

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

On this the 21st day of February 2019 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
Scott Garber, Council Member
Tina Henderson, Council Member
Don Glockel, Council Member

Members Absent:

Lowell Johnson, Council Member

Staff Members Present

Bob Hart, City Manager
Shea Rodgers, Technology Services Manager
Helen-Eve Liebman, Planning and Development Director
Ben Rodriguez, Planning and Development Manager
George Marshall, City Engineer
Cleve Joiner, Building Official
Cody Collier, Public Works Director
Michael Ross, Fire Chief
Chad Thiessen, Asst. Fire Chief
Lee Ann Bunselmeyer, Finance and Administrative Services Director
Cody Collier, Public Works Director
Jason Alexander, Economic Development Corporation Director
Patricia Adams, Messer, Rockefeller, & Fort
Kim Pence, City Secretary

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 7:10 p.m. Councilmember Garber delivered the invocation and led in the Pledge of Allegiance.

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 January 24, 2019 Workshop Session.
2. Consider and act on minutes from the January 24, 2019 Special Session.
3. Consider and act on award of contract with WCD Enterprises LLC for grounds maintenance for

Corinth City Hall and the Public Safety Facility.

4. Consider and act on award of contract with D&D Commercial Landscape Management for mowing and related maintenance to all Corinth Rights of Way, parks and the Public Works Facility.
5. Consider approval of an ordinance of the City of Corinth, Texas, amending Chapter 33 of the Corinth Code of Ordinances, establishing the Finance Audit Committee, merging the duties, responsibilities, and membership of the Investment Committee with those of the Audit Committee; establishing its membership, procedures and terms of office; and providing an effective date.
6. Consider and act on a Resolution approving an Interlocal Agreement with 1Government Procurement Alliance (1GPA) for the purpose of cooperative purchasing.
7. Consider and act on an Interlocal Cooperative Purchasing Program Agreement by and between the City of Corinth and Lake Dallas Independent School District (ISD).

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

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

MOTION CARRIED

CITIZEN'S 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 Citizens Comments.

PUBLIC HEARING:

8. Conduct a public hearing to consider testimony and take action upon a rezoning request for an approximately 24.197 acre tract of land to amend the PD, Planned Development District for the Millennium Mixed Use Development. The property is situated in the H. Garrison Survey, Abstract Number 507, City of Corinth, Denton County, Texas and generally located at the northeast corner of IH35 and Dobbs Road. (Millennium PD Amendment).

Ben Rodriquez, Planning and Development Manager - The Applicant is requesting an amendment to the Planned Development District to provide clarity on a few of the provisions of the Planned Development Regulations as well as to address the eventual abandonment of Dobbs Road in the future and to revise the parking standards for the development.

The proposed amendment revises the parking ratios for restaurants from 1 parking space per 75 square feet to one space per 100 square feet, additionally the proposal exempts kitchen areas from the parking

calculation requirements. Finally, the amendment revises the parking ratios for conference rooms attached to a hotel or motel, by counting parking spaces utilized by the hotel to count towards the requirements for the conference rooms.

Staff is supportive of this proposed amendment, due to the shared nature of the parking for the entire development staff feels that there will be adequate parking for restaurants. Furthermore, the City's base code does not require parking spaces to be provided for kitchen areas, which prompted staff to recommend the removal of these areas from the PD language.

Staff also proposed that there be no additional parking requirements for conference rooms built within a hotel. Typically, the occupants of the associated conference rooms are also guests at the hotel housing the conference rooms, and requiring that both the hotel and conference rooms be parked independently from one another results in an over parking situation. Staff would prefer to see these spaces remain as open green space that can be utilized by the hotel occupants and other users within the development.

The original PD required that an approved unified sign plan be approved prior to the construction of any monument signs or directional signs on the property, the applicant has taken this opportunity to include their proposed signs and well as their proposed locations on the property in this PD amendment for approval. The proposed amendment accommodates their desired design by allowing for additional square footage to be dedicated to an electronic message board sign, as well as reduce the setback for monument signs to complement the urban design of the property. Any proposed signage will still be required to adhere to the City's fifteen foot visibility triangle requirements to ensure that any of the proposed signage does not create a visibility issue for vehicles exiting the development.

