

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

On this the 19<sup>th</sup> day of May 2016 the City Council of the City of Corinth, Texas met in a Workshop Session at 5:30 pm at the Corinth City Hall, 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  
Joe Harrison, Mayor Pro-Tem  
Scott Garber  
Sam Burke  
Don Glockel

**Members Absent:**

Lowell Johnson

**Staff Members Present:**

Kim Pence, City Secretary  
Fred Gibbs, Planning & Development Director  
Curtis Birt, Fire Chief LCFD  
Cody Collier, Acting Director of Public Works, Parks and Recreation and Utility Operations  
Barbara Cubbage, Planning and Development Manager  
Mack Reinwand, City Attorney  
Jason Alexander, Economic Development Director  
Mike Brownlee, City Engineer

---

**CALL TO ORDER FOR WORKSHOP:**

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

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

**Consent Item #7**

Consider and act on a Resolution authorizing continued participation with the Steering Committee of Cities served by Oncor; and authorizing the payment of eleven cents per capita to the Steering Committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC.

**Councilmember Burke** – Does anybody have an explanation on this, I don't know much about it.

**Mike Reinwand, City Attorney** – It's a coalition of cities, this committee negotiates on their behalf for anything Oncor related. They do all the negotiating on the rate cases for the cities.

**Councilmember Glockel** – Even if you come up with the same rate, your cost of getting there would be substantially higher than this, because you'd have to deal with them one-on-one, attorney's fees and staff time.

## **BUSINESS AGENDA:**

### **Business Item #9**

Consider and act on a request from the applicant, Dale Ridinger with Ridinger Associates Inc., authorized representative for the property owner, for a Major Waiver to City of Corinth Ordinance No.13-05-08-20, Unified Development Code (UDC) to allow an 80 foot turnaround outside paving diameter in lieu of the 100 foot outside paving diameter as required in the UDC; and an 81 foot diameter temporary turnaround easement in lieu of the 120 feet dimension as required for the Right-of-Way in the UDC on a total of 2.658 acres legally described as a portion of J. Hoeffler Addition, and being a part of a certain tract of land described by deed to John V. Hoeffler recorded in Volume 2853, Page 7-7 of the PRDCT and being Tract 3 situated in the J.M. Walton Survey, County Abstract 1390 in the City of Corinth, Denton County, Texas.

**Councilmember Glockel** – The road itself is a dead end road with a cul-de-sac, they are talking about their temporary easement laying outside the street ROW shall be shown as the dotted line in the final plat, which will be denoted as a temporary easement. Then they talk about as the street gets extended it will revert back to the property owner, where's the revenue go?

**Fred Gibbs, Planning and Development Director** – Fred referred to slides and pointed out where the roads are and come out. What we want to be able to do in the future, is if these two tracks and this track happen to develop, that allows the extension of that cul-de-sac to come in and stub into Fritz Lane. There's enough room in this area where you could potentially develop this track here, these two tracks and this track to create an additional extension from that cul-de-sac. When that cul-de-sac is abandoned, that easement would be abandoned part of that back to the property owner and the extension of the road would then tie into Fritz because they can't do west, there is enough room to continue that to here.

**Councilmember Glockel** - Out of the top of the cul-de sac? Or extend the road west?

**Fred Gibbs, Planning and Development Director** – Probably extend the road west and maybe turn up this way. It does allow some opportunity to come up here and so be it for a future entrance.

**Councilmember Glockel** – If on Fritz Lane, if that road does not extend to Fritz Lane but the lower southern part of those lots develop, if it only continues west and the cul-de-sac has to be extended then this request automatically makes us give them another variance at a later date. If it's a dead end and can't be over 600' and this is 590' something today, if they go one more lot then we're automatically saying you can do this and we'll have to give you another variance at a later date if you can't figure out a way to get this road either out the west or go out the north.

**Fred Gibbs, Planning and Development Director** – I think at some point if they come in and want to continue that, at some point I think the city needs to say enough, we need to figure out whether or not this makes sense from a safety standpoint, how long do you want to extend that dead end. There's a reason it's 600' and if it comes into another, to extend that development, we need to evaluate that and make sure that's the right thing to do. To do another variance to keep extending that.

**Mayor Heidemann** – If I understand what you're saying, if the next section comes, you're going to require that there's a street that goes out to Fritz Lane.

**Fred Gibbs, Planning and Development Director** – It depends, if it's beyond 600' then we're going to have to come up with some type of other access to it or get a variance. They would have to address that

whether provide a full cul-de-sac per our ordinance or they would have to have some type of emergency access, another point of access to get to that area.

**Councilmember Harrison** – Does this take care of that easement that runs east and west?

**Fred Gibbs, Planning and Development Director** – There's an access easement that belongs to this property owner. It's dated back to the 20's. It does abandon this section right here so it cleans up that area.

**Councilmember Burke** – Why do you say it abandons it?

**Fred Gibbs, Planning and Development Director** – Basically it abandons that portion of the easement document, right now this is a separate instrument easement, that runs through here.

**Councilmember Garber** – So it won't include the area within the easement?

**Fred Gibbs, Planning and Development Director** – Correct, it would be like a line was drawn right here.

**Councilmember Garber** – So it will include the area within the easement. So, it abandons the easement document, not the easement area?

**Fred Gibbs, Planning and Development Director** - Just that portion of the easement.

**Councilmember Burke** - The landowner is abandoning it to the City?

**Fred Gibbs, Planning and Development Director** -Abandoning it to the developer. The new land owners will own that.

## **Business Item #11**

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

**Councilmember Garber** – Just a recommendation, unless someone has a candidate that really stuck out to them. Perhaps maybe tonight we can address the re-appointments, I know there's going to be a vacant seat, unless someone has a candidate that's that open. I didn't get an opportunity to meet with all of them. Don and Lowell didn't seem to have someone that stuck out. I talked to Sam, Sam indicated there was someone that stuck out to him and me both, it was the General Manager from the Huffines dealership that may or may not have interest. He didn't get his application in in time. I'd like to have a little time to pursue that.

**Mayor Heidemann** – Are you saying you want to table this tonight?

**Councilmember Garber** – I don't know if it's possible to table just the empty seat, can we do the reappointments tonight? Or maybe table the whole thing?

**Councilmember Harrison** – I'd rather just table the whole thing.

**Councilmember Garber** – And can we maybe include a mini-workshop on the Economic Development Corporation in general and some team dynamics?

**Councilmember Glockel** – I'm not opposed to it, but I hadn't done my homework when we met a couple of days ago. I did some homework today and I do have a candidate. I'm not opposed to putting it off and weighing all of them.

**Councilmember Burke**- There's anything on our agenda that's burning up. We got time.

**Mayor Heidemann** - Ok, we will table it.

### **Business Item #12**

Consider an act on an Ordinance of the City Council of the City of Corinth, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2016 rate review mechanism filings; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the settlement tariffs to be just and reasonable and in the public interest; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this ordinance was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this ordinance to the company and the ACSC's legal counsel.

**Mack Reinwand, City Attorney** – About every three years Atmos comes through and wants a rate increase, it is part of the steering committee that negotiated this. This is the steering committees recommendation on the rate increase for the next two to three years.

### **Business Item #13**

Consider an act on a Resolution directing Oncor Electric Delivery Company, LLC to file certain information with the City of Corinth; setting a procedural schedule for the gathering and review of necessary information in connection therewith; setting dates for the filing of the City's analysis of the company's filing and the company's rebuttal to such analysis; ratifying the hiring of legal counsel and consultants; reserving the right to require the reimbursement of the City of Corinth's rate case expenses; setting a public hearing for the purposes of determining if the existing rates of Oncor Electric Delivery Company are unreasonable or in any way in violation of any provision of law and the determination by the City of Corinth of just and reasonable rates to be charged by Oncor Electric Delivery Company, LLC; noting compliance with Open Meetings Law; providing Notice of Passage.

