

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

On this the 9<sup>th</sup> day of May 2019 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  
Lowell Johnson, Council Member  
Don Glockel, Council Member  
Tina Henderson, Council Member  
Scott Garber, Council Member

**Members Absent:**

**Others Present**

Larry Patterson, UTRWD, Exec. Director  
John Pierce, UTRWD, Manager

**Staff Members Present**

Bob Hart, City Manager  
Kim Pence, City Secretary  
Patricia Adams, Messer, Rockefeller, & Fort  
Helen-Eve Liebman, Planning and Development Director  
Ben Rodriguez, Planning and Development Manager  
George Marshall, City Engineer  
Lee Ann Bunselmeyer, Finance and Communications Director  
Shea Rodgers, Technology Services Manager  
Jerry, Garner, Police Chief  
Angie Watson, Utility Billing Supervisor  
Stephanie Constant, Senior Utility Billing Tech  
Jason Alexander, Economic Development Director

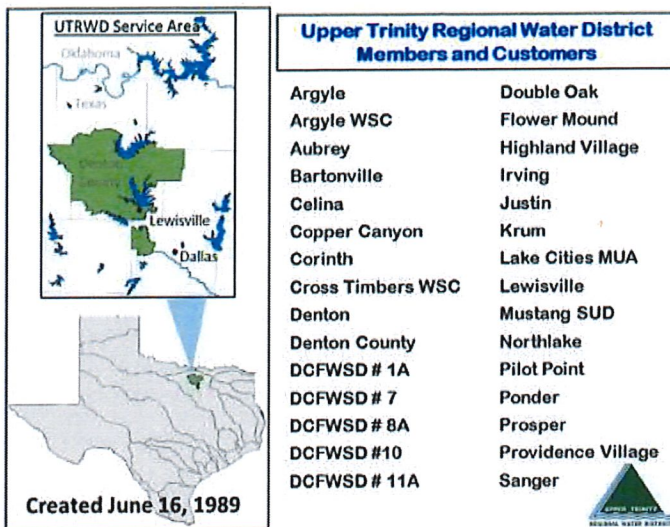
**CALL TO ORDER:**

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

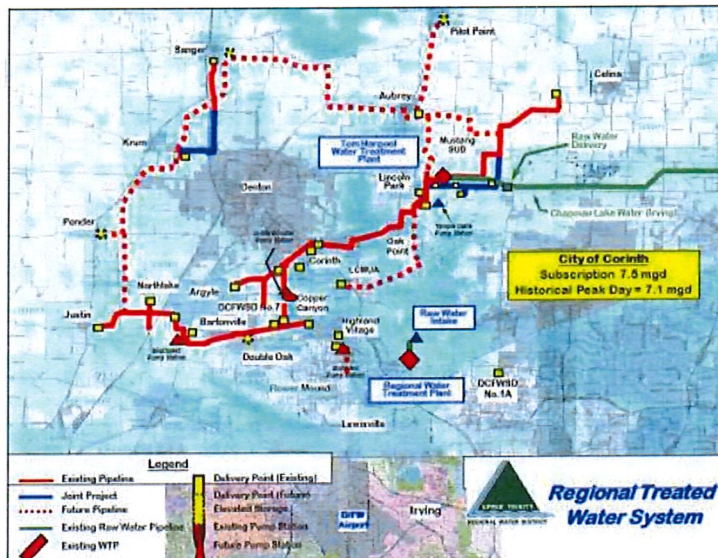
**WORKSHOP BUSINESS AGENDA:**

1. Upper Trinity Regional Water District overview.

Larry Patterson, UTRWD, Exec. Director - gave a presentation on Upper Trinity Regional Water District. (UTRWD)