The proposed amendment provides clarity on a few provisions of the Planned Development, most notably the provision which requires that a minimum of 15,000 square feet of non-residential building space receive a Certificate of Occupancy prior to the second urban residential "multifamily" structure receiving a Certificate of Occupancy. The proposed amendment changes this requirement from stating that 15,000 square feet of non-residential space needing a Certificate of Occupancy to needing an issued building permit.

The original PD regulations pertaining to the required non-residential building space required failed to provide staff with the means to prohibit the issuance of a building permit for a second urban residential "multifamily" structure which has led to some less than desirable outcomes. Currently, the applicant has invested a significant sum of money in two urban residential "multifamily" structures without the ability to occupy the second structure. The proposed amendment will allow the applicant to lease these units approximately 6-9 months sooner than currently written.

The proposed change still requires that the applicant receive an approved site plan for the non-residential areas of the development as well have approved construction plans for their public improvements (water, sewer, drainage, fire lanes etc.), as well as their buildings with the only difference being the time it takes to construct these improvements and non-residential structures. Staff feels that this is a fair and balanced approach to the issue.

Finally, staff and the developer have taken the opportunity to correct some of the grammatical and spelling mistakes that were present within the original text.

At the Planning and Zoning Commission meeting on January 28, 2019 the Commission voted

unanimously to recommend approval of the proposed amendments to the Millennium Planned Development District. Staff recommends approval as presented.

Doug Powell, G&A/McAdams - all the projects have been working slower than I think the developer would have liked. Things have been taking place, not as quickly as he had hoped. Early on the developer put in a lot of infrastructure that they might not have if they were just going to sell off the residential, they would not have had to do what they have done, the same owner the same developer, they are here for the long term to develop this project.

Councilmember Garber - can you quantify the financial investment that has been made, not including the land but the infrastructure, the buildings, building permits, anything related to non-residential construction to this point?

Doug Powell, G&A/McAdams - I have not been working on this project long enough to see those numbers. The developer may have those numbers.

William Tsao, Developer - the Millennium started in October 2017. This mixed-use development is not just a residential component. We are expecting to open in the first quarter of 2020.

Councilmember Glockel - assuming you have the building permit in the next couple of weeks, what kind of timeline do you think it would be to complete the dog park and the wedding venue and have them operational?

William Tsao, Developer - we have a construction schedule, for the dog park it will be seven (7) months and the wedding venue will be complete in nine (9) months. The Doggies Wonderland should be open to the public in the fourth quarter of this year and the wedding venue will be in the first quarter of 2020.

Councilmember Glockel - what is the timeline on Fairfield Inn?

Jason Alexander, Economic Development Director - they are supposed to be up and running by October 1, 2020.

Councilmember Glockel - approximately how far are they out on a building permit?

Ben Rodriguez, Planning and Development Manager - they will probably begin construction within the next month to month in a half. Similar construction timeline for their public improvements so about six to seven months on that and then they can start beginning on their building. Staff would like them to start construction on their building once they have paved access to the site and water access to the site prior to construction so it would be sometime in the fourth quarter of this year.

Councilmember Glockel - I think the dilemma here was that we had this agreement that you could build both buildings and you could occupy either one of them but one was the magic number until you had 15,000 square feet and your request tonight is we waive that original agreement that we has and allow you to proceed with the second apartment complex with only the building permit for the wedding venue and the dog center, is that what you are asking?

William Tsao, Developer - yes. I'm not 100% sure, it is my understanding from the Council meeting at that time, it was under my impression he was talking about the building permit approval for 15,000 square feet of the commercial component. Based on my development experience, if I get two buildings completely built and CO'd before I can get the timeline, I will foresee the lapse of the timing, we will

have a vacant building sitting there without the benefit of bring more traffic and more consumers to the Millennium development.

Councilmember Glockel - Fairfield is a Marriot flag and you just don't see that setting out by itself, so what is the plan for them to have food service?

William Tsao, Developer - Fairfield is a limited service hotel, they don't have food service. The intent is to attract other restaurants to the site so that hotel guest don't have to get back in their cars to go find food.

Councilmember Glockel - you have been introduced several times in organizations I have been in and you serve on some very significant boards and you are a very honorable individual, you have reached out to help the city on various projects. I don't want to sit here and say we had a deal and that is the way it's going to be because it does not seem to benefit either one of us. What if we threw in the Fairfield permit too, that you can't build until that permit is done. I believe you could probably influence that even though you may not own that piece of land anymore.