**Mack Reinwand, City Attorney** – We've talked to Jeffrey Gay, the attorney representing cities for the steering committee, he's recommending cities still move forward with this and approve it. Just giving us the option because we don't know where the settlement and the purchases are going to go out of bankruptcy. This will at least leave the option open for the cities to get some of that savings if the deal structure remains the same.

2. Receive a presentation, hold a discussion, and give staff direction pertaining to water seepage and concerns of utility leaks on Wickersham Lane.

**Cody Collier, Acting Director of Public Works, Parks and Recreation and Utility Operations** – The situation on Wickersham started about mid-season last year. Our department went out thinking we had a water leak, we started doing an investigation. We came out to see if we could find anything that was leaking. See exhibit A.

**Breien Velde, 1900 Wickersham Lane, Corinth** - Everything I heard is what you've identified what it could not be, but nothing we heard of what it could be. Ground seepage, I've lived there 10 years, this is the 1<sup>st</sup> year that happened and you want to blame it on all the rain we've got. Water travels, I was in the Navy, I understand leaks and piping. Water can travel through cracks and everything else. Where is it coming from? Anybody have any clues to where all of a sudden now this water is appearing at the end of our street, what's it doing to underneath the street, sidewalk and our properties? I guarantee I can't sell my property with slime all up and down the sidewalks. Kids are slipping in that going to the schools. What do we do?

**Cody Collier, Acting Director of Public Works, Parks and Recreation and Utility Operations** – To answer the question to where it's coming from, water follows the easiest source. What we created on the east side of the street when they came in and laid this water and sewer main, they disturbed all the natural compacted clay soils and when they did they trenched it all the way down and put those water and sewer mains in place. You come back again and you put dirt and you pack it all out you created basically an underground reservoir for that water to follow. The water is getting into those trench lines and it's just following down the street, once it reaches the end of the street, you get the head pressure from the hill, the waters underground, you have head pressure from water pushing it, so eventually that water is able to bubble up to the surface and that's what's happening here. It's following the trench lines for utilities, we've seen the same thing a lot of times. A very common issue we see is water following electrical conduits, we usually have water that will pump up and come out of street light poles, around the base and actually inside the street light pole. What's happening is the water is getting in the trench line, following the conduit just like a river, it has enough head pressure that it pumps the water up inside the street lights and flows back out of the street light pole.

**Breien Velde, 1900 Wickersham Lane, Corinth** - So the only things that have happened is in the last 10 years, in that area is the church was built at Creekside and Post Oak. Then Tuscany Drive, I think that's developed and those two points in reference are at the top of the hill, one of the highest points in that area. So my question is, I appreciate what the city's done so far and everybody that's put effort in to it, but is there anything that could be leaking on the other side of Post Oak or the church, on the other side of Church? I know there was a lot of water leaking from the school and if you've addressed a fire hydrant there, is there a possibility of a sprinkler system leaking? I see water running from there all the time too.

**Cody Collier, Acting Director of Public Works, Parks and Recreation and Utility Operations** – Referring to exhibit A. From this hill here, back this direction, it's more uphill for the water to get to this direction and water will run uphill, I've seen it happen. I don't see that being the problem, the 3<sup>rd</sup> issue you've seen happen in the last 10 years that you've lived there, happened last year. It's the record rainfall in the state of Texas, that amount of rainfall was tremendous. The ground is saturated, I know when I've gone by there about every other day for the last 2 months and I'm still seeing, even after rains, I see irrigation systems on some of these houses still running. The ground is already saturated and we're still irrigating the ground so it's not going to dry out. All the Engineers everyone I've had out all the experienced staff I have, they all come back with the same conclusion that it's the irony of when it all started happens to coincide with the tremendous amount of rain fall we had last year around summer time and the ground is still saturated. The ground has never had a chance to dry up.

**Breien Velde, 1900 Wickersham Lane, Corinth** – You fixed a couple of leaks up and down Wickersham Lane and it just happened to be this water started at the times you guys were out there fixing those. You were fixing leaks that may have been leaking for a very long time and adding to that saturation. That has never occurred in even the down pours in that 10 years that we've had, it dries up and it goes away, the ground cracks and creates more channels that the water can go through.

**Cody Collier, Acting Director of Public Works, Parks and Recreation and Utility Operations** – Referred to exhibit A. That's part of my concern, like I've said, Saturday when that picture was taken around 11:00 am, it would have been before they started work. When I came out on Tuesday, this was taken around noon and you can see the difference, it's been reduced to this one little bit of water that's crossing the sidewalk as opposed to what it was Saturday. If you have a water leak, you have a consistent flow of water, it's a consistent problem.

**Breien Velde, 1900 Wickersham Lane, Corinth** - But if you go out there today, that water is not quite that distance but it's probably half of that distance again. I know we've had some down pours and rain, however, it's back like that. The day you got the call and came out, I called Joe and said there's a fun run that's occurring in our neighborhood and I've already had 10 kids slip and bust and hurt themselves on that sidewalk before I could get out there and stop people and force them into the street to go around it. What do we do about that? How do we fix that?

**Cody Collier, Acting Director of Public Works, Parks and Recreation and Utility Operations** – The only thing I can recommend right now, this is going with my assumption an educated assumption that this is caused by groundwater, it to have our staff go out and pressure wash that sidewalk every couple of days to help keep the slippery stuff off the sidewalk until the ground has time to dry. The only other solution to be considered would be installation of French drains and even putting in French drains, gaging the success on that is difficult as well. One of the areas on Oakmont Drive right behind the school, where the wooden retaining wall is, I'm sure you've all seen that long sidewalk, water always seeps across it, about 15 years ago I put a French drain in behind that sidewalk to stop that and I ran it all the way down the storm drain and sometimes it's affective, sometimes it's not. The water will still bypass that French drain and run across that sidewalk and create the same issue. You just have to put it in the right place, we have so much clay soil here, if you don't put it in just the right place, it could be inches or feet away from where the water source is. That could also be an expensive process to put French drains in as well if you have to deal with pavement, driveways, boring into storm drain inlets. I'm hoping we can get this thing pressure washed and just keep it on a schedule to keep it clean and prevent slipping, and hope we get a summer that's a normal summer and watch this dry up and hopefully we never see it again for another 10-15 years.

**Breien Velde, 1900 Wickersham Lane, Corinth** -That would be great but I can't bank on living there for another 10 years if I have to move and have to sell my home and explain what that is. If you look past my mailbox to just past my driveway, that area right there, you guys dug up that whole corner and there's not water leak in there. I don't know what changed if it was because you put gravel in and packed it down but it's not weeping right there, however, if you go down to that street light, at the corner, water is coming up through the street light and bubbling over.

**Cody Collier, Acting Director of Public Works, Parks and Recreation and Utility Operations** – When we came out and did this work, the 1<sup>st</sup> thing that got our attention was his sewer clean out, water was coming up around that sewer clean out like you would see for a water fountain, it looked like pressurized water. We couldn't figure out why he had water coming out of his sewer clean out. We excavated all the way down the sewer main, exposed his sewer clean out and found the water, we continued down assuming that it had to come from the water main because it looked like it was under pressure. What we found was the water main was bone dry, there wasn't a drop of water following the trench, the waster quit coming up around his sewer clean out and it completely stopped and filled up the hole. We pumped this hole for a couple of days and kept drilling extra holes and what we found out was on the opposite side of the street from the gentlemen is the sewer main. What was happening was the water was flowing down the sewer main about 12' underground and the hill was good enough that the water was able to build up head pressure, the water was actually coming from the sewer main, following the trench line of his sewer tap, across the street, following up hill and pumping out around his sewer clean out. So all the water we had seen in his yard was actually following the sewer main on the other side of the street and running across the street up hill and pumping out around his sewer clean out. That sewer clean out is about 3' in elevation, higher than the street surface. So it had sufficient pressure from following that sewer main and working its way back over to build up enough pressure to go up hill and pump out of the ground.

