

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

On this the 22nd day of August 2019 the City Council of the City of Corinth, Texas met in Workshop Session at the Corinth City Hall at 5:45 P.M., located at 3300 Corinth Parkway, Corinth, Texas. The meeting date, time, place and purpose as required by Title 5, Subtitle A, Chapter 551, Subchapter C, Section 551.041, Government Code, with the following members to wit:

**Members Present:**

Mayor Heidemann  
Sam Burke, Mayor Pro-Tem  
Scott Garber, Council Member  
Kelly Pickens, Council Member  
Tina Henderson, Council Member  
Lowell Johnson, Council Member

**Members Absent:**

None

**Staff Members Present**

Bob Hart, City Manager  
Kim Pence, City Secretary  
Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director  
Patricia Adams, Messer, Rockefeller, & Fort  
Jerry Garner, Police Chief  
Cody Collier, Public Works Operations Director  
Helen-Eve Liebman, Planning and Development Director  
George Marshall, City Engineer  
Jason Alexander, Economic Development Corporation Director  
Brenton Copeland, Technology Services Assistant Manager  
Chris Rodriguez, Assistant Finance Director  
Brett Cast, Engineering Services Coordinator  
Lori Levy, Senior Planner  
Garret Skrehart, GIS Manager  
Ben Rodriguez, Planning & Development Manager  
Lana Wylie, Senior Administrative Assistant

**CALL TO ORDER:**

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

**WORKSHOP BUSINESS AGENDA:**

- 1. Receive a report, hold a discussion, and provide staff direction on the Fiscal Year 2019-2020 Annual Program of Services and Capital Improvement Program.**

**Bob Hart, City Manager** – Tonight we are looking at the utility fund and capital improvements. We will begin with the utility fund. Cody is here to answer any questions.

# Utilities

📍 DEPARTMENT BUDGET OVERVIEW

Division	FTE	2019-20
Water	10	7,561,658
Wastewater	9	4,399,663
General Services	-	33,292
		<b>19</b> <b>\$11,994,613</b>

👥 **19**  
Employees

📈 **553k**  
New Program Funding

**New Program Funding:**

- Work Order/Asset Management System - \$45,000
- Dump Bed Trailer - \$8,500
- Utility Asset Management Reserve Transfer - \$250,000
- Rate Stabilization Reserve Transfer - \$250,000

🎯 GOALS FOR 2019-2020

- Upgrade and replace all commercial & residential meters that are 15 years or older.
- Meet state requirements for the City's public water system to be recognized with the Outstanding award from TCEQ.
- Integrate pump replacement in lift stations that have pumps older than 20 years.

📊 DEPARTMENT BUDGET

Category	Amount
Transfers	\$1,383,257
Debt Service	\$1,464,498
Capital Outlay	\$8,500
Training	\$12,700
Vehicle & Fuel	\$78,000
Utilities/Communication	\$447,482
Supplies	\$81,397
Maint & Operations	\$318,173
Professional Fees	\$148,753
UTRWD Charges	\$6,794,311
Wages & Benefits	\$1,257,542

# Engineering

📍 DEPARTMENT BUDGET OVERVIEW

Division	FTE	2019-20
Engineering	4	\$518,629

👥 **4**  
Employees

📈 **\$0**  
New Program Funding

**New Program Funding:**

- No new program funding.

🎯 GOALS FOR 2019-2020

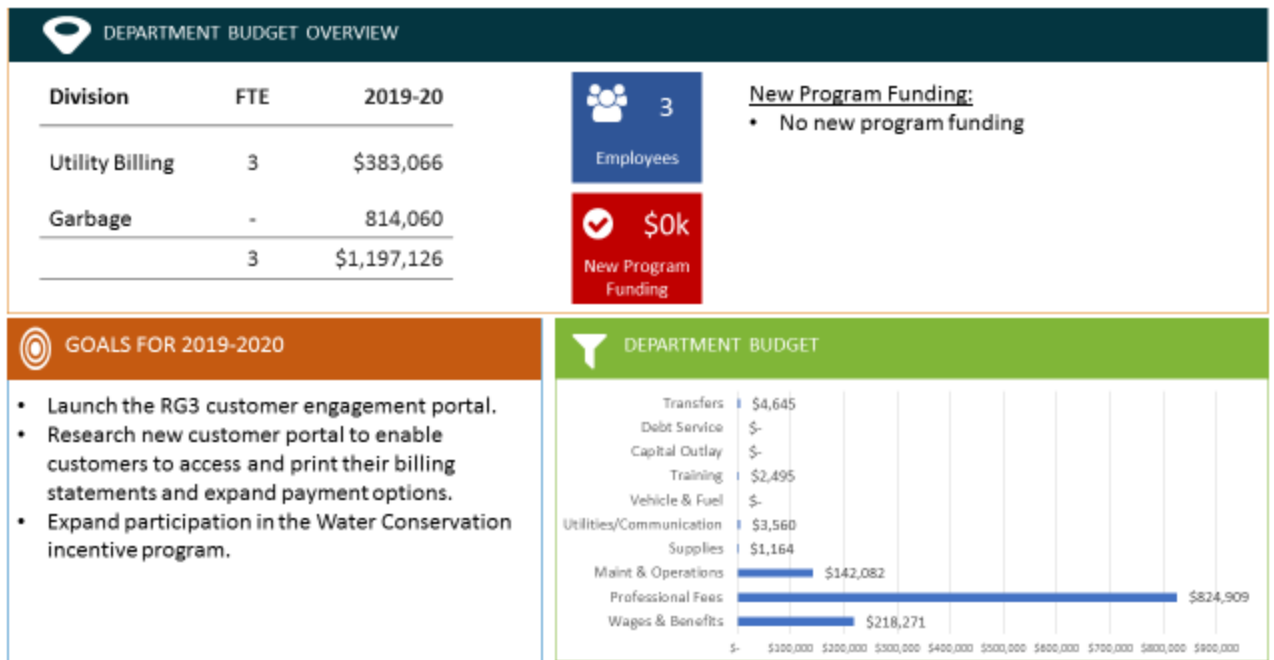
- Pursue grant funding for Lynchburg Creek mitigation.
- Incorporate Asset Management Program into CIP
- Lake Sharon/Dobbs/Quail Run alignment
- Elevated water storage tank
- Parkridge service area development
- Tax Increment Financing District Analysis

📊 DEPARTMENT BUDGET

Category	Amount
Transfers	\$4,362
Debt Service	\$-
Capital Outlay	\$-
Training	\$10,269
Vehicle & Fuel	\$4,500
Utilities/Communication	\$4,806
Supplies	\$4,229
Maint & Operations	\$7,615
Professional Fees	\$74,549
Wages & Benefits	\$408,299

We have the CIP coming up. A lot of what is on here, we will cover in the CIP.

## Utility Billing & Garbage



This includes the meter change out, getting the program up and activated, this will occur the upcoming fiscal year. This is the overview, there are no recommendation for changes in the utility rates.

