direct potential customers to developments within the City.

**AGENDA ITEM SUMMARY/BACKGROUND**

Staff is proposing the adoption of a Home Builder Kiosk Program. The purpose of these signs is to advertise both residential developments and individual home builders within the developments from heavily trafficked locations in order to direct potential home buyers to residential neighborhoods in Corinth.

The City's Sign Ordinance does not allow any off-premises signs and therefore the residential developments and home builders have no opportunity to direct traffic to their locations. This City-sponsored but privately funded program would provide an attractive and uniform way of advertising new residential developments in the City.

There is no cost to the City for this program. The sign company contacts the home builders and/or subdivision developers for inclusion on the signs. The sign company constructs and installs signs at locations of the City's choosing. In addition, a percentage of the revenue collected by the sign company is remitted to the city for the general fund.

The sign company will remit to the City \$10 per placard per month, collected from the rents paid by the home builders and/or the subdivision companies. Additionally National Sign Plaza will provide 10% of the sold panels to City at no cost for the purpose of providing direction to municipal facilities such as City Hall, Parks, Police Stations, etc.

**RECOMMENDATION**

Staff recommends approval as presented.

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**Attachments**

Kiosk Sign Agreement

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## **AGREEMENT FOR SERVICES**

This Agreement (“Agreement”) is entered into by and between the City of Corinth, Texas (“City”) and NATIONAL SIGN PLAZAS, INC., a California corporation (“Contractor”) (collectively, the “Parties”).

**WHEREAS**, The City of Corinth has an interest in maintaining and promoting the public health, safety and general welfare, as well as, protecting the character of all areas within the City; and

**WHEREAS**, The City of Corinth is experiencing substantial growth and development with respect to subdivisions, developers, and homebuilders within the City; and

**WHEREAS**, The City of Corinth desires to initiate a Sign Plaza Program to give direction to subdivisions, developers and homebuilders, and to contract for the installation and maintenance of the Sign Plazas and sign panels so that signage is centrally located, is limited to a minimum number and location of signage, and reduces visual blight, visual obstruction, and traffic hazards that occurs with a proliferation of signage in City medians and rights-of-way; and

**WHEREAS**, Contractor represents that it is a California corporation authorized to do business in the State of Texas; and

**WHEREAS**, Contractor desires to install Sign Plazas as described more fully in this Agreement; and

**WHEREAS**, Contractor desires to maintain the Sign Plazas after their installation and to lease space on the Sign Plazas to developers and homebuilders and to bill and collect fees from the developers and homebuilders for itself and to remit a portion of those fees, in the form of administration fees to the City of Corinth; and

**WHEREAS**, Contractor submitted a proposal that meets the City of Corinth needs; and

**WHEREAS**, the City of Corinth finds that Contractor will help it achieve the goals and interest stated above and that the controlled centralized location of signage as provided under the terms of this Agreement serves the public health, safety and welfare;

**NOW, THEREFORE** in consideration of these recitals and other good and valuable consideration, the value and receipt of which is acknowledged, City of Corinth and Contractor agree as follows:

1. Recitals. The Recitals above constitute findings and are hereby incorporated into this Agreement as if written word for word.
2. Contract Documents. The Contract Documents consisting of this Agreement and the Exhibits hereto (hereinafter either “Contract Documents” or “Agreement”), set forth the entire agreement of the Parties, and are named below. In the event of a conflict between the terms of two or more documents, they shall take priority in the order set forth below:

- A. This Agreement. Each party shall comply with all of the terms, conditions and specifications contained in the Contract Documents.
- B. Exhibits. Exhibit “A” entitled “Community Structure”, Exhibit “A.1” entitled “Neighborhood Structure” and Exhibit “B” entitled City owned structure are each attached hereto and incorporated herein for all purposes. In the event of a conflict between the written terms of this Agreement hereto and the exhibits hereto, the written term of this Agreement shall control.

**CONTRACT TERMS**

- 1. Scope of Work. Contractor shall perform the work set forth in the Contract Documents. In general, this work shall consist of the following:

In administering the Sign Plaza Program, the Contractor shall:

- A. Construct, install, maintain and repair approved Sign Plazas (defined below) and sign panels.
- B. Contract with developers and homebuilders for the lease of sign panels.
- C. Assist City in determining appropriate locations for Sign Plazas. Such Sign Plazas shall under no circumstances be located within a visibility triangle or any other area determined by the City to constitute a hazard to the public. If that determination is made by City, Contractor shall within twenty-four (24) hours remove or relocate such Sign Plaza
- D. Attend meetings as necessary with City staff and third parties to coordinate the Sign Plaza Program.
- E. Collect all lease payments and remit to City, on a quarterly basis, all Administrative Fees due City as specified in Section 4.B of this Agreement.

- 2. Definition, Purpose of Sign Plaza Programs and Specifications of Sign Plazas.