**Breien Velde, 1900 Wickersham Lane, Corinth** - When someone puts a pool in, what's the ordinance on where the overflow drains to?

**Fred Gibbs, Planning & Development Director** – Typically they go into a p-trap into the plumbing, you don't typically go into the street because you got people that have chlorinators. Typically we require them to tie them into the p-trap.

**Breien Velde, 1900 Wickersham Lane, Corinth** -Is it possible, because I know the neighbors his overflow drains into his backyard. I'm wondering if you got 5 pools up the hill collecting all that water, how much water fills up 2-3 inches when you got a 17,000 gallon pool. That's got to drain somewhere, I wonder if that's also adding to our situation. If these things are all draining down the hill and fortunately for me, it's not hitting my back yard yet.

**Cody Collier, Acting Director of Public Works, Parks and Recreation and Utility Operations** – We also contacted Utility Billing to see if there was abnormally high consumption, we had three homes on that street that had extremely high water consumption. One was up around 16,000 gallons a month whereas everyone else was averaging 8,000-10,000 gallons. I was seeing if I could locate a house that has a pool that might be leaking and they're constantly filling their pool. The house that had the highest consumption, abnormally high consumption, they did not have a pool. So, we tried that, the only one that came up abnormal didn't have a pool.

**Breien Velde, 1900 Wickersham Lane, Corinth** – I'm not talking about if they're filling their pools, this is overflow from rain. You have drains to keep the pools from overflowing and they either centrifugally drain or they are supposed to do somewhere and I'm wondering what the ordinance is on that for the plumbing of where that water needs to go to. Because if it's coming down the hill and going from this pool to this yard to this yard to this yard to that pool to this yard, that could be a lot of water.

**Cody Collier, Acting Director of Public Works, Parks and Recreation and Utility Operations** -The TCEQ changed that laws on pools now, everything that is being hyper-chlorinated water must be put back into the sewer system. Everything is supposed to be plumbed to the sanitary sewer system for that exact purpose. That doesn't mean the pools that were put in prior to that have been upgraded and it doesn't mean that people haven't done their own thing in their back yard to bypass that problem. If swimming pools are an issue, I don't know. I'm just going with all I have is the facts of the circumstance of the abnormal amount of rain we've had last year when that rain started happened to coincide with exactly when this problem started and it may be pools but this is all I have to go by.

**Councilmember Garber** – The swimming pool issue we have over here where one was draining into the others back yard, is that an enforcement thing that we can go and look at and see what's going on? It seems that a pool draining into someone else's back yard is something we would want to know about.

**Fred Gibbs, Planning & Development Director** – From a code enforcement issue we really would have to have some kind of reason to get back there to evaluate those types of situations. You typically have to have a right of entry to go inside somebodies back yard to observe some type of a violation.

**Breien Velde, 1900 Wickersham Lane, Corinth** – Standing water, Zika, West Nile virus, mosquitos what other things do we need to consider here?

**Mike Reinwand, City Attorney** - I think he's referring to the constitutional requirements on getting a warrant, getting access to someone's back yard.

**Fred Gibbs, Planning & Development Director** -We just can't go trespass on a piece of property.

**Councilmember Garber** – I didn't know if we had somebody here who had the pool that was draining or draining into, maybe we would have access that way.

**Eliberto Solis, 1902 Wickersham Lane, Corinth** – The pool next door has always drained over to my side, of course it was hot and I really didn't say too much. It's been constantly more and more. I asked the neighbor and she started to get mad at me, we went back there and she has a French drain and that French drain just comes straight down to my yard. I would think if they have a swimming pool it would drain out to the street, not over to my yard.

**Councilmember Garber** – Is that something that's interesting to the city? Having a French drain? I know we've talked about neighbors draining and pushing water back and forth, is that something we're interested in from his end to just see if this is...

**Mack Reinwand, City Attorney** – We could look at it, it gets complicated. I don't know the history of it, I don't know the grade, there are natural flows to the water and so there are a lot of things that would go into reviewing it. I don't know what authority the city would have depending on what we find out, we could certainly look at it.

**Fred Gibbs, Planning & Development Director** – Especially if there's no easement involved, a lot of times there's no drainage easement.

**Councilmember Garber** – If we have a sewer or water main where the water is flowing down and creating this head pressure and let's say this time it's filling up a whole street, what does the city normally do to mitigate that? We know if the water is coming down that pipe is there not a drain system that, certainly this can't be the only time water has come down a pipe. Is there drain systems we can do to help mitigate on our pipe?

**Cody Collier, Acting Director of Public Works, Parks and Recreation and Utility Operations** – There is, the problem is that it's very seasonal, this is one of the few places we've had a consistent problem for this long. This last year in town most areas in town they've slowed down but never stopped. The only way you could put a drain system in is put French drains underground following our trench lines and run them down and core in and go through into the sides of the storm sewers, channel that water directly in that way. We've done one other place in town and it happen to be on our own side on Oakmont Drive for that exact same problem. There is a cost associated with it for all the construction and you'd have to pull out two driveways, damage some sidewalks, and the construction costs to go along with it. That's a possible solution that could capture some of that water and convey it away and stop it from coming up to the surface. It would do nothing for the street, which I understand they are not too concerned about.

**Breien Velde, 1900 Wickersham Lane, Corinth** - How much is that going to cost if that washes out everything out from under it and we got a sinkhole situation?

**Cody Collier, Acting Director of Public Works, Parks and Recreation and Utility Operations** - The good news there is so much clay in our soil it doesn't wash away, its expands and contracts. Once it gets wet it will expand and it will remain that way. The only problem we may have down the road is if we do get a long hot drought and everything starts to dry out, then that clay will start to shrink back down and the streets can just buckle. That could happen, it happens all over town, that's the number one thing the Streets Department fights. Since we had all this rain, our sidewalk trip hazards that we've had to go out and cut sidewalks and replace has gone through the roof. That's about all we do is replace sidewalks because the ground is expanding and swelling. As far as water being under the street causing a problem, it's not worth the money to tear the road out to put something in to prevent something that might happen as opposed to if it does happen then you're going to have to remove the road anyway, then you can put in the preventative measures back and see if you can stop it. Ripping it out now would be a little premature, to put something in under the road to prevent something that should dry up on its own.

**Mayor Heidemann** – Mr. Solis is that what your concern was and want to speak to the overflow from your neighbor's pool?

**Eliberto Solis, 1902 Wickersham Lane, Corinth** – Not necessarily that but the water in front of the house and in the street. You were talking about everything I was thinking about.

**Micah Davis, 1901 Wickersham Lane, Corinth** – I know Breien has said a lot about what we think about what's going on. It almost sounds to me that from a safety stand point and health and everything, we're on the verge of willful negligence. You're at a point where you've got a problem, there's an issue and we're waiting for something to happen, that's not right. We got to do something to get it, if it's French drains, boring into the drain and having place for water to go I think we need to do it, let's not wait for someone to get hurt or the street to fall in, let's do something to make it right.