## Utility Fund Financial Forecast

	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Estimated Beginning Fund Balance	\$3,800,952	\$3,686,678	\$3,431,165	\$3,560,735	\$3,588,946
Other Revenues	1,597,307	1,533,598	1,546,703	1,559,818	1,573,061
Water - City	2,442,829	2,862,813	2,949,342	2,993,582	3,038,485
Water - UTRWD	5,113,802	5,623,256	5,791,954	5,965,713	6,144,684
Wastewater - City	2,206,403	2,206,403	2,062,238	2,093,172	2,124,570
Wastewater - UTRWD	1,215,413	1,228,664	1,493,366	1,515,766	1,538,503
Use of Fund Balance	113,864	255,634			
<b>Total Resources</b>	<b>\$12,689,618</b>	<b>\$13,710,368</b>	<b>\$13,843,603</b>	<b>\$14,128,051</b>	<b>\$14,419,303</b>
Expenditures	11,409,654	11,692,370	11,997,844	12,362,410	12,636,664
Debt Service	1,215,964	1,464,498	1,266,189	1,537,430	1,535,675
New on-going Programs	4,500				
One-time Programs	59,500	53,500			
Transfer to AMP Fund		250,000	225,000	100,000	100,000
Transfer to Rate Stabilization		250,000	225,000	100,000	100,000
<b>Total Expenditures</b>	<b>\$12,689,618</b>	<b>\$13,710,368</b>	<b>\$13,714,033</b>	<b>\$14,099,840</b>	<b>\$14,372,339</b>
<b>Revenues over Expenditures</b>			129,570	28,211	46,964
Estimated Ending Fund Balance	\$3,686,678	\$3,431,165	\$3,560,735	\$3,588,946	\$3,635,910
% of Total Expenditures	29.05%	25.03%	25.96%	25.45%	25.29%
Policy Target	25.00%	25.00%	25.00%	25.00%	25.00%

Upper Trinity is going up about 2.5%, we will be able to absorb those and over the course of the next couple of years we will look at where it ends up.

**Council Member Garber** – The Upper Trinity that is increasing, is that not part of the pass through?

**Bob Hart, City Manager** – We do have it as a pass through but they are going up some in the water and down in wastewater. I think if we get through this next year, we will reconcile between the water and wastewater side. We have some adjustments we need to do but we can do it at the end of the upcoming year. We also included putting money into the Asset Management Plan and the Rate Stabilization Fund. For the future, we have some funding out there, we will stay with our reserve requirement. It means we do have capacity for future debt. If we do issue debt, we would not be able to make the transfers because it will actually go to the debt of service. I think as we watch what will happen with the TIF in the next year, I think some of the dust will begin to settle.

**Council Member Henderson** – This one-time fee of the \$53,500 for the one time programs, is that the meters or something else?

**Lee Ann Bunselmeyer - Director of Finance, Communication & Strategic Services** – The asset system. We have \$45,000 for the work order asset management system and \$8,500 for a dump bed trailer.

UTRWD Fixed Cost Analysis

	<u>FY2018-19</u>	<u>FY2019-20</u>	<u>Increase</u>
Total Customer Count	7,228	7,291	94 1.32%
<b>FIXED CHARGES</b>			
Subscription payment for 7.5 mgd	\$3,297,375	\$3,399,375	
Administration Fee	6,085	6,140	
Minimum Daily Volume 1.35 mgd	593,528	611,888	
Total Water Fixed Charges	\$3,896,988	\$4,017,403	\$120,415 3.08%
<b>Fixed fee per Customer/per month</b>	<b>\$44.93</b>		
Individual Facilities (Pipeline)	\$50,530	\$50,660	
Individual Facilities (Booster Station)	33,340	33,160	
Joint facilities charge	672,165	654,450	
WWTP O&M Charge	648,830	648,830	
Total Wastewater Fixed Charges	\$1,404,865	\$1,387,100	(\$17,765) (1.25%)
<b>Fixed fee per Customer/per month</b>	<b>\$16.19</b>		
<b>VOLUMETRIC CHARGES /1,000 GALLONS</b>			
Water volume charge	\$1.09	\$1.12	
Wastewater treatment volume charge	\$1.25	\$1.25	
Pipeline usage volume charge	\$0.055	\$0.055	

**Bob Hart, City Manager** – Scott, this goes back to your question on Upper Trinity. The water is increasing but the wastewater is decreasing. We need to get our piece back into balance. We were over collecting on wastewater so this gets us better in balance. The fixed cost would increase some but that is your gallon changes that is occurring. It is pretty minimal.

On the storm water drainage overview, the storm water system on the budget is relatively straight forward. Dealing with some of the engineering analysis and some of the drainage areas we discussed at the last session and looking at resubmitting the Lynchburg Creek application. We are waiting for the analysis from FEMA. Hopefully we will receive that and it will sort out where we go. This is again, looking at the five year forecast. We still are maintaining the transfer to the Asset Management Plan, it is built into the five year plan.

# Storm Drainage

@ DEPARTMENT BUDGET OVERVIEW

Division	FTE	2019-20
Drainage	3	\$899,445

3  
 Employees

\$233k  
 New Program Funding

**New Program Funding:**

- Work Order/Asset Management System - \$13,500
- Lake Sharon Engineering - \$31,500
- Corinth Parkway Engineering - \$37,500
- Blake Street Engineering - \$51,000
- Drainage Asset Management Transfer - \$100,000

@ GOALS FOR 2019-2020

- Continue reducing resident work order requests with proactive maintenance.
- Continue to meet or exceed TCEQ Storm Water Compliance regulations and BMP's.
- Continue public education campaign on preventing storm water pollution.
- Continue Mosquito Abatement Program.
- Lynchburg Drainage grant submittal.

T DEPARTMENT BUDGET

Category	Amount
Transfers	\$198,353
Debt Service	\$181,870
Capital Outlay	\$120,000
Training	\$2,236
Vehicle & Fuel	\$13,500
Utilities/Communication	\$4,464
Supplies	\$8,042
Maint & Operations	\$24,701
Professional Fees	\$147,334
Wages & Benefits	\$198,945

## Storm Drainage Financial Forecast

	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
	Estimate	Proposed			
Estimated Beginning Fund Balance	\$675,141	\$375,150	\$230,805	\$233,667	\$225,310
Revenues	754,750	755,100	762,651	770,278	777,980
Use of Fund Balance	299,991	144,345			
Total Resources	\$1,054,741	\$899,445	\$762,651	\$770,278	\$777,980
Expenditures	433,156	497,170	506,714	518,987	524,156
Debt Service	221,585	168,775	168,075	154,648	154,525
New on-going Programs					
One-time Programs	400,000	133,500			
Transfer to AMP Fund		100,000	85,000	95,000	95,000
Total Expenditures	\$1,054,741	\$899,445	\$759,789	\$768,635	\$773,681
Revenues over Expenses			\$2,862	\$1,643	\$4,299
Estimated Ending Fund Balance	\$375,150	\$230,805	\$233,667	\$225,310	\$229,609
% of Total Expenditures	35.57%	25.66%	30.75%	29.31%	29.68%
Policy Target	25.00%	25.00%	25.00%	25.00%	25.00%

If you remember, going back about a year and a half ago, we discussed participating in the Thriving Earth Exchange Program with The American GeoPhysical Union. Everyone has been hard at work with the project.

**Ben Rodriguez, Planning & Development Manager** – The project was related to green infrastructure and ways we can use green methods to either detain or mitigate storm water run-off from properties. About a year ago, the city and TEX (Thriving Earth Exchange) reached out to begin this project. There has been change and turnover but we have worked together but have obtained a result that everyone will be happy with.

The goal is to keep our waterways, lakes, creeks, streams clean from oils and pollutants that run off from driveways and parking lot into those water bodies. We explored using different methods to not only detain the water but also filter and clean it before it gets to Lake Lewisville or Lynchburg Creek.

**Fouad Jaber, Ph.D., P.E., Associate Professor and Extension Specialist– Texas A&M AgriLife Extension Service** – I am a green infrastructure specialist. I am here presenting AGU. I was matched as a volunteer scientist to assist the city with this project. Basically I am a volunteer but this is what I do for a living too. We will show an approach to help the city developers, planners, engineers to think about more sustainable ways they can integrate, in their development, to keep the rivers and the lakes of the city clean.

## Green Infrastructure Program

Corinth's First Interactive Educational Outreach



### Project Team:

Fouad Jaber, Ph.D., P.E.  
Associate Professor and Extension Specialist  
Texas A&M AgriLife Extension Service

City of Corinth  
Planning & Development Department  
Lori Levy, AICP, Senior Planner  
Ben Rodriguez, AICP, Planning Manager  
Garrett Skrehart, GIS Manager  
George Marshall, P.E., City Engineer  
Helen-Eve Liebman, AICP, Director



# Thriving Earth Exchange (TEX)

*Assists scientists, community leaders and sponsors working together to solve local challenges related to natural resources, climate change and natural hazards.*

**BACKGROUND OF PROJECT**

Approximately a year ago, the Planning & Development Department explored the opportunity of TEX assisting the City of Corinth with a project.

