

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

On this the 6th day of September 2018 the City Council of the City of Corinth, Texas met in Regular Session at the Corinth City Hall at 7:00 P.M., located at 3300 Corinth Parkway, Corinth, Texas. The meeting date, time, place and purpose as required by Title 5, Subtitle A, Chapter 551, Subchapter C, Section 551.041, Government Code, with the following members to wit:

Members Present:

Bill Heidemann, Mayor
Sam Burke, Mayor Pro-Tem
Lowell Johnson, Council Member
Scott Garber, Council Member
Tina Henderson, Council Member
Don Glockel, Council Member

Members Absent:

None

Staff Members Present:

Bob Hart, City Manager
Kimberly Pence, City Secretary
Curtis Birt, Fire Chief
Kevin Tyson, Lieutenant of Police
Brenton Copeland, Technology Services Assistant Manager
Ben Rodriguez, Planning and Development Manager
George Marshall, City Engineer
Helen-Eve Liebman, Planning and Development Director
Jason Alexander, Economic Development Corporation Director
Chris Rodriguez, Assistant Finance Director
Lee Ann Bunselmeyer, Director of Finance and Administrative Services
Lori Levy, Senior Planner
Cleve Joiner, Building Inspector, Supervisor
Patricia Adams, Messer, Rockefeller, & Fort

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

"Honor the Texas Flag: I pledge allegiance to thee, Texas, one state under God, one and indivisible".

Mayor Heidemann called the meeting to order at 7:00 p.m. Councilmember Garber delivered the invocation and led in the Pledge of Allegiance and Texas Pledge.

PRESENTATION:

Receive a Presentation on the STAR Communities Certification.

Effective August 27, 2018 the City of Corinth is formally certified in the STAR Community Rating System, having achieved a 3-STAR Community Rating®. Obtaining a 3-STAR Community certification designates Corinth as a community recognized for sustainability leadership. The STAR Community Rating System (STAR) is the nation's leading framework and certification program for local sustainability. Corinth was accepted in the fall 2017 Leadership STAR Communities Program. This program is designed to help

communities to baseline their current sustainability status by achieving STAR certification. Currently, only 5 other Texas cities (Austin, Denton, Houston, Plano and San Antonio) have obtained STAR Certification. This makes Corinth the smallest community in Texas to have obtained this certification.

STAR certification provides a clear, data-driven approach to assessing communities' sustainability efforts. Certification allows communities to credibly and transparently track progress toward overall sustainability objectives. The STAR Community Rating System encompasses economic, environmental and social performance measures for both local governments and the broader community. The rating system includes 7 goal areas and 45 sustainability objectives, with over 500 different measurable indicators, including both quantitative and qualitative measures.

The STAR Community Rating System supports three leadership certifications: 3-STAR Community, 4-STAR Community and 5-STAR Community. Hundreds of cities, towns, and counties are actively using the STAR Community Rating System to set goals, measure progress, and improve their communities. At the time of writing, STAR Communities lists 73 other certified communities nationwide, with only 4 cities (Baltimore, MD; Cambridge, MA; Northampton, MA; Seattle WA) achieving a 5-STAR Community Rating.

The STAR Community Rating System was initiated and supported by founding partners ICLEI-Local Governments for Sustainability USA, the U.S. Green Building Council, National League of Cities and the Center for American Progress. A STAR Community Rating lasts for four years after the award date, at which point the community is expected to measure and report progress through recertification.

Receive a Presentation on the SolSmart Designation.

The City of Corinth received a Gold designation from the national SolSmart program for making it faster, easier, and more affordable for homes and businesses to go solar. This designation recognizes Corinth for taking bold steps to encourage solar energy growth and remove obstacles to solar development. For companies looking to expand, a SolSmart Gold designation is a signal that Corinth is "open for solar business."

SolSmart is led by The Solar Foundation and the International City/County Management Association (ICMA) and funded by the U.S. Department of Energy Solar Energy Technologies Office. More than 180 cities, counties, and small towns have achieved SolSmart designation since the program launched in 2016. The Planning & Development Department submitted an application to become a SolSmart designated city in March 2018. SolSmart uses objective criteria to award communities points based on the actions they take to reduce barriers to solar energy development. Communities that take sufficient action are designated either gold, silver, or bronze.

