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**NOTICE OF A CITY COUNCIL SPECIAL SESSION
OF THE CITY OF CORINTH**

**Thursday, September 24, 2020, 5:45 P.M.
CITY HALL - 3300 CORINTH PARKWAY**

Pursuant to Section 551.127, Texas Government Code, one or more Council Members or employees may attend this meeting remotely using videoconferencing technology. The videoconferencing technology can be accessed at www.cityofcorinth.com/RemoteSession.

The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting.

The City of Corinth is following the Center for Disease Control Guidelines for public meetings.

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 August 13, 2020, workshop session.
2. Consider and act on minutes from the August 13, 2020, regular session.
3. Consider and act on minutes from the August 20, 2020, workshop session.
4. Consider and act on minutes from the August 20, 2020, 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.

BUSINESS AGENDA

1. Consider and act on an Ordinance adopting the 2020-2021 Annual Budget and appropriating resources for the budget year beginning October 1, 2020.
2. Consider and act on an Ordinance levying and adopting the tax rate for the 2020-2021 Fiscal Year.
3. Consider and act on an Ordinance approving the 2020 Tax Rolls and accepting the anticipated collection rate of 100 percent for the fiscal year beginning October 1, 2020 and ending September 30, 2021.
4. Consider vote to ratify the property tax increase reflected in the city's annual budget for FY2020-2021.

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. (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.

a. Update on internal control review.

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.

a. Right-of-way consisting of .198 acres located at 6801 S I-35E and 3404 Dobbs Road along Dobbs Road within the H. Garrison Survey, Abstract No. 507, within the City of Corinth, Denton County, Texas (F)

b. Being 10.49 acres of land located in the J. WALTON SURVEY, Abstract No. 1389, City of Corinth, Denton County, Texas, and being a portion of the tract of land conveyed to Anchor City Investments, LLC, by the deed recorded in Instrument No. 2006-90896, of the Deed Records of Denton County, Texas (D)

Section 551.074. To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

Section 551.087. To deliberate or discuss regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect.

a. Project Agora

b. Project Daylight

After discussion of any matters in closed session, any final action or vote taken will be in public by the City Council. City Council shall have the right at any time to seek legal advice in Closed Session from its Attorney on any agenda item, whether posted for Closed Session or not.

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

ADJOURN

Posted this 19th day of September 2020, at 5:30 P.M., on the bulletin board at Corinth City Hall.

Lana Wylie

Lana Wylie, Interim City Secretary
City of Corinth, Texas

CONSENT ITEM 1.

City Council Special Session

Meeting Date: 09/24/2020
Title: August 13, 2020 Workshop Session Minutes
Submitted For: Bob Hart, City Manager
Submitted By: Lana Wylie, Administrative Assistant
City Manager Review: Approval: Bob Hart, City Manager
Strategic Goals: Citizen Engagement & Proactive Government

AGENDA ITEM

Consider and act on minutes from August 13, 2020, workshop session.

AGENDA ITEM SUMMARY/BACKGROUND

Attached are the minutes from August 13, 2020, 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 August 13, 2020, workshop session minutes.

Attachments

08/13/2020 Workshop Session Minutes

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

On this the 13th day of August 2020, the City Council of the City of Corinth, Texas met in Workshop Session at the Corinth City Hall at 5:45 P.M., located at 3300 Corinth Parkway, Corinth, Texas. The meeting date, time, place and purpose as required by Title 5, Subtitle A, Chapter 551, Subchapter C, Section 551.041, Government Code, with the following members to wit:

Members Present:

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

Members Absent:

Tina Henderson, Council Member

Staff Members Present:

Bob Hart, City Manager
Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director
Chris Rodriguez, Assistant Finance Director
Patricia Adams, Rockefeller, & Fort
Helen-Eve Beadle, Planning and Development Director
Jason Alexander, Economic Development Corporation Director
Cody Collier, Public Works Director
Jerry Garner, Police Chief
Michael Ross, Fire Chief
Guadalupe Ruiz, Human Resources Director
George Marshall, City Engineer
Shea Rodgers, Technology Services Communications Manager
Lana Wylie, Interim City Secretary

CALL TO ORDER:

Mayor Heidemann called the meeting to order at 5:45 p.m.

WORKSHOP BUSINESS AGENDA:

1. Receive a report, hold a discussion, and provide staff direction on the Fiscal Year 2020-2021 Annual Program of Services and Capital Improvement Program.

City Manager Hart outlined the meeting agenda and items for discussion to include the tax rate analysis, the general department overview, the sales tax funds, the CIP, debt capacity, and the budget calendar. The city is currently at approximately 70% of the certified tax roll, with 30% unknown. The City Council will vote on the rate in the Regular Session Meeting. He presented the overview for City Administration. Human Resources Director, Guadalupe Ruiz, gave an overview of the Human Resources budget. Police Chief Garner and Fire Chief Ross provided an overview of their budgets. Cody Collier, Public Works Director, Planning & Development Director Helen-Eve Beadle, and Lee Ann Bunselmeyer, Finance Director, presented their departmental budgets.

Mr. Hart presented the General Fund Financial Forecast and the Capital Improvement Program. Corinth Economic Development Director Jason Alexander presented the Economic Development Departmental Budget.

BUDGET OVERVIEW

AUGUST 17, 2020 COUNCIL WORK SESSION

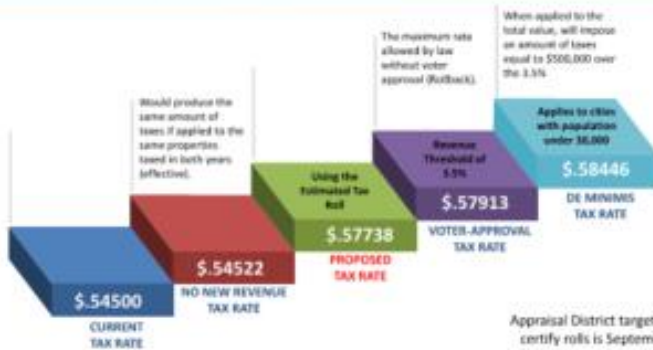
Agenda

- ❖ Tax Rate Analysis
- ❖ General Fund Department Overview
- ❖ Restricted and Sales Tax Use Funds Overview
- ❖ CIP and General Debt Capacity Analysis
- ❖ Budget Calendar



PROPERTY TAX RATE ANALYSIS

Using Certified Estimate Value of \$2,435,945,630



GENERAL FUND OVERVIEW





Mr. Hart stated the city is currently 1.84 to 1.98 % below the average for salaries, which is the justification for the recommended 2%. When other cities award raises in October, Corinth will have another pay gap. The effective date will be January 1, unless the Fire District Sales Tax does not pass. Council Member Garber inquired about Public Safety's step raises and how this alters their efforts to keep the pay in line with other cities. Ms. Ruiz said the cities Corinth is comparable with are Bedford, Highland Village, Little Elm, Wylie, and The Colony. She stated the compensation gap is greater, by double digits, if compared to Denton and Lewisville. Ms. Bunselmeyer stated a 2% increase in January is \$214,000; a full 12 months at 1% is \$142,000. A 3% increase would mean \$427,500.00, city-wide. Mr. Hart confirmed Mr. Garber's comment about being behind the curve. He is not sure how long COVID will continue, and the recommendation was to be conservative. He explained the tax rate, and if you go above the voter approval rate, residents could file a petition to call an election, and anything above the de minimis rate requires an election. Mayor Pro Tem Burke asked about the difference; Ms. Bunselmeyer affirmed one cent is \$243,000. Mr. Burke asked about SB2 and Public Safety. Mr. Hart confirmed what was approved in this budget year cannot be less than what was included in the existing budget. Mr. Garber would like for the city to continue with the step performance by next year. Ms. Bunselmeyer stated the progress made over the past several years. She and Ms. Ruiz agreed they would prefer the 3% plus cost adjustment, but the revenues do not support the raise. Council Member Pickens asked if people leave due to salaries offered. Ms. Ruiz confirmed, yes.

Council Member Johnson asked about salary compression. He suggested the council commit to possibly work on both the merit and step program at the six-month point and then commit to the next year's budget to correct it before it becomes a more significant problem.

EMPLOYEE COMPENSATION

TO ADDRESS PAY GAPS

✓ **2% Pay Plan Adjustment to the Public Safety and General Pay Schedules – Effective January 4, 2021**

Most of the employees' salaries are under the midpoint of Corinth's current pay ranges. Ideally, salaries should be at the midpoint of the pay ranges. Total cost - \$214,110.

✓ **Police Lateral Pay**

The purpose of the program is to attract qualified experienced officers and pay them accordingly based on their training and experience.

While the City already permitted "lateral transfers," the need to preserve internal equity kept limiting the salary/Step that the Department could offer to a new experienced police officer. For this reason, it was imperative to address internal equity first. Total cost of \$40,131.

HEALTH INSURANCE RATES

PROPOSED CITY RATES FY2021

- 11.8% increase -\$265,228 after negotiation and dependent contribution change

	CITY CONTRIBUTION		
	Current (\$/M)	Proposed (\$/M)	City Impact
EE Only	\$559.85	\$625.80	\$65.95
EE/Children*	871.71	974.39	102.68
EE/Spouse*	1,013.52	1,132.89	119.37
EE/Family*	1,407.28	1,573.05	165.77

- Continues Health Employee Insurance Benefits Trust – 1.75% premium savings

- City dependent contribution remains at 69%

HEALTH INSURANCE

Proposed Employee Rates FY 2021

EMPLOYEE BASE PLAN:

- Continue High Deductible Insurance Plan with a Health Savings Account (H.S.A.)
- Continue contribution to employee Health Savings Account of \$1,000
- Deductible increases from \$2,700 to \$2,800 for individual (2020 IRS)

	EMPLOYEE "BASE PLAN" CONTRIBUTION		
	Current (\$/M)	Proposed (\$/M)	Employee Impact
EE Only	\$0	\$0	\$0
EE/Children*	140.52	156.62	16.10
EE/Spouse*	203.83	227.84	24.02
EE/Family*	380.34	425.58	44.84

EMPLOYEE BUY UP PLAN:

- Plan option with deductibles/copays (traditional PPO Plan)
- Deductible of \$1,000
- Co-insurance Benefit 80% to \$3,000 out of pocket maximum
- Copays (Emergency room -\$200, Urgent care-\$50, Office Visit \$25, Specialist \$50, Prescriptions \$10/\$35/\$70/\$150)

	EMPLOYEE "BUY UP" CONTRIBUTION		
	Current (\$/M)	Proposed (\$/M)	Employee Impact
EE Only	\$63.70	\$71.20	\$7.50
EE/Children	255.34	285.32	30.08
EE/Spouse	342.54	382.64	40.32
EE/Family	504.18	553.00	48.82

Police

DEPARTMENT BUDGET OVERVIEW

Division	FTE	2020-2021
Police	39	\$4,768,689

39 Employees

New Program Funding:
• No new program funding.

\$0k New Program Funding

- GOALS FOR 2020-2021**
- Recruit, hire, and train exceptional candidates for the two additional officer positions authorized by the Corinth City Council.
 - Begin preparations for developing an interlocal agreement for continuing to provide police services to the Town of Shady Shores.
 - Reach and maintain an authorized staffing level of 36 sworn personnel by filling existing vacancies.
 - When and if staffing permits, return to Patrol deployment one or more full-time traffic officers.



Fire

DEPARTMENT BUDGET OVERVIEW

Division	FTE	2020-2021
Fire	53	\$6,882,516

53 Employees

New Program Funding:
• Lucas CPR Devices - \$21,000.

\$21k New Program Funding

- GOALS FOR 2020-2021**
- Seek recognized status through the Texas Fire Chiefs Association Best Practices.
 - Revamp fire prevention program for senior citizens.
 - Finalize a Master Plan for the design of the Fire training field.
 - Transition new Fire Services Agreements with the Lake Cities.
 - Signed MOU with NCIC for fire training field.
 - Implement Step up Shift Command Position.
 - Create Fire Prevention Brochure for Businesses.
 - Personality profile training for Captains, Drivers, and FTO's.