- A. Definition. For the purposes of this Agreement, a Sign Plaza is a structure placed in the City of Corinth median/right of way for the purpose of displaying sign panels. The specifications of the Sign Plaza and sign panels are more fully developed in these Contract Documents.
- B. Purpose of Sign Plazas. The purpose of Sign Plazas is to provide consistent, unified and clear direction for homebuyers, visitors, citizens, and the like, to the location of subdivisions, housing developments, homebuilders and public facilities within the City of Corinth while discouraging the placement of unsightly and hazardous off-site directional signs.
- C. Specifications of Sign Plazas and Sign Panels. Contractor agrees to manufacture and install Sign Plaza structures and sign panels in accordance with the specifications in these

Contract Documents and the following:

1. Community Sign Plaza Structures shall not exceed ten (10) feet above average grade as measured from the ground. Structures shall be more completely described in **Exhibit A**, attached hereto and incorporated herein. Neighborhood Sign Plaza Structures shall not exceed seven (7) feet above average grade as measured from the ground. Structures shall be more completely described in Exhibit A.1, attached hereto and incorporated herein. Sign Plaza Structures owned by the City (hereinafter "City Structure") shall not exceed ten (10) feet above average grade as measured from the ground. City owned Structures shall be more completely described in **Exhibit B**, attached hereto.
2. Sign Plazas shall be constructed of aluminum or steel and shall be capable of displaying up to five (5) sign panels, double-sided, if necessary.
3. A City topper panel will be designed for the City by Contractor, and upon approval by City, shall be prominently displayed at the top of each Sign Plaza located within the jurisdictional limits of Corinth and shall be visible on each any side of a Sign Plaza which displays directional sign panels.
4. The color of all Sign Plaza Structures shall be determined by City. All sign panels shall conform to the requirements set forth in Section 2.C.11 below of this Section.
5. The Contractor shall submit final design plans to the City for approval prior to installation of any Sign Plaza.
6. No additions, tag sign streamers, lights, attention-getting devices or other appurtenances shall be attached to any Sign Plaza or sign panel.
7. Sign Plaza locations shall be approved and designated by the City with the assistance of the Contractor. The determination of the City shall be final.
8. At the City's request and direction, the Contractor shall remove and relocate any Sign Plazas within thirty (30) days of the receipt of written notice, unless the Sign Plaza constitutes a hazard pursuant to Section 1(C) above, and such removal or relocation shall be done by Contractor at no cost to the City.
9. Contractor shall provide, at no cost to the City, the equivalent of not less than ten percent (10%) of all permitted Sign Plazas to the City for City to place sign panels to use as provide directional signage to municipal or community service facilities or locations. Said sign panels shall be installed with no more than two (2) such sign panels per plaza, or the City may elect to place all sign panels available for civic use on a single ten (10) foot Community Structure "Exhibit B", provided by NSP at no cost to the City. The City may purchase additional Sign Plazas for Three Thousand and No/100 Dollars (\$3,000.00) each. The additional structures shall not become part of the binding maintenance agreement.

10. Contractor shall provide to the City a semi-annual inventory report of existing installed sign panels and Sign Plazas.
  11. Sign panels shall contain only the name of a residential community, subdivision, homebuilder, public facility, City and logo, the builder or developer's name and/or logo. Directional arrows will be of a uniform size; a line of text at the bottom of the sign panel with directional information is permissible if circumstances warrant it. Builder or developer panels shall be a uniform color with a blue background with white text. City panels shall be a white background with blue text. Fluorescent colors are not allowed. Reflective colors and text are not permissible. Unless so authorized by the City, the sign panels shall not appear to replicate the commonly accepted color schemes of motorist signs. Sign panels and Sign Plazas shall generally be consistent with the approved designs shown in Exhibits "A","A.1" & "B."
  12. Contractor shall, at its own cost, maintain, repair, replace and repaint each sign panel and/or Sign Plaza as necessary or deemed necessary by the City in City's sole discretion. Upon notice by the City, Contractor agrees to undertake necessary repairs and/or replacement of any sign panel and/or Sign Plaza within seventy-two (72) hours of receipt of notice.
  13. Contractor shall not install or maintain any Sign Plazas or sign panels within the City, which are not in compliance with the terms of this Agreement.
  14. Sign Panels shall be constructed on Alpolic 360 or similar. The panels shall be vinyl coated with a material comparable to 3M engineering vinyl.
  15. Individual sign panels on the Community Structures, as described in Exhibit A, shall not exceed fifty (50) inches in horizontal length by twelve (12) inches in height. Individual sign panels on the Neighborhood Structures, as described in **Exhibit A.1**, shall not exceed thirty (30) inches in horizontal length by thirty (30) inches in height
3. Number of Sign Plaza Structures. The City has sole discretion to determine the number and placement of the Sign Plazas in its rights-of-way. The purpose of the Sign Plazas is to provide signage to direct homebuyers to each new housing community. Subject to City approval, one Sign Plaza shall be allowed at each location where necessary to provide homebuyers information regarding a change of direction to reach a housing community and likewise where to provide homebuyers with notice to continue in a certain direction. One or more Sign Plazas, shall be allowed to accommodate directional sign panels, provided that such Sign Plazas are located at least one hundred (100) feet apart. Contractor may submit to City at any time during the term of the Agreement subsequent requests for approval of additional Sign Plaza locations, as may be expressed by homebuilders, developers, and residential communities over time.
  4. Price and Payment Schedule for the Purchase of the Sign Plazas and Sign Panels. Subject to the provisions in Paragraph 6 below, the price and payment schedule for Sign Plazas shall be as

follows:

- A. Contractor will install the Sign Plazas and rotate City panels at no cost to the City of Corinth.
  - B. Contractor will collect, and remit to the City of Corinth, an amount of \$10.00 per sign panel, per month (“Administrative Fee”). Said fees shall be remitted within ninety (90) days of the end of each fiscal quarter. Fiscal quarters will be based on the City’s fiscal year, beginning October 1 and ending September 30 of each year.
5. Term of Agreement and Termination of Agreement.
- A. Term. The term of this Agreement is five years from the date of execution by City on or after the date of Council approval (hereinafter “Initial Term”).
  - B. Renewal. At the end of the Initial Term, this Agreement will automatically renew for one (1) additional (5) five-year term unless either Party provides written notice to the other Party setting forth the Party’s intention not to renew this Agreement (“Renewal Term”). Such written notice shall be provided at least sixty (60) days prior to the last day of the Initial Term of this Agreement of their intention(s) to terminate this Agreement.
  - C. Termination. This Agreement may not be terminated by either party, except as provided for in this Section after compliance with the terms of this Agreement, including without limitation, Section 15 “Default and Remedies”:
    1. Termination by City. If Contractor breaches and fails to remedy said breach as provided for herein, the City may terminate this Agreement, and Contractor shall remove all Sign Plazas within thirty (30) business days after receiving a written termination letter from the City.
    2. Termination by Contractor. If Contractor terminates this Agreement before the end of the Initial Term or Renewal Term as stated in subsection A immediately above, Contractor agrees that the Sign Plazas shall remain in place and that the sign panels and all receivables from the placement of the sign panels shall become the property of the City. Further, Contractor agrees to promptly transfer all information related to the placement of the sign panels to the City, including, but not limited to, the original sign service documents, an accounting of all open accounts, and all other relevant documents. After the transfer of all information, this Agreement shall be of no further effect.
6. Placement of Sign Panels. After the City’s written approval and acceptance of the installed Sign Plazas, the City agrees to extend to Contractor an exclusive right to use the Sign Plazas for sign panel placements and to maintain the Sign Plazas and sign panels subject to the terms of this Agreement.
- A. Contractor agrees to offer and place sign panels for homebuilders, developers and residential communities. Contractor further agrees to use Contractor’s best efforts to place

all available sign panels.

- B. Contractor agrees that the placement fees for the sign panels will be set at market rate. Contractor shall be allowed an annual cost of living increase for the fees as determined by the Consumer Price Index.
- C. Contractor agrees to maintain all aspects of the placement of the sign panels, including entering into sign placement service agreements with third parties to whom sign panels are sold, billing, collecting fees, and paying any applicable taxes and fees. D. Contractor agrees to undertake placement and securing of the Sign Plazas and sign panels by following ordinary and customary practices to ensure the Signs Plazas and sign panels are properly constructed and secured and that no damage is done to any property or infrastructure.
- E. Contractor shall remit to the City on a quarterly basis the amount of the City's Administrative Fee as specified in Section 4.B of this document.
- F. Contractor agrees to provide an annual report to the City providing the total number of Sign Plazas and sign panels existing and installed within the City, the total amount billed and collected by Contractor and the total amount of the City's Administrative Fees collected.
- G. Contractor agrees that in no event shall the City be liable for any fee payment or other fees related to the placement of the sign panels or Sign Plazas.
- H. Contractor agrees to include in all sign service agreements an assignment clause which will automatically assign Contractor's rights to fee payment to the City in the event that (1) Contractor elects to terminate this Agreement pursuant to Paragraph 5.C.2 above; and that (2) City approves the transfer of those fees to City.
- I. Homebuilders, developers, and residential communities with sites located within the jurisdictional boundaries of the City, present and, as approved by City, soon-to-be-annexed, shall at all times be allowed to participate in the Sign Plaza program.
- J. City and Contractor agree that no sign panels other than those manufactured and installed by Contractor shall be allowed on the Sign Plaza Structures.