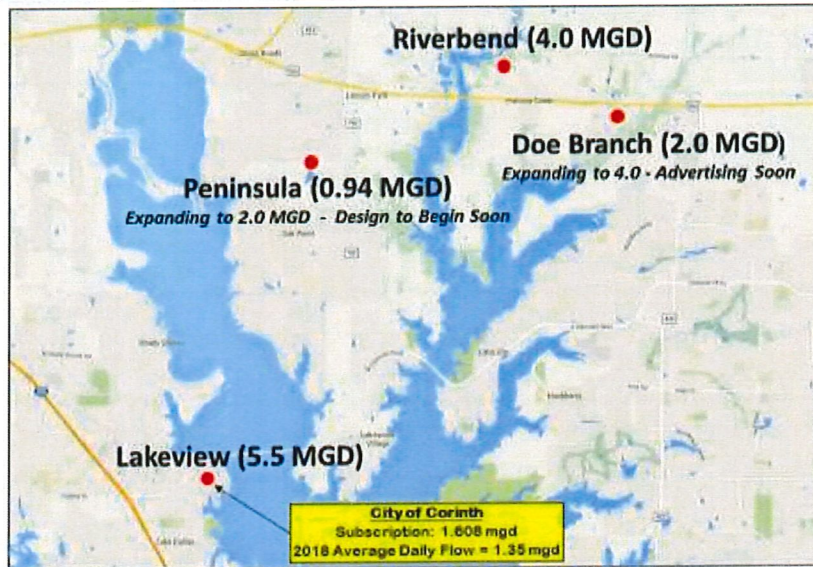
We have been around for almost 30 years. Our first service began in 1996. We have 25 Board Members which includes two from the County.



We import from Chapman Lake about 90 miles away but we have our flood plant in Lewisville. We have a dedicated pipeline that takes water up to the northern plant (Harpool Plant). We spread out all the way to Justin and up to Celina. The purple lines are contracted lines where we buy water from Denton temporarily to serve Sanger and Krum. We have long term plans to connect these lines eventually to loop the county and meet the service needs.



## Water Reclamation Plants



We have four water reclamation plants. The Riverbend Plant has just been expanded to 4.0 MG and located near Navo Road and along the creek area. The Doe Branch Plant serves Celina, Prosper and Mustang, Providence Village and Savanna. The Peninsula Plant serves Oak Point, portions of Cross Roads, mainly the areas off of Highway 380. The Lakeview Plant is a stable plant and that is the plant that serves Corinth.

## Significant Programmed Projects

### Water:

- Parallel Pipeline from Taylor WTP to Stone Hill P.S.
- Lake Ralph Hall Development

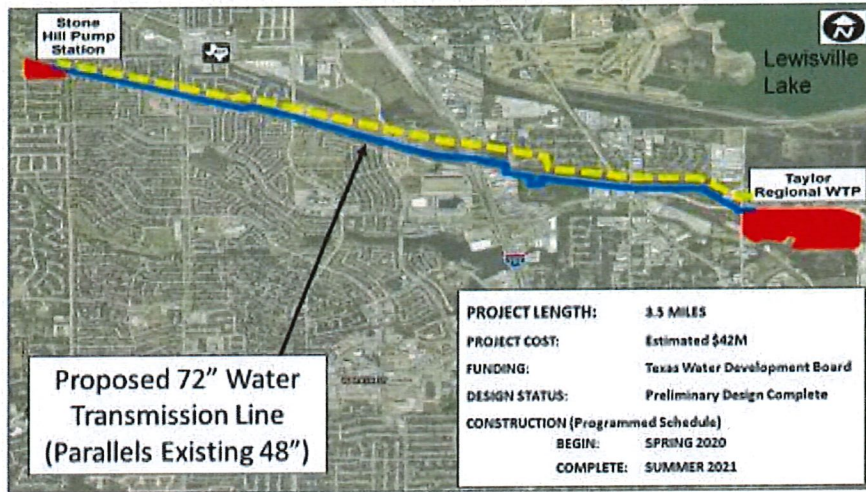
### Wastewater:

- Doe Branch Plant – Expansion Project
- Lakeview System – Rehab Conveyance System (air valves, lift stations, etc.)
- Peninsula Plant – Begin Design to Expand Plant