PUBLIC WORKS

DEPARTMENT BUDGET OVERVIEW

Division	FTE	2020-2021
Streets	7	1,002,661
Parks	9	1,381,103
	16	\$2,383,764

16 Employees

New Program Funding:
• No new program.

\$0k New Program Funding

- GOALS FOR 2019-2020**
- Identify and repair sidewalks which pose a risk (trip hazard) to pedestrians.
 - Implement year two of road striping program.
 - Reduce work order response time.
 - Continue employee development plan.
 - Complete/update tree inventory.
 - Secure a trust for park land dedications.
 - Implement Community Park Preventive Maintenance Plan.
 - Renewed Sports Association (Soccer, Softball/Baseball) co-sponsorship agreements.
 - Purchased and implement a work order and asset management software program.



Planning & Development

DEPARTMENT BUDGET OVERVIEW		
Division	FTE	2020-2021
Planning	5	\$410,278
Community Development	5	533,350
City Hall	-	179,572
Garrison Complex	-	23,500
Public Safety Complex	-	150,962
Total	10	\$1,497,682

10
Employees

\$0k
New Program Funding

GOALS FOR 2020-2021

- Prepare for Adoption of International Green Construction Code.
- Amend Irrigation Ordinance for current policies.
- Amend Landscape Ordinance to encourage low water plant materials.
- Amend Commercial/Nonresidential Landscape Ordinance.
- Develop Portable Storage Container Ordinance.
- Retrofit Photovoltaic (Solar) feasibility study for all city facilities.
- Complete Pre-International Certification of Building Department.
- Complete Comprehensive Plan Update and Master Parks and Trails Plans.
- Begin to update zoning/development standards to reflect recommendations adopted in Comprehensive Plan.
- Submit grant application to Texas Parks & Wildlife for parkland improvements.
- Develop major update to sign code.
- GIS - Create open data website for Department.
- GIS - Create app for LCMUA and integrate with existing system.
- GIS - Complete GIS Project with all main Public Works infrastructure.
- GIS - Complete supplemental GIS layers such as Sidewalks, Pavement, and Private Stormwater.



Finance & Strategic Services

DEPARTMENT BUDGET OVERVIEW		
Division	FTE	2020-2021
Finance	6.5	\$995,337
Technology Services	5	714,177
Municipal Court	4	440,890
City Marshal	1	156,464
Communications	2	394,364
Total	18.5	\$2,701,232

18.5
Employees

\$15k
New Program Funding

GOALS FOR 2020-2021

- Continue to create forms and queries to help streamline into a paperless environment.
- Expand participation in Warrant Round Up program.
- Continue to receive the Certificate of Achievement for Excellence in Financial Reporting.
- Work towards receiving the Comptroller of Public Accounts' Transparency Stars program for accounting, procurement and contracts.
- Complete installation of fiber from City Hall to Public Safety Center.
- Expand audio/visual services in the Council Chambers and have staff on-hand to run the A/V.
- Convert access control in City Hall from a hosted solution to an on-premise solution.
- Complete the migration of Fire software to ESO cloud.
- Upgrade body and dashboard camera to new version and a virtual server.
- Update the Communications Strategic Plan.
- Standardize Social Media and Media Relations Protocols.
- Improve resident relations through "out of city hall" initiatives.



General Fund Financial Forecast

Assumes Tax Growth of 4% in 2021-22

	2019-2020 Estimate	2020-2021 Budget	2021-2022 Projected	2022-2023 Projected
Estimated Beginning Fund Balance	\$5,091,654	\$5,305,460	\$4,829,208	\$5,147,261
Revenues	16,523,201	17,011,444	17,437,329	17,951,399
Fire Service Agreements	1,911,753	1,914,034	2,712,668	2,816,337
Public Safety Agreements	522,940	531,940	541,045	541,045
SAFER Grant (Firemen)	517,901	310,740	60,422	
Use of Fund Balance		476,252		
Total Resources	\$ 19,470,412	20,244,410	20,751,464	21,308,781
Expenditures	16,129,573	19,605,910	20,433,411	20,924,376
New on-going Programs	820,696	15,000		
One-time Programs	1,509,412	623,500		
Total Expenditures	19,250,222	20,244,410	20,433,411	20,924,376
Estimated Ending Fund Balance	\$5,305,460	\$4,829,208	\$5,147,261	\$5,531,376
% of Total Expenditures	25.43%	23.85%	25.19%	26.44%
Policy Target	20.00%	20.00%	20.00%	20.00%



RESTRICTED AND SALES TAX FUNDS OVERVIEW



Council Member Johnson asked if the other three Lake Cities have been approached about forming their own fire district to offset their expenses. Mr. Hart said they have no interest.

Economic Development

DEPARTMENT BUDGET OVERVIEW

Division	FTE	2020-2021
Economic Development	1	\$2,053,190

1 Employees

\$1.3M New Program Funding

GOALS FOR 2020-2021

- Continue to market Corinth's competitive advantages and its extraordinary opportunities for infill and redevelopment and launch a new website and related media marketing "Agora".
- In alignment with the vision, the priorities and the goals of both the Strategic Plan and the Comprehensive Plan, support development patterns, investment and related economic development policies that will enable the retention, the expansion and the attraction of quality businesses that will sustainably grow the tax base, create meaningful employment opportunities and enhance the community's quality of life.
- Continue to strengthen relationships and strategic partnerships with commercial brokers, developers, investors, lenders and others in order to attract and retain unique restaurant and retail concepts to Corinth, with an emphasis on opportunities in "Agora".
- Actively promote development projects in Corinth to include Millennium Place, the Parkway at the District and other opportunities at conferences and trade shows of regional, national and global prestige.
- Explore opportunities to enhance and expand broadband service within Corinth and the other Lake Cities in order to make the area more attractive to investment.
- Activate the CEDF to assist with land acquisition and development opportunities, with an increased focus on opportunities in adjacency to future transit stop and amphitheater.

DEPARTMENT BUDGET

Transfer	2020-2021
Capital Outlay	\$1,211,940
Grants	\$33,304
Waivers & Full Commitments	\$1,712
Statutes	\$-
Reserves	\$1,000
Interest & Operations	\$237,944
Refundation Fees	\$108,312
Waivers & Benefits	\$193,081
Total	\$2,693,683

New Program Funding:
 TXDOT land acquisition within THRZ #2 - \$1,351,000

Sales Tax Funds Budget Overview

A city can adopt a sales tax if the combined rate of all local sales taxes would not exceed two percent of any location within its territorial limits. The sales tax in Corinth is 0.25% of goods or services sold within the City's boundaries. The tax is collected by businesses making the sale and is remitted to the State's Committee of Public Accounts on a monthly, and in some cases, a quarterly basis. Of the 0.25% tax, the State retains 0.20% and distributes 1% to the City of Corinth, 25% to the Street Maintenance Sales Tax Fund, 20% to the Crime Control & Prevention District and 54% to the Economic Development Corporation.

Funds	FTE	2020-21 Proposed Budget	Est. 9/30/21 Ending Fund Balance	New Program Funding
Economic Development	1.00	\$2,053,190	\$163,832	TX DOT Land acquisition within THRZ #2 - \$1,351,000
Crime Control & Prevention District	2.00	\$300,199	\$609,493	Replacement of body cameras and system server - \$81,000 Shields/Entry Tools - \$24,670
Street Maintenance	-	\$350,774	\$833,688	Sales Tax will lapse December 2020. Budget funds support various repaving projects.
Fire Control, Prevention, EMS District	-	\$230,244	\$-	Thermal Imaging Camera - \$8,500, Lifepak Monitor/Defibrillator - \$32,000, Training Field Upgrades - \$30,000, Transfer for radio upgrades - \$112,000, MDT Replacement - \$47,744

Special Revenue Funds Budget Overview

Special Revenue Funds are used to account for general government financial resources that are restricted by law or contractual agreement to specific purposes other than debt service or major capital projects.

Funds	FTE	2020-21 Proposed Budget	Est. 9/30/21 Ending Fund Balance	New Program Budgeted Expenditures
Hotel Occupancy Tax	0.5	\$243,006	\$31,792	Public Safety Complex Statue - \$170,000
Keep Corinth Beautiful	-	\$7,500	\$23,807	No new programs
Park Development	-	\$-	\$336,031	No budgeted expenditures.
Community park Improvement	-	\$19,188	\$7,994	ADA compliant bleachers - \$19,188
Tree Mitigation Fund	-	\$50,000	\$243,146	Neighborhood park trees - \$50,000
Reinvestment Zone #2	-	\$70,000	\$30,594	Agora District Park Design and Marketing - \$70,000

Special Revenue Funds Budget Overview (Continued)

Special Revenue Funds are used to account for general government financial resources that are restricted by law or contractual agreement to specific purposes other than debt service or major capital projects.

Funds	FTE	2020-21 Proposed Budget	Est. 9/30/21 Ending Fund Balance	Budgeted Expenditures
Child Safety Program	50	\$26,953	\$30,134	Crossing Guards - \$16,203 Denton County Child Advocacy - \$10,750
Municipal Court Security	-	\$9,700	\$95,755	No new programs
Municipal Court Technology	-	\$10,030	\$34,427	No new programs
Police Confiscation- State	-	\$26,523	\$3,646	Various law enforcement programs
Police Confiscation- Federal	-	\$10,609	\$0	Various law enforcement programs

Mr. Johnson inquired about the Utility Capital Replacement Fund. Ms. Bunselmeyer said the funds are for utility capital replacement, such as a backhoe or sewer camera.

Internal Service Funds Budget Overview

The Internal Service funds were established to accumulate sufficient resources to replace existing vehicles and equipment that has reached or exceeded its useful life. The funds are managed to purchase City vehicles and equipment in a manner that will not create a burden on the City budgets. Vehicles and equipment are replaced based on a schedule established to maintain a safe fleet for public service.

Funds	FTE	2020-21 Proposed Budget	Est. 9/30/21 Ending Fund Balance	Budgeted Expenditures
General Capital Replacement	-	\$75,392	\$53,826	Police Vehicle Equipment - \$75,392
Fire Capital Replacement	-	\$321,845	\$421,900	Engine/Ambulance lease payments - \$280,178 Replace Medic 440 - \$41,667
Technology Replacement	-	\$129,450	\$271,798	Computers/monitors for Public Works, Utility Billing and MDIs for Public Safety - \$110,301 City Hall Access and Control System - \$19,149
Utility Capital Replacement	-	\$0	\$609,966	No budgeted expenditures
Utility Meter Replacement	-	\$49,600	\$149,018	Water Meters Replacement - \$49,600

Impact/Escrow Funds Budget Overview

Impact fees are paid by developers for construction of water, wastewater, roadway, and drainage projects. Impact fees are restricted by law for use only on projects deemed necessary for development by an impact fee study which establishes fees appropriate to fund identified projects.