As a SolSmart designee, Corinth is helping solar companies greatly reduce the cost of installations and pass those savings on to consumers. This allows even more local homes and businesses to obtain affordable, clean, and reliable electricity through solar. The actions Corinth has taken will help encourage solar companies to do business in the area, driving economic development and creating local jobs.

To receive designation, cities and counties make changes to their local processes to reduce the time and money it takes to install a solar energy system. This includes evaluating local permitting processes, as well as planning and zoning procedures. SolSmart designees also develop innovations in areas such as market development and finance. The City is currently implementing improvements to local processes including solar applications as well as integrating the SolSmart designation goals within the permit process. In connection with this application, the City Council approved an update to the Unified Development Code to permit the installation of attached and detached photovoltaic systems in all districts in the city and to provide

zoning standards for the installation of detached photovoltaic arrays.

As part of the SolSmart program, a team of national experts provides no-cost technical assistance to help communities achieve designation. All cities and counties are eligible to join the SolSmart program and receive this technical assistance. Interested communities can learn more at SolSmart.org.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine and will be enacted in one motion. Should the Mayor, a Councilmember, or any citizen desire discussion of any Item that Item will be removed from the Consent Agenda and will be considered separately.

1. Consider and act on minutes from the August 2, 2018 Workshop Session.
2. Consider and act on minutes from the August 2, 2018 Regular Session.
3. Consider and act on minutes from the August 9, 2018 Workshop Session.
4. Consider and act on minutes from the August 9, 2018 Special Session.
5. Consider and act on minutes from the August 16, 2018 Workshop Session.
6. Consider and act on minutes from the August 16, 2018 Regular Session.
7. Consider and act on a Resolution approving a negotiated settlement between the Atmos Steering Committee and Atmos Energy Corp, Mid-Tex Division regarding the company's 2018 Rate Review Mechanism filings.

MOTION made by Councilmember Garber to approve the Consent Agenda as presented. Seconded by Councilmember Glockel.

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

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.

No comments were made.

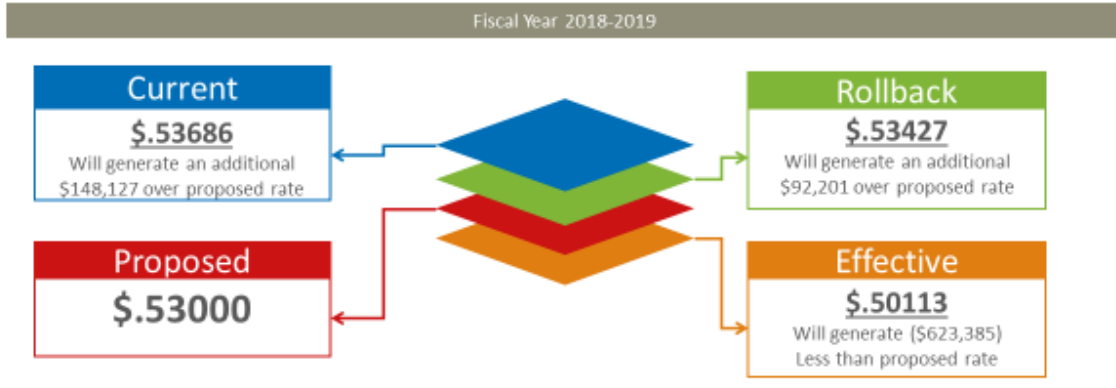
PUBLIC HEARING:

8. Hold a public hearing to receive community input on the FY 2018-2019 Annual Program of Services (Budget).

Bob Hart, City Manager - presented the budget and tax rate.

The budget that has been presented is based on a tax rate of \$.53000. It is above the effective rate and below the rollback.

Property Tax Rate Analysis



What is the Effective Tax Rate?

Tax Rate that provides about the same amount of revenue as the prior year

What is the Rollback Tax Rate?

