

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

On this the 15<sup>th</sup> day of November 2018 the City Council of the City of Corinth, Texas met in Workshop Session at the Corinth City Hall at 5:30 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:**

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

**Members Absent:**

Bill Heidemann, Mayor

**Staff Members Present**

Bob Hart, City Manager  
Kimberly Pence, City Secretary  
Brenton Copeland, Technology Services Assistant Manager  
Helen-Eve Liebman, Planning and Development Director  
Cody Collier, Public Works Director  
Jason Alexander, Economic Development Corporation Director  
George Marshall, City Engineer  
Lori Levy, Senior Planner  
Melissa Cranford, Messer, Rockefeller, & Fort  
Patricia Adams, Messer, Rockefeller, & Fort

**CALL TO ORDER:**

Mayor Pro-Tem Burke called the meeting to order at 5:30 p.m.

**WORKSHOP BUSINESS AGENDA:**

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

**Consent Item #1 Discussion:**

**Consider and act on minutes from the October 4, 2018 Workshop Session.**

**Councilmember Henderson** - on the October 4<sup>th</sup> Workshop Session minutes on page 8, it states that we did the City Manager evaluation under Closed Session and we did not discuss that item.

**Bob Hart, City Manager** - we will remove that from the minutes.

**Kim Pence, City Secretary** - it was listed on the agenda, you just didn't discuss it?

**Melissa Cranford, Messer, Rockefeller, & Fort** - we discussed it but Council did not complete the

evaluation.

**Business Item #9 Discussion:**

9. **Consider and act on a Resolution to renew the guidelines and criteria for the Policy Statement for Tax Abatement, to provide effective and expiration dates, to repeal conflicting resolutions and to provide an effective date.**

**Bob Hart, City Manager** - tax abatement is an important economic development incentive, and its use in Corinth played a pivotal role in attracting the corporate headquarters of Denton Area Teachers Credit Union to the community. Considering its value to the community as an economic development incentive and creating primary employment opportunities and attracting major investment such as Denton Area Teachers Credit Union, City Council should give consideration towards renewing the Policy; however, its renewal should be aligned with the Act.

The proposed amendment to the policy focuses on amending the entirety of Section 12, the Sunset Provision. The proposed amendment would renew the Policy and provide an effective date of December 15, 2018 and an expiration date of September 1, 2019, unless it is extended in effect by the Texas Legislature. This will ensure that the community is afforded all the economic development incentive tools needed to retain, expand and attract businesses and will ensure that the Policy remains consistent with the provisions of the Act

**Councilmember Glockel** - if you are a small business owner and you improved your facility from \$250,000 to \$499,000, it would be 25% of abated taxes but if you do more than that you get a 50% tax abatement and I wondered if we are really trying to address the majority of our small businesses shouldn't we allow 50%?

**Bob Hart, City Manager** - Generally when you talk about the businesses in Corinth a Chapter 380 would be the easier way to go rather than doing the abatement under this state law and this provision. It is easier to do it under a 380 agreement.

**Councilmember Glockel** - I agree with that. However, when you look at the chart, if you are a new business and you come in you are at 25% under \$500,000 and you are 25% up to several million. When we go to the existing businesses, once you spend more than \$499,000 you go to 50% but the smaller businesses we are not doing that and that concerns me.

**Jason Alexander, Economic Development Corporation Director** - if that is something you would like us to look into further we can do that. The thought process was as Mr. Hart stated is that we were looking primarily at a Chapter 380 for tax abatement for the smaller businesses just because it is easier to get through that process and more business friendly.

**Bob Hart, City Manager** - under state law the tax abatement authority expires on September 1<sup>st</sup> so all we are doing is getting it from now until September 1, 2019 to match the state law. If the Legislature adopts a new policy then we go back and look at it.

2. **Review and discuss a Draft Asset Management Plan.**

**Bob Hart, City Manager** - Public Sector Digest was engaged to prepare an asset management plan. Six staff members received training on asset management plans to better facilitate preparation of the plan. The idea is to get a good comfort level on this and we will bring it back on December 6th to answer any additional questions and adopt an Asset Management Plan on January 10<sup>th</sup>.

**Mathew Van Dommelen, General Manager/Bus. Development** - presented to Council a draft asset management plan.

Asset management can be best defined as an integrated business approach within an organization with the aim to minimize the lifecycle costs of owning, operating, and maintaining assets, at an acceptable level of risk, while continuously delivering established levels of service for present and future customers. It includes the planning, design, construction, operation and maintenance of infrastructure used to provide services. By implementing asset management processes, infrastructure needs can be prioritized over time, while ensuring timely investments to minimize repair and rehabilitation costs and maintain municipal assets.

The state of Texas has some of the largest infrastructure in the US and is leading the way in wind power energy production and population growth, necessitating continued and improved maintenance on their assets.

Texas is geographically the largest state in the continental US, with a large-scale infrastructure portfolio that is increasingly in need of maintenance. The asset portfolios managed by Texas municipalities are highly diverse. The City of Corinth's capital assets portfolio, as analyzed in this asset management plan (AMP) is valued at \$2.2 billion using 2016 replacement costs. The City relies on these assets to provide residents, businesses, employees and visitors with safe access to important services, such as transportation, recreation, culture, economic development and much more. As such, it is critical that the City manage these assets optimally in order to produce the highest total value for taxpayers. This asset management plan, (AMP) will assist the City in the pursuit of judicious asset management for its capital assets.

The following topics were discussed:

- 7 key principals for a sustainable asset management program
- Objectives and Content
- Data and Methodology
- Summary Statistics
- State of Local Infrastructure and recommendations
- Levels of Service
- Asset Management Strategies
- Financial Strategy

**Mayor Pro-Tem Burke** - we appreciate you coming out and working with our staff. We are hopeful on making this on-going to help us run our City more effectively.

Mayor Pro-Tem Burke recessed the Workshop at 6:39 p.m. \* See Closed Session.

Mayor Pro-Tem Burke convened into Closed Session at 6:40 p.m.

#### **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.** Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer:

**Council met in Closed Session from 6:40 p.m. until 6:50 p.m.**

**A. *Marcus Mote v. Debra Walthall*, Case No. 4:16-CV-00203-RC, United States District Court for the Eastern District of Texas.**

**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 6:40 p.m. until 6:50 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.

**A. City Manager evaluation.**

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 Regular Session to consider action, if any, on matters discussed in Executive Session.

**There was no action taken on Closed Session items.**

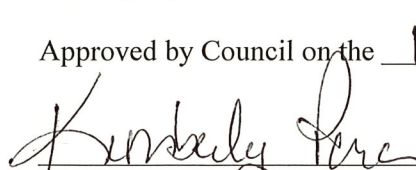
**ADJOURN:**

Mayor Pro-Tem Burke adjourned the meeting at 6:51 P.M.

**AYES:** All

Meeting adjourned.

Approved by Council on the 10<sup>th</sup> day of January, 2019.

  
Kimberly Pence, City Secretary  
City of Corinth, Texas