William Tsao, Developer - I think he would listen to the Marriot more than he would listen to me because Marriot has the right to pull his flag.

Mayor Heidemann - can you give us an idea of your first building that is completed now and have you started leasing those?

William Tsao, Developer - we are starting to tie down the details required by the city about three weeks ago. We have four to five visitors a day and today we have pre-leased thirteen (13) units and next week we have scheduled 36 visitors. So the interest is there.

Councilmember Henderson - I am looking at what these people are paying for rent, for the nail spa it is \$45, "per square foot" the doggy wonderland is \$24 "per square foot" and the wedding venue is \$31, "per square foot" that seems to be really high. Is there a reason we could not entice people to come, could you work with those numbers and get those down to be more competitive with the market?

William Tsao, Developer - we have gone through an exercise because the construction cost versus the financing to get the project built and currently we market the property for \$26.00 to \$27.00 "per square foot" just to make the construction cost and the real estate cost break even for rent. Sharing the common facility can reduce the financial burden to the smaller operator or participant or person or realtor.

Mayor Heidemann opened the Public Hearing at 8:10 p.m. Mayor read Councilmember Johnson's letter into the record.

I am unhappy the Council is reviewing, for possible change, the section of the Millennium PD Ordinance requiring Mr. Tsao build and occupy 15,000 sq/ft of retail or commercial space before he is allowed a CO for his second apartment building.

Mr. Tsao was aware of the requirements he agreed to at his original PD hearing. The P&Z hearing prior to the Council hearing asked he be required to build and occupy 25,000 sq/ft of retail and/or commercial space before his second building was released for use. This requirement was placed on the PD to prevent Mr. Tsao from building an apartment complex in a wheat field and leaving the City of Corinth with more apartments and no appreciable gain in revenue, outside

of ad valorem taxes.

Mr. Tsao has been his own worst enemy in his attempts to develop the property around the Millennium addition. Local Commercial real estate brokers have been reporting he is asking \$20-\$25 sq/ft for property in the development, which is about twice the current market price of \$12 sq/ft.

There have been interested parties look at possibly building in the addition until the negotiated price comes out and they have all moved on, some completely out of Corinth. Mr. Tsao has been unable to keep a marketing company under contract because his price requirements are so high the companies are unable to develop leads.

I know Mr. Tsao has devised a plan to skirt the 15,000 sq/ft requirement by building and operating enough commercial property through his other family businesses such as the "Doggie Wonderland" which is a similar business to ones he operates elsewhere in the Metroplex.

The citizens of Corinth do not want any more apartment housing in the City. This comment has been repeated over and over and continues to be brought up every time a new developer comes to town, wanting to build high density apartment projects. One of the ways we have tried to gain acceptance of the apartments is by placing requirements in our PD contracts for these developers to build and occupy retail/commercial businesses, in order to diversify our tax base and avoid the constraints caused by things like tax caps.

Mayor Heidemann closed the Public Hearing at 8:12 p.m.

William Tsao, Developer - I tried to show Mr. Johnson the construction cost and the market rent, those are suggested by a market expert.

MOTION made by Councilmember Glockel to resend our requirement for 15,000 square foot of commercial property as the original PD and modify that to the building permits are to be issued for both the doggy park and the wedding venue and both of those are to be built in this calendar year pending a tremendous amount of bad weather. Seconded by Councilmember Garber

Bob Hart, City Manager - there were other components of the request by the applicant dealing with parking and so forth.

MOTION AND SECOND WITHDREW

MOTION made by Councilmember Glockel to accept the changes on the PD as stated and will require a building permit for the wedding venue and the dog park before anyone is to move into the second unit and complete both of those in a nine month period after receiving a permit.

Councilmember Garber - was there anything in that original motion that would be different than we accept as presented with the intent that it will be completed within nine (9) months?

Ben Rodriguez, Planning Manager - the only change is the intent within nine (9) months. Staff's question would be in the event that does not occur what happens then?

Councilmember Garber - I think that is my question with the second. I think maybe we can just make it part of the record that he has provided that intent and we can just approve as presented.