Maximum rate allowed without voter approval

Average Home Value Comparison



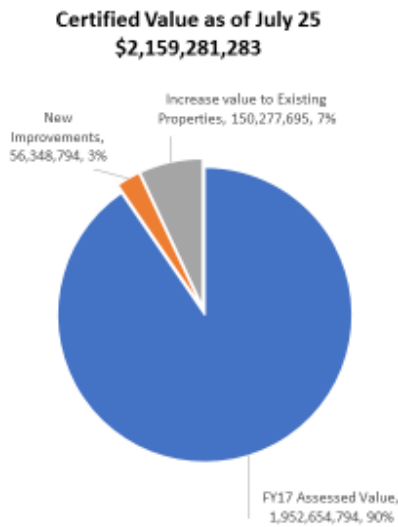
*Average Home Values increase:
\$20,556 or 8.3% over the 2017 home values = \$92 increase in tax bill*

\$71,420 or 36% since 2014 = \$249 increase in tax bill

	2014	2015	2016	2017	2018 Final <small>(as of July 25, 2018)</small>
Avg Home Value	\$198,248	\$211,926	\$229,765	\$249,112	\$269,668
Tax Rate	.59489	.58489	.58193	.53686	.53000
<u>Average Tax Bill:</u>					
General Fund	\$895	\$936	\$1,018	\$1,066	\$1,152
Debt Service Fund	284	304	319	271	277
Total Taxes Due	\$1,179	\$1,240	\$1,337	\$1,337	\$1,429

The average home value in Corinth is \$249,112. Going into the new tax year it is \$269,668, this increase is partly due to revaluation of property and partly due to new construction.

Tax Revenue Analysis



Property Tax Revenue	General Fund	Debt Service Fund	Total
Tax Rate	.42711	.10289	.53000
FY17 Assessed Value	\$8,355,605	\$2,127,417	\$10,483,022
Increase in Existing Properties	626,230	36,291	662,521
New Improvements	240,671	57,977	298,648
Total Property Tax Revenue	\$9,222,506	\$2,221,685	\$11,444,191

Total 2018 Tax Revenue Increase = \$961,169

General Fund = \$662,521
Debt Service Fund = \$298,648

New Value Comparison

	2014	2015	2016	2017	2018 Final (as of July 25, 2018)
New Value Added	\$8,830,118	\$15,403,173	\$33,390,497	\$19,490,199	\$56,348,794
Tax Rate	.59489	.58489	.58913	.53686	.53000
Tax Bill Allocation:					
General Fund	\$39,862	\$67,994	\$147,913	\$83,400	\$240,671
Debt Service Fund	12,668	22,097	46,396	21,235	57,977
Total New Taxes	\$52,529	\$90,092	\$194,309	\$104,635	\$298,648

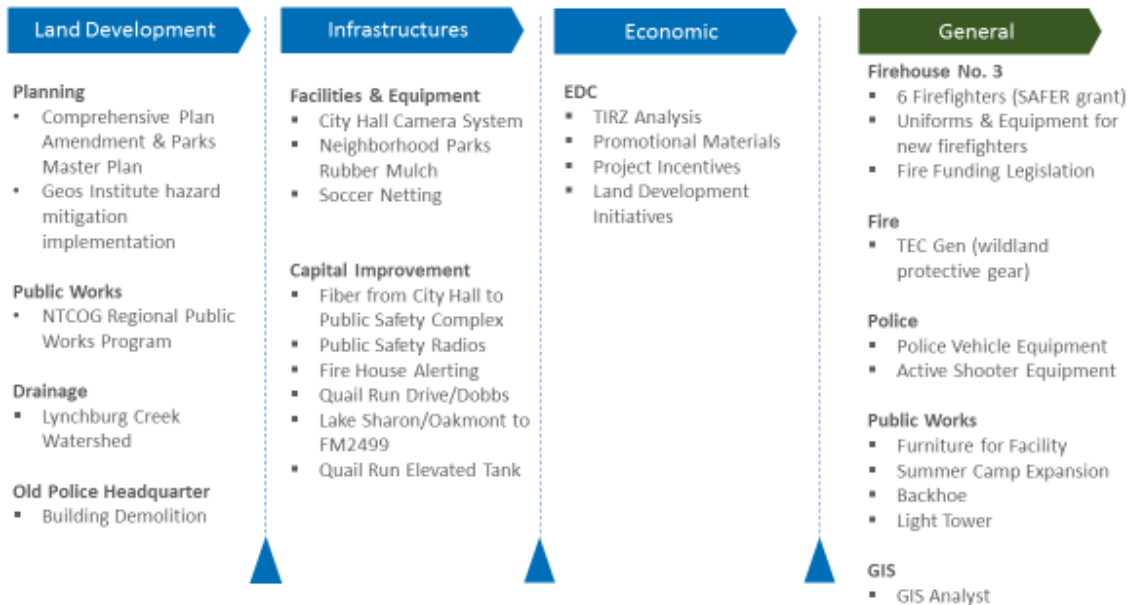
Five Year Average Growth of \$26,692,556