**Breien Velde, 1900 Wickersham Lane, Corinth** – The property right behind his house and all along Vintage is city park property, it's weeping into that and going over those sidewalks now. I don't think this problem is going to dry up and go away. I think we have a situation that's getting worse, I admit the rain's not helping, it's getting worse and worse, I can't repair my driveway where the expansion board is because the water keeps washing away anything I try to do. It's rotting the boards away. I have to put something in there otherwise my driveway going to start falling apart. I'm very concerned what's going on underneath the ground. We can say that's all clay, but I guarantee you, Mother Nature and water, you're not going to fight that whether it's clay, rocks, dirt or not it's going to start washing that away. It's every day we see the dirt. Then the slime starts shortly thereafter. The guys came out and power washed it and it actually looked like it was drying up. But now it's back. It has to be coming from somewhere or how do we redirect it? So we can get it stopped.

**Eliberto Solis, 1902 Wickersham Lane, Corinth** - This is not only us affected, there's a school right next to us, there's kids walking through there every day. I've talked to parents already because I'm a little embarrassed, my yard needs a little work. I explain to them it's not my problem it's just excessive water coming out, it's not only us being affected just because it's there in front of us. The whole Wickersham Lane's being affected.

**Mayor Heidemann** – Are there any questions from the Councilmembers? I don't what other alternatives that you can continue to research to try to find out what solutions we have there for that.

**Cody Collier, Acting Director of Public Works, Parks and Recreation and Utility Operations** - Construction bids for French drains if that's what you'd like to see.

**Councilmember Harrison** – I have four French drains go around my house that I put in myself. As the attorney said we can't get on private property and do any of this stuff. It would be very difficult to get on your private property, if you have drainage over there then how I did it personally, I went out and saw water was running and I put my own French drains in. That solved most of the water, not all of it. I don't if you've put French drains around. The way I looked at it between 1900 and 1902 where the water main is, if I look back up on the hill I didn't see any French drains there. We're going to look at it again and if we can give the citizens an idea of suggestions on maybe what they can take and what we can take. We don't want to ignore it.

**Breien Velde, 1900 Wickersham Lane, Corinth** – We appreciate what we've done so far, we've eliminated a lot of things that it could be. It could get expensive but we really haven't found the root cause. The question of where it's coming from and why all of a sudden. If it was my property that was leaking water I would fix it. If I have to put in a French drain, where do I put in a French drain and where do I cut it in to go out? Do I go under the sidewalk out to the street? Am I liable is something happens to the sidewalk? I'm willing to help out, but I don't want to be liable and then someone says you put a French drain in and this poor kid slipped and cracked their head open and you're going to be sued. We're willing to work with you to figure it out.

**Mayor Heidemann** – I think that's what we come back with recommendations and knowing we can and go from there.

**Councilmember Harrison** – And if we have to go out and they put a French drain in, we have to cut the sidewalk to bring the drain from private property to the curb and we need to cut the sidewalks and the curb so the drains can go straight out. Then it's on our city property and we can do that as far as sidewalk to the curb and that sort of thing. We need to look at that as an alternative.

**Micah Davis, 1901 Wickersham Lane, Corinth**- What we've seen and what's happened transpired over the last 12 months or so is it starts along the street and everything is saturated first and began working it's way up towards the properties, it's not from the house down it's actually saturating and coming up the hill

towards the homes. The idea is if we put in a French drain on our side it's going to solve the problem? That's not so. It's in the easement between the sidewalk and the street is where we need help.

**Eliberto Solis, 1902 Wickersham Lane, Corinth** – Even if I put the French drain it's just coming from the sidewalk.

**Mayor Heidemann** – We'll try our best to find some solutions for you. Thanks for coming.

3. Hold a discussion, and provide staff direction on the abandonment of a 0.137 acre platted alley on Lot 6-B1, Block 1 of the Pecan Creek Addition, more commonly known as 5150 South IH-35 Freeway, Corinth, TX, 76210

Mayor Heidemann recused himself from this item, he turned the meeting over to the Mayor Pro-Tem Joe Harrison.

**Fred Gibbs, Planning & Development Director-** Mike Brownlee our City Engineer is going to go over a quick presentation and we just need some direction on the process of the alley abandonment.

**Mike Brownlee, City Engineer** – We have a request for an alley abandonment in the Pecan Creek Subdivision, lot 6 B1 Block 1. The purpose the abandonment would be primarily on the request of the seller of the property because they are trying to clean up the aisle. Huffines is buying the property and there's a title issue we're trying to clear up to make sure they have a clean title when they sell the property and there's no question that the alley that was platted with Pecan Creek does go with the Huffines property. It's a 20' wide strip of land that runs along the back of Huffines addition and it actually continues to the south and back to the west along Church Drive to Ford Drive. The part we're talking about is 20' wide. The alley is not really accessible to vehicle traffic, trees, vegetation a lot of low areas with water going through there. Along the north side of Church Drive, Church Drive is actually built and occupies what used to be the alley that's dedicated along the south half of that addition. That's now retaining walls, curved inlet, street pavings, and abuts with the property line to the north so there's no more alley to be found on that portion even though it's still platted. There's no driveway connections to the alley from the residential area everything is front access no rear access. As far as utilities there's water/sewer and a little bit of storm drainage back there. The alley is contained completely inside the Pecan Creek Addition and not named or referenced in any other plat. We don't do this a whole lot street ROW's, street abandonments there's no public purpose it's okay to abandon them, we don't have a formal procedure. We know at a minimum that we need to prepare an ordinance that we have to have a meets and bounds and file that at the county. There's a list to talk about tonight: Whether or not we require a public hearing, do we want to require that we get consent from other property owners, do we want to be compensated for the alley abandonment? Whether or not we want to take on any of the cost or charge an application fee? We're just talking about the one tonight and some of the issues that we're faced with before we can go forward. Based on the direction you give us, public hearings or no public hearings, consent letters, notifications to property owners and all the other things.

**Fred Gibbs, Planning & Development Director** – We just need some direction so the applicant knows what that process is and we can keep the open communication of what we need to do to process. How much notification do you want to be part of that abandonment?

**Mike Brownlee, City Engineer** - There's no legal requirement that says we have to notify the people within a certain radius.

**Councilmember Burke** – Is there anything about how we do this one that would control us putting a different process in place later?

**Mack Reinwand, City Attorney** – No, a lot of cities have an actual ordinance that regulates this and speaks to the process. You can do something, or put a policy or ordinance in the future.

**Councilmember Burke** – My thought process is they need to get this done to close on the property. In my opinion, this isn't a good time to experiment with a process. As far as a public notice, it was discussed at a City Council meeting and I assume it would have to go back on the agenda for an ordinance. I think that's all, in this particular case, notice we would need. I wouldn't think there would need to be any notice in this case apart from what we need to do to complete it. In the future, we're talking about affecting possibly ROW needs like electrical we should consider some notice and maybe utility providers and homeowners. Not in this case.

**Councilmember Glockel** – We've mentioned water/sewer but there are franchise utilities in that strip. As long as you maintain it as a drainage and utility easement you've covered all those guys. So nothing's really changed other than the fact that it's no longer an alley, it's a utility easement same width.

**Mike Brownlee, City Engineer** - I'd call this more of an alley easement than an access alley, because it was never paved.

**Councilmember Glockel** - If the alley has to go away in terminology to make it feasible to have the transfer, and it's not usable anyways, it's an alley. It still needs to be retained as a utility easement and drainage of the same width.