7. Maintenance of Sign Plazas.

- A. Contractor agrees to maintain the Sign Plazas and sign panels for the Initial Term and Renewal Term, as applicable, of this Agreement.
- B. Contractor agrees to replace or repair damaged Sign Plazas and sign panels, as it deems necessary or as requested by the City within the time frames set forth in this Agreement.
- C. Contractor agrees to provide to the City with a telephone number and a contact person allowing the City to contact Contractor for the purpose of requesting maintenance on the Sign Plazas or sign panels twenty-four (24) hours a day, seven (7) days a week.
- D. Contractor agrees to repair all Sign Plazas within five (5) business days of the receipt from

the City's written request for repair. If replacement of a Sign Plaza is necessary, Contractor shall have five (5) business days to remove the Sign Plaza and shall have thirty (30) business days to replace such Sign Plaza. Contractor further agrees to remove for repair all sign panels within seventy-two (72) hours of written notification of the need of repair by the City. Each Sign panel removed shall be replaced by Contractor within five (5) business days of the written notification by City.

- E. Contractor agrees to maintain a regular maintenance schedule to inspect each Sign Plaza and sign panel for all necessary maintenance and repairs and to complete those repairs promptly so that each Sign Plaza and all sign panels are maintained in aesthetically pleasing and structurally sound condition.
  - F. Contractor agrees to maintain all Sign Plazas and sign panels in conformity with all terms of this Agreement and applicable City ordinances.
8. Indemnification. Contractor agrees to release, indemnify, defend, and hold harmless the City, its officials, officers, agents, and employees from: a) liability for damages of any and all kind, including without limitation, damages resulting from, related to, or arising out of any injury, death, property damage, and/or claim of economic loss or loss of rights suffered by any person as a result of the intentional, negligent or willful act or omission of the Contractor or the Contractor's officers, agents, employees, or subcontractors; and b) reasonable attorney fees, court costs, settlement expenses and litigation expenses resulting from, related to, or arising out of the liability described in subsection a) immediately above and/or resulting from, relating to, or arising out of any claim or action asserting such liability against the City, its officials, officers, agents, and employees.
9. Insurance. Contractor shall maintain in full force and effect throughout the entire term of this Agreement insurance with an insurance company authorized to conduct business in the state of Texas with the following policy limits.
- A. Comprehensive General Liability - \$2,000,000 combined aggregate
  - B. Automobile Liability - \$1,000,000
  - C. Workers Compensation
    - 1. Bodily Injury by Accident - \$1,000,000
    - 2. Bodily Injury by Disease - \$500,000

Upon execution of this Agreement, Contractor shall present a Certificate of Insurance in a form satisfactory to the City Attorney which shall name the City of Corinth as an additional insured party on Contractor's Comprehensive General and Automobile Liability policies and providing a waiver of subrogation in favor of City for all coverages provided hereunder. If during the term of this Agreement, any such insurance is canceled, or if Contractor fails to renew same, or if the policy limits are reduced below the limits required above, such event shall constitute a default of this Agreement. Contractor shall immediately notify the City of Corinth in writing if such an



event occurs. Contractor shall have five (5) business days following the date of the event of default to cure any such default.

10. Independent Contractor/Non-Waiver of Immunity. Contractor's status shall be that of an independent contractor and not an agent, servant, employee or representative of City in the performance of this Contract. No term or provision of or act of Contractor or City under this Agreement shall be construed as changing that status. Contractor will have exclusive control of and the exclusive right to control the details of the work performed hereunder, and shall be liable for the acts and omissions of its officers, agents, employees, contractors, subcontractors, and consultants, and that the doctrine of *respondeat superior* shall not apply between City and Contractor, its officers, agents, employees, contractors, subcontractors and consultants, and nothing herein shall be construed as creating a partnership or joint enterprise between City and Contractor. Further, nothing in this Agreement shall waive or be deemed to waive any immunities or defenses that are otherwise available to the City against claims arising in the exercise of governmental powers, including without limitation, City's right to immunity granted or recognized pursuant to state or federal law or common law.
11. Notice. Any notice required to be given pursuant to this Agreement may be personally served upon the parties or may be served by certified mail, return receipt required, to:

**AS TO THE CITY:**

**City of Corinth**

Attn: City Manager

City Hall

3300 Corinth Parkway

Corinth, TX 76208

Telephone: 940-498-3200

Fax: 940-498-7505

**City Attorney**

Messer, Rockefeller & Fort

6371 Preston Road, Ste. 200

Frisco, TX 75034

Telephone: (972) 668-6400

**AS TO CONTRACTOR:**

**National Sign Plazas**

Attn: Grant Hayzlett, President

2422 Trenton Way Unit H

Denver, CO 80231

Telephone: 720-482-9293

Fax: 303-790-0924

All notices, regardless of the nature of service, shall additionally be served upon Contractor at Contractor's office(s) in the State of Texas located at:

National Sign Plazas

715 Discovery Blvd Unit 309

Cedar Park, TX 78613

Attn: Patrick Fuller, Vice President

12. Assignment and Subcontracting. Contractor may not delegate, assign or subcontract all or any part of this Agreement, except for the fabrication and installation of the Sign Plaza structures and production of the sign panels, which require equipment, materials and expertise which the Contractor reasonably may not be expected to possess, without the City's prior written consent.
  