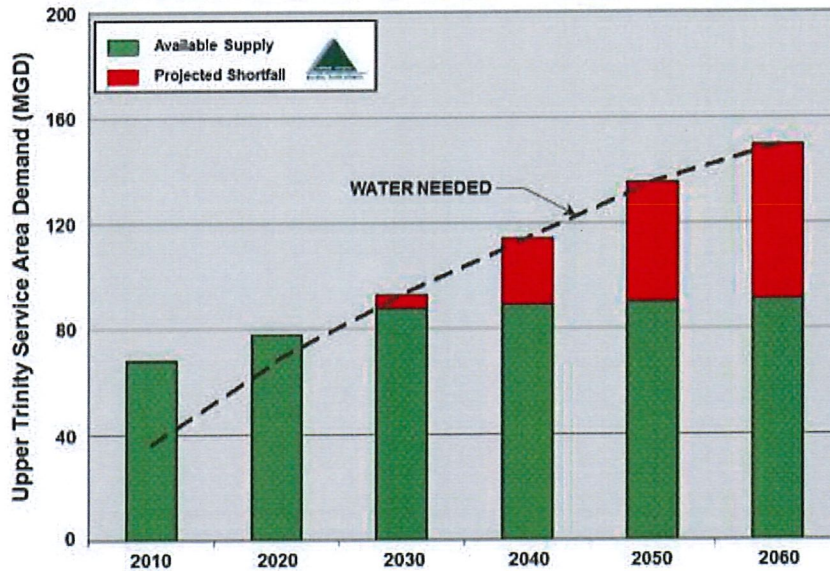


## 72" Parallel Water Pipeline Project

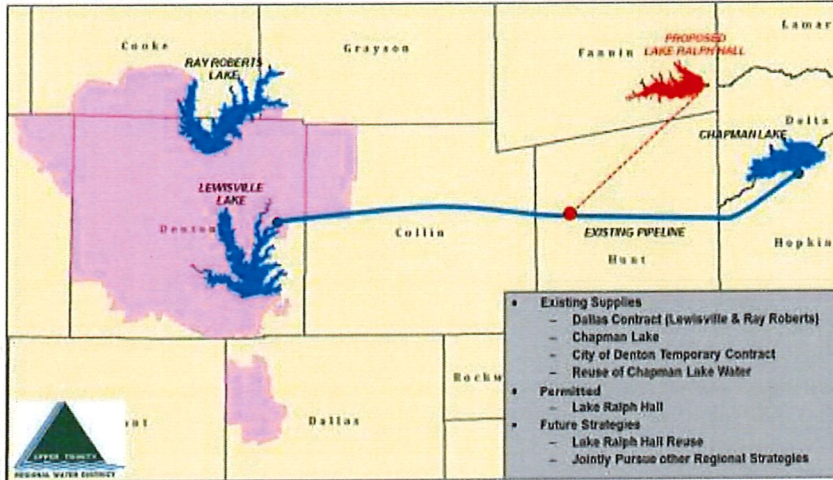


We need a parallel system to bring the treated water to that pump station. This is going to be a major tunneling effort underneath Interstate 35 and in several other places. The money is already in escrow for this program.

## Water Resources Projections



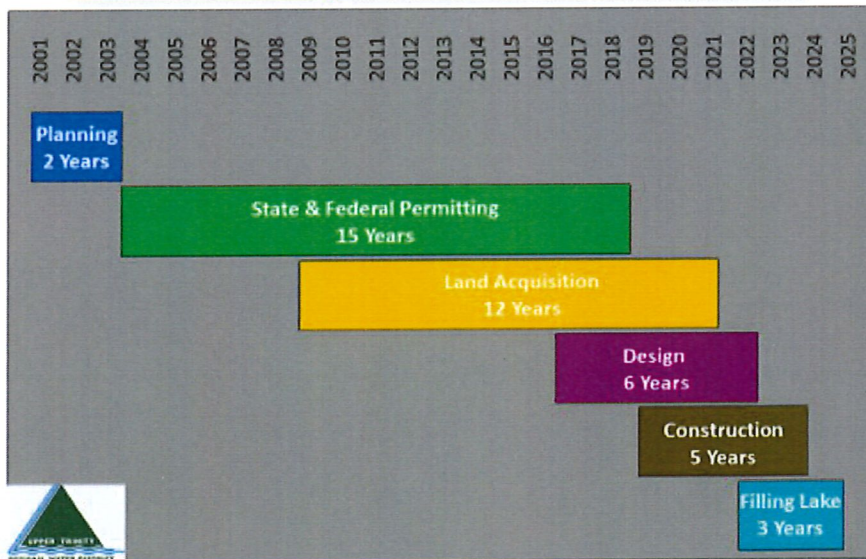
## Upper Trinity Regional Water District Water System Service Area & Sources



Lake Ralph Hall was permitted in 2013. This was a ten year process to get here and now we are working on fully developing that project.