Planning & Development chose Lynchburg Creek for our project requesting assistance from TEX by pairing us with a scientist to help with strategies to manage stormwater and preserve the creek integrating iSWM (Integrated Stormwater Management) standards.

TEX matched us with local scientist and associate professor, Fouad Jaber, Ph.D., P.E., Texas A&M AgriLife Extension who provided technical assistance and chose Green Infrastructure techniques as our methodology.

Future deliverables may include a color poster and a companion color handout for the AGU/TEX fall meeting.

**WHAT IS GREEN INFRASTRUCTURE?**

Green Infrastructure combines naturally occurring features in the environment and constructed elements to manage water efficiently, economically, and in an ecologically sensitive manner.

**WHAT WAS THE GOAL OF THE PROJECT?**

The project team wanted an **innovative, non-traditional plan utilizing a web-based interactive map**, and would also be a fluid document that can easily be expanded and updated.

The link to the Green Infrastructure Plan is:  
[www.cityofcorinth.com/greeninfrastructure](http://www.cityofcorinth.com/greeninfrastructure)





**Garret Skrehart, GIS Manager** – You are looking at a story map, it is a great vehicle, if you're focused on one topic, for walking, people that visit a website, through your story. This is a website, there is nothing to download. You go to [www.cityofcorinth.com/greeninfrastructure](http://www.cityofcorinth.com/greeninfrastructure) and anyone can see this.

City of Corinth


Green Infrastructure

## Keeping Corinth's Creeks Pollution Free

The City of Corinth is promoting green infrastructure techniques for both residential and non-residential properties in an effort to reduce stormwater run-off by diverting water to natural, undeveloped areas where the water can be more easily absorbed and filtered.

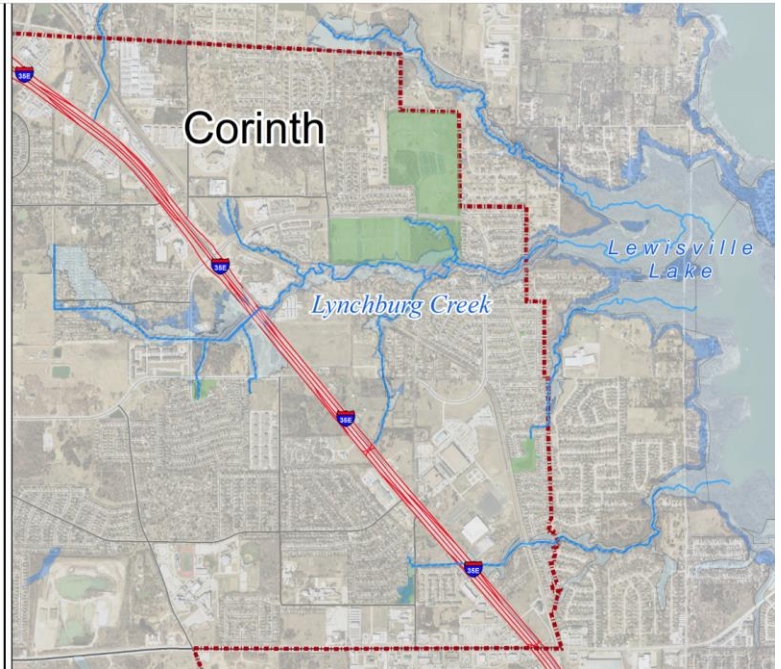
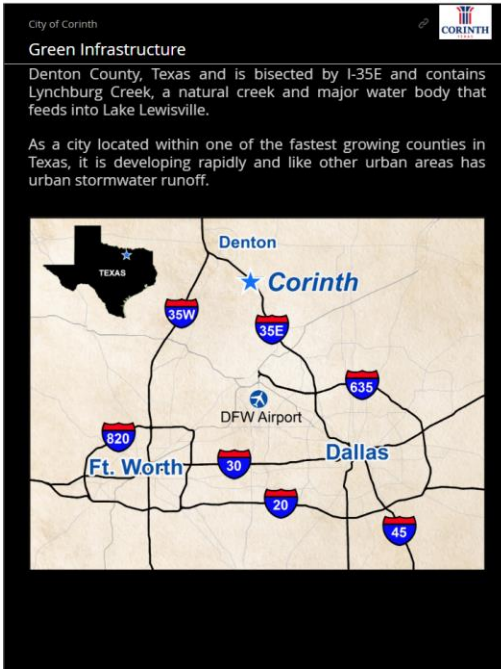
Green Infrastructure combines vegetation, soil and other elements to manage water in an efficient and ecologically sensitive manner.

LOCATION OF THE STUDY



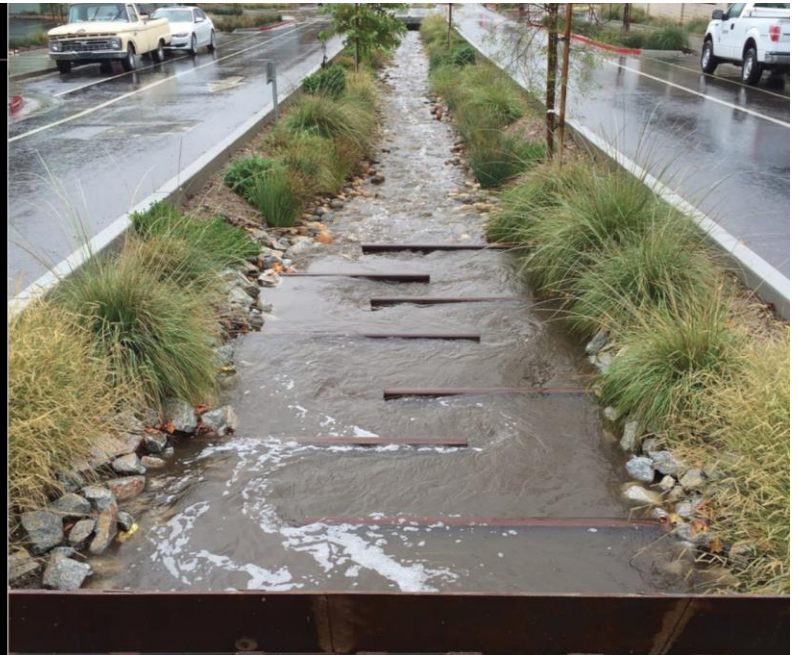
**Ben Rodriguez, Planning & Development Manager** – This page shows our overall study area. The idea is that this will be presented in Washington DC so we wanted to have a slide to show where Corinth is and what we are all about. This shows where we are in relation to Lake Lewisville and it

also show how Lynchburg Creek bisects the community.