13. Entire Agreement/Applicable Law/Venue. The Contract Documents represent the entire and integrated Agreement between the City and Contractor and supersedes all prior negotiations, representations or Agreements, whether written or oral, except as where expressly stated. The Contract Documents may be modified only by a written document signed by both parties and approved by the City Council at a public meeting. The Parties agree to comply with all applicable federal, state and local law in the interpretation and performance of this Agreement. This Agreement shall be governed under Texas State law, and venue for any action relating to the Agreement shall be brought exclusively in Denton County, TX.
  
14. Mutual Drafting. The City of Corinth and the Contractor each has had opportunity to consult legal counsel regarding the drafting of this Agreement and the provisions of this Agreement shall not be construed against or in favor of either party.
  
15. Default and Remedies. If any Party fails to perform any of its obligations under the Contract Documents, such failure shall constitute a default. The non-defaulting Party shall give the defaulting Party written notice of the default. The defaulting Party shall have ten (10) business days after the receipt of such notice in which to cure the default. Failure to cure the default shall

constitute a breach of this Agreement. In the event of a breach, the non-breaching party may terminate this Agreement and may obtain any reasonable remedy provided by law.

16. **Severability.** If any of the terms, provisions, covenants, conditions or any other part of this Contract are held for any reason to be invalid, void or unenforceable, the remainder of the terms, provisions, covenants, conditions or any other part of this Contract shall remain in full force and effect and shall in no way be affected, impaired or invalidated.
17. **Audit.** City and Contractor agree that City shall have access to and the right to examine any directly pertinent books, documents, papers, receipts, statements, contracts, and records of Contractor involving transactions relating to this Agreement. Contractor agrees that City shall have access during normal working hours to all necessary Contractor facilities and shall be provided adequate and appropriate work space in order to conduct audits to determine Contractor's compliance with its obligations under this Agreement; provided that City shall provides Contractor at least three (3) business days advance written notice of it intent to conduct an audit.
18. **No Third Party Beneficiary.** For purposes of this Agreement, including its intended operation and effect, City and Contractor specifically agree and contract that: (1) this Agreement only affects matters/disputes between the parties to this Agreement, and is in no way intended by the parties to benefit or otherwise affect any third person or entity, notwithstanding the fact that such third person or entities may be in a contractual relationship with the City or Contractor, or both; and (2) the terms of this Agreement are not intended to release, either by contract or operation of law, any third person or entity from obligations owing by them to either City or Contractor.
19. **Remedies.** No right or remedy granted herein or reserved to the Parties is exclusive of any other right or remedy herein by law or equity provided or permitted, but each shall be cumulative of every other right or remedy given hereunder. No covenant or condition of this Agreement may be waived without consent of the Party to whom the benefit inures. Forbearance or indulgence by either Party shall not constitute a waiver of any covenant or condition to be performed pursuant to this Agreement.

**IN WITNESS WHEREOF** the Parties have executed this Agreement on the day and year set forth below their respective signatures.

**SIGNATURE PAGE OF THE CITY OF CORINTH, TEXAS**  
**AGREEMENT**  
**TO**  
**[CITY OF CORINTH, TEXAS - NATIONAL SIGN PLAZAS, INC.]**

---

**CITY OF CORINTH, TEXAS,**  
**A Texas Municipal Corporation**

By: \_\_\_\_\_  
Bob Hart, City Manager

Date: \_\_\_\_\_, 2018

*APPROVED AS TO FORM:*

\_\_\_\_\_  
Messer, Rockefeller & Fort, City Attorney

ATTEST:

\_\_\_\_\_  
Kimberly Pence, City Secretary

**APPROVED BY THE CORINTH CITY COUNCIL ON \_\_\_\_\_, 2018**

**SIGNATURE PAGE OF THE CITY OF CORINTH, TEXAS  
AGREEMENT  
TO  
[CITY OF CORINTH, TEXAS - NATIONAL SIGN PLAZAS, INC.]**

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**NATIONAL SIGN PLAZAS, INC.  
A For Profit Corporation**