**Fred Gibbs, Planning & Development Director** -You've actually made that proposal to be a 20' utility.

**Mark Payne, G & A Consultant** - It's the vehicular traffic possibility that when you say alley it insinuates that you can travel through there. Not only with they never be able to connect to the service road, the highway department will definitely leave a utility/drainage easement. Same as getting rid of the vehicular traffic associated with the alley.

**Councilmember Burke** - So in this case we're not really not abandoning all the rights, just a sliver.

**Fred Gibbs, Planning & Development Director** – You're taking the word alley out and replacing it with utility/drainage easement.

**Mark Payne, G & A Consultant** -The original plat showed it as an alley by itself and when it was replatted it incorporated the alley into the lot, whether legally or not. Now the question is does the City have title? Does our client have title? We're just asking you to release the alley portion of it and retain the drainage and utility easement for the city.

**Councilmember Burke** – and there's no Public Work issue with that?

**Mack Reinwand, City Attorney** – As far as I know there's not, as long as we have the easements retained we'll be ok.

**Mark Payne, G & A Consultant** – As long as we have the right to get back there and maintain during construction.

**Councilmember Burke** – and you all aren't trying to prevent that.

**Mack Reinwand, City Attorney** – Mark, I don't know if you've talked to the Tri-Steel property owner.

**Mark Payne, G & A Consultant** – We have not been in touch with any of the joint land owners until we talked to you and make sure you all were on board.

**Mack Reinwand, City Attorney** – One thing to consider is it's not required to get the consent of the abutting owners, but the only real person that's standing to sue the City potentially are the abutting owners. That's Tri-Steel in that case, I think it would be a good idea to close that up by getting them to consent to the abandonment. I don't want that to hold up the abandonment, it shouldn't hold it up, if they are unwilling to give their consent to the extent that they're willing to do that.

**Mark Payne, G & A Consultant** - Do you recommend that we compose a certified letter to send to the joint land owners?

**Mack Reinwand, City Attorney** – Yes, you can do that, we need to get their approval of the consent. Let's go and ask them if they'll sign either the actual abandonment itself as an exhibit we can put it on there and say here's their consent to the abandonment or if they'll just give it through some other document that they have no interest and they have no problem in abandon. That would be helpful for the City.

**Mark Payne, G & A Consultant** - The City will prepare the language for the abandonment?

**Mack Reinwand, City Attorney**- Yes.

**Councilmember Burke** – So, you do that and get it to him and you all will get consent? Or attempt to?

**Mark Payne, G & A Consultant** – Attempt to, I'll send it certified mail to the land owner of record.

**Councilmember Burke** – Is Tri-Steel still around? Who is the person at Tri-Steel?

**Fred Gibbs, Planning & Development Director** – It's still owned by Robinsons is his last name, he's on the property for years and it's under contract with Carmax. We'll get the ordinance drafted and get it before Council as soon as possible.

**Mayor Pro-Tem Harrison adjourned the Workshop Session at 6:38 pm.**

Approved by Council on the 16 day of June, 2016

Kimberly Pence  
Kimberly Pence, City Secretary  
City of Corinth, Texas

---

---

# Wickersham Drainage

---

---

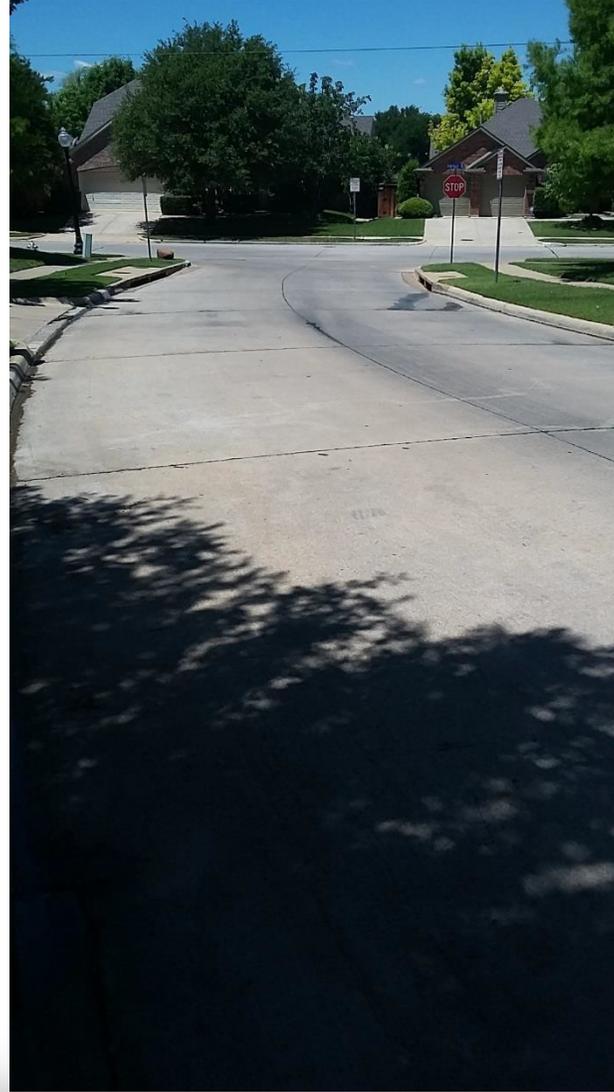
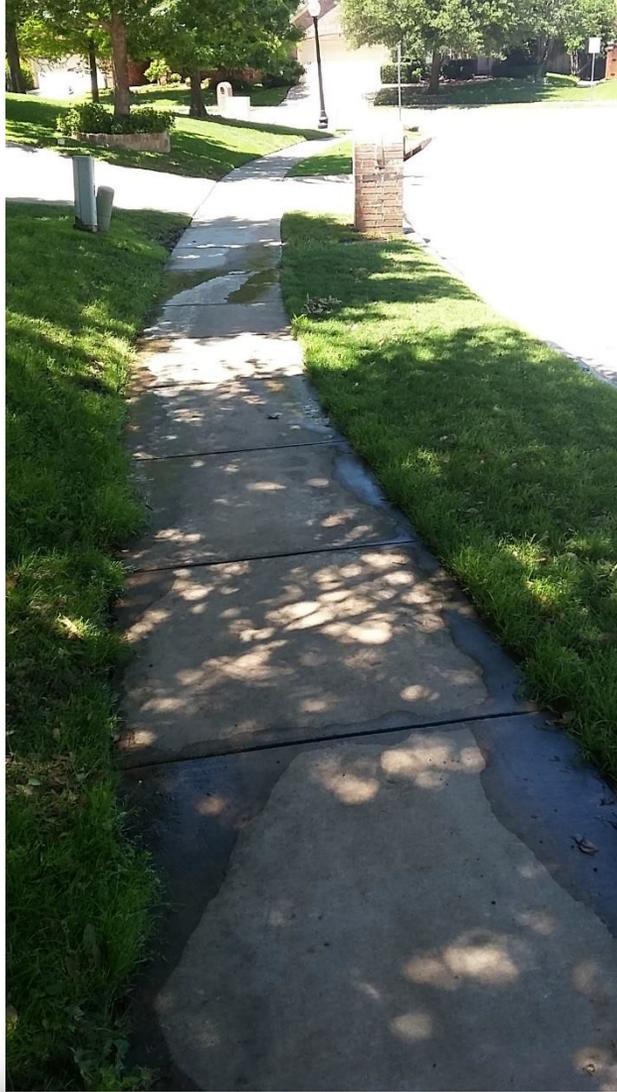
# Wickersham Site