Councilmember Glockel - I don't have a problem with that. I don't see a problem either way it is fine with me.

Patricia Adams, City Attorney - I think approving as presented with that one modification with the building permit to remove the requirement for the CO that would do it.

MOTION made by Councilmember Glockel to accept the changes on the PD as presented. Seconded by Councilmember Burke.

AYES: Burke, Garber, Henderson, Glockel

NOES: None

ABSENT: Johnson

MOTION CARRIED

9. Conduct a public hearing to consider testimony and take action upon an amendment to the City's Unified Development Code, Section 4-Sign and Fence Screening Regulations, Subsection 4.01 sign regulations to amend the City's regulations on inflatable "balloon" signs.

Ben Rodriguez, Planning Manager - Staff has received multiple requests from businesses adjacent to IH 35 inquiring about placing inflatable balloon signs on their property to promote sales events for a temporary period of time. Currently Balloon signs are only allowed during grand opening events for a period of 30 days.

During the City Council work session on January 10, 2019 staff presented its research of other cities in the metroplex's regulations regarding inflatable signage to seek direction on if staff should proceed with amendments to our Code of Ordinances to allow balloon signs during limited periods of the year or all businesses. Following staff's presentation Council directed staff to proceed with an amendment.

Based on staff's research staff recommends that the City follow the City of Plano's standards which allows for inflatable signs for two (2), fourteen day (14) periods per twelve (12) month period.

At the Planning and Zoning Commission meeting on January 28, 2019 the Commission voted unanimously to recommend approval of the proposed amendments to the City's signage standards for inflatable signs.

Staff recommends approval as presented.

Councilmember Henderson - we have businesses now that already put those up so how is this going to be different?

Ben Rodriguez, Planning Manager - today they are only allowed to have them up during grand opening events or if there was a significant remodel and they were doing a grand opening. As far as business that may have them up today, I can't say that they were permitted. We would have to address that through Code Enforcement. This would provide mechanism for local businesses to get a permit to place a balloon on a temporary basis.

Mayor Heidemann opened the Public Hearing at 8:30 p.m. No one spoke during the public hearing. Mayor Heidemann closed the Public Hearing at 8:30 p.m.

MOTION made by Councilmember Garber to approve as presented. Seconded by Councilmember

Burke.

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

MOTION CARRIED

10. Conduct a public hearing to consider testimony and take action upon a proposed amendment to the City's Unified Development Code, Section 2: Zoning, Subsection 2.09: Zoning Development Regulations, 2.09.01 Landscaping Regulations, and 2.09.02 Tree Preservation.

Helen-Eve Liebman, Planning and Development Director - Staff is proposing amendments to the City's Landscaping and Tree preservation ordinance.

The changes to the City's Landscaping Ordinance are to provide for landscaped edge areas for residential subdivisions adjacent to City Thoroughfares.

The Intent of this change is to provide an area of green space between the sidewalk and masonry screening walls required for the perimeter of residential subdivisions. Staff is hopeful that this will help mitigate the "canyon effect" while driving down the road between screening walls.

Staff is also proposing a revision to the required trees per residential lot so that the required caliper inches of trees and number of shrubs scales up based on the size of the lot.

Additionally, staff is proposing quantifying a fee per caliper inch for tree mitigation. Currently the code requires that an applicant receive a quote from a City approved arborist for the cost to replace trees removed.

The current policy is burdensome on applicants and makes for a very convoluted process. Staff researched numerous municipalities within the Metroplex and has determined that a price of \$150 per caliper inch would place us in the middle of what other cities charge. Additionally, this will ensure that Corinth's procedures are similar to the majority of other Cities within the Metroplex which makes for an easier process for applicants to navigate through.

At the Planning and Zoning Commission meeting on January 28, 2019 the Commission voted to unanimously recommend approval of the proposed amendments to the City's Unified Development Code, Section 2: Zoning, Subsection 2.09: Zoning Development Regulations, 2.09.01 Landscaping Regulations, and 2.09.02 Tree Preservation. Staff recommends approval as presented.

Mayor Heidemann opened the Public Hearing at 8:36 p.m. No one spoke during the public hearing. Mayor Heidemann closed the Public Hearing at 8:36 p.m.

MOTION made by Councilmember Burke to approve as presented. Seconded by Councilmember Henderson.