By: \_\_\_\_\_  
Grant Hayzlett

Date: \_\_\_\_\_, 2018

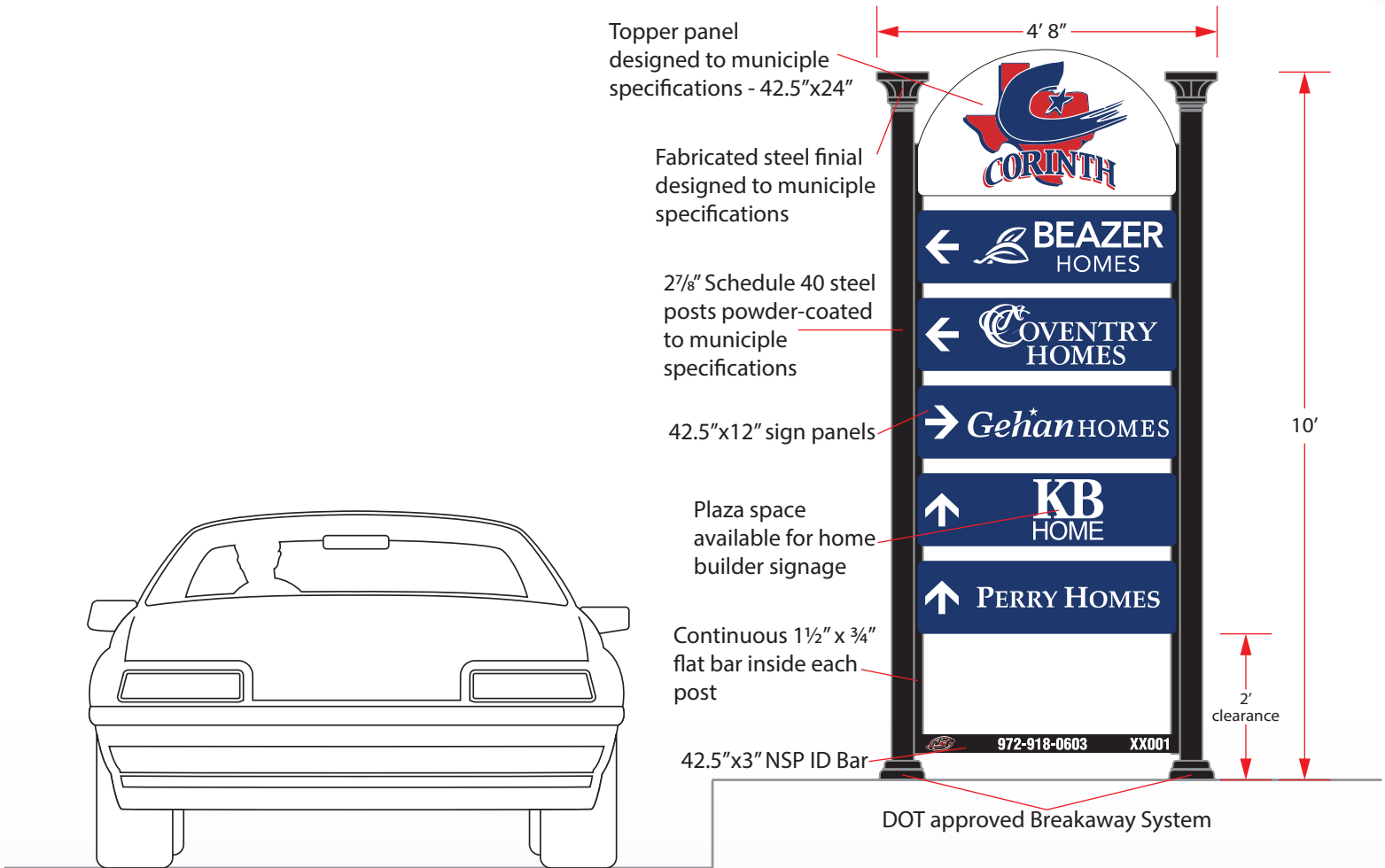
**STATE OF TEXAS**  
**COUNTY OF \_\_\_\_\_**

The foregoing AGREEMENT was acknowledged before me by \_\_\_\_\_,  
who is:

- \_\_\_ Personally known by me, or
- \_\_\_ Produced a driver's license as identification.