# Pictures from Saturday April 30, 2016



# Pictures from Tuesday May 3, 2016



# Work performed on Wickersham searching for leak

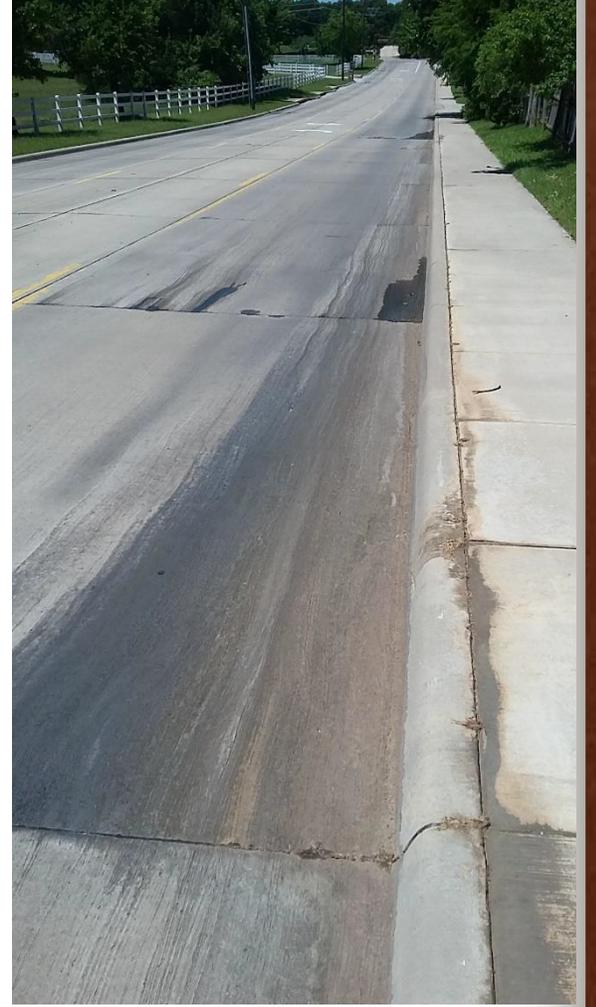
## Worked daily from May 2015 – August 2015 & Multiple site visits and tests thereafter

- Pulled two new service lines
- Excavated approximately twenty-five holes to mains in search of leaks
- Checked every meter for leaks at meter and customer side of meter
- Excavated and inspected fire hydrants and valves for leaks
- Inspected same items as above within a one block radius
- Utilized sonic listening detection equipment on every meter and corporation stop
- Consulted with outside utility professionals with combined 125 years expertise

## Worked performed during the month of April 2016

- Submitted water samples to independent laboratory for chemical analysis
- Hired independent leak detection specialist recommended by UTRWD
- Pressure tested the water main for 30 minutes and held 63 psi with no drop

# Other areas in town with similar water seepage issues



Community Park parking lot

Church Street

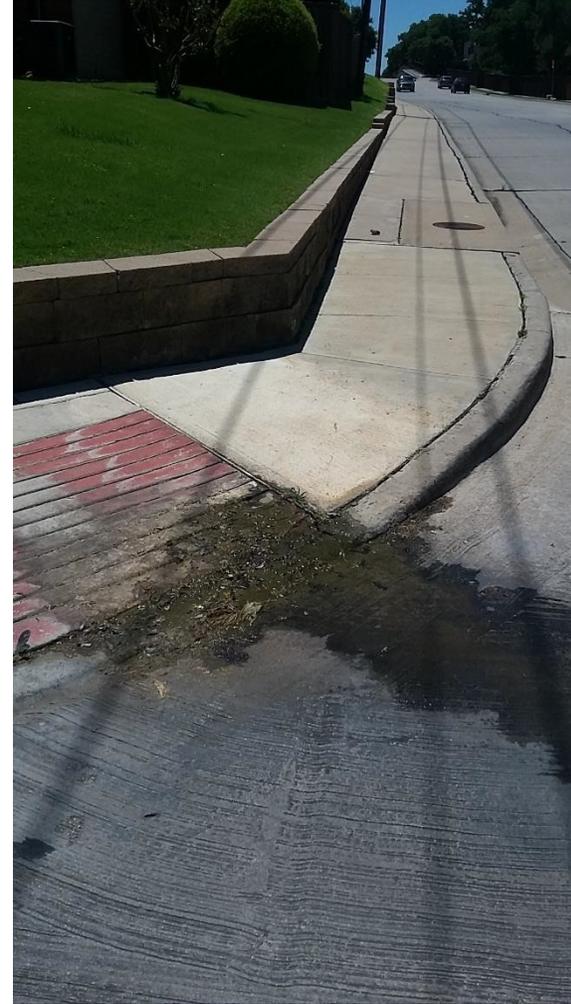
## Other areas in town with similar water seepage issues