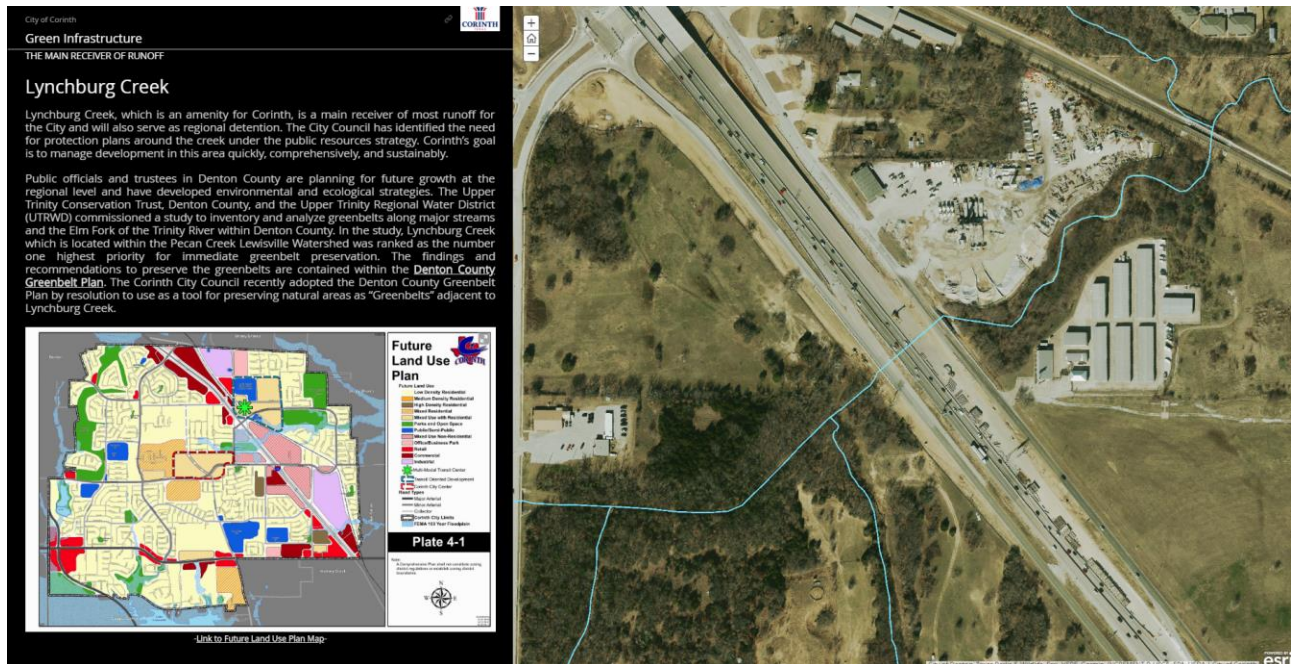
This shows innovative ways that storm water can be mitigated and filtered in a community. This example is from California where they use the median to hold the water and filter it, and also to slow the rate of the flow which reduces the amount of erosion impact downstream.

This is an example of what Millennium Development will be doing in Corinth, where they will be utilizing something similar, as more of an amenity feature in the development. They will have patio seating alongside the waterway, instead of just a hole in the ground on the corner of a property. They are trying to leverage it and make it a nice part of the community.





**Garret Skrehart, GIS Manager** – On this slide, we are reintroducing, going into a lot of detail about our study area, which is Lynchburg Creek. The story map is fully interactive. This is FEMA’s map of Lynchburg Creek line with our 3” aerial photography on the back. The user can zoom around the community. While they are scrolling through, learning about Lynchburg Creek.



**Fouad Jaber, Ph.D., P.E., Associate Professor and Extension Specialist**– **Texas A&M AgriLife Extension Service** – I received a call asking if I would be interested in working with the City of Corinth as a volunteer representative of AGU. I have been a member for 20 years and it sounded an interesting opportunity. I worked with staff to hone down on the objectives of the project and came up with a nice plan to develop, with a focus on green infrastructure and you can see the list here, of the practices that we are going to talk with you more in details later. This project, Thriving Earth Exchange, is going to be presented in the AGU Fall Conference in San Francisco in December. They have several of these projects and they highlight them in a large reception room where thousands of people come and see them. I will not be in the country but maybe one of you could go.

City of Corinth  
Green Infrastructure


OUR PARTNER IN PROMOTING POSITIVE CHANGE

### American Geophysical Union Thriving Earth Exchange (AGU TEX)

Corinth sought assistance with the scientific community and partnered with a local scientist through AGU's Thriving Earth Exchange (TEX) to assist us with strategies to improve drainage. Regional approach initiatives will be applied using Green Infrastructure techniques such as:

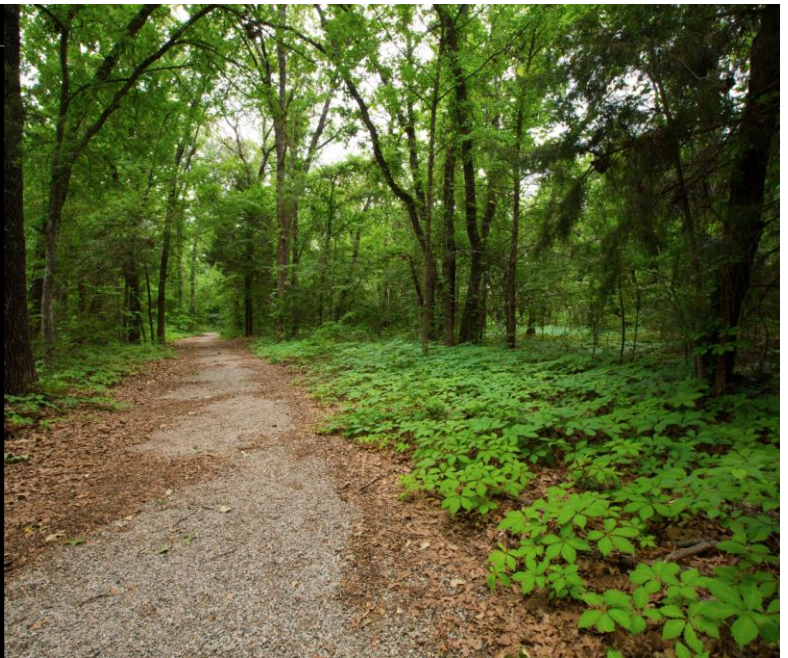
- Bioswales
- Bioretention
- Rain Gardens
- Rainwater Harvesting
- Permeable Pavement
- Conservation Easements
- Vegetated Filter Strips
- Wet Detention Ponds
- Other Practices to Improve Water Quality

Green Infrastructure is a cost-effective, resilient approach to managing wet weather impacts that provide many community benefits. ↓



WHERE SHOULD THESE TECHNIQUES BE APPLIED?

### Green Infrastructure Techniques



**Garret Skrehart, GIS Manager** – We are looking at green infrastructure techniques, you can see Lake Lewisville, and as soon as it hits our city limits, you use these different techniques depending on how far away from our creeks you are. You can read about that here and then as you scroll down, we zoom in to an area in Corinth. We go into a lot of detail about zones. As you know, this is the Amity Village type area, right off Lynchburg Creek and you can scroll through the different techniques that are promoted in Zone 1 and you can click on all of the links, they hyperlink.

City of Corinth  
Green Infrastructure

A DEEP DIVE INTO THE GREEN INFRASTRUCTURE ZONES

### Three Zones

Different green infrastructure practices are appropriate for each zone and are outlined below.

**Zone 1: within 1000 feet of the creek**  
Protecting the creek is most important in this location. Practices such as riparian buffers, vegetated filter strips, bioswales, conservation easements, wet detention ponds, as well as picking up dog waste, managing grass clippings and reducing runoff from irrigation are to be prioritized. Residential and commercial sites within this zone can install typical runoff prevention practices described in the hyperlinks below.

Links

- Riparian Buffers
- Vegetated Filter Strips
- Bioswales
- Conservation Easements
- Wet Detention Ponds
- Practices to Improve Water Quality

**Zone 2: 1000 -> 5000 feet from the creek**  
In this zone, reducing runoff from urban areas, as well as managing runoff from upstream is recommended. Practices such as bioswales, rain gardens, conservation easements, and rainwater harvesting would serve this purpose.