Dated: this \_\_\_ day of \_\_\_\_\_, 2018

# Home Builder Sign Plaza

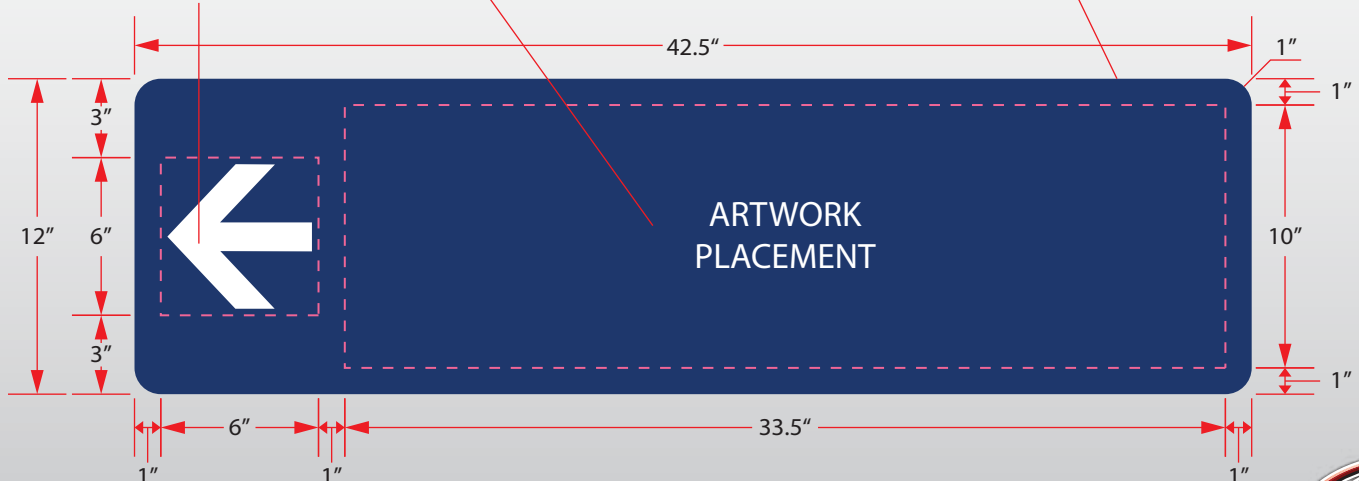


## Home Builder Sign Panel Specifications






Printed on Hi Res Digital Vinyl, Gloss Lam, Mount to 3MM Black ACM Single Sided

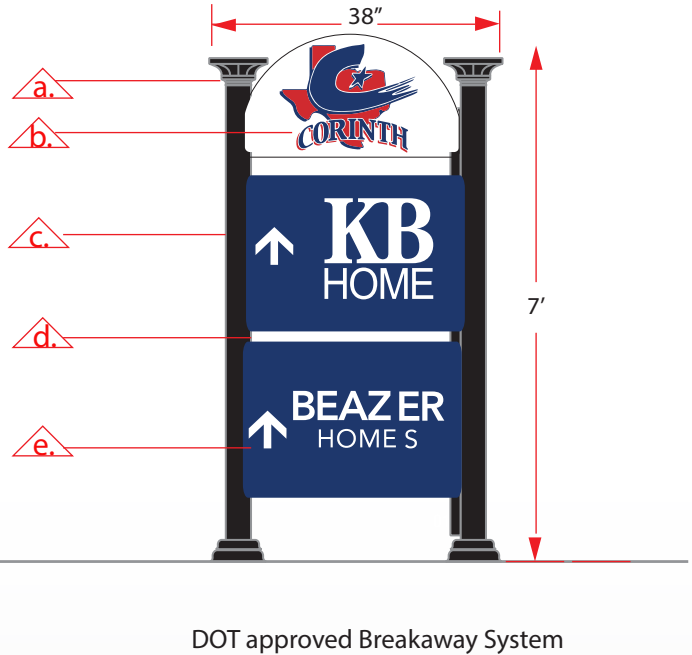
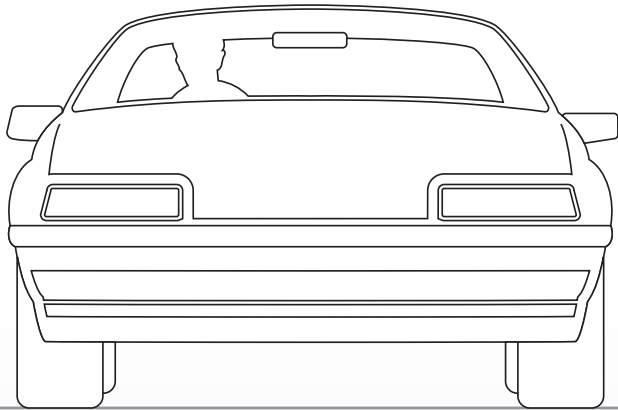
Uniform graphics. Blue PMS 288 with white text. Builder logo allowed.

Directional arrow - 5.5"x5.5"



# Home Builder Sign Plaza

-  a. Topper panel specifications - 30" X 14"
-  b. Fabricated steel finial
-  c. 2 7/8" Schedule 40 steel posts powder-coated black
-  d. Welded flat bar inside each
-  e. 30"x 30" sign panels