Creek Edge Court



Post Oak Circle

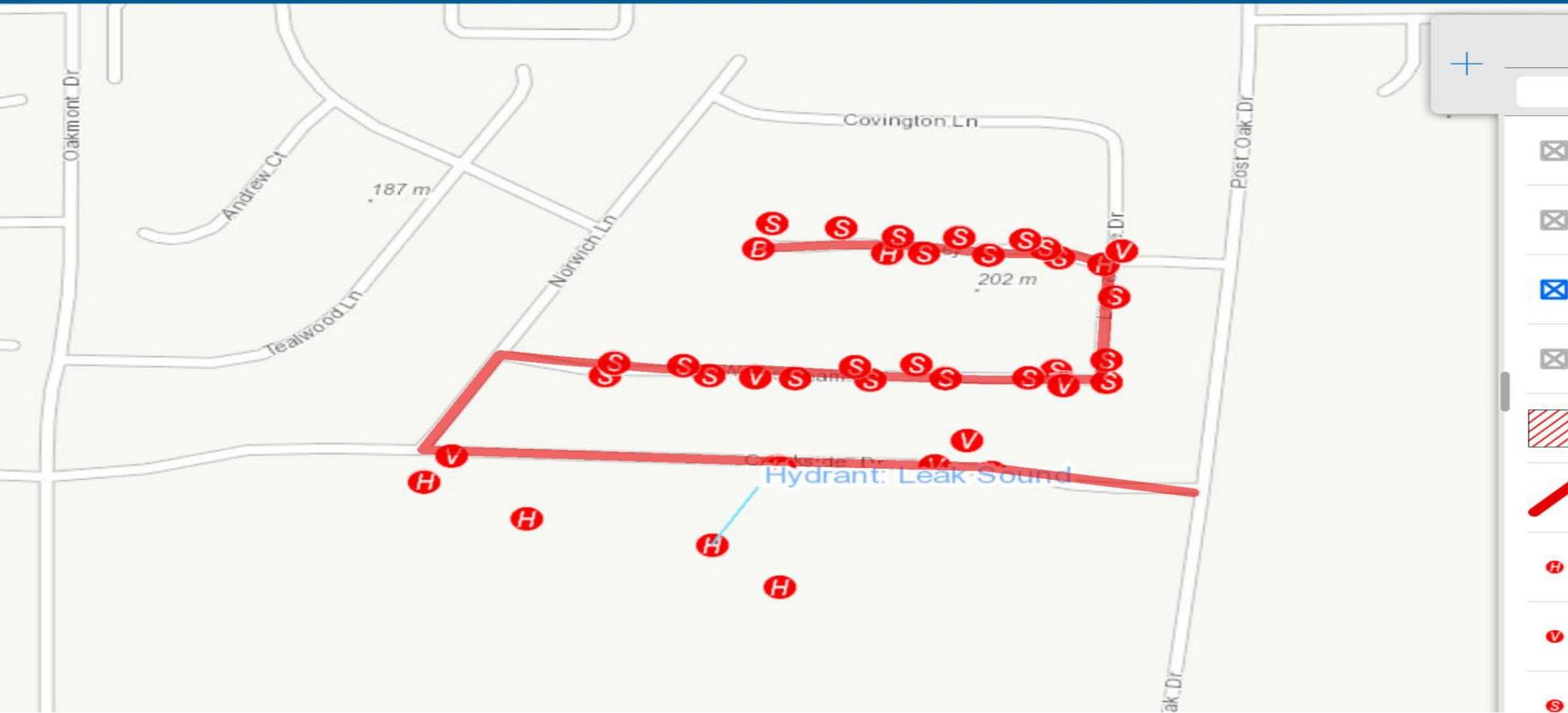


Oakmont Drive



Vintage Drive

# Map showing areas correlated and inspected for leaks by Wachs Water Service



# Wachs Water Service letter to Corinth with results

City of Corinth

On April 13, 2016 at 8:00am Mr. Hughes and Mr. Henley met Gary Parker at the site on Wickersham Lane. After a visual inspection of the surrounding area a complete and expanded survey was done, no evident leak or acoustic signature could be identified. A hydrant was found to be leaking at the School property, outside of the leak area, but we do not feel this leak could be causing the problems. (Chris, [city staff] was with us at this site location). Due to the water following the sewer trench with no chlorine residual it was determined that the water could be coming from any location due to the depth of the sewer trench.

A complete and expanded survey was conducted at the second location of Creekege Court. During this survey no acoustic signature could be identified to determine if the water surfacing was a leak. At this time Chris met me at this location and we began to examine the area where the water was surfacing. After walking around the property at 2200 Creekege Court I began to notice that there were French drains with no evident outlet. I told Chris that the home owner could have a buried French drain outlet and this could be what's causing the water in the homeowner's yard. Since they have found slight chlorine residual that it could be irrigation water coming out of a buried French drain outlet.

I then told Chris to 100% determine if they had a leak on the line or not was to pressure test the line since it could be isolated to two services and a hydrant. When the city isolated the line and put a pressure gauge on the hydrant the pressure held. At this time the conclusion is that there is no leak on the city water line and that the water surfacing is either ground water or a buried French drain outlet.

## Conclusion of Investigation

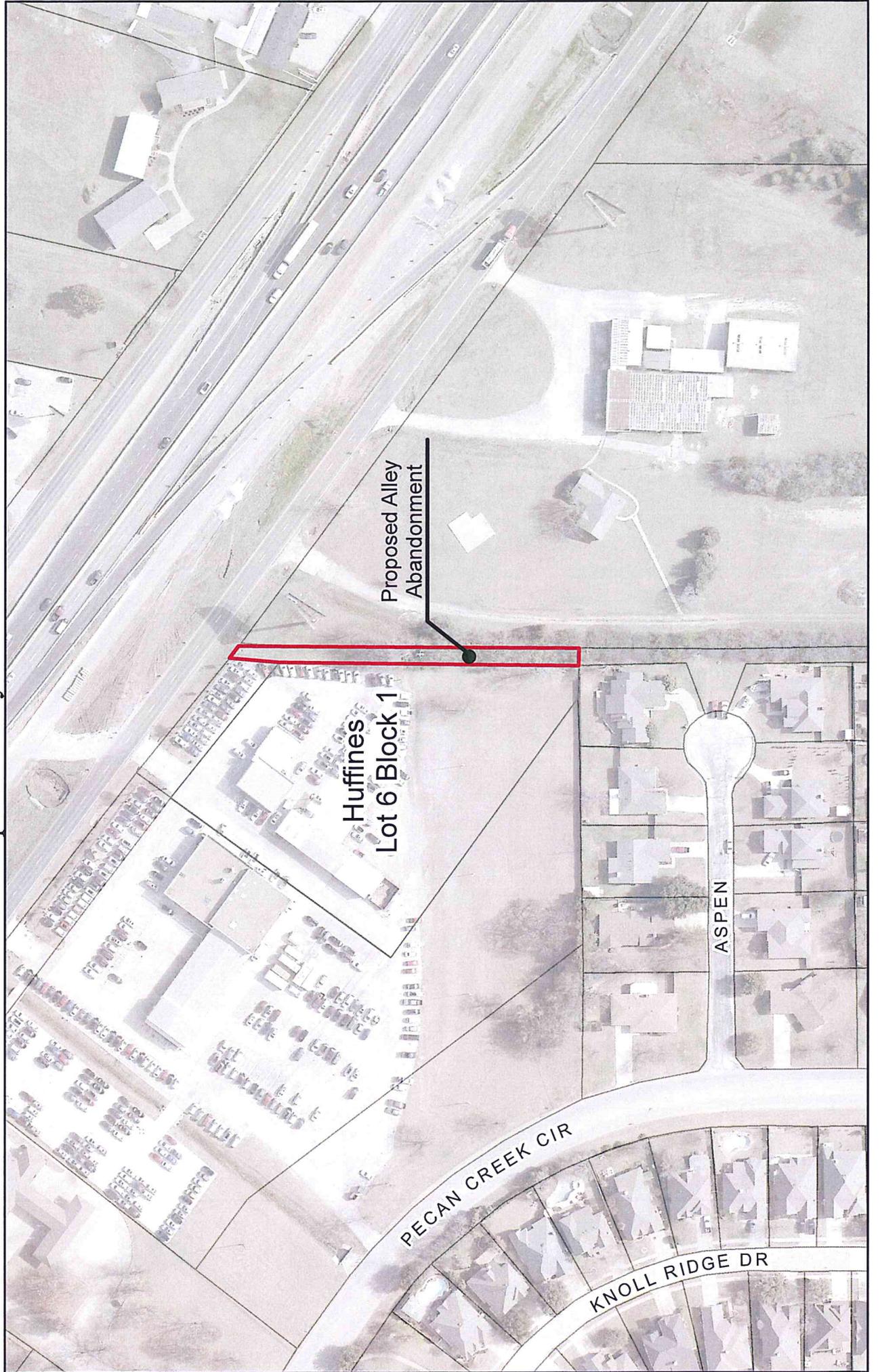
- With all possible methods of searching and leak detection utilized, we are certain there are no leaks on any Corinth utilities on Wickersham.
- Third party investigations have reached the same conclusion with laboratory results and leak detection.
- The reduced flow of water across paved surfaces on Wickersham between Saturday April 30<sup>th</sup> and Tuesday May 3<sup>rd</sup> support this conclusion as well. If there were a leak on a main, the flow would remain consistent. The other areas with similar issues around Corinth are experiencing reduced seepage at the same time as well.