Funds	FTE	2020-2021 Proposed Budget	Est. 9/30/21 Ending Fund Balance	Budgeted Expenditures
Water Impact Fee	-	\$-	\$399,418	No budgeted expenditures
Wastewater Impact Fee	-	-	\$247,393	No budgeted expenditures
Storm Drainage Impact Fee	-	-	\$94,577	No budgeted expenditures
Roadway Impact Fee	-	\$00,000	\$531,281	Lake Cities Dobbs road reconstruction project - \$500,000
Street Escrow Fund	-	-	\$158,336	No budgeted expenditures

CAPITAL IMPROVEMENT AND DEBT OVERVIEW

CAPITAL IMPROVEMENT PROGRAM

Capital Program by Fund	2020-21	2021-22	2022-23	2023-24	2024-25	Total	Over 5 Years
Water	\$ -	\$ -	\$ 640,000	\$ -	\$ 1,703,000	\$ 2,343,000	\$ 792,500
Wastewater	-	-	640,000	1,330,000	6,888,000	8,428,000	3,728,000
Drainage	4,576,844	930,000	-	-	-	5,506,844	5,281,244
General	8,281,000	8,580,000	-	-	-	16,861,000	-
Broadband	180,000	-	-	-	-	180,000	-
Streets	9,182,000	-	10,942,000	8,816,250	9,300,000	38,240,250	29,265,200
Parks & Recreation	-	-	490,000	980,000	1,140,000	2,400,000	-
Technology Services	-	-	-	78,000	-	78,000	-
Public Safety	172,000	172,000	322,000	172,000	-	838,000	-
Total Capital Improvement Plan	\$22,451,844	\$9,482,000	\$13,034,000	\$9,043,750	\$11,843,000	\$67,787,244	\$31,801,700

Funding Sources	2020-21	2021-22	2022-23	2023-24	2024-25	Total	Over 5 Years
Unbonded/Short-Term Bond Proceeds	\$12,482,000	\$4,380,000	\$ 8,907,250	\$7,794,750	\$11,843,000	\$36,411,000	\$31,801,700
Issued Bond Proceeds	4,449,211	-	3,490,000	-	-	7,939,211	-
Grant	2,907,633	-	-	-	-	2,907,633	-
Capital Funds - Wastewater	-	-	94,000	-	-	94,000	-
Roadway Impact Fees	800,000	-	-	-	-	800,000	-
Sales Tax Funds	1,361,000	-	479,400	-	-	1,840,400	-
Operating Funds	822,000	172,000	642,000	247,000	-	1,903,000	-
Total Resources	\$22,451,844	\$4,482,000	\$13,034,000	\$8,043,750	\$11,843,000	\$67,787,244	\$31,801,700

Mr. Burke asked for an explanation of the CIP and the \$531 million. Mr. Hart explained it was related to the tax increment. It is all of the infrastructure that was identified. The funds are without county funds and from the period of 2026-2031.

Project Name	Project Total Costs	Existing Bond Proceeds	FY21 Budget Allocation	Unfunded Project Amount
Agora District Parks & ROW	\$3,000,000	\$2,500,000	500,000	\$0
TOD West Land Acquisition	\$1,900,000	-	-	\$1,900,000
North Corinth Street	\$3,220,000	-	-	\$3,220,000
NCTC Way	\$2,500,000	-	-	\$2,500,000
Main Street	\$2,212,000	-	-	\$2,212,000
Festival Way	\$750,000	-	-	\$750,000
Lynchburg Creek Watershed	\$3,876,844	\$969,211	[Grant] \$2,907,633	\$0
Wetlands & Flood Mitigation	\$1,000,000	\$1,000,000	-	\$0
Metroplex Cabinet Relocation/ROW	\$2,000,000	-	-	\$2,000,000
TX Dot 4 Corners Land Acquisition	\$1,351,000	-	\$1,351,000	\$0
Dobbs Rd Reconstruction	\$500,000	-	\$500,000	\$0
Public Safety Communication	\$172,000	-	\$172,000	\$0
Fiber Optic Line	\$150,000	-	\$150,000	\$0
TOTAL FY21 CIP	\$22,631,844	\$4,469,211	\$2,173,000	\$12,582,000

A bond Issuance would be needed in March 2021 to support the proposed Capital Improvement Program.





Ms. Bunselmeyer overviewed the financial forecast and issuing bonds. Mr. Burke inquired about making a purchase as soon as possible due to the low rates. Ms. Bunselmeyer stated there would be a possibility of an interest payment. Ms. Pickens asked about refinancing debt. Ms. Bunselmeyer said you could only refinance them when a call date occurs on the existing securities. The next call date is not until 2026. The city refinanced within the last year few years, and we lowered the debt impact. And so now we have to wait five years before we can do another one. The city can look into a bond issuance now versus in the spring. She said issuing debt is traditionally done after the first quarter since the final audit number is completed in January.

Meeting Date	Budget Agenda Item
Aug 6	Council Workshop - Budget Overview
Aug 13	Council Workshop- Governmental, Debt & Special Revenue Funds Council Vote to place tax rate on agenda and set public hearing date
Aug 20	Council Workshop - Proprietary Funds & CIP Approve Crime Control & Prevention District Budget
Sept 3	Council Workshop
Sept 17	Council Workshop Public Hearing on the Annual Budget Public Hearing on Tax Rate
Sept 24 or Sept 29	Adoption of the Annual Program of Services (Budget) Adoption of the Tax Rates and Tax Rolls

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

There was no discussion on regular session agenda items.

There was no closed session following the workshop session.

CLOSED SESSION

The City Council convened in closed session to consider any matters regarding matters pursuant to Chapter 551 of the Texas Government Code.

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

a. Red River Bancorp Demand (B)

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.

- a. **Right-of-way consisting of .198 acres located at 6801 S I-35E and 3404 Dobbs Road along Dobbs Road within the H. Garrison Survey, Abstract No. 507, within the City of Corinth, Denton County, Texas (F)**
- b. **3.792 acres, Tract 13H, out of the J.P. Walton Survey, Abstract 1389, within the City of Corinth, Denton County, Texas (P)**
- c. **Being 5.379 acres of land located in the J. WALTON SURVEY, Abstract No. 1389, City of Corinth, Denton County, Texas, and being a portion of the tract of land conveyed to Anchor City Investments, LLC, by the deed recorded in Instrument No. 2006-90896, of the Deed Records of Denton County, Texas (D)**

Section 551.074. To deliberate the appointment, employment, evaluation, reassignment, duties,

discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

Section 551.087. To deliberate or discuss regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect.

a. Project Agora

After discussion of any matters in closed session, any final action or vote taken will be in public by the City Council. City Council shall have the right at any time to seek legal advice in Closed Session from its Attorney on any agenda item, whether posted for Closed Session or not.

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

ADJOURN:

Mayor Heidemann adjourned the workshop session at 7:32 p.m.

AYES:

Meeting adjourned.

Approved by Council on the _____ day of _____ 2020.

Lana Wylie, Interim City Secretary
City of Corinth, Texas

City Council Special Session

Meeting Date: 09/24/2020
Title: August 13, 2020 Regular Session Minutes
Submitted For: Bob Hart, City Manager
Submitted By: Lana Wylie, Administrative Assistant
City Manager Review: Approval: Bob Hart, City Manager
Strategic Goals: Citizen Engagement & Proactive Government

AGENDA ITEM

Consider and act on minutes from the August 13, 2020, regular session.

AGENDA ITEM SUMMARY/BACKGROUND

Attached are the minutes from the August, 13, 2020, 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 minutes.

Attachments

08/13/2020 Regular Session Minutes

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

On this the 13th day of August 2020, 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:

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

Members Absent:

Tina Henderson, Council Member

Staff Members Present:

Bob Hart, City Manager
Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director
Chris Rodriguez, Assistant Finance Director
Patricia Adams, Rockefeller, & Fort
Helen-Eve Beadle, Planning and Development Director
Jason Alexander, Economic Development Corporation Director
Cody Collier, Public Works Director
Jerry Garner, Police Chief
Michael Ross, Fire Chief
Guadalupe Ruiz, Human Resources Director
George Marshall, City Engineer
Shea Rodgers, Technology Services Communications Manager
Lana Wylie, Interim City Secretary

Others Present:

Ryan Burk, Slate Communications
Liz Cassi, Slate Communications

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

Mayor Heidemann called the meeting to order at 7:40 P.M. The Invocation was delivered by Council Member Garber, followed by the Pledge of Allegiance and the Texas Pledge.

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 Council Member, 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 a Joint Election Agreement and Contract for Election Services with Denton County for the General and Special Elections on November 3, 2020.

MOTION made by Council Member Garber to approve the Consent Agenda and seconded by Council Member Pickens,

AYES: Burke, Garber, Johnson, Pickens
NOES: None
ABSENT: Henderson

MOTION CARRIED

CITIZENS COMMENTS:

In accordance with the Open Meetings Act, Council is prohibited from acting on or discussing (other than factual responses to specific questions) any items brought before them at this time. Citizen's comments will be limited to 3 minutes. Comments about any of the Council agenda items are appreciated by the Council and may be taken into consideration at this time or during that agenda item. Please complete a Public Input form if you desire to address the City Council. All remarks and questions addressed to the Council shall be addressed to the Council as a whole and not to any individual member thereof. Section 30.041B Code of Ordinance of the City of Corinth.

There were no citizen comments made.

BUSINESS AGENDA:

2. Consider and act on a Resolution of the City Council of the City of Corinth, Texas adopting a proposed FY21 municipal tax rate that will not exceed the voter-approval tax rate or the de minimis tax rate; calling a public hearing to be held on September 17, 2020 at Corinth City Hall at 7:00 p.m.; requiring publication of a *Notice of Public Hearing on Tax Increase* in accordance with state law; providing for the incorporation of premises; and providing an effective date.

Bob Hart, City Manager, turned it back to Mayor Heidemann for a vote due to the robust discussion in the City Council Work Session Meeting held before this meeting.

MOTION made by Mayor Pro Tem Burke to approve adopting a proposed municipal tax rate not to exceed the de minimis tax rate and that the attached resolution be amended to reflect that the publication rate will be the de minimis tax rate of \$.58446 cents. Council Member Garber seconded the motion.

Mr. Burke would like to make sure the public is aware that the reason the council is considering the de minimis rate is to allow the staff to evaluate whether or not the acceleration of the schedule for borrowing funds for the TOD and other capital improvement projects would result in significant long term savings to the city, given that current interest rates are 2% and might increase after the November elections or due to other circumstances and that they have historically been around 4%. We think we ought to take this opportunity to see if we can save approximately half of the interest costs that we would historically incur in this kind of project.

AYES: Burke, Garber, Johnson, Pickens
NOES: None
ABSENT: Henderson

MOTION CARRIED

3. Consider and act on the acceptance of BlueCross BlueShield of Texas' proposal for City's employee medical insurance benefits for FY 2020-2021, and authorization for the City Manager to execute any necessary documents.

MOTION made by Mayor Pro Tem Burke to approve as presented. Council Member Garber seconded the motion.

AYES: Burke, Garber, Johnson, Pickens
NOES: None
ABSENT: Henderson

MOTION CARRIED

4. Consider and act on the acceptance of Cigna proposal for City’s employee dental insurance benefits for FY 2020-2021, and authorization for the City Manager to execute any necessary documents.

MOTION made by Council Member Garber to approve as presented. Mayor Pro Tem Burke seconded the motion.

AYES: Burke, Garber, Johnson, Pickens
NOES: None
ABSENT: Henderson

MOTION CARRIED

5. Consider and act on a logo and tagline for Agora, the brand that will be used to market and promote infill and redevelopment opportunities within Corinth's emerging downtown district and surrounding neighborhoods.

Ryan Burk with Slate Communications shared a presentation with the City Council for Agora, Corinth’s downtown district.



- Currently live and work in Dallas
- Friends live in Corinth or nearby

- Career-driven
- Disposable income

FUTURE RESIDENTS

Millennial couple in their early 30's with a young child

- Needs access to cultural & social opportunities
- Wants to connect to their community

- Desire a walkable or bikeable community
- Enjoy being outside

- Exceptional quality of life in Corinth
- Excellent location relative to key regional destinations

- Affluent
- Cultured
- Educated

THE DEVELOPERS

Bring market-realistic development to a growing community

- Shares vision for integrating residential, retail and other uses in a high-quality environment
- Influence from younger generations

- Deliver a unique experience
- Provide convenience

SECONDARY AUDIENCES

ACTIVE SENIORS

DEMANDS:

- Unique dining and retail
- A safe, upscale environment
- Cultural experience
- Walkable

ENTREPRENEURS

DEMANDS:

- Affordable commercial space
- Hub of activity
- Proven success in environment
- Sustainability

POSITION:

How are you different?