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

MOTION CARRIED

BUSINESS AGENDA:

11. Consider and act on Amending the Corinth Code of Ordinances, Chapter 150, Adopting the 2018 International Construction Codes with Local Amendments, Standards, Certain Appendices; Including the Building Code; Residential Building Code; Fire Code; Plumbing Code; Fuel Gas Code; Mechanical Code; Energy Code; Existing Building Code; Fire Code; Property Maintenance Code and the 2017 National Electrical Code.

Cleve Joiner, Building Official - The last update to the construction codes for the City of Corinth was August 24, 2017. At that time, the City Council approved the 2015 edition of the International Codes and the 2014 National Electric Code with the North Central Texas Council of Governments (NCTCOG) amendments. Staff is now presenting the 2018 International Codes along with the 2017 National Electric Code (NEC) with NCTCOG amendments to the City Council for adoption.

Insurance Service Office (ISO) - ISO collects information useful in many aspects of insurance underwriting. That information includes evaluations of public fire protection, flood risk, and the adoption and enforcement of building codes in individual communities. Information on municipal services helps the communities with their efforts to manage and mitigate their risk. ISO performs the evaluations as a service to the insurance industry as numerous insurance companies use the ISO ratings to calculate individual property insurance premiums. There are two key components to an ISO evaluation. The first is the Public Protection Classification (PPC). ISO uses the PPC to evaluate municipal fire-protection efforts in communities throughout the United States. Insurance companies use PPC information to help establish fair premiums for fire insurance generally offering lower premiums in communities with better protection. Many communities use the PPC as a benchmark for measuring the effectiveness of their fire-protection services which includes fire code adoption, fire inspections, and plan reviews. The PPC program is also a tool that helps communities plan for, budget, and justify improvements. Recently, the Lake Cities Fire Department PPC was upgraded to a 2 (on a scale of 1-10, 1 being the best – 10 being the worst) which for the region is an excellent score.

The second component is the Building Code Effectiveness Grading Schedule (BCEGS). The ISO assesses the building codes in effect in individual communities and how those communities enforce their building codes. The assessments place special emphasis on mitigation of losses from natural hazards. The concept is simple: municipalities with well-enforced, up-to-date codes should demonstrate better loss experience, and insurance rates can reflect that. The prospect of lessening catastrophe-related damage and ultimately lowering insurance costs provides an incentive for communities to enforce their building codes. Generally, the ISO performs these services on a five-year rotation. If the building codes are not current or over one cycle (three years) then the ISO will lower the rating of the community until a more current code is adopted. The BCEGS can affect the PPC rating and combined has the potential, if codes are not current, to raise insurance premiums for fire, catastrophic weather loss as well as flood insurance for constituents.

ANALYSIS

Staff requests City Council approval of the ordinances adopting the referenced codes and standards. The new codes are necessary to ensure that the City keep pace with state law, changing technology and practices of the construction industry. State law requires adoption of the International Building Codes but allows for local amendments. The International Code Council (ICC) updates the model codes every three years. Typically, there is a one-year delay in a City's code adoption process because NCTCOG assembles building officials from participating North Texas cities to discuss the updated changes and consider recommended local amendments.

NCTCOG representing 16 counties and 168 cities finalized their recommended local amendments in September 2018. Staff, in keeping with surrounding cities and NCTCOG's, proposed local amendments is requesting to update the construction and fire codes to the 2018 edition with local amendments. The NEC is on a different three-year rotation making the 2017 edition the most current NEC.

The State adopted the 2015 International Energy Conservation Code (IECC) and the energy efficiency Chapter 11 of the International Residential Code (IRC) and signed both into law on January 5, 2016. The residential provisions were made effective September 1, 2016 and the Commercial provisions were made effective November 1, 2016.

The original NCTCOG recommended amendments to the 2015 IECC and Chapter 11 of the IRC were analyzed and deemed less stringent than the provisions of the 2015 IECC adopted by the State and therefore are no longer considered recommended amendments. The 2018 IECC has some carry over amendments from the 2015 IECC allowing more options for energy conservation.