5 Year Average Annual Tax Revenue Increase on New Value Added = \$148,033
General Fund = \$115,958 and Debt Service Fund = \$32,075

Primary Cost Drivers for FY 2018-19 Budget:

- Open Fire Station #3
- Lynchburg Drainage

Summary of New Budget Packages



The primary cost drivers is the opening of the fire house #3 plus uniforms and equipment and that totals about \$800,000.

The second major item is the Lynchburg Creek watershed improvements and that totals about \$600,000 in the general fund and another \$400,000 out of the storm water fund for a total of \$1 million dollars. There are updates to the Comprehensive Plan which is important for Economic Development and that totals about \$300,000. When we looked at the \$2.2 million dollar increase in the budget, those three items together account for about \$1.7 million.

Terry Smith, 3804 Red Oak Drive - I am sitting right on top of that Lynchburg drainage and I want to know what you are going to do with it?

Bob Hart, City Manager - we are currently working on a drainage study and should be completed in November. We are looking at three different areas, one is where you are located, and another area is around Amity Village, and along Lynchburg Creek near Interstate 35E. The engineers are working on a study now to make recommendations for us to address. At this point we don't know what those recommendations are but we will have some answers for you in the later part of November. We will be contacting the property owners in the areas on what the recommended improvements will be.

Mayor Heidemann opened the Public Hearing at 7:35 p.m. Mayor Heidemann closed the Public Hearing at 7:36 p.m.

9. Hold a public hearing on a proposal to consider a tax rate, which will exceed the lower of the rollback rate or the effective tax rate and will increase total tax revenues from properties on the tax roll in the preceding tax year by 9.17 percent.

Bob Hart, City Manager - the presentation I did earlier covers this item as well. You can open it up for

the Public Hearing.

Mayor Heidemann opened the Public Hearing at 7:37 p.m. No one spoke during the public hearing. Mayor Heidemann closed the Public Hearing at 7:37 p.m.

COUNCIL COMMENTS & FUTURE AGENDA ITEMS

The purpose of this section is to allow each councilmember the opportunity to provide general updates and/or comments to fellow councilmembers, the public, and/or staff on any issues or future events. Also, in accordance with Section 30.085 of the Code of Ordinances, at this time, any Councilmember may direct that an item be added as a business item to any future agenda.

Councilmember Henderson - I would like to thank Lee Ann Bunselmeyer and her staff for putting on a good Appreciation Dinner last Thursday night. It was a great job.

Mayor Heidemann - we have volunteered for a lip sing contest on November 29th for a good cause that is being put on by the Lake Cities Chambers. Come out and have a good laugh at your Council.

Mayor Heidemann recessed the Regular Session at 7:38 p.m. * See Closed Session.

CLOSED SESSION

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

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

a. MCM Contract for the Lake Sharon Roadway Extension

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

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

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

Council met in Closed Session from 7:45 p.m. until 8:20 p.m.

a. City Manager evaluation

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

to a business prospect.

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

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

There was no action from Closed Session.

ADJOURN:

Mayor Heidemann adjourned the meeting at 8:21 P.M.

AYES: All

Meeting adjourned.

Approved by Council on the _____ day of _____, 2018.

Kimberly Pence, City Secretary
City of Corinth, Texas