- Regionally connected
- Attainable quality of life

PROMISE:

Long-term commitment

- Sustainable way of life
- Vibrant, active community

BOTTOM LINE:
A visionary,
modern,
connected Texas
community

PERSONALITY:

Human characteristics

- Inclusive & engaged
- Authentic & refreshing

VALUE:

Your unique offerings

- Local restaurants & retail (variety)
- Walkable & accessible



DESIGN DIRECTION

Easy and quick to read

Versatile with numerous applications

Representative of Agora patrons

Appealing to developers

AGORA
AT CORINTH

AGORA
DISTRICT





AGORA AGORA

AT CORINTH DISTRICT





AGORA
AT CORINTH

DISCOVER LIVING WORKING CONNECT 🔍 f @ 🐦

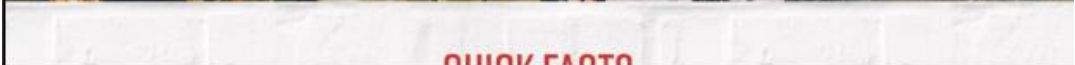
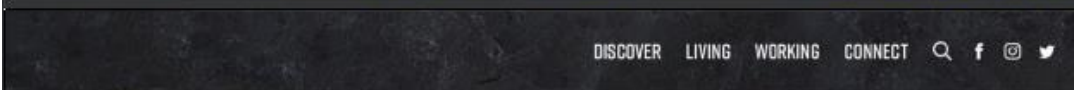
AGORA
AT CORINTH

Discover Local Flavor.
Connect with Your Neighbors.
Live the Texas Life.

QUICK FACTS

AGORA
AT CORINTH

AGORA
DISTRICT



Mr. Burk said the CEDC selected option two as their preferred option and option one was their second option. The ambassador group chose the first option. Realty Capital preferred option two and Wolverine Interest preferred the first option.

Mr. Garber asked if the developers had a suggestion regarding district versus at Corinth. Liz Cassi said two out of nine selected District. Mr. Garber asked Slate for their opinion, they selected option two.

The slide is divided into two main sections. The top section, which has a white background, displays three logo options for 'AGORA AT CORINTH', each preceded by a numbered circle (1, 2, or 3). Option 1 shows the word 'AGORA' in a bold, red, sans-serif font with 'AT CORINTH' in a smaller, black, sans-serif font below it. Option 2 shows 'AGORA' in a red, serif font with 'AT CORINTH' in a smaller, black, sans-serif font below it. Option 3 shows 'AGORA' in a red, sans-serif font where the 'O' is replaced by a diamond shape, with 'AT CORINTH' in a smaller, black, sans-serif font below it. The bottom section has a dark teal background and features the title 'NEXT STEPS' in large, white, sans-serif font. Below the title is a horizontal flowchart consisting of four white circles connected by right-pointing arrows. The steps in the flowchart are: 'Launch of Agora website', 'Social media development', 'Marketing collateral & brochures', and 'Development overview video'.

MOTION made by Council Member Garber to approve as presented. Council member Pickens seconded the motion.

AYES: Burke, Garber, Johnson, Pickens
NOES: None
ABSENT: Henderson

COUNCIL COMMENTS & FUTURE AGENDA ITEMS

The purpose of this section is to allow each Council Member the opportunity to provide general updates and/or comments to fellow Council Members, 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 Council Member may direct that an item be added as a business item to any future agenda.

Mr. Burke thanked the staff for the presentation of the budget so far this year, and in particular, the department summary pages were excellent. I have in my memory, flipping back two pages to try to find out how many full time employees and what the goals were and how the allocation of the funds was as between wages and benefits and that being kind of a cumbersome process and though I just can't imagine a better summary of them than these for the departments and you didn't get many questions. I think because the information is so readily available. It's clear that you can look to see if it lines up with a strategic plan. And it's all right there. And I really appreciate it. Thank you did a great job on that presentation.

Ms. Pickens and Mayor Heidemann agreed with Mr. Burke.

There was no closed session before or after the regular session meeting.

CLOSED SESSION

The City Council will convene in closed session to consider any matters regarding matters pursuant to Chapter 551 of the Texas Government Code.

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

a. Red River Bancorp Demand (B)

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- b. 3.792 acres, Tract 13H, out of the J.P. Walton Survey, Abstract 1389, within the City of Corinth, Denton County, Texas (P)**
- c. Being 5.379 acres of land located in the J. WALTON SURVEY, Abstract No. 1389, City of Corinth, Denton County, Texas, and being a portion of the tract of land conveyed to Anchor City Investments, LLC, by the deed recorded in Instrument No. 2006-90896, of the Deed Records of Denton County, Texas (D)**

Section 551.074. To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

Section 551.087. To deliberate or discuss regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect.

a. Project Agora

After discussion of any matters in closed session, any final action or vote taken will be in public by the City Council. City Council shall have the right at any time to seek legal advice in Closed Session from its Attorney on any agenda item, whether posted for Closed Session or not.

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

ADJOURN:

Mayor Heidemann adjourned the meeting at 8:09 p.m.

AYES: All

Meeting adjourned.

Approved by Council on the _____ day of _____ 2020.

Lana Wylie, Interim City Secretary
City of Corinth, Texas

CONSENT ITEM 3.

City Council Special Session

Meeting Date: 09/24/2020
Title: August 20, 2020 Workshop Session Minutes
Submitted For: Bob Hart, City Manager
Submitted By: Lana Wylie, Administrative Assistant
City Manager Review: Approval: Bob Hart, City Manager
Strategic Goals: Citizen Engagement & Proactive Government

AGENDA ITEM

Consider and act on minutes from the August 20, 2020, workshop session.

AGENDA ITEM SUMMARY/BACKGROUND

Attached are the minutes from the August 20, 2020, 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 minutes.

Attachments

08/20/2020 Workshop Session Minutes

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

On this the 20th day of August 2020, the City Council of the City of Corinth, Texas met in Workshop Session at the Corinth City Hall at 5:45 P.M., located at 3300 Corinth Parkway, Corinth, Texas. The meeting date, time, place and purpose as required by Title 5, Subtitle A, Chapter 551, Subchapter C, Section 551.041, Government Code, with the following members to wit:

Members Present:

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

Staff Members Present:

Bob Hart, City Manager
Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director
Chris Rodriguez, Assistant Finance Director
Patricia Adams, Rockefeller, & Fort
Helen-Eve Beadle, Planning and Development Director
Jason Alexander, Economic Development Corporation Director
Cody Collier, Public Works Director
Guadalupe Ruiz, Human Resources Director
Jerry Garner, Police Chief
George Marshall, City Engineer
Brett Cast, Engineering Services Coordinator
Shea Rodgers, Technology Services Communications Manager
Lana Wylie, Interim City Secretary
Lance Stacy, City Marshall

CALL TO ORDER:

Mayor Heidemann called the meeting to order at 5:46 p.m. and convened into Closed Session from 5:47 p.m. until 6:19 p.m. The Workshop Session reconvened at 6:21 p.m.

WORKSHOP BUSINESS AGENDA:

1. Receive a report, hold a discussion, and provide staff direction on the Fiscal Year 2020-2021 Annual Program of Services and Capital Improvement Program.

Cody Collier, Public Works Director, George Marshall, City Engineer, and Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director, presented the Fiscal Year 2020-2021 Annual Program of Service. Bob Hart, City Manager, presented the Capital Improvement Program to the City Council.



Agenda

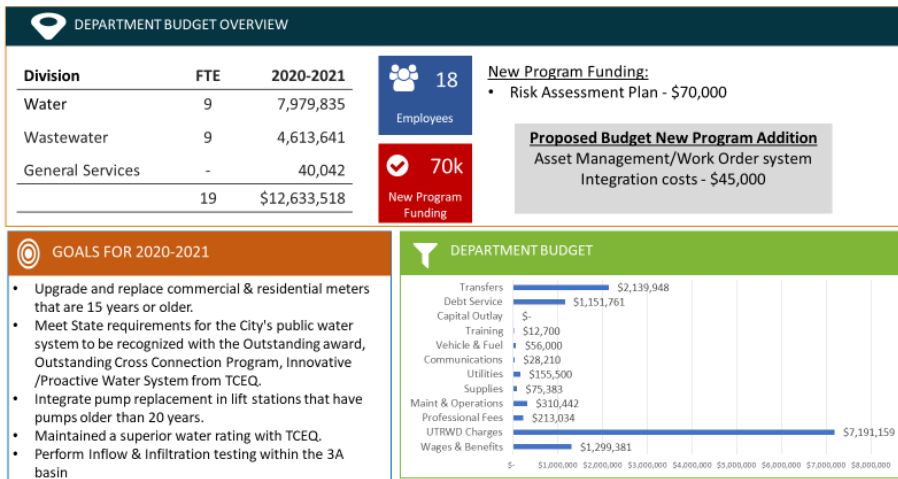
- ❖ Utility Fund Department Overview
- ❖ Storm Drainage Fund Department Overview
- ❖ Capital Improvement Program
- ❖ Budget Calendar



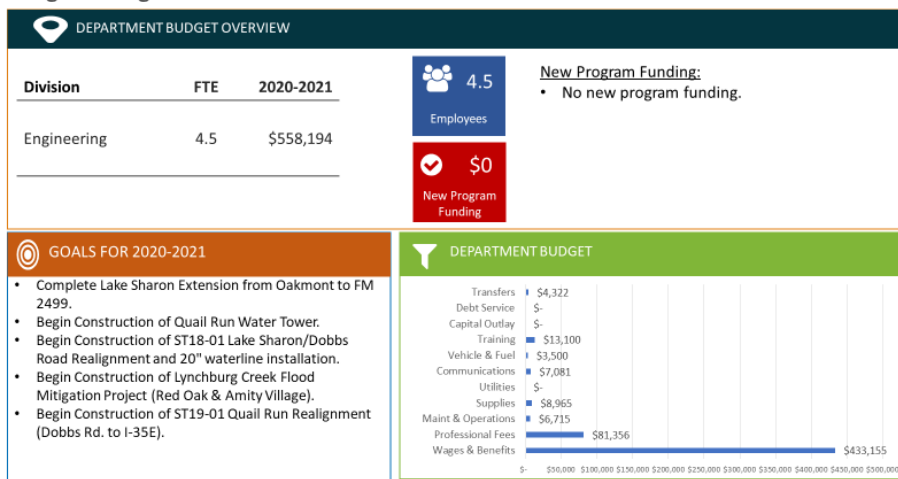
UTILITY FUND OVERVIEW



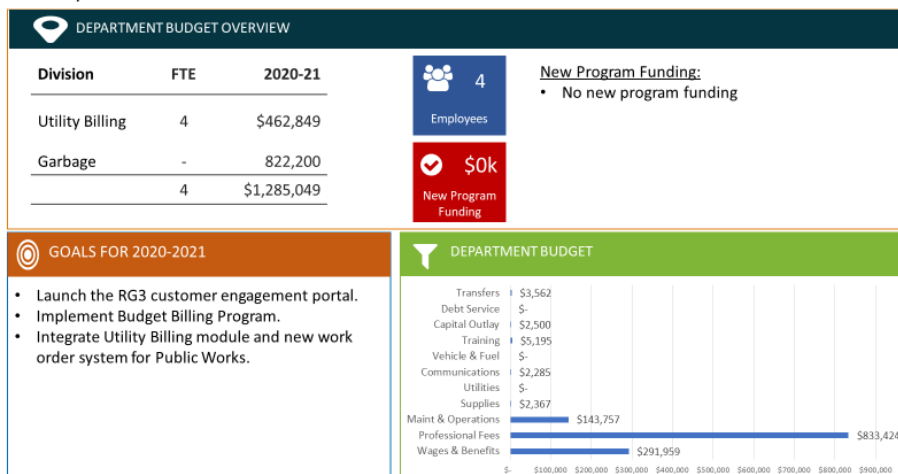
Utilities



Engineering



Utility Customer Services



Utility Fund Financial Forecast

	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
Estimated Beginning Fund Balance	\$4,025,206	\$3,527,337	\$3,682,117	\$3,969,192	\$4,041,462
Other Revenues	1,543,766	1,712,641	1,726,674	1,573,061	1,660,498
Water - City	2,694,886	3,537,617	3,572,993	3,608,723	3,644,810
Water - UTRWD	5,453,616	4,708,104	4,755,185	4,802,737	4,850,764
Wastewater - City	2,192,357	1,946,473	1,965,938	1,985,597	2,005,453
Wastewater - UTRWD	1,210,095	2,726,706	2,753,975	2,781,513	2,809,328
Use of Fund Balance	497,869				
Total Resources	\$13,592,589	\$14,631,541	\$14,774,765	\$14,751,631	\$14,970,853
Expenditures	11,574,591	12,655,000	12,362,410	12,820,800	13,082,385
Debt Service	1,464,498	1,151,761	1,325,280	1,358,561	1,359,441
New on-going Programs					
One-time Programs	53,500	70,000			
Transfer to AMP Fund	250,000	600,000	500,000	500,000	250,000
Transfer to Rate Stabilization	250,000	300,000	300,000		
Total Expenditures	\$13,592,589	\$14,476,761	\$14,487,690	\$14,679,361	\$14,691,826
Revenues over Expenditures		154,780	287,075	72,270	279,027
Estimated Ending Fund Balance	\$3,527,337	\$3,682,117	\$3,969,192	\$4,041,462	\$4,320,489
% of Total Expenditures	25.95%	25.43%	27.40%	27.53%	29.41%
Policy Target	25.00%	25.00%	25.00%	25.00%	25.00%



STORM DRAINAGE FUND OVERVIEW



Storm Drainage

DEPARTMENT BUDGET OVERVIEW

Division	FTE	2020-21
Drainage	3	\$747,287

3
Employees

New Program Funding:

- No new program funding

\$0k
New Program Funding

GOALS FOR 2020-2021

- Continue Mosquito abatement program.
- Continue to meet or exceed TCEQ Storm Water Compliance regulations and BMP's.
- Continue public education campaign on preventing storm water pollution.