The following table is a list of surrounding cities and the current adopted codes for those cities:

City	International Codes	National Electric Code
Denton	2012	2011
Lewisville	2015	2014
Flower Mound	2015	2014
Highland Village	2015	2014
Plano	2018	2017
The Colony	2012	2011
Frisco	2015	2014
Coppell	2015	2014
Carrollton	2012	2011
Hickory Creek	2015	2014
Lake Dallas	2015	2017
Shady Shores	2009	2011

Listed below are some of the specific changes to the 2018 editions of the International Codes since the city's 2015 code adoption that will go into effect with Council approval.

Items followed with an * are specific to the City of Corinth.

2018 International Building Code (IBC)

Assembly Occupancies on Roofs – New classifications based on use of the main structure to increase Fire & Life Safety measures.

- Greenhouse classifications base on use Assembly, Mercantile or Agricultural all have separate new Life Safety provisions.
- Storage rooms are now classified as part of the main occupancy use regardless of the size.
- Hospital & Assisted Living occupancies now have stricter smoke control, exit corridor protections.
- Occupant Load factor for B - Occupancies increased, more restrictive
- Owner occupied, and Bed & Breakfast uses can remain classified as residential when aggregate number of persons does not exceed 10 persons.
- Significant codes regarding building design of wood and Heavy Timber structures aligning with advances in the industry.

- Elevator and Conveying Systems required enhancements for accessible (ADA) elevators
- Regulations on Relocatable Buildings (Modular) to provide clear and consistent direction on relocation.
- Additional requirements for worker safety on multi-story buildings
- ASTM Referenced for the installation standards for fencing*

APPENDICES:

- Appendix C – U-Occupancies – Agricultural Structures
- Appendix E – Supplementary Accessibility Requirements
- Appendix F – Rodent Proofing
- Appendix G – Flood-Resistant Construction
- Appendix I – Patio Covers
- Appendix J – Grading
- Appendix K -Administrative Provisions (Electrical)

2018 International Residential Code

- Energy Efficiency Chapter deleted, already within the 2018 International Energy Code
- Appendix H – Patio Covers
- Appendix I – Private Sewage Disposal
- Appendix J – Existing Buildings & Structures
- Appendix K – Sound Transmission
- Appendix L – Permit Fees (used for all valuation based Building Permits)
- Appendix M – Home Day Care – R-3 Occupancies
- Appendix N – Venting Methods
- Appendix O – Automatic Vehicle Gates
- Appendix P – Piping Methods
- Appendix Q – Tiny Houses
- Appendix T – Solar Ready Provision*

2018 International Mechanical Code (IMC)

- No significant changes

2018 International Energy Conservation Code (IECC)

Residential

- Slight increase in Energy Rating Index

APPENDICES

- Appendix RA – Solar Ready Provisions*

Commercial

- New limits on Heated & Cooled Vestibules • Appendix CA – Solar Ready Provisions*

2018 International Fuel Gas Code (IFGC)

- No Significant Changes

2018 International Fire Code (IFC)

- Higher Education Laboratories with certain provisions can be classified as a Business use no longer hazardous occupancies
- Requires Mobile Food Trucks Inspections, cooking equipment & propane
- New Provisions for high piled combustible storage
- Sprinkler retrofits for A-3 occupancies serving alcohol beverages – Occupancy 300 or more

- New chapter added on energy systems
- Gas detection systems revised throughout the Fire Code
- New stricter provisions on manual fire alarm systems
- New illumination of exit discharge paths to the public way
- New fire & life safety provisions for indoor and outdoor assembly events including trade shows and exhibitions

- New provisions on decorative material
- Appendix B – Fire Flow Requirements for Buildings
- Appendix D – Fire Apparatus Access Roads
- Appendix E – Hazard Categories
- Appendix F – Hazard Rankings
- Appendix G – Cryogenic Fluids

2018 International Plumbing Code (IPC)

- Minimum number of required plumbing fixtures revised
- Solar thermal heating systems compliance standards added

APPENDICES

- Appendix C – Structural Safety
- Appendix E – Pipe Sizing

2018 International Existing Building Code (IEBC)

- Chapters reconfigured
- No significant changes
- Appendix B – Supplementary Accessibility Requirements
- Appendix C – Wind Retrofit of Existing Buildings

- International Property Maintenance Code (IPC)
- No significant changes

2017 National Electrical Code (NFPA 70)

- Required exterior service disconnects for firefighter operations safety*
- Limits the number of service disconnect (meters) per service connection*
- Requires copper wiring only other than service connects and main feed lines*
- Licensing requires work to be performed by a State Licensed Electrician exempting homeowners however not owners of rental properties

*** Items specific to the City of Corinth**

- Required exterior service disconnect for firefighter operations safety*
The item is designed for firefighter safety by having a direct disconnect after the meter gives a high level of assurance that the interior is safe from electrocution. The practice has been mainly with commercial occupancies however, statistically more firefighters are injured during residential fire operations. The NEC allows either interior or exterior where our local requirement would be to the exterior.