# CITY OF CORINTH

## HUFFINES

Proposed Alley Abandonment



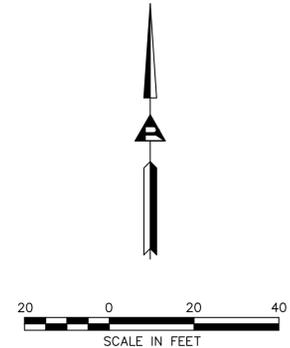
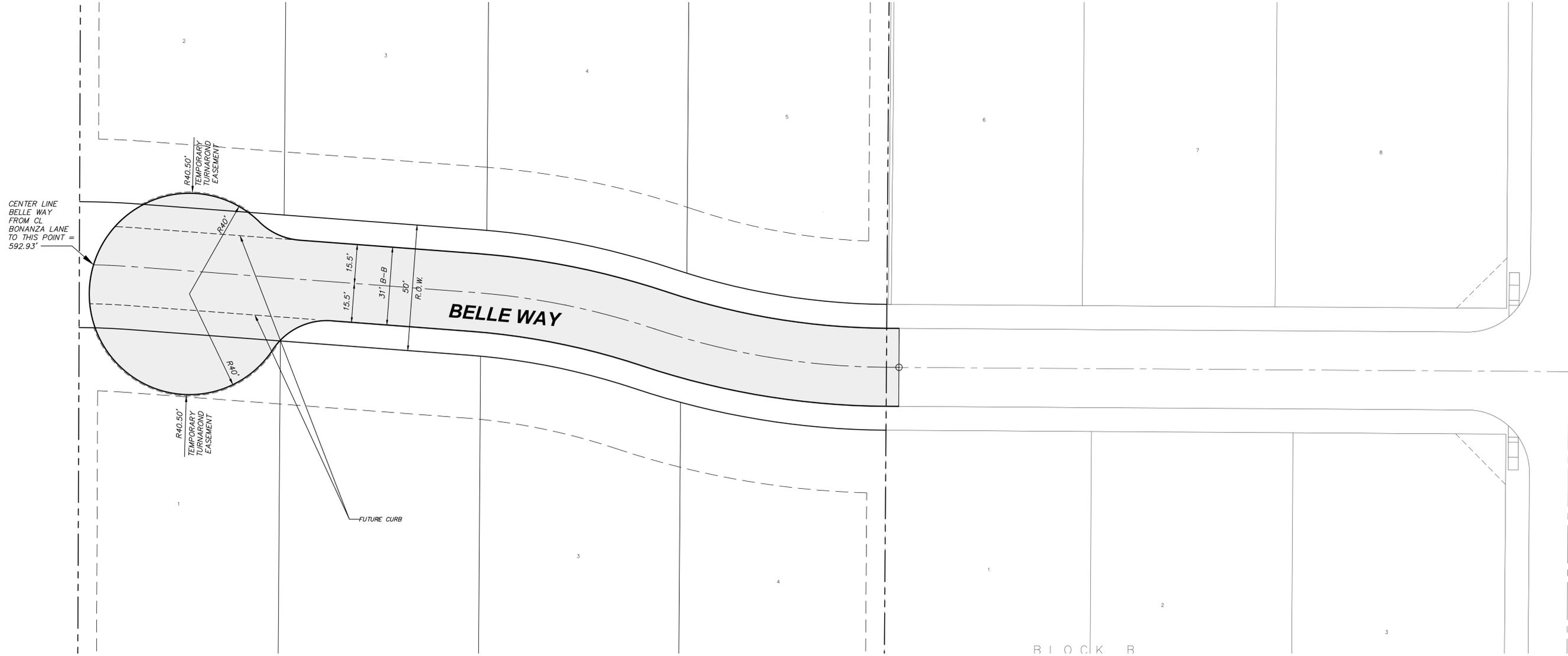
Proposed Alley  
Abandonment

Huffines  
Lot 6 Block 1

ASPEN

PECAN CREEK CIR

KNOLL RIDGE DR



No.	Date	Revisions	App.

**Ridinger Associates, Inc.**  
 Civil Engineers - Planners  
 Firm No. 1989  
 10000 Lakes, Suite 101  
 Lewisville, Texas 75067  
 Tel. No. (972) 355-8000  
 Fax No. (972) 355-8001

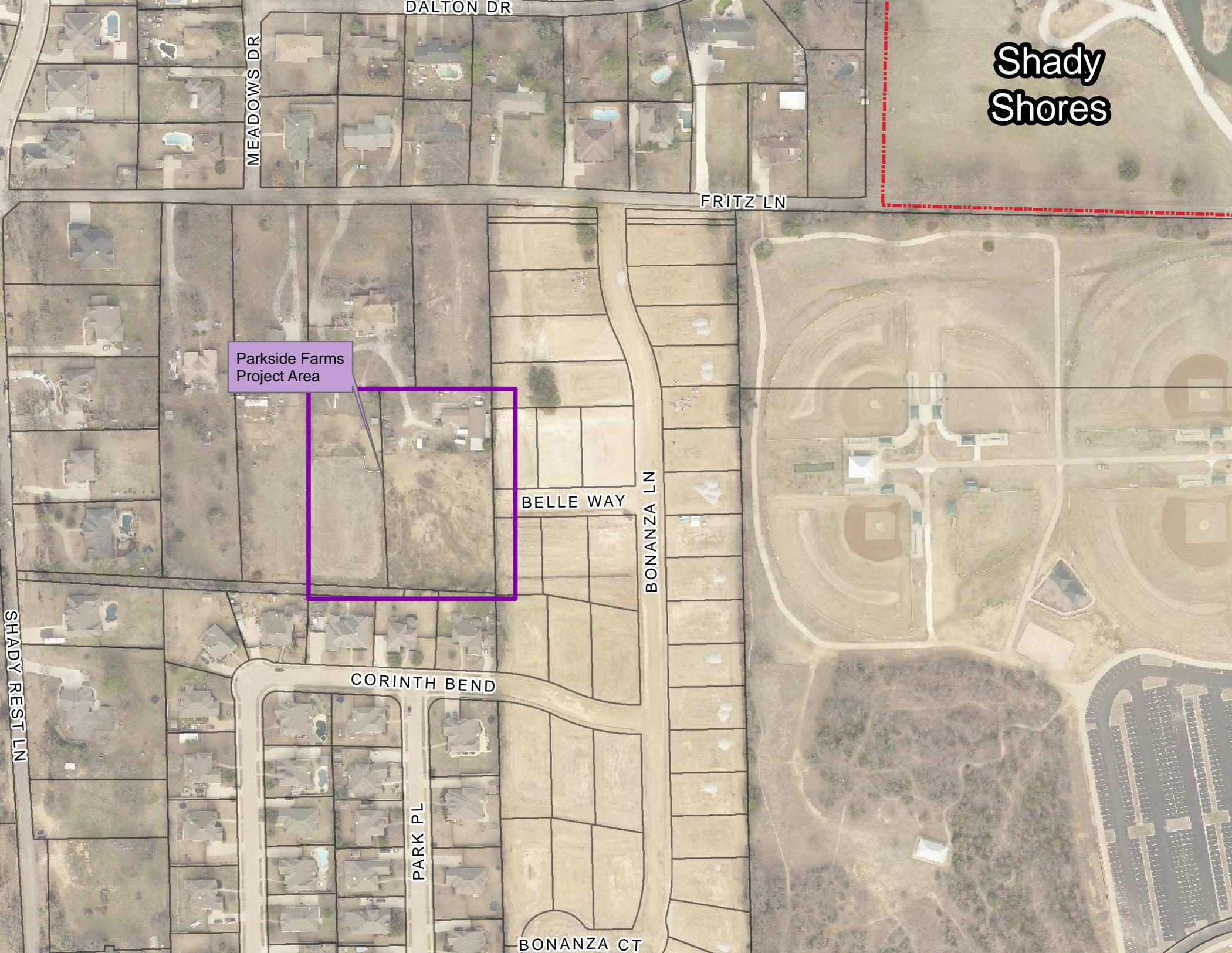
**PARKSIDE FARMS  
 PHASE 2  
 CORINTH, TEXAS**

**BONANZA LANE  
 SUBDIVISION WAIVER  
 EXHIBIT**

Scale: 1"=40' HOR., 1"=4' VERT.  
 Designed by: JRK  
 Drawn by: JRK  
 Checked by: TAL  
 Date: FEBRUARY 15, 2016  
 Project No. 035-020

# Shady Shores

Parkside Farms Project Area



MEADOWS DR

DALTON DR

FRITZ LN

BELLE WAY

BONANZA LN

CORINTH BEND

PARK PL

BONANZA CT

SHADY REST LN