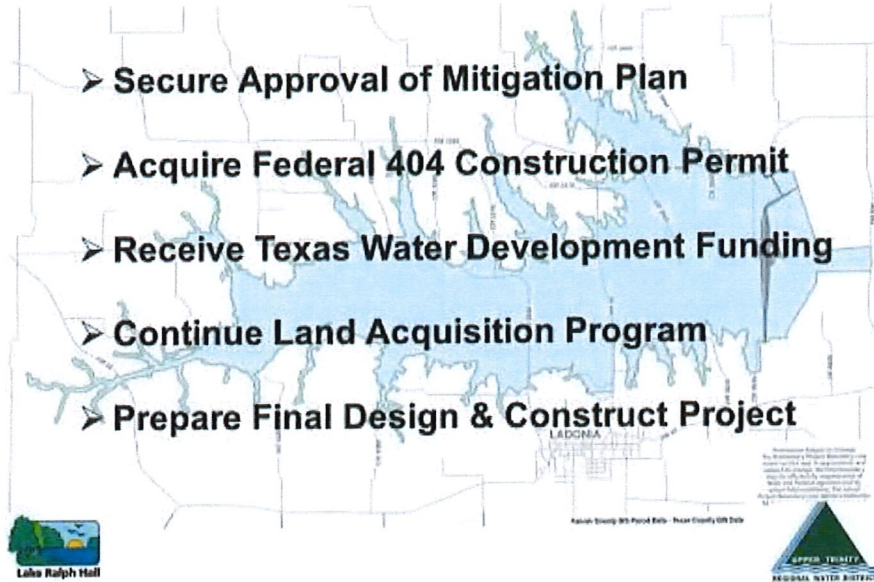
Lake Ralph Hall reservoir is about the size of Grapevine Lake. It will produce about 20% more water than Grapevine because of the rainfall, it is located about 60 miles northeast of McKinney. We will be constructing about a 35 mile pipeline and connect to the existing pump station that we jointly utilize with Irving.

## Lake Ralph Hall Schedule





## Next Steps for Lake Ralph Hall



We expect the mitigation Plan review finalized in August. We should acquire the permit by the end of the year. We have master agreement with the Water Development Board to fund up to 80% of the total project, we have the funding for the land acquisition engineering but we don't have the land for the 35 mile pipeline, it will be something in the order of 60 to 100 foot strip for 35 miles. The final design construction will be after that.

## Water Conservation Coordination

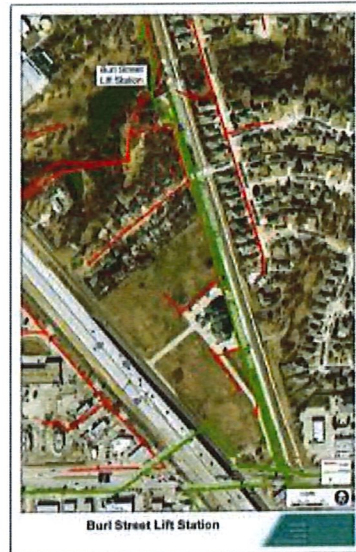
- **Corinth's Rebate Program**
- **'Water My Yard' Program**
- **Free Irrigation System Check-ups**



The City just completed updating your water conservation plan and submitted your reporting to

the state. It is a five (5) year cycle and we are happy to see the City of Corinth is one of the first cities to turn it in.

## **Burl Street WW - Lift Station**



**Investigation On-Going**

**Facility Serving City of Corinth**



There is a couple of pipelines that connect down to Swisher that tie into the main wastewater force main that we have that go to the Lakeview Plant. Burl Street is a pump station that serves Corinth. We just recently found some corrosion and initiated a study to do a quick assessment to make sure we don't have a problem. We will be working with the City on this and have already coordinated a meeting next week to start the process.

**Mayor Heidemann** - when will Lake Ralph Hall impact our cost structure?

**Larry Patterson, Exec. Director UTRWD** - It already has a little bit. What we have done is take advantage of what you call board participation, where the state loans us the money, then they stagger pushing the cost out and when there is more customers will be paying. In essence it takes about 13 years when you really pay full principal and interest. The state carries the delta during that period. In the case of the engineering contracts, they gave us a loan and we don't have to pay anything for eight (8) years and this will be the third year into the eight years.