DEPARTMENT BUDGET

Category	Amount
Transfers	\$173,456
Debt Service	\$168,075
Capital Outlay	\$-
Training	\$2,236
Vehicle & Fuel	\$17,500
Communications	\$2,883
Utilities	\$2,500
Supplies	\$7,584
Maint & Operations	\$25,024
Professional Fees	\$139,839
Wages & Benefits	\$208,190

Storm Drainage Financial Forecast

	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
Estimated Beginning Fund Balance	\$370,371	\$236,776	\$248,359	\$247,539	\$252,488
Revenues	742,659	758,870	766,459	774,124	781,864
Use of Fund Balance	133,595		820		36,743
Total Resources	\$876,254	\$758,870	\$767,279	\$774,124	\$818,607
Expenditures	460,884	529,212	549,933	551,952	600,844
Debt Service	181,870	168,075	167,346	167,223	167,763
New on-going Programs					
One-time Programs	133,500				
Transfer to AMP Fund	100,000	50,000	50,000	50,000	50,000
Total Expenditures	\$876,254	\$747,287	\$767,279	\$769,175	\$818,607
Revenues over Expenses		\$11,583		\$4,949	
Estimated Ending Fund Balance	\$236,776	\$248,359	\$247,539	\$252,488	\$215,745
% of Total Expenditures	27.02%	33.23%	32.26%	32.82%	26.36%
Policy Target	25.00%	25.00%	25.00%	25.00%	25.00%



CAPITAL AND DEBT OVERVIEW



Project Name	Project Total Costs	Existing Bond Proceeds	FY21 Budget Allocation	Unfunded Project Amount
Agora District Parks & ROW	\$3,000,000	\$2,500,000	500,000	\$0
TOD West Land Acquisition (Lake Sharon Extension/Wetlands Drainage)	\$1,900,000	-	-	\$1,900,000
North Corinth Street	\$3,220,000	-	-	\$3,220,000
NCTC Way	\$2,500,000	-	-	\$2,500,000
Main Street	\$2,212,000	-	-	\$2,212,000
Agora Way	\$750,000	-	-	\$750,000
Lynchburg Creek Watershed	\$3,876,844	\$969,211	(Grant) \$2,907,633	\$0
Wetlands & Flood Mitigation	\$1,000,000	\$1,000,000	-	\$0
TOD North Land Acquisition (Lynchburg Drainage)	\$2,000,000	-	-	\$2,000,000
TX Dot 4 Corners Land Acquisition	\$1,351,000	-	\$1,351,000	\$0
Dobbs Rd Reconstruction	\$500,000	-	\$500,000	\$0
Public Safety Communication	\$172,000	-	\$172,000	\$0
Fiber Optic Line	\$150,000	-	\$150,000	\$0
TOTAL FY21 CIP	\$22,631,844	\$4,469,211	\$2,173,000	\$12,582,000



KEY TOD LAND ACQUISITIONS

- Agora District Parks
- TXDOT 4 Corners
- Metroplex Cabinets Relocation
- TOD West
- Pinnell Drainage



TOD STREET PROJECTS

- N. Corinth Street
- Main Street
- Festival Way
- NCTC Way



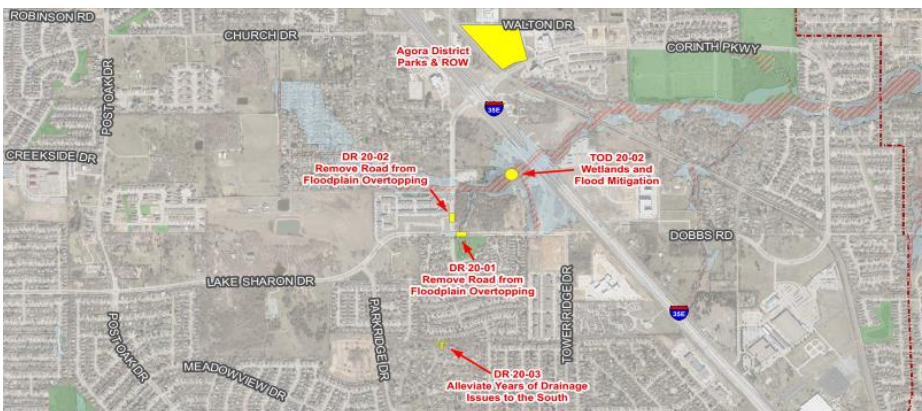
TIRZ – DOBBS/LAKE SHARON REALIGNMENT

- Quail Run Drive Realignment
- Alignment of Lake Sharon Boulevard and Dobbs Road
- Dobbs Road Reconstruction
- Quail Run Water Tower

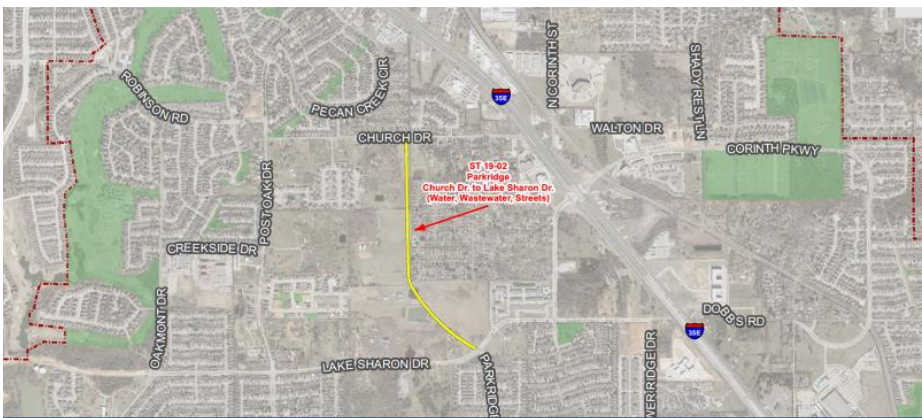


TIRZ/TOD DRAINAGE PROJECTS

- Lynchburg Creek
- Wetlands & Flood Mitigation



YEAR 2 CAPITAL PROJECTS



YEAR 3 CAPITAL PROJECTS

Move the following Year 3 Projects to 5 years+:
 Old Hwy 77 Mill/Overlay, Lion Blvd, Vintage Drive

City Manager Hart explained to City Council the bond issuance schedule. The \$9.7 million debt to be issued in December would benefit the city, based on the interest rate. Mayor Pro Tem Burke inquired about the savings on accelerated debt. Mrs. Bunselmeyer confirmed approximately \$1 million interest savings.

BOND ISSUANCE SCHEDULE

	\$9.7 Million Issuance December 2020	\$2.9 Million Issuance January 2021
Council approves Publication of Notice of Intent	Sept 3	Nov 19
1 st Notice of Intent Published	Sept 7	Nov 24
2 nd Notice of Intent Published	Sept 14	Dec 1
Rating Calls/Meetings	Sept 21-25	Dec 28- Jan 1
Receive Ratings	Oct 9	Jan 13
Pricing	Oct 22	Jan 21
Council passes Ordinance Authorizing issuance of the Certificates	Oct 22	Jan 21
Closing and Delivery of Funds	Nov 19	Feb 18

Mrs. Bunselmeyer presented the bond issuance impact on the City Council. Council Member Garber asked what the impact on the total tax rate. Mrs. Bunselmeyer stated this is an estimate currently due to the delay in the final tax roll calculations. When they calculated the debt issuance assumptions because the debt is issued early in the fiscal year, she informed City Council that an interest payment would be made in 2021. When the rates are published, it also changes the voter approval rate, and the de minimis rate that will be published. The voter approval rate is \$.59014, and the de minimis rate is \$.59547.

BOND ISSUANCE IMPACT

Assumes No Contributions for TOD/TIRZ Projects

	Projected Growth	Debt Tax Rate	Tax Impact
2020 (Current)	-	\$.11289	-
2021 (Proposed)	2.50%	\$.12993	1.70¢
2022	4.00%	\$.15565	2.57¢
2023	4.00%	\$.16383	.82¢
2024	4.00%	\$.17753	1.37¢
2025	4.00%	\$.18735	.98¢

Proposed Budget assumes a debt issuance in January 2021

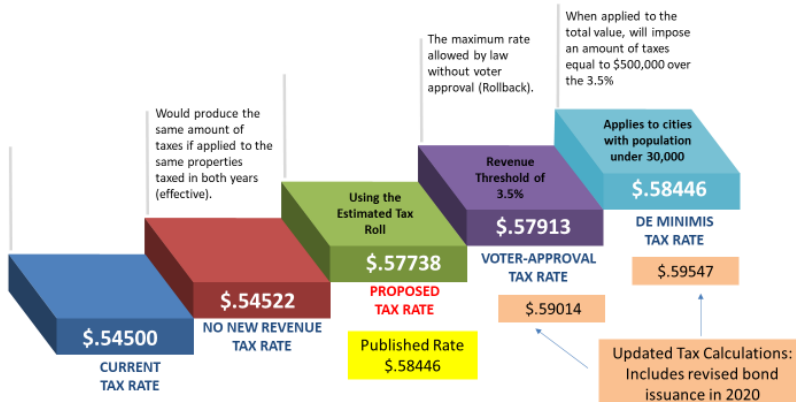
Debt Tax Rate	Tax Impact
\$.11289	
\$.14095	2.81¢
\$.15301	1.21¢
\$.16147	.85¢
\$.16986	.84¢
\$.17989	1.00¢

Assumes a debt issuance in December 2020 and January 2021 at current interest plus 50 bps

Move Year 3 Projects to 5 years+
-Old Hwy 77 Mill/Overlay
-Lion Blvd
-Vintage Drive

PROPERTY TAX RATE ANALYSIS

Using Certified Estimate Value of \$2,435,945,630





Meeting Date	Budget Agenda Item
Aug 6	Council Workshop - Budget Overview
Aug 13	Council Workshop- Governmental, Debt & Special Revenue Funds Council Vote to place tax rate on agenda and set public hearing date
Aug 20	Council Workshop - Proprietary Funds & CIP Approve Crime Control & Prevention District Budget
Sept 3	Council Workshop
Sept 17	Council Workshop Public Hearing on Tax Rate Public Hearing on the Annual Budget
Sept 24 or Sept 29	Adoption of the Annual Program of Services (Budget) Adoption of the Tax Rates and Tax Rolls

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

There was no discussion on regular session agenda items.

Closed Session convened at 5:47 P.M. The Corinth Economic Development Corporation members were invited to the meeting. There was no action taken from the CEDC or the City Council.

CLOSED SESSION

The City Council convened in closed session to consider any matters regarding matters pursuant to Chapter 551 of the Texas Government Code.