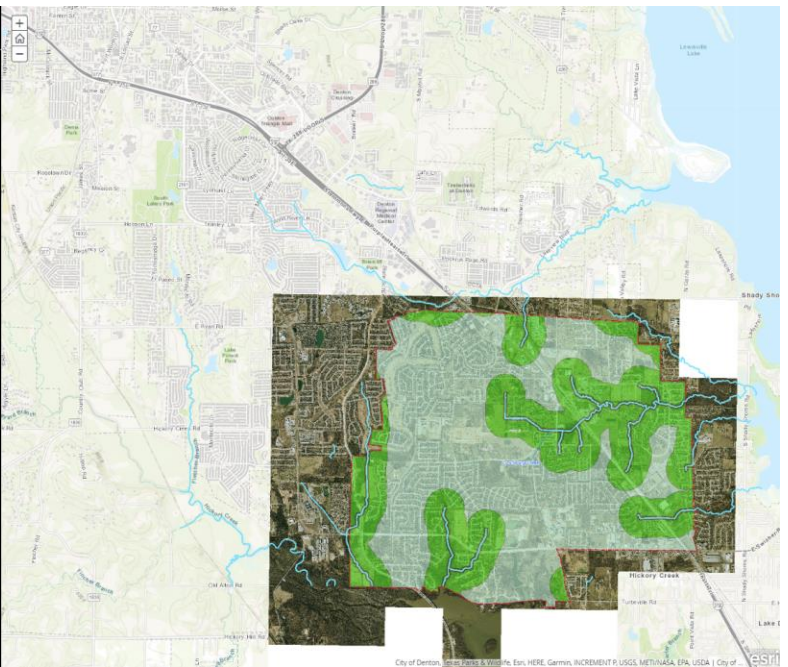
Links

- Bioswales
- Rain Gardens
- Conservation Easements
- Rainwater Harvesting

**Zone 3: greater than 5000 feet**  
This zone is where runoff begins and common practices to protect water resources include: picking up dog waste, managing grass clippings, and reducing runoff from irrigation. Rainwater harvesting and rain gardens are easy tools to improve impacts from drainage.

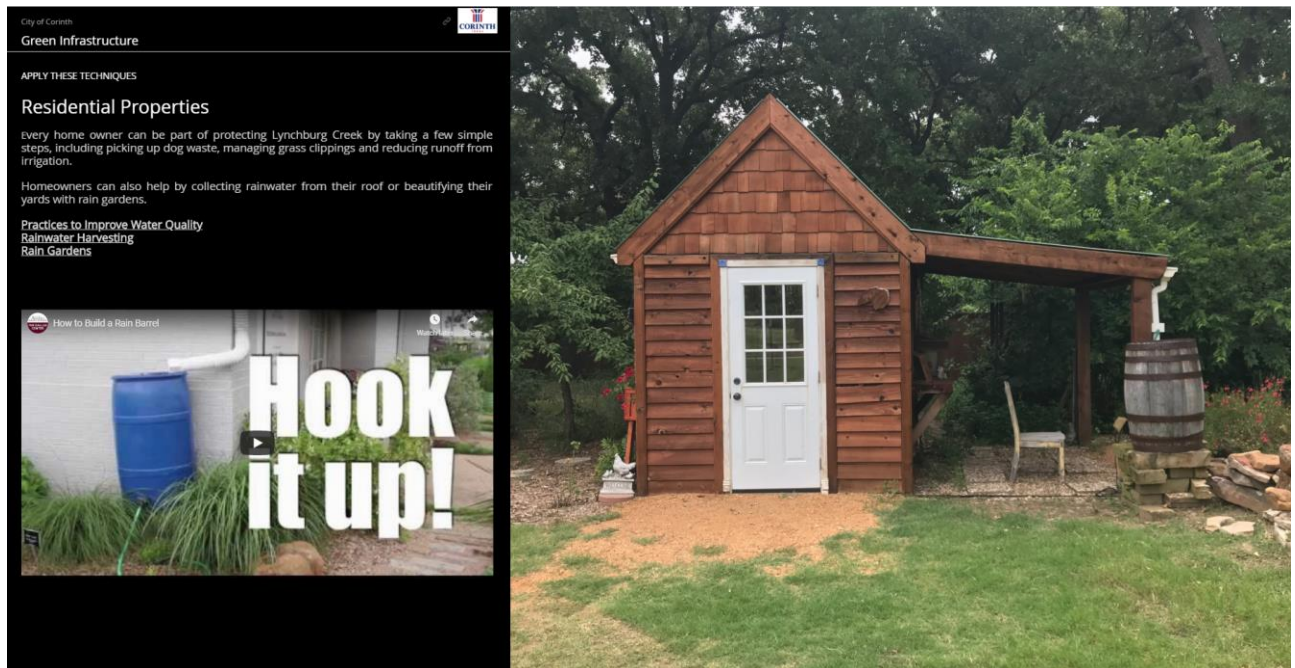
Links

- Rainwater Harvesting
- Rain Gardens
- Practices to Improve Water Quality



**Ben Rodriguez, Planning & Development Manager** – We also wanted to provide some examples of things that individual homeowners could do to help reduce the amount of storm water that runs off their property. Rain barrels and permeable driveways and various other methods can be used to

help mitigate the amount of storm water that comes off a residential home site. Our assistant Fouad helped put together a video as well as some examples of a case study of a random lot in Corinth, to show what could be done to help.



**Fouad Jaber, Ph.D., P.E., Associate Professor and Extension Specialist– Texas A&M AgriLife Extension Service** – This is detailed, so if a developer or engineer is interested, it would give them enough information to start thinking and doing the design themselves. I randomly selected a house, as you can see, the orange is permeable pavement. The driveway which is pavement that can hold the weight of a car but it also allows water to infiltrate through so it would reduce runoff. The small red circle is rainwater harvesting. That is a recommended 2,000 gallon tank because of the size of the roof. It can collect enough water to meet 2/3 of that person's water requirement and at the same time, reduce run-off. The walkway to the entrance of the house can also be permeable pavement, a different type that won't cost as much because it is just for walking. In the dark green, the right of way, the section between the sidewalk and the road, that can be converted into a rain garden. It can have an opening in the curb and as water is running down, along the street, from upstream, it enters that right of way which can be done as a depression. Water can go in it, infiltrate the vegetation selected for that rain garden which can handle both wet and drought conditions. There are list of trees and vegetation that can handle these conditions. For each of the practices I did the design, determined what was needed and summarized the details, in white.

City of Corinth  
Green Infrastructure

Example and Calculations

### Case Study: Residential Property

A Corinth residence was chosen at random and used as a case study to show examples of various green infrastructure techniques that can be incorporated into a residential setting.


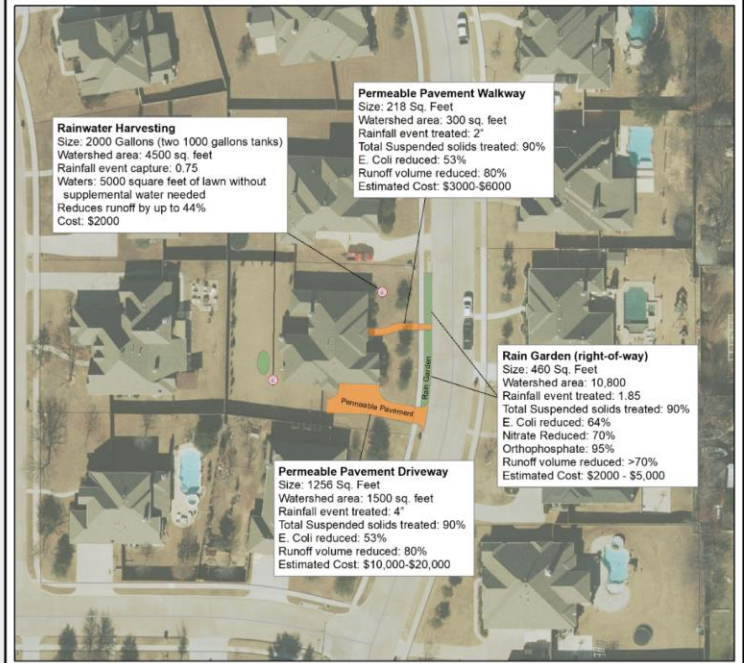
This map provides an example of how some of these techniques can be applied and the positive impacts on drainage, as well as potential cost savings that can be realized by implementing these green infrastructure techniques.

Apply these Techniques

#### Public and Commercial

Property owners of public and commercial sites can implement several practices that can reduce runoff and associated pollution. These include large rainwater harvesting systems, bioswales, rain gardens, permeable pavement and detention / retention ponds. These can be installed in parking lots or near large structures.