In regard to the other projects, they are triple A bond rating so we get the best bond rating they can and then they reduce up to two points off of that. The big impact, the last study we did, we are working through that now, in September we will be giving a presentation to the Board of Directors to give a five year look ahead and at that time, we are looking at something in the order of a 3% to 5% rate increase during that five year period. That is a total increase not just related to Lake Ralph Hall. It is incremental and we have set up a rate stabilization fund and if we are fortunate this past year, it has rained a considerable amount but we have a special provision in our contract with Dallas and it says if Lake Lewisville is spilling we can buy their water at an interruptible rate, we are buying their spilling water not their primary water and so we would get that at half price. During those periods we save money. You will see an impact but it will be a



gradual impact. Essentially it will be 3% to 5% for the next several years and that is what we are shooting for starting in 2021. We are looking forward to inviting Corinth to the groundbreaking of Lake Ralph Hall and it will be a great day and we will let you know when that happens.

2. Receive a report, hold a discussion, and provide staff direction on the Water and Wastewater Rates.

**Bob Hart, City Manager** - this is a continuation of our conversations we have had about our rates. If you recall at our last meeting you wanted us to look at the senior rates and we brought to you an option to look at a 2,000 gallon account for senior rates and then make that corresponding reduction and the fixed cost in the minimum bill.

**Lee Ann Bunselmeyer, Finance Director** - at the last Council meeting, we talked about different options about catering or changing the rates just for the select amount of individuals that were using 1000 or less gallons. When we went back to look at it, it is very problematic. They may use 1,000 gallons one month and during the summer it goes up to 5,000 gallons and there is different people at different times and their volume is changing, to be able to capture that would be very difficult on an administrative standpoint and our system cannot handle that.

When we do rates we have to do it by class and by a group. So because of that we are down to two options: One, leave the rates as they are or to do a 41% of fixed costs where we would drop the base rate down to \$37.17 and allow 2,000 gallons a month in the minimum bill. We have seniors with 1 inch meters, 3/4 meters and for those if you change the rates, and our recommendation would be to leave those as is under the current rate structure.

## Senior Rate - 5/8 x 3/4 Meter

	City Base Rate	UTRWD Base Rate	Total Base Rate	
Current – 50% of fixed costs	\$13.35	\$31.27	\$44.62	Includes 5,000 gallons in Minimum Bill
Option A - 41% of fixed costs	\$5.90	\$31.27	\$37.17	2,000 gallons in minimum Bill

So when you look at the comparison, it would provide a small discount to those that are 1,000 gallons or less at \$7.45 and also at 2,000 gallons or less at \$7.45. Their total bill would be \$37.17. You would have a decreasing difference to 3,000 and 4,000 gallons at \$5.30 and \$2.65. At 5,000 gallons is where it would be no change.



## Impact - Option A

Rate Tier	Current Total Water	Option A Total Water	Difference	Loss in Revenue	Average # of Accts per Month
1,000	44.62	37.17	(7.45)	(\$4,335)	49
2,000	44.62	37.17	(7.45)	(9,417)	105
3,000	44.62	39.32	(5.30)	(8,766)	138
4,000	44.62	41.97	(2.65)	(4,166)	131
5,000	44.62	44.62	-		90

Total Loss of Revenue = \$26,685

## Revenue Requirements

	Current Rate Revenue	2020	2021	2022	2023
Water Utility Revenue Requirement	\$8,375,275	\$7,654,376	\$7,710,294	\$8,219,959	\$8,386,527
Revenue Shortfall		\$720,899	664,981	\$155,316	(\$7,205)
Wastewater Utility Revenue Requirement	\$3,391,088	\$4,077,369	\$4,114,817	\$4,192,187	\$4,289,447
Revenue Shortfall		(\$686,281)	(\$723,728)	(\$801,099)	(\$898,359)
<b>Overall Revenue Overage/ (Shortfall)</b>		<b>\$34,618</b>	<b>(\$58,747)</b>	<b>(\$645,783)</b>	<b>(\$909,611)</b>

Option A Impact= \$26,685

The total loss of revenues to your utility system, if you opted for this it would be \$26,685 less revenue that we would be collecting on an annual basis.

When we looked at our revenue requirements you do have a base mark projections a small surplus of \$34,000, when we look at our revenues to expenditures for next year so you could do that without impacting your rates for your 1 but obviously for your 2, 3, and 4, you would have to look at how we

would structure our rates in those years to make up that difference.