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

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

- a. **Right-of-way consisting of .198 acres located at 6801 SI-35E and 3404 Dobbs Road along Dobbs Road within the H. Garrison Survey, Abstract No. 507, within the City of Corinth, Denton County, Texas (F)**
- b. **3.792 acres, Tract 13H, out of the J.P. Walton Survey, Abstract 1389, within the City of Corinth, Denton County, Texas (P)**
- c. **Being 5.379 acres of land located in the J. WALTON SURVEY, Abstract No. 1389, City of Corinth, Denton County, Texas, and being a portion of the tract of land conveyed to Anchor City Investments, LLC, by the deed recorded in Instrument No. 2006-90896, of the Deed Records of Denton County, Texas (D)**
- d. **1.548 acres, Tract 10 (PT), Old DCAD TR 2B, 2D, out of the J. P. Walton Survey, Abstract 1389, within the City of Corinth, Denton County, Texas (P2)**

Section 551.074. To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

Section 551.087. To deliberate or discuss regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect.

a. Project Agora

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.

Closed Session recessed at 6:19 P.M. and reconvened into work session at 6:20 P.M.

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

ADJOURN:

Mayor Heidemann adjourned the work session at 6:53 p.m.

AYES:

Meeting adjourned.

Approved by Council on the ____ day of _____ 2020.

Lana Wylie, Interim City Secretary
City of Corinth, Texas

CONSENT ITEM 4.

City Council Special Session

Meeting Date: 09/24/2020
Title: August 20, 2020 Regular Session Minutes
Submitted For: Bob Hart, City Manager
Submitted By: Lana Wylie, Administrative Assistant
City Manager Review: Approval: Bob Hart, City Manager
Strategic Goals: Citizen Engagement & Proactive Government

AGENDA ITEM

Consider and act on minutes from the August 20, 2020, regular session.

AGENDA ITEM SUMMARY/BACKGROUND

Attached are the minutes from the August 20, 2020, 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 minutes.

Attachments

08/20/2020 Regular Sessions Minutes

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

On this the 20th day of August 2020, 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:

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

Staff Members Present:

Bob Hart, City Manager
Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director
Chris Rodriguez, Assistant Finance Director
Patricia Adams, Rockefeller, & Fort
Helen-Eve Beadle, Planning and Development Director
Jason Alexander, Economic Development Corporation Director
Cody Collier, Public Works Director
Guadalupe Ruiz, Human Resources Director
Jerry Garner, Police Chief
George Marshall, City Engineer
Brett Cast, Engineering Services Coordinator
Shea Rodgers, Technology Services Communications Manager
Lana Wylie, Interim City Secretary
Lance Stacy, City Marshall

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

Mayor Heidemann called the meeting to order at 6:53 P.M. The Invocation was delivered by Council Member Garber and led the Pledge of Allegiance and the Texas Pledge.

PRESENTATION:

1. Laura Joy, SPAN Mobility Manager, will present a report on the activity for SPAN covering the past year.

Laura Joy and Diane Beck presented the year in review to the City Council.



SPAN, INC. TRANSPORTATION

Services for Corinth
8.20.2020



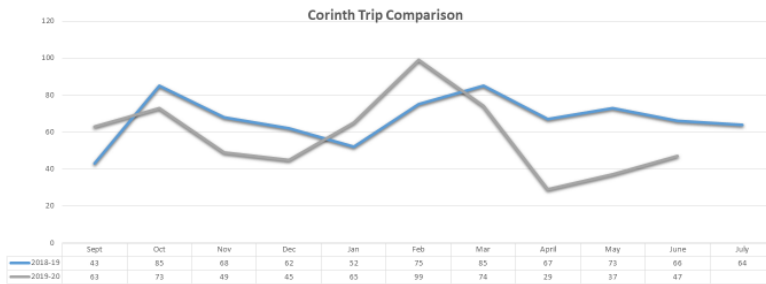
ABOUT SPAN TRANSPORTATION

Span Transportation is a demand / response (scheduled) program that provides shared ride service to Denton County residents

All 37 Span vehicles (either bus or van) are wheelchair accessible

Passenger Fare: \$3.00 each way

CURRENT SERVICE (September 2019 – June 2020)



Average 6% increase in trips from FY18/19 to FY19/20

Total trips: 581 trips, 58 monthly average



TRIP PURPOSES

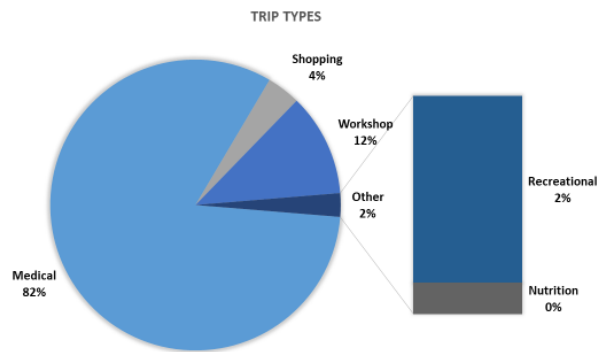
Approved trip purposes are:
Medical Trips

4 trips per week for the following:

Shopping for necessities
Public Libraries within Lake Cities
Lake Cities Seniors Program
Employment
Education
Nutrition
Recreation
Workshop trips



Current Service (September 2019 – July 2020) *Town of Corinth*



COVID-19 Effect and Span Response



From February to July, Span saw an overall 76% decrease in trips as compared to last year.

Span is encouraging all Riders to only take **essential trips** to support **essential services** and follow the advice of public health officials.

Span passengers are either seniors or at-risk populations, and Span has been continuing to provide transportation to riders to go to critical medical appointments such as Dialysis and Chemotherapy.

Sanitation and Safety Measures

In addition to increasing sanitation of vehicles and promoting social distancing, Span Transportation has incorporated the following:

- All Span vehicles are deep cleaned and “fogged” regularly for full sanitation
- All drivers and passengers are asked to wear masks on all vehicles. If a passenger does not have a mask, Span will be able to provide one.
- Hand sanitizer is available on all vehicles for riders and drivers.
- Passengers are asked to social distance and sit further apart to limit close contact among riders and drivers.
- All riders are assessed prior to scheduling a trip on recent travel and potential exposure to COVID-19.
- All drivers and riders are asked to stay home if feeling ill.



(\$5310) Grant

Federal Transit Administration Enhanced Mobility for Seniors and People with Disabilities

5310 Project (3 years)

Total project budget: \$143,100 (across all 4 Lake Cities)

Lake Cities area receives 150 trips per month

UPDATE:

5310 Extension Request:

Span made a request to extend the 5310 project for Lake Cities funding for an additional year, with a new project end date of December 30, 2022. Operations will remain the same.



Meals on Wheels Program



FY19/20 Meals for Corinth residents: **2,887 meals served**

COVID-19 Update:

Since March 1, Meals on Wheels of Denton County has added on over 200 new clients.

Prior to the COVID-19 pandemic, volunteers personally delivered hot meals to seniors. Our operations have now had to change- volunteers are delivering a week's worth of meals to seniors once a week. While this change is not ideal, we believe that this is necessary to keep both clients and volunteers safe, by minimizing exposure.



Even though our volunteers are not seeing the seniors personally every day, we are still connecting with them. Everyone is contacted 3 times a week, once with the weekly delivery and two times a week with a friendly volunteer phone call.

We continue to bring on new seniors to the program without a Wait List

OUTREACH IN LAKE CITIES

Span has greatly appreciated being invited to participate in events throughout Lake Cities. We look forward to continuing our involvement with Lake Cities and reaching residents in need.



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 Council Member, or any citizen desire discussion of any Item that Item will be removed from the Consent Agenda and will be considered separately.

2. Consider and act on the fiscal year 2020-2021 Proposed Budget for the City of Corinth Crime Control and Prevention District.

Item 2 was removed from the consent agenda and to be considered in a future meeting.

3. Consider and act on a contract for service between the Corinth Economic Development Corporation (the "CEDC") and Brittain & Crawford, LLC for surveying, including legal descriptions and drawing exhibits, certain real property located at 2003 Corinth Parkway (the former Corinth Police Station) for an amount not to exceed \$3,000.00.
4. Consider awarding a contract with HQS Construction for concrete street repairs.
5. Consider award of bid to CTX Plumbing to replace all water fixtures in the Community Park to touch less, utilizing funds from the Coronavirus Aid, Relief, and Economic Security Act.
6. Consider authorizing the city manager to sign a contract for transportation services for the new fiscal year through SPAN.

MOTION made by Mayor Pro Tem Burke to approve the Consent Agenda Items 3 – 6; seconded by Council Member Garber

AYES: Garber, Johnson, Henderson, Pickens

NOES: None

ABSENT:

MOTION CARRIED

CITIZENS COMMENTS:

In accordance with the Open Meetings Act, Council is prohibited from acting on or discussing (other than factual responses to specific questions) any items brought before them at this time. Citizen's comments will be limited to 3 minutes. Comments about any of the Council agenda items are appreciated by the Council

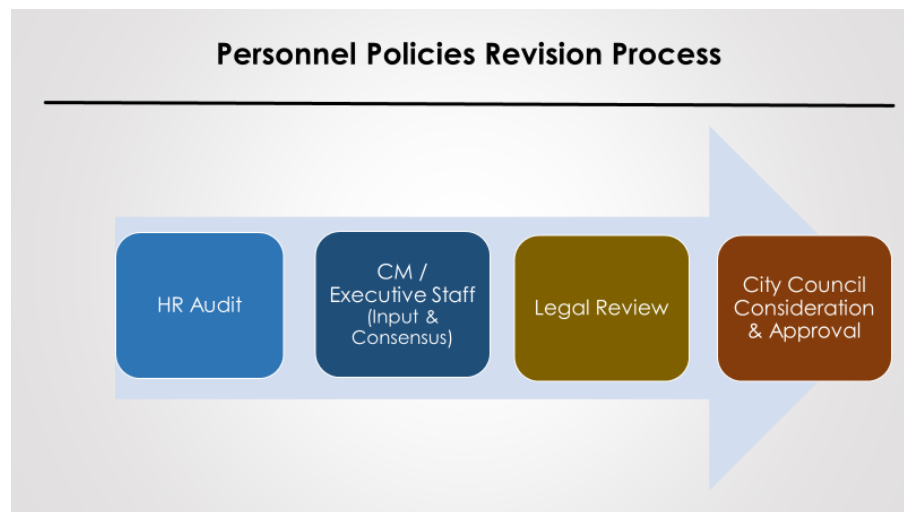
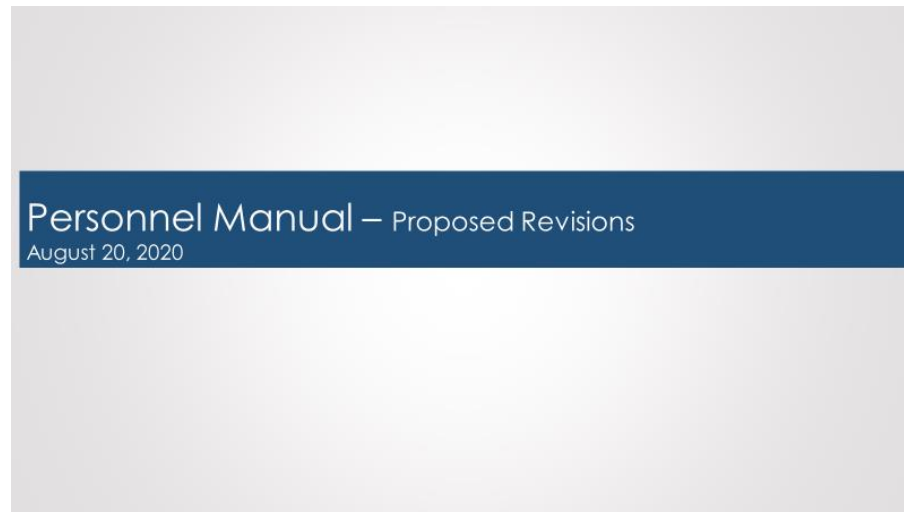
and may be taken into consideration at this time or during that agenda item. Please complete a Public Input form if you desire to address the City Council. All remarks and questions addressed to the Council shall be addressed to the Council as a whole and not to any individual member thereof. Section 30.041B Code of Ordinance of the City of Corinth.