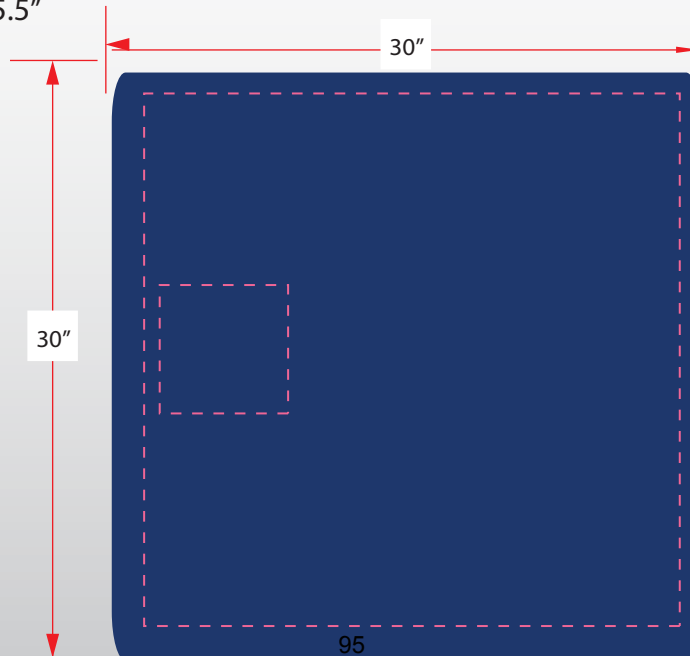


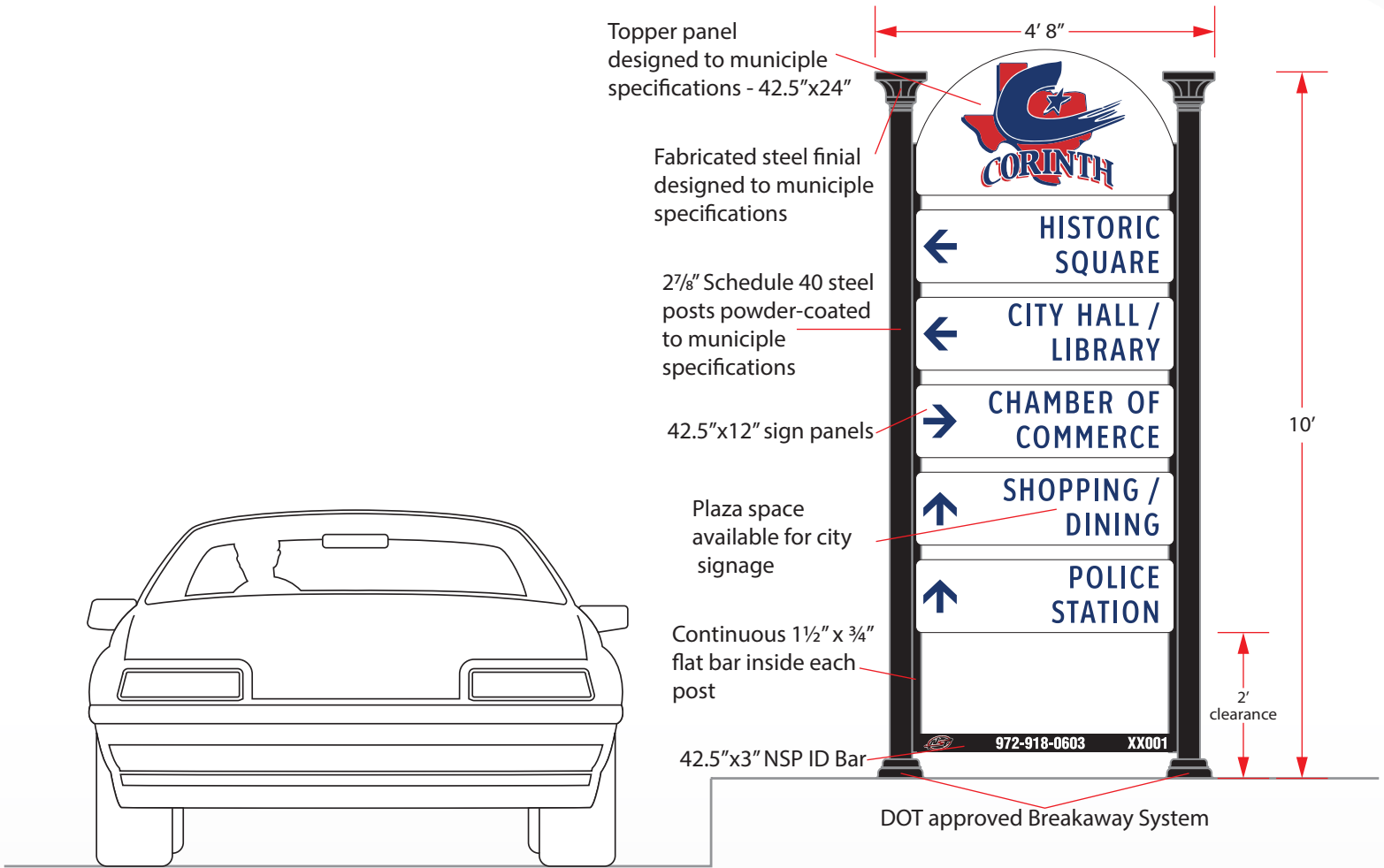
## Home Builder Sign Panel Specifications

Printed on Hi Res Digital Vinyl, Gloss Lam, Mount to 3MM Black ACM Single Sided

Uniform graphics. Blue PMS 288 with white text. Builder logo allowed.

Directional arrow - 5.5"x5.5"





City Owned Sign Panel Specifications

Printed on Hi Res Digital Vinyl, Gloss Lam, Mount to 3MM Black ACM Single Sided

Uniform graphics. White with Blue PMS 288 text. Commercial logo allowed.

Directional arrow - 5.5"x5.5"