**Councilmember Garber** - there was no way to manage the donation program?

**Lee Ann Bunselmeyer, Finance Director** - we contacted the City of Denton and they do not actually manage that program themselves. There is a non-profit agency and they refer individuals to that agency and they will come in and step in and pay on the residents behalf for however long the negotiated it for.

**Councilmember Garber** - so we could offer something like that?

**Lee Ann Bunselmeyer, Finance Director** - we would have to find someone that would handle that yes. In a municipality you cannot give away the water and so that is why the City cannot offer that program and you would need a third party organization to help families that are in need.

**Councilmember Garber** - it just seems to me, if there is maybe 10 accounts and one or two of them called in... \$28,000 a year is an aggressive fix to something that may not be a problem for more than \$400.00 a month.

**It was the consensus of the Council to leave the rates as is until next year.**

3. Overview of the "Neighbors by Ring" social media program.

**Jerry Garner, Chief of Police** - if you look at our Strategic Plan, one of the things we want to improve on is communication. There is a program we would like to get involved in with Council's approval called Neighbors by Ring. Ring is the outfit that do the security doorbells and they do other types of security as well.

This social media application allows citizens and law enforcement agencies to share information and crime prevention tips as part of a modern-day, digital Neighborhood Watch program. The program is offered for no charge to both citizen users and participating law enforcement agencies.

The program has millions of users nationwide and has proven useful in capturing burglars, porch package thieves, and trespassers. Agencies in this area already participating in the program include the Dallas, Frisco, Richardson, and Plano Police Departments.

The program allows citizens to share with law enforcement images captured with home cameras, including the increasingly popular doorbell cameras. The agreement signed with the Ring Company specifies that law enforcement cannot receive the images without the citizen's approval. Ring is a home security provider and an Amazon company.

The Police Department plans to launch the program within the next two weeks. It will be accompanied by a news release and posts on the Department's social media sites.

4. Discussion on trash pickup procedures and the timing of trash carts and bulk item placement on curb for pick up.

**Ben Rodriquez, Planning and Development Manager** - the majority of the cities in our immediate area have some form of pick up requirements. Currently Corinth has no requirements and that means someone can leave their trash out all week and our staff would not have a mechanism to ask them to put it up. What staff recommends tonight is to adopt a requirement similar to other cities.

The following information is required from our surrounding cities. They are all typically around a 24 hour period.

City	Receptacles/Bags Placed on Street No Earlier Than...	Receptacles Retrieval from Street By...
Hickory Creek	6:00 p.m. day prior to collection	8:00 a.m. day following collection
Lake Dallas	6:00 p.m. day prior to collection	None
Highland Village	6:00 p.m. day prior to collection	6:00 p.m. day following collection
Denton	The day of collection	8:00 a.m. day following collection
Corinth	None	None

City	Receptacles/Bags Placed on Street No Earlier Than...	Receptacles Retrieval from Street By...
Flower Mound	8:00 a.m. day prior to collection	8:00 a.m. day following collection
Lewisville	7:00 a.m. day prior to collection	7:00 a.m. day following collection
Little Elm	7:00 p.m. day prior to collection	7:00 a.m. day following collection
The Colony	6:00 p.m. day prior to collection	8:00 a.m. day following collection

The other component is where the containers are placed on the property and we surveyed the following cities on the placement of containers on non-pickup days.

City	Receptacles/Bags Placed behind front building line or screened
Hickory Creek	Behind the front building line No screening required



<b>Lake Dallas</b>	Not Specified
<b>Highland Village</b>	Behind the front building line No screening required
<b>Flower Mound</b>	Behind the front building line No screening required
<b>Denton</b>	Out of public view except on day of pick up
<b>Lewisville</b>	Behind the front building line No screening required
<b>Little Elm</b>	Behind the front building line No screening required
<b>The Colony</b>	10 feet behind front building line

It looks like the majority of the cities require the placement to be behind the front building line so they are a little bit out of site when you drive through the neighborhood.

What we are proposing tonight is the containers used for waste or recyclable materials, and bulk waste items shall be stored to the side or rear of a residence when not placed for collection at the designated pickup time, 8:00 a.m. on the day before the designated day of pickup and to remove waste and recycling receptacles by 8:00 a.m. on the day following the designated pickup.

It was the consensus of the Council to move forward with staff's proposal.