There were no citizen comments made.

BUSINESS AGENDA:

7. Consider the adoption of ordinance 20-08-20-06 to amend provisions of the City of Corinth Personnel Policy Manual section 3 (Equal employment), Section 4 (personal appearance), Section 6 (residency requirement), Section 8 (code of ethics - truthfulness and clean language), Section 9 (on-call and call-back pay), Section 12 (abuse of sick leave definition), Section 15 (driver's license check), and Section 17 (police standard operating procedures).

Guadalupe Ruiz, Human Resources Director presented the personnel policy amendments to the City Council.

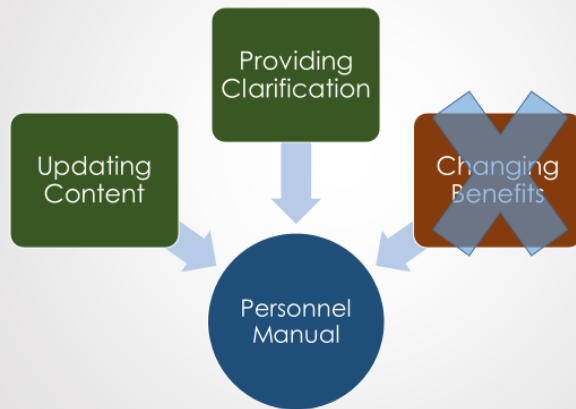


Background



Revisions

Categories of Proposed 2020 Revisions



Personnel Manual

Proposed 2020 Revisions

	Current Policy	Proposed Revision
Section 3 Equal Employment...	A. Equal Employment Opportunity	Updating Content
		Specify that the City will not discriminate on the basis of sex as defined by applicable state and federal law.
	D. Reporting Procedure	D. Reporting Grievance Procedure
		Use of a widely known term and legal revision of the procedure

Personnel Manual
Proposed 2020 Revisions

	Current Policy	Proposed Revision
Section 4 Employment and Selection	D. Conditions of Employment	Updating Content
		8. Personal Appearance Eliminate "jeans" from the non-business casual attire list

Personnel Manual
Proposed 2020 Revisions

	Current Policy	Proposed Revision
Section 6 General Work Rules	F. Residency Requirement or Reasonable Response Time	Updating Content
		Legal Revision

Personnel Manual
Proposed 2020 Revisions

	Current Policy	Proposed Revision
Section 8 Code of Ethics	B. Truthfulness	Updating Content
		All employees are expected to demonstrate the highest levels of integrity, honesty, and truthfulness. Employees are expected to refrain from knowingly making false or misleading statements that are reasonably calculated to maliciously or falsely, directly or indirectly, injure the professional reputation, authority, or employment status of other employees. Employees are prohibited from failing to disclose, misrepresenting material facts, or making any false or misleading statement on any job application, or other official document, report or form, or during the course of any City investigation.

Personnel Manual
Proposed 2020 Revisions

	Current Policy	Proposed Revision
Section 8 Code of Ethics	G. Responsibilities	Updating Content
		Expectation of "clean language"

Personnel Manual
Proposed 2020 Revisions

	Current Policy	Proposed Revision
Section 9 Compensation	C. Work Hours and Overtime	Providing Clarification / Updating Content
		5. On-Call Policy intent clarification. Only non-exempt public works department employees are eligible for On-Call Pay. All other employees called back to work are on Call Back Pay.

Personnel Manual
Proposed 2020 Revisions

	Current Policy	Proposed Revision
Section 9 Compensation (Cont.)	C. Work Hours and Overtime	Providing Clarification / Updating Content
		6. Call Back Pay. a. Due to emergencies or other unforeseen conditions, all employees are subject to call back to work. Non-exempt employee who are able to return to work shall be compensated for all hours worked, beginning at the time they leave for work, with pay for. Employees may be assigned "call-back" duty but are considered off-duty unless they are called and are able to return to work. In the event an employee is assigned "call back" duty and is not able to return to work or does not reasonably respond to a call to return to work may be subject to discipline under these policies.

Personnel Manual
Proposed 2020 Revisions

	Current Policy	Proposed Revision
Section 9 Compensation (Cont.)	C. Work Hours and Overtime	Providing Clarification / Updating Content
		<p>6. Call Back Pay. (Cont.)</p> <p>Departments may also establish guidelines for what is considered a reasonable time to both respond to a call to return to work and to appear at the assigned work site.</p> <p>b. Non-exempt employees who are called back to work during non-scheduled work hours shall be compensated for a minimum of two (2) hours with pay.</p> <p>c. Travel time in response to the callback is considered work time and is included in the minimum two (2) hours provided by this policy.</p>

Personnel Manual
Proposed 2020 Revisions

	Current Policy	Proposed Revision
Section 12 Leave Policies	C. Sick Leave	Updating Content
		<p>8. [Abuse of sick leave]</p> <p>Legal Revision</p>

Personnel Manual
Proposed 2020 Revisions

	Current Policy	Proposed Revision
Section 15 Vehicle Use Policy	C. Driver Licenses and Driving Records	Updating Content
	<p>2. At the direction of the City Manager and in accordance with proper applicable law, a driver license check through the City's vendor will be performed through the Human Resources Department every six months year for all City of Corinth employees ...</p>	... every six-months year ...

**Personnel Manual
Proposed 2020 Revisions**

Section 17 Police Department	Current Policy	Proposed Revision
	2- Standard Operating Procedures	Updating Content
		The Chief of Police or his/her designee shall have in place a Field Reference Guide to all police personnel. It shall be titled as the "Standard Operating Procedures". Each bureau or division within the Police Department shall have in place such a manual. This manual shall be a supplement to the "General Orders" Manual which is an extension to the City of Corinth Personnel Policy Manual and shall outline the special needs for 24 hour per day police protection and appropriate scheduling of personnel to achieve these needs. The issuance and maintenance of this manual shall be the responsibility of the Chief of Police or his/her designee who shall in turn be responsible to the City Manager for its content, administration and update.

2020 Personnel Manual Revisions

CALENDAR



- ❖ **City Council Consideration & Approval**
 - o August 20th – Present Personnel Manual Proposed Revisions for City Council Consideration and approval
- ❖ **Communication to Employees**
 - o Open Enrollment (August 25th – 27th)—Employees will receive and sign for a copy of the revised Personnel Policy Manual.
- ❖ **Adopt Revised Personnel Manual**
 - o October 1st – All employees are required to comply with all provisions of the revised Personnel Manual.

MOTION made by Council Member Garber to approve as presented. Council Member Pickens seconded the motion.

AYES: Burke, Garber, Johnson, Henderson, Pickens
NOES: None
ABSENT: None

MOTION CARRIED

8. Consider acceptance of the resignation of Council Member Lowell Johnson, Place 3.

Council Member Johnson encouraged the council to keep up the good work. He hopes to see the council work toward mobility.

The Council, Mayor, and City Manager thanked Council Member Johnson for his leadership, guidance and for 22 years of service.

COUNCIL COMMENTS & FUTURE AGENDA ITEMS

The purpose of this section is to allow each Council Member the opportunity to provide general updates

and/or comments to fellow Council Members, 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 Council Member may direct that an item be added as a business item to any future agenda.

Mayor Pro Tem Burke suggested expanding the Ambassador Program to help promote pilot projects.

Council Member Johnson requested a report on fencing options along collectors and other arteries where there is wrought iron or tubular steel; other choices for a suitable replacement.

Council Member Henderson thanked everyone for their thoughts and prayers.

City Manager Hart inquired about City Council's interest in the virtual TML Conference in October and the National League of Cities Conference in November 18-20. He also inquired regarding Board Appointment interview dates, adding an extra day due to the number of applicants.

CLOSED SESSION

The City Council will convene in closed session to consider any matters regarding matters pursuant to Chapter 551 of the Texas Government Code.

Close Session convened at 7:25 P.M.

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.

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b. 3.792 acres, Tract 13H, out of the J.P. Walton Survey, Abstract 1389, within the City of Corinth, Denton County, Texas (P)

c. Being 5.379 acres of land located in the J. WALTON SURVEY, Abstract No. 1389, City of Corinth, Denton County, Texas, and being a portion of the tract of land conveyed to Anchor City Investments, LLC, by the deed recorded in Instrument No. 2006-90896, of the Deed Records of Denton County, Texas (D)

d. 1.548 acres, Tract 10 (PT), Old DCAD TR 2B, 2D, out of the J. P. Walton Survey, Abstract 1389, within the City of Corinth, Denton County, Texas (P2)

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is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect.

a. Project Agora

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.

Closed Session recessed at 7:30 P.M. and reconvened back into Regular Session at 7:30 P.M.

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

MOTION made by Mayor Pro Tem Burke to approve the contracts entered into by the city manager for the Pinnell Drainage Tract for \$41,500 and the Pinnell Jones Tract for \$1,010,150.00 and authorize the city manager to close the transactions. Council Member Garber seconded the motion.

AYES: Burke, Garber, Johnson, Henderson, Pickens
NOES: None
ABSENT: None

MOTION CARRIED

ADJOURN:

Mayor Heidemann adjourned the Regular meeting at 7:41 p.m.

AYES: All

Meeting adjourned.

Approved by Council on the _____ day of _____ 2020.

Lana Wylie, Interim City Secretary
City of Corinth, Texas

BUSINESS ITEM 1.

City Council Special Session

Meeting Date: 09/24/2020
Title: Adopt the Annual Budget
Submitted For: Lee Ann Bunselmeyer, Director
Submitted By: Lee Ann Bunselmeyer, Director
Finance Review: N/A **Legal Review:** Yes
City Manager Review: Bob Hart, City Manager

AGENDA ITEM

Consider and act on an Ordinance adopting the 2020-2021 Annual Budget and appropriating resources for the budget year beginning October 1, 2020.

AGENDA ITEM SUMMARY/BACKGROUND

This item is to adopt and appropriate funds for the FY 2020-2021 budget. Prior to this meeting, the City followed Truth-in-Taxation public notice requirements, held a public hearing on the tax rate and a 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 \$43,752,078.

RECOMMENDATION

I move to approve an ordinance adopting the Fiscal Year 2020-2021 Annual Budget and appropriating resources for the fiscal year beginning October 1, 2020 and ending September 30, 2021.

Attachments

Ordinance

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CORINTH, ADOPTING A BUDGET AND THE FIRST YEAR OF THE CAPITAL IMPROVEMENT PLAN AND APPROPRIATING RESOURCES FOR THE BUDGET YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021, FOR THE CITY OF CORINTH, INCLUDING OPERATION OF GENERAL GOVERNMENT, THE WATER / WASTEWATER UTILITY FUND, THE STORM WATER UTILITY FUND, THE STREET MAINTENANCE SALES TAX FUND, THE DEBT SERVICE FUND, THE ECONOMIC DEVELOPMENT CORPORATION FUND, THE CRIME CONTROL AND PREVENTION DISTRICT FUNDS, THE FIRE CONTROL, PREVENTION AND EMERGENCY MEDICAL DISTRICT AND VARIOUS SPECIAL REVENUE FUNDS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to the laws of the State of Texas and the City Charter, the budget covering proposed expenditures for the fiscal year beginning October 1, 2020 and ending September 30, 2021 was filed with the City Secretary; and

WHEREAS, the City Council conducted budget workshops on the proposed budget on August 6, August 13, August 20 and September 3, 2020 and fully considered the proposed budget; and

WHEREAS, in accordance with the provisions of the City Charter and the Local Government Code, the City Council of the City of Corinth, Texas published notice of and conducted a public hearing on the budget on September 17, 2020;

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

SECTION 1.

That the City Council adopts the budget for the City of Corinth, Texas, a copy of which is on file in the office of the City Secretary and incorporated herein by reference as if copied verbatim and which is hereinafter referred to as the “budget”, for the fiscal year beginning October 1, 2020 and ending September 30, 2021.

SECTION 2.

That the sum of Twenty Million Eight Hundred Two Hundred Sixty-One Thousand Nine Hundred and Ten Dollars (\$20,261,910) is hereby appropriated out of the General Fund revenues for the payment of operating expenses of the City Government, as set forth in the budget.