- Limits the number of service disconnect (meters) per service connection*

These limits as part of the NEC local practice has deleted three exceptions that do not apply to the region.

- Requires copper wiring only other than service connects and main feed lines*

The requirement of copper wiring is a holdover from years of issues with other conductors such as aluminum.

- Appendix RA (Residential) Appendix CA (Commercial) – Solar Ready Provision*

The provision is a very basic tool that requires the architect to show the potential locations for solar (photovoltaic-PV) locations. The property owner will have a record of those desired locations should they choose to install. The provision does not affect orientation of the building and/or zoning. The City SolSmart designation of Gold will be retained with adoption.

- ASTM Referenced for the installation standards for fencing*

The codes exempt out fences as requiring a permit. Most cities within the metro-plex have fencing requirements however, have no guidance as to the proper installation at times leaving customers with substandard workmanship without adopting a standard. ASTM has two separate standards for wooden fencing and chain link fencing. Those standards are nationally recognized, and part of this adoption request inserted into the IBC & IRC.

The 2018 Property Maintenance Code (IPMC) is a companion document that establishes the broad purpose of the code to protect the public health, safety and welfare in both existing residential and nonresidential structures and premises. Specifically, there are maintenance standards for basic equipment, light, ventilation, heating, sanitation and life safety. The IPMC places responsibility on the owners, operators and occupants to follow code, regulate the use of structures and provides administration, enforcement and penalties. The City of Corinth has standards in place via Chapter 94 of the Corinth Code of Ordinances, for that purpose redundant codes have been deleted in the 2018 Property Maintenance Code adoption.

2018 International Swimming Pool and Spa Code (ISPSC)

- No Significant Changes

It is City staff's recommendation that the City Council adopt the 2018 International Construction Codes, 2018 International Fire Code, 2017 National Electric Code with the local Amendments and standards as set forth in the caption above.

Mayor Heidemann - what influence does this have on our ISO Rating?

Chad Thiessen, Assistant Fire Chief - they recommend that we are up to code with the current year. This will help our ISO.

MOTION made by Councilmember Garber to approve as presented. Seconded by Councilmember Henderson.

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

MOTION CARRIED

12. Consider and act on an Ordinance to amend the prima facie speed limit of FM 2499, within the City of Corinth, to 45 mph.

George Marshall, City Engineer - after opening FM 2499 TxDOT performed a speed study and determined

that the roadway north of FM 2181 should be 50 MPH. On September 20, 2018 City Council approved the increased speed limit for this section of FM 2499. Since that time, the City of Denton requested that TxDOT review some new data. After review TxDOT is now recommending this segment of roadway to be 45 mph.

Analysis:

The City of Denton sent TxDOT a listing of accidents along FM 2499, and requested if TxDOT could reduce the speed limit along FM 2499 by 5 miles in the southern section of the newly constructed FM 2499 (from 50 mph to 45 mph), due to the horizontal curves and sight distance issues which resulted in several accidents in 2018 along the roadway. TxDOT reevaluated the study and reduced the speed limits from 50 mph to 45 mph (from MP 3.810 to MP 4.811). Since the small portion of the roadway in the City of Corinth (0.717 miles) was 50 mph also, and at Mile Point 5.528 it would change to 45 mph again, TxDOT wanted to make it consistent with the rest of the roadway, and changed that speed limit to 45mph in that section in the City of Corinth also, so the speed limit would not change from 45 mph to 50 mph and then 45 mph for less than a mile to confuse the drivers.