**5. Hold a discussion on the National League of Cities (NLC) Service Warranty Line Program.**

**Bob Hart, City Manager** - The National League of Cities offers a utility line warranty program for residents of member cities. The program is offered to residents directly by the NLC program and all payments and handling of service requests are done by the NLC program. There is no cost or work to be borne by the city, nor does the city receive any royalty payment or rebate with the program.

**Program Benefits:**

- Only Service Line Program Endorsed by the National League of Cities
- Helps address the public policy issue of aging infrastructure
- No cost for the Municipality to participate
- Educates homeowners about their lateral line responsibilities
- Free Public Awareness Campaign

- Peace of Mind - with one toll-free call a reputable plumber is dispatched
- All repairs performed to code by local licensed contractors
- Contractors undergo rigorous vetting process to ensure quality service

Fees for the service are:

- External water service line warranty - \$5.25/month
- External sewer/septic line warranty - \$7.25/month
- Interior plumbing and drainage warranty - \$9.49

Scope of the service:

- External water service line from the meter and/or curb box to the external wall of the home.
- External sewer/septic line warranty from the exit point of the home to the main or covers septic lines if applicable.
- Interior plumbing and drainage includes water supply pipes and drainage pipes with the interior of the home

**Mayor Heidemann** - if someone has a sewer problem they contact the city and if they have this insurance program who would they contact? Does the city coordinate from that point?

**Bob Hart, City Manager** - if you have a service line problem between your house and the main then you call the insurance folks, they will send a contractor out there and they will fix it. The city is never a player. Now, the city could be if they are replacing the tap into the sewer main, then they would have to go through the city to get a permit and we would inspect it. We would inspect whatever work is done.

6. Hold a discussion on the Lake Cities 4th of July Parade.

**Bob Hart, City Manager** - what we have historically done is got convertibles from Bill Utter Ford and that is an option for you. Hickory Creek does the trailers and I want to remind you we will also have eleven visitors here from Cambodia for the parade so we want to incorporate them into whatever you decide to do so they can ride in the parade.

**Councilmember Hendersen** - last year we all had our separate cars and Hickory Creek was all together and to me it looks better if we are more in unity. It would be fun to decorate a trailer if we could find one and I wanted to see what the rest of the Council thought about that.

**Bob Hart, City Manager** - we don't have flatbed trailers so we would have to pick up one from somewhere else.

**Councilmember Garber** - I like the idea and I think that would be a lot of fun. I now the kids would love it if we could get a trailer that is large enough to have that many people which should be very easy. I think it would be fun to try it this year.

**Councilmember Glockel** - I have a 25 foot flatbed you are welcome to use.

**Mayor Heidemann** - let's do it.

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

**Public Hearing Item #6 Discussion:**

6. The Corinth City Council will conduct a Public Hearing to consider testimony and act upon an amendment to the City's Unified Development Code, Section 2: Zoning Regulations, Subsection 2.10: Zoning Procedures, 2.10.07 Certificate of Occupancy.

**Councilmember Glockel** - I thought that anytime a building changed hands, if the power was turned off then our company turned it back on and notified that city what was going on and the city would have to give them a permit to turn it back on?

**Ben Rodriguez, Planning and Development Manager** - the city has to call and release the meter to be turned on but it does not require that they come and register with us and get a new certificate of occupancy. It opens up a situation with like today, you can have a Mc Donald's change into a Burger King and they would not have to get a new fire inspection or building inspection until their next annual inspection whenever that is due. There could be a six month period where we are not entirely sure on how things are being operated or who is operating business in that building.

A lot of this comes up when you have change of ownerships in a building but the tenant remains the same and if there is a fire or some kind of event at that building it would allow staff to know exactly who to reach out to for the owner of the building or potential tenant.

**Councilmember Glockel** - if the tenant changes, I understand that. If I sell the building and the same tenants are in there, you want to get a new certificate of occupancy from them because the tenant does not change?

**Ben Rodriguez, Planning and Development Manager** - they would need to come in and register so we would know who owned the building at that time.

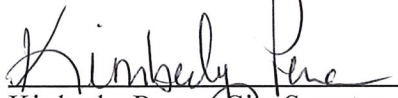
**ADJOURN:**

**Mayor Heidemann** adjourned the meeting at 6:50 p.m.

**AYES:** All

Meeting adjourned.

Approved by Council on the 16 day of June, 2019.

  
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Kimberly Pence, City Secretary  
City of Corinth, Texas