Examples:  
Bioswale Info  
Conservation Easements  
Permeable Pavement

**Ben Rodriguez, Planning & Development Manager** – This is an example of what some of our businesses have already started doing here in Corinth. At the Subaru dealership, they put in a bioswale. The design has a pervious pipe so water will accumulate and filter through the ground and be clean before it hits our drainage system. It provides us a cleaner water source before it gets to our creeks and streams.

City of Corinth  
Green Infrastructure

Apply these Techniques

#### Public and Commercial

Property owners of public and commercial sites can implement several practices that can reduce runoff and associated pollution. These include large rainwater harvesting systems, bioswales, rain gardens, permeable pavement and detention / retention ponds. These can be installed in parking lots or near large structures.

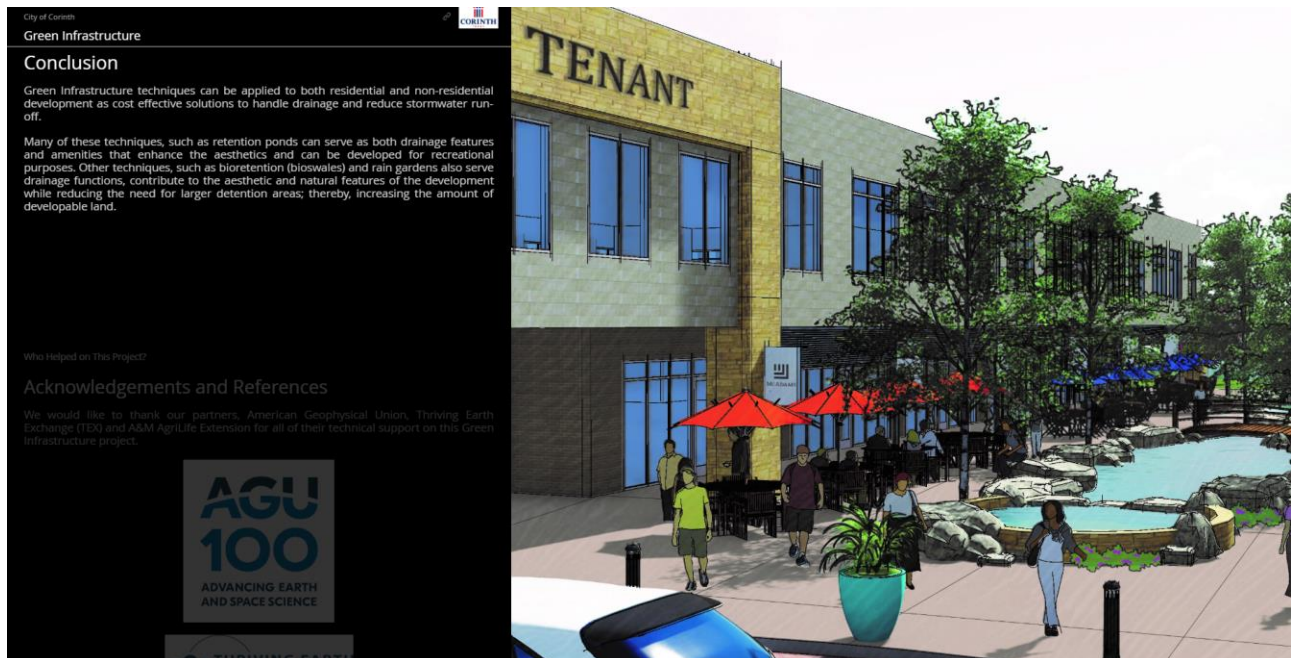
Examples:  
Bioswale Info  
Conservation Easements  
Permeable Pavement




**Fouad Jaber, Ph.D., P.E., Associate Professor and Extension Specialist**– Texas A&M AgriLife Extension Service – We selected the City of Corinth for a commercial facility case study. The island in the visitor’s parking lot can be converted into a watershed without any modification of the

parking lot slope. Where the rain falls in the blue area it will drain straight to the island. If we convert the island from an elevated island that is contributing run off into a rain garden that is depressed with curb openings, water can infiltrate and be treated. The red and yellow area do not flow into the island. We put the permeable pavement where water can flow into which treats the rain water and sediment from these systems. We did a similar system for the employee parking and from the building we put a large rain water harvesting based on the size of where the downspout on the southwest corner of the building. The watershed area is in green. Water comes into that downspout and based on the size, we would recommend a 7,500 gallon tank that can be used to water landscape. Same as with the residential case study, we calculated in white, the details of the suggested modifications.

The goal is to provide a visual for developers or engineers who are interested in keeping the lakes and streams clean, to understand what is needed and the practices available; to have enough information though the links to be able to drill down and understand the concept of design. We have an example of residential and commercial systems. The goal is to have an easy to see menu. We have discussed having a series of lectures that addresses each of these practices that can be open to the public, developers, engineers, anyone who is interested.





**Bob Hart, City Manager** – We have been working with the Pennell family about getting some of the property along Lynchburg Creek for drainage and walking trails. We have discussed working with the Upper Trinity trust fund to take title of those properties. We have had some conversations and they were particular about what they wanted to protect. We met with them yesterday and in advance of the meeting I sent them the link to the Green Infrastructure Program. When I arrived, they had already been through the presentation and said, anything Corinth wants to do, any way you want to set it up, to pass this land through, we are on board; we like everything that is going on here.

**Council Member Pickens** – The permeable driveways, what does a traditional concrete driveway cost?

**Fouad Jaber, Ph.D., P.E., Associate Professor and Extension Specialist– Texas A&M AgriLife Extension Service** – A square foot of parking is in the range of \$6 - \$10. The permeable material is not much more expensive, it is \$8 - \$12 but there is a need for pre-preparation of the area that can cost \$3 - \$4 per square foot. When you use these systems in a development, if the developer uses this system, it can replace a required detention pond or reduce the size of a detention pond; and as a result they can add another home and that house will make the developer enough profit to cover the cost. These additions will also increase your property value by five to 10 percent. There are ways to make it more appealing to developers.

**Council Member Garber** – Are we planning on writing this into development standards or is it an option? Are there any issues with residents harvesting rain in Corinth? Are there any regulations against, outside of HOA's?

**Bob Hart, City Manager**– That will be one of the conversations discussed in the comprehensive land use plan. It will be a discussion in the spring.

**Fouad Jaber, Ph.D., P.E., Associate Professor and Extension Specialist – Texas A&M AgriLife Extension Service** – It is illegal to ban water harvesting in Texas. There is a state bill, you can have regulations on it but cannot ban it.

**Council Member Garber** – Do we have regulations regarding it, regarding location? If we are presenting rain water harvesting, I think folks may be excited about it. It may be good to get a link to our regulations.

**Lori Levy – Senior Planner** – In the intro sheets, we have a link, with each of the infrastructure techniques. On that sheet it has minimum construction standards for each of them from the iSWIM manual, from NCTCOG. There is also maintenance of any of the techniques, included.

**Council Member Henderson** – Would the HOA’s approve those types of drives?

**Council Member Pickens** – Does the driveway look different than concrete?

**Fouad Jaber, Ph.D., P.E., Associate Professor and Extension Specialist– Texas A&M AgriLife Extension Service** – You use interlocking pavers. They have space in between with gravel. There is pervious asphalt, which looks like regular asphalt. There are different options and HOA’s can probably place limits.

**Bob Hart, City Manager** – This is the overview of the CIP, this is projects over \$50,000. Items such as acquisition of property, water, streets, waste water lines, buildings and so forth. They are broken down within the tax increment district, within the transit development and other.