SECTION 3.

That the sum of Three Million Four Hundred Thirty-Three Thousand Three Hundred and Sixty-Five Dollars (\$3,433,365) is hereby appropriated out of the General Debt Service Fund revenues and reserve for the payment of the annual general debt service requirements, as set forth in the budget.

SECTION 4.

That the sum of Fourteen Million Seven Hundred Forty-Five Thousand and Three Hundred Thirteen Dollars (\$14,745,313) is hereby appropriated out of the Water/Wastewater Utility Fund revenues for the payment of operating expenses of the Water/Wastewater Utility Fund, as set forth in the budget.

SECTION 5.

That the sum of Seven Hundred Forty-Seven Thousand Two Hundred and Eighty-Seven Dollars (\$747,287) is hereby appropriated out of the Storm Water Utility Fund revenues for the payment of operating expenses of the Storm Water Utility Fund, as set forth in the budget.

SECTION 6.

That the sum of One Hundred Fifty Thousand Dollars (\$150,000) is hereby appropriated out of the Broadband Utility revenues for the payment of operating expenses of the Broadband Utility, as set forth in the budget.

SECTION 7.

That the sum of Three Hundred Fifty Thousand Seven Hundred Seventy-Four Dollars (\$350,774) is hereby appropriated out of the Street Maintenance Sales Tax Fund revenues for the payment of street maintenance operating expenses, as set forth in the budget.

SECTION 8.

That the sum of Two Million Fifty-Three Thousand One Hundred and Ninety Dollars (\$2,053,190) is hereby appropriated out of the Economic Development Corporation revenues for

the payment of operating expenses of the Economic Development Corporation, as set forth in the budget.

SECTION 9.

That the sum of Three Hundred One Hundred and Ninety-Nine Dollars (\$300,199) is hereby appropriated out of the Crime Control & Prevention District revenues for the payment of operating expenses of the Crime Control & Prevention District, as set forth in the budget.

SECTION 10.

That the sum of Two Hundred Thirty Thousand Two Hundred and Forty-Four Dollars (\$230,244) is hereby appropriated out of the Fire Control, Prevention and Emergency Medical District revenues for the payment of operating expenses of the Fire Control, Prevention and Emergency Medical District, as set forth in the budget.

SECTION 11.

That the sum of Five Hundred Thousand Dollars (\$500,000) is hereby appropriated out of the Roadway Impact Fee Fund revenues for the payment of operating expenses of the Roadway Impact Fee Fund, as set forth in the budget.

SECTION 12.

That the sum of Nine Hundred Seventy-Nine Thousand Seven Hundred and Ninety-Six Dollars (\$979,796) is hereby appropriated out of the following Special Revenue Funds for the payment of operating expenses, as set forth in the budget.

Hotel Occupancy Tax	\$ 243,006
Keep Corinth Beautiful	\$ 7,500
Child Safety Program	\$ 26,953
Police Confiscation – State	\$ 26,523
Police Confiscation – Federal	\$ 10,609
Municipal Court Security	\$ 9,700
Municipal Court Technology	\$ 10,030
Community Park Improvement Fund	\$ 19,188
Tree Mitigation	\$ 50,000
Technology Replacement	\$ 129,450
Fire Department Vehicle Replacement	\$ 321,845
General Fund Vehicle Replacement	\$ 75,392
Utility Meter Replacement	\$ 49,600

SECTION 12.

That the City Council approves the first year of the Capital Improvement Program Budget, as set forth in the budget.

SECTION 13.

This Ordinance shall take effect from and after its adoption.

PASSED AND APPROVED BY A VOTE OF AT LEAST TWO-THIRDS OF THE CITY COUNCIL ON THE 24th DAY OF SEPTEMBER, 2020.

Bill Heidemann, Mayor

ATTEST:

Lana Wylie, Interim City Secretary

APPROVED AS TO FORM AND LEGALITY:

City Attorney

City Council Special Session

Meeting Date: 09/24/2020
Title: Adopt Tax Rate
Submitted For: Lee Ann Bunselmeyer, Director
Submitted By: Lee Ann Bunselmeyer, Director
Finance Review: N/A **Legal Review:** Yes
City Manager Review: Bob Hart, City Manager

AGENDA ITEM

Consider and act on an Ordinance levying and adopting the tax rate for the 2020-2021 Fiscal Year.

AGENDA ITEM SUMMARY/BACKGROUND

The proposed tax rate of \$0.57817 per \$100 valuation is used to balance the FY 2020-2021 Budget. The tax rate is above the no new revenue tax rate of \$0.54522 but is below the Voter-Approval Tax Rate of \$.59014 and the De Minimis Tax Rate of \$.59547. As required by Property Tax Code Section 26.05(d), the City held a public hearing on the proposed tax increase on September 17, 2020. Additionally, the *Notice of Public Hearing on Tax Increase* for the City of Corinth was published in the Denton Record Chronicle on September 9, 2020.

The proposed property tax rate should generate \$14,232,442 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	\$0.43923	\$10,799,079
Debt Service Fund	\$0.13894	3,433,363
Total	\$0.57817	\$14,232,442

RECOMMENDATION

Proposed Motion:

I move to approve an ordinance that the property tax rate be increased by the adoption of a tax rate of \$0.57817 per \$100 assessed valuation, which is effectively a 6.08% increase in the tax rate.

Attachments

Ordinance

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, LEVYING TAXES AND FIXING AND ADOPTING THE TAX RATE ON ALL TAXABLE PROPERTY FOR THE YEAR 2020 AT THE RATE OF \$0.57817 PER ONE HUNDRED DOLLARS (\$100.00) ASSESSED VALUE ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY AS OF JANUARY 1, 2020; THE SAID TAX RATE HAVING A MAINTENANCE AND OPERATIONS COMPONENT AND A DEBT SERVICE COMPONENT; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING REPEALING, SAVINGS AND SEVERABILITY CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, Section 26.05 of the Texas Tax Code requires that the City of Corinth, Texas (the "City"), adopt a tax rate for the 2020-2021 fiscal year by September 30, 2020; and

WHEREAS, pursuant to Chapter 26 of the Texas Tax Code, a public hearing on the proposed annual budget for the City of Corinth, Texas, for the fiscal year beginning October 1, 2020 and ending September 30, 2021, has been duly advertised, and hearing held on September 17, 2020; and

WHEREAS, the City, in compliance with the State of Texas Truth-in-Taxation laws, has advertised the proposed tax rate and conducted a public hearing on the proposed tax rate, and all notices and hearings and other applicable steps required by law as a prerequisite to the passage, approval, and adoption of this Ordinance have been timely and properly given and held; and

WHEREAS, Section 26.05(a) of the Texas Tax Code provides that the tax rate consists of two components, one of which will impose the amount of taxes needed to pay debt service, and the other of which will impose the amount of taxes needed to fund maintenance and operation expenses for the next year, and each of which must be approved separately; and

WHEREAS, the tax rate set forth herein consists of two components, as required, and they are approved separately; and

WHEREAS, upon full review and consideration of the matter, the City Council is of the opinion that the tax rate for the year 2020 set, fixed, and adopted herein below in proper.

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

Section 1. Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2. Tax Levied. That there is hereby levied and ordered to be assessed and collected an ad valorem tax rate of \$0.57817 on each One Hundred Dollars (\$100.00) of assessed valuation

for all taxable property located in the City of Corinth on the 1st day of January 2020, and not exempted from taxation by the constitution and laws of the State of Texas to provide for the expenses of the City of Corinth for the Fiscal Year beginning October 1, 2020 and ending September 30, 2021. The said tax is made up of components, as set forth in this Ordinance:

- a. For the maintenance and support of the General Government (General Fund) for the fiscal year 2020-2021, **\$0.43923** on each \$100 valuation of property.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 1.65 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$7.12.

- b. For debt services for the fiscal year 2020-2021, **\$0.13894** on each \$100 valuation of property.

THIS TAX RATE WILL RAISE TAXES FOR DEBT SERVICE WHEN COMPARED TO LAST YEAR'S TAX RATE.

THE TAX RATE WILL RAISE TAXES PAID FOR DEBT SERVICE ON A \$100,000 HOME BY APPROXIMATELY \$26.05.

Section 3. Penalties and Interest. Provisions relative to penalties, interest and remedies for the collection of delinquent taxes, as set out in the Charter and the Code of the City of Corinth, Texas, as amended, and the laws of the State of Texas, shall be used in the collection of the taxes levied herein.

Section 4. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed; but such repeal shall not abate any pending prosecution for violation of the repealed Ordinance, nor shall the repeal prevent prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance. Any remaining portions of conflicting ordinances shall remain in full force and effect.

Section 5. Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. City hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

Section 6. Effective Date. This Ordinance shall become effective from and after its adoption and publication as required by law after its passage by at least 60% of the Council by a record vote.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Corinth, Texas, on this 24th day of September, 2020, with the following motion by _____: "I move that the property tax rate be increased by the adoption of a tax rate of \$0.57817 per \$100 valuation, which is effectively a 6.08 percent increase in the tax rate"; seconded by _____, the above and foregoing ordinance was passed and approved by record vote.

PASSED AND APPROVED THIS THE 24th DAY OF SEPTEMBER, 2020.

Bill Heidemann, Mayor

ATTEST:

Lana Wylie, Interim City Secretary

APPROVED AS TO FORM AND LEGALITY:

Patricia Adams, City Attorney

Ordinance No. _____

City Council Special Session

Meeting Date: 09/24/2020
Title: Approve Tax Rolls
Submitted For: Lee Ann Bunselmeyer, Director
Submitted By: Lee Ann Bunselmeyer, Director
Finance Review: N/A **Legal Review:** Yes
City Manager Review: Bob Hart, City Manager

AGENDA ITEM

Consider and act on an Ordinance approving the 2020 Tax Rolls and accepting the anticipated collection rate of 100 percent for the fiscal year beginning October 1, 2020 and ending September 30, 2021.

AGENDA ITEM SUMMARY/BACKGROUND

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 2020 Certified Appraisal Roll of \$2,471,111,888 and applying the 2020 adopted tax rate of \$.57817 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 taxpayers aware of the tax rate proposal.

The anticipated collection rate used for the General Fund and the Debt Service Fund is 100% for the 2020-2021 fiscal year. The collection rate includes the current taxes, delinquent taxes, penalties, and interest.

RECOMMENDATION

Proposed Motion: I move to approve the Ordinance accepting the 2020 Tax roll and to accept the submission of the certified collection rate of 100 percent for the fiscal year beginning October 1, 2020 and ending September 30, 2021.

Attachments

Ordinance

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, APPROVING THE 2020 TAX ROLLS AND PROVIDING AN EFFECTIVE DATE.

THE COUNCIL OF THE CITY OF CORINTH HEREBY ORDAINS:

SECTION 1. The City Council hereby approves the 2020 tax rolls of the City of Corinth, Texas, as approved by the Appraisal Review Board of the Denton Central Appraisal District, which, with amounts of tax as approved by the governing body, will result in a tax levy in the amount of \$14,232,442 based on the Certified Appraisal Roll and raise more revenue from property taxes than in the previous year.

SECTION 2. This ordinance shall become effective immediately upon its passage and approval.

PASSED AND APPROVED this the _____ day of _____, 2020.

Bill Heidemann, Mayor

ATTEST:

Lana Wylie, Interim City Secretary

APPROVED AS TO FORM AND LEGALITY

City Attorney

BUSINESS ITEM 4.

City Council Special Session

Meeting Date: 09/24/2020
Title: Vote to Ratify Tax Increase
Submitted For: Lee Ann Bunselmeyer, Director
Submitted By: Lee Ann Bunselmeyer, Director
Finance Review: N/A **Legal Review:** Yes
City Manager Review: Bob Hart, City Manager

AGENDA ITEM

Consider vote to ratify the property tax increase reflected in the city’s annual budget for FY2020-2021.

AGENDA ITEM SUMMARY/BACKGROUND

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.

RECOMMENDATION

Proposed Motion:

I move to ratify the property tax increase reflected in the city’s annual budget for FY 2020-2021.