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

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

MOTION CARRIED

13. Consider and act on approving an Ordinance amending Section 33.02, "Purpose and Duties" of the section entitled "Keep Corinth Beautiful Commission" of Chapter 33, Boards, Commissions and Departments of Title III, "Administration" of the Corinth Code of Ordinances to repeal subsections 33.02 (A)(6) and (A)(7) and to adopt a new Section 33.02 "Purpose and Duties" of Section 33 of Title III, of the Code of Ordinances; providing for the Incorporation of Premises; providing Amendments and Severability; and providing an Effective Date.

Bob Hart, City Manager - The Keep Corinth Beautiful Commission (KCB) met on January 15th to discuss the Master Trail Plan as outlined with Chapter 33 Section 33.02 "Purpose and Duties". They were informed the Planning & Development Department was working on a Master Trail Plan update and requested to be a part of the discussion, but felt staff was more knowledgeable and better equipped for this task and requested staff to change their ordinance. This ordinance revision removes the required duties of the (KCB) to review and recommend a trail plan to the City Council and their responsibility to identify and recommend specific open space and trail corridor sites to the City Council for acquisition and development.

Upon review of the ordinance the City Attorney revised Section (b) by removing the power of the word "shall" and changing it to the words "shall be authorized to establish sub-committees". This change was made due to the small size of the board and their inability to create subcommittees. This change relaxes the requirement to have a subcommittee by this board.

MOTION made by Councilmember Burke to approve Ordinance amending Section 33.02, "Purpose and Duties" of the section entitled "Keep Corinth Beautiful Commission" of Chapter 33, Boards, Commissions and Departments of Title III, "Administration" of the Corinth Code of Ordinances to repeal subsections 33.02 (A)(6) and (A)(7) and to adopt a new Section 33.02 "Purpose and Duties" of Section 33 of Title III, of the Code of Ordinances; providing for the Incorporation of Premises; providing Amendments and Severability; and providing an Effective Date. Seconded by Councilmember Henderson.

AYES: Burke, Garber, Henderson, Glockel

NOES: None
ABSENT: Johnson

MOTION CARRIED

COUNCIL COMMENTS & FUTURE AGENDA ITEMS

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

Councilmember Garber - we just had our Finance Audit meeting prior to this and to say it went very well would be an understatement. I cannot wait to get to brag on the staff more when Council officially receives that reward.

Councilmember Glockel - thanked the staff input and tonight has been a busy night and I know there was a few items that I was concerned about and I don't mean that personal to anyone.

Bob Hart, City Manager - wanted to remind Council of the Joint meeting with the Lake Cities Council's on Monday at 6:00 p.m. at the public safety building. We will also have a Joint meeting with NCTC Board of Regents in Gainesville on Monday, March 4th. March 4th is also the first day the new Police Chief begins.

Mayor Heidemann - on March 1st we have our Fire Department badge pinning and 60th Anniversary.

Mayor Heidemann recessed the Regular Session at 8:48 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 see 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.

Council met in Closed Session from 9:08 p.m. until 9:12 p.m.

A. MCM Contract for Lake Sharon Roadway Extension.

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.

After discussion of any matters in closed session, any final action or vote taken will be in public by the City Council. City Council shall have the right at any time to seek legal advice in Closed Session from its Attorney on any agenda item, whether posted for Closed Session or not, pursuant to Section 551.071 of the Texas Government Code, Consultation with City Attorney.

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

Session.

12. Consider and take action regarding the contract between the City and MCM for construction of the Lake Sharon Project, the termination and /or assignment of the contract and other related documents.

MOTION made by Councilmember Burke to authorize the City Manager to complete negotiation of the Agreed Termination, Assignment, Release and Tender Agreement for Paving, Drainage and Water Improvements for Lake Sharon Drive as addressed in closed session, execute the document and bring the final negotiated agreement back to Council for ratification. Seconded by Councilmember Henderson.

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

MOTION CARRIED

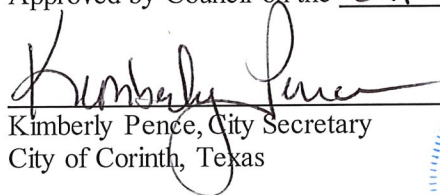
ADJOURN:

Mayor Heidemann adjourned the meeting at 9:15 P.M.

AYES: All

Meeting adjourned.

Approved by Council on the 21ST day of March, 2019.


Kimberly Pence, City Secretary
City of Corinth, Texas