### Capital Improvement Program Overview

Capital Program by Fund	2019-20	2020-21	2021-22	2022-23	2023-24	Total	Over 5 Years
Water	\$61,875	\$607,250	\$673,975	\$492,000	\$708,100	\$2,543,200	\$3,291,000
Wastewater	661,875	599,250	1,315,200	492,000	1,603,200	4,671,525	9,261,000
Drainage	2,020,000	2,930,000	-	-	75,000	5,025,000	500,000
Streets	2,690,000	4,119,000	8,980,500	9,138,250	4,049,075	28,976,825	22,150,750
Parks	-	-	490,000	950,000	1,160,000	2,600,000	-
General	172,000	322,000	172,000	322,000	247,000	1,235,000	-
<b>Total Capital Improvement Plan</b>	<b>\$5,605,750</b>	<b>\$8,577,500</b>	<b>\$11,631,675</b>	<b>\$11,394,250</b>	<b>\$7,842,375</b>	<b>\$45,051,550</b>	<b>\$36,362,750</b>

Funding Sources	2019-20	2020-21	2021-22	2022-23	2023-24	Total	Over 5 Years
<b>Unissued/Unauthorized Bond Proceeds</b>	<b>\$2,476,875</b>	<b>\$8,577,500</b>	<b>\$11,631,675</b>	<b>\$11,394,250</b>	<b>\$7,842,375</b>	<b>\$41,922,675</b>	<b>\$36,362,750</b>
Issued Bond Proceeds							
Grant	1,600,000					1,600,000	
Wastewater Impact Fees/Escrow	661,875					661,875	
Roadway Impact Fees	25,000					25,000	
Sales Tax Funds	250,000					250,000	
Operating Funds	592,000					592,000	
<b>Total Resources</b>	<b>\$5,605,750</b>	<b>\$8,577,500</b>	<b>\$11,631,675</b>	<b>\$11,394,250</b>	<b>\$7,842,375</b>	<b>\$45,051,550</b>	<b>\$36,362,750</b>

## City of Corinth Capital Improvement Plan

- To be included in the Capital Improvement Program
  - cost > \$50,000
  - useful life > debt issuance period
  
- Capital Projects include
  - acquisition of property;
  - roadways and sidewalks;
  - buildings;
  - water, wastewater, and drainage systems;
  - architectural and engineering fees;
  - site development.



### CAPITAL IMPROVEMENT PROGRAM

FY 2020-2024

Project Title	Proposed FY2019-20	Planned					Total
		FY2020-21	FY2021-22	FY2022-23	FY2023-24	5 Plus Years	
<b>General Fund Capital</b>							
Streets	\$ 2,690,000	\$ 4,119,000	\$ 8,980,500	\$ 9,138,250	\$ 4,049,075	\$ 22,150,750	\$ 51,127,575
Parks & Recreation	-	-	490,000	950,000	1,160,000	-	2,600,000
Technology & Public Safety	172,000	322,000	172,000	322,000	247,000	-	1,235,000
	2,862,000	4,441,000	9,642,500	10,410,250	5,456,075	22,150,750	54,962,575
<b>Utility Fund Capital</b>							
Water	61,875	607,250	673,975	492,000	708,100	3,291,000	5,834,200
Wastewater	661,875	599,250	1,315,200	492,000	1,603,200	9,261,000	13,932,525
	723,750	1,206,500	1,989,175	984,000	2,311,300	12,552,000	19,766,725
<b>Storm Drainage Fund Capital</b>							
Storm Drainage	2,020,000	2,930,000	-	-	75,000	500,000	5,525,000
<b>Total</b>	<b>\$ 5,605,750</b>	<b>\$ 8,577,500</b>	<b>\$ 11,631,675</b>	<b>\$ 11,394,250</b>	<b>\$ 7,842,375</b>	<b>\$ 35,202,750</b>	<b>\$ 80,254,300</b>



CAPITAL IMPROVEMENT PROGRAM		FY 2020-2024						
Row Labels	Grand Total	Total Construction Cost	Total ROW COST	Total Water Cost	Total Wastewater Cost	Total Engineering - Street Cost	Total Engineering - Water Cost	Total Engineering - Wastewater Cost
<b>TOD/Other</b>	\$ 37,000,001	\$ 12,214,892	\$ -			\$ 932,234		
Land Acquisition FY 19/20 From To	\$ 6,000,000	\$ 6,000,000						
Park Pavilion FY 20/21	\$ 3,000,000	\$ 2,608,696	\$ -			\$ 391,304		
Parking Garage FY 23/24	\$ 3,000,000	\$ 2,608,696	\$ -			\$ 391,304		
TOD 20-04 - Drainage FY 19/20 From Walton To Lynchburg Main channel	\$ -	\$ 997,500	\$ -			\$ 149,625		
TOD 22-01 Rail Stop FY 22/23 From Walton To Corinth Pkwy	\$ 25,000,000	\$ -	\$ -			\$ -		
<b>TOD/CP</b>	\$ 22,391,563	\$ 11,990,000	\$ 5,235,000	\$ 1,464,375	\$ 1,464,375	\$ 1,798,500	\$ 219,656	\$ 219,656
TOD 20-01 Walton Dr FY 21/22 From Frontage (I-35E) To Shady Rest	\$ 5,205,750	\$ 3,300,000	\$ 462,000	\$ 412,500	\$ 412,500	\$ 495,000	\$ 61,875	\$ 61,875
TOD 20-02 N. Corinth Street FY 20/21 From NCTC To Corinth Pkwy	\$ 4,242,500	\$ 2,200,000	\$ 1,080,000	\$ 275,000	\$ 275,000	\$ 330,000	\$ 41,250	\$ 41,250
TOD 20-03 Main St FY 21/22 From Corinth Pkwy To NCTC	\$ 2,801,750	\$ 1,540,000	\$ 588,000	\$ 192,500	\$ 192,500	\$ 231,000	\$ 28,875	\$ 28,875
TOD 21-01 NCTC Way FY 20/21 From Frontage (I-35E) To N. Corinth St	\$ 2,421,250	\$ 1,300,000	\$ 840,000	\$ 137,500	\$ 137,500	\$ 165,000	\$ 20,625	\$ 20,625
TOD 21-02 Lion Blvd - A FY 22/23 From N. Corinth St To Main	\$ 2,058,063	\$ 995,000	\$ 714,000	\$ 116,875	\$ 116,875	\$ 140,250	\$ 17,531	\$ 17,531
TOD 23-01 Hospital Drive FY 23/24 From NCTC Way To Corinth Pkwy	\$ 3,287,938	\$ 1,705,000	\$ 837,000	\$ 213,125	\$ 213,125	\$ 255,750	\$ 31,969	\$ 31,969
TOD 23-02 Corinth Pkwy Narrowing FY 23/24 From Main St To Hospital Dr	\$ 316,250	\$ 275,000	\$ -			\$ 41,250	\$ -	\$ -
TOD 25-01 Lion Blvd - B FY 5+ From Main St To W. Side of Trails at Shady Rest	\$ 2,058,063	\$ 995,000	\$ 714,000	\$ 116,875	\$ 116,875	\$ 140,250	\$ 17,531	\$ 17,531
<b>TIRZ</b>	\$ 72,916,664	\$ 53,641,500	\$ 5,138,476	\$ 6,684,250	\$ 3,609,250	\$ 2,375,475	\$ 964,481	\$ 503,231
Lake Sharon Bridge/overpass FY 23/24 From I-35E To Lake Sharon	\$ 28,000,000	\$ 28,000,000						
Parking Structure	\$ 4,000,000	\$ 4,000,000						
Realty Capital FY From To	\$ -	\$ -						
ROW FY 20/21 From I-35E To Corinth Pkwy	\$ 1,626,976	\$ -	\$ 1,626,976					
ST 20-01 Shady Shores Road FY 5+ From Old 77 To Eastern Edge of TRZ	\$ 2,530,000	\$ 1,760,000		\$ 220,000	\$ 220,000	\$ 264,000	\$ 33,000	\$ 33,000
ST 25-01 Tower Ridge Drive FY 5+ From Cliff Oaks To FM 2181	\$ 1,344,063	\$ 995,000		\$ 116,875	\$ 116,875	\$ 140,250	\$ 17,531	\$ 17,531
ST18-01 Lake Sharon/Dobbs FY 18/19 From Tower Ridge To Quail Run	\$ 4,910,000	\$ 3,770,000	\$ 1,140,000					
ST19-01 Quail Run Realignment FY 18/19 From Dobbs/ Lake Sharon To Frontage (I-35E)	\$ 2,543,750	\$ 2,095,000		\$ 254,375	\$ 254,375			
ST19-02 Parkridge FY 21/22 From Church To Lake Sharon	\$ 9,724,313	\$ 5,115,000	\$ 2,371,500	\$ 639,375	\$ 639,375	\$ 767,250	\$ 95,906	\$ 95,906
TZ 20-05 LC Area 2 - Drainage FY 19/20 From Corinth Pkwy To I-35E	\$ 1,147,125	\$ 997,500	\$ -			\$ 149,625		
TZ 22-01 Riverview FY 22/23 From Fairview To Frontage (I-35E)	\$ 1,328,250	\$ 904,000		\$ 115,500	\$ 115,500	\$ 138,600	\$ 17,325	\$ 17,325
TZ 22-02 Garrison Street FY 22/23 From Frontage (I-35E) To Cliff Oak	\$ 2,609,063	\$ 1,815,000		\$ 226,875	\$ 226,875	\$ 272,250	\$ 34,031	\$ 34,031
TZ 25-01 Old Hwy 77 FY 5+ From Post Oak To NCTC Way	\$ 6,166,875	\$ 4,290,000		\$ 536,250	\$ 536,250	\$ 643,500	\$ 80,438	\$ 80,438
TZ 25-03 SS Parkridge/Long Lake FY 5+ From FM 2181 To	\$ 1,725,000				\$ 1,500,000	\$ -	\$ -	\$ 225,000
WALB-01 Quail Run Elevated Storage Tank (E.S.T.) FY 18/19 From Quail Run To CoServ	\$ 4,197,500			\$ 3,650,000		\$ -	\$ 547,500	\$ -
WALB-02 20" E.S.T. Offsite Water FY 18/19 From I-35E To E.S.T.	\$ 1,063,750			\$ 925,000		\$ -	\$ 138,750	\$ -
<b>Grand Total</b>	\$ 132,308,227	\$ 77,846,392	\$ 10,373,476	\$ 8,148,625	\$ 5,073,625	\$ 5,106,209	\$ 1,184,138	\$ 722,888

Here we are looking at street improvements. They are broken down within the Tax Increment District, Transit Development and other. The next slide has the map which is easier to understand.

**George Marshall, City Engineer** – The cells bordered in red, we are looking to get participation from Denton County. The blue is what changed from what was published in your budget book. We reviewed the projects, some required modifications and put some projects in different places.

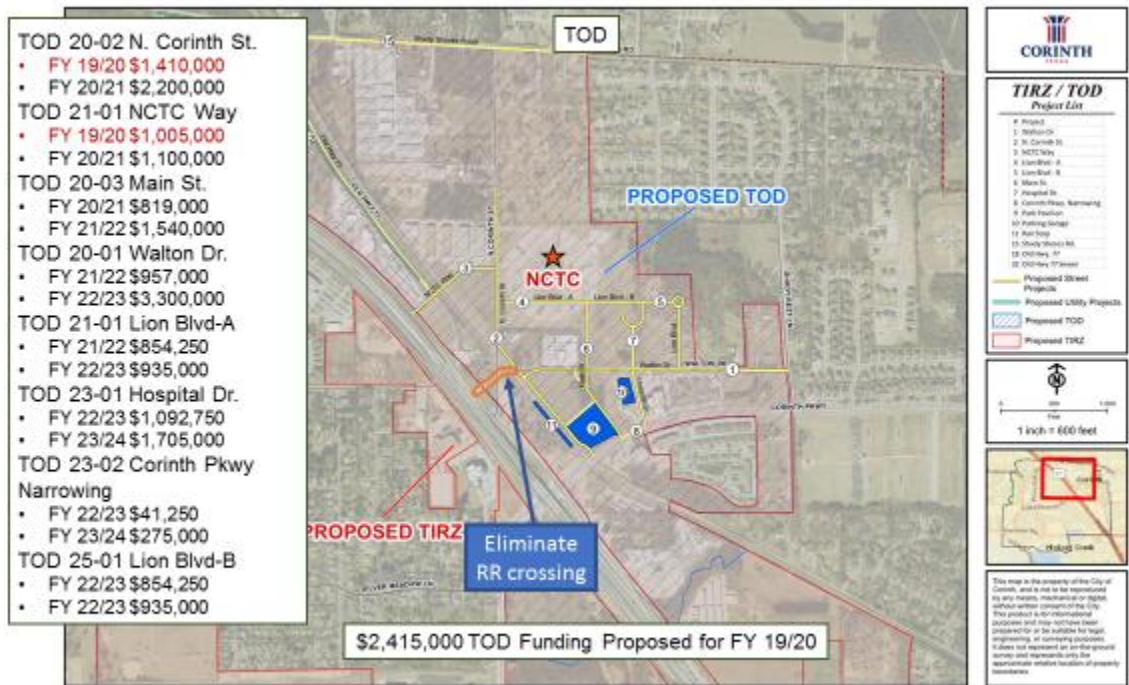
CAPITAL IMPROVEMENT PROGRAM		FY 2020-2024								
		CAPITAL IMPROVEMENT PROGRAM STREET IMPROVEMENTS								
PROJECT NO.	CAPITAL COSTS	DESCRIPTION	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	Over 5 Years	Total 19-5+
ST 20-01	Shady Shores Road	Agency Coordination	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
***	Old Hwy 77	Mill & Overlay	-	200,000	-	-	-	-	-	200,000
***	Riverview	Mill & Overlay	-	80,000	-	-	-	-	-	80,000
***	Lake Sharon Ext. to FM 2499 (MCM/Wildstone)	FM 2499 to Oakmont	-	-	-	-	-	-	-	-
ST 25-03	Cliff Oak Drive								3,442,700	3,442,700
ST 22-01	Vintage				103,400		176,000			279,400
ST 20-01	Shady Shores Road								2,118,875	2,118,875
ST 25-02	Post Oak Road								6,907,500	6,907,500
ST 25-01	Tower Ridge Drive								2,783,000	2,783,000
<b>TAX INCREMENT REINVESTMENT ZONE (TIRZ)</b>										
ST18-01	Lake Sharon/Dobbs Realignment		\$ 4,910,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ST19-01	Quail Run Realignment	Dobbs/Lake Sharon/Corinth Pkwy	1,500,000							
ST19-02	Parkridge Collector Rd	Church to Lake Sharon	3,138,750			\$ 5,115,000				5,115,000
TZ 22-01	Riverview	Fairview to Frontage of I-35E				136,600	924,000			1,060,600
TZ 22-02	Garrison Street	Frontage (I-35E) to Cliff Oaks				272,250	1,815,000			2,087,250
ST 20-01	Shady Shores Road	Old 77 to Eastern Edge of TIRZ							2,024,000	2,024,000
ST 25-01	Tower Ridge Drive	Tower Ridge to FM 2181							1,075,250	1,075,250
TZ 25-01	Old Hwy 77	Post Oak Rd to NCTC Way							4,933,500	4,933,500
<b>TRANSIT ORIENTED DEVELOPMENT (TOD)</b>										
TOD 20-01	Walton Dr	N. Corinth Street to Shady Rest	\$ -	\$ -	\$ -	\$ 937,000	\$ 3,300,000	\$ -	\$ -	\$ 4,237,000
TOD 20-02	N. Corinth Street	NCTC to Corinth Pkwy	-	1,410,000	2,200,000	-	-	-	-	3,610,000
TOD 20-03	Main St	Corinth Pkwy to NCTC	-	-	819,000	1,540,000	-	-	-	2,359,000
TOD 21-01	NCTC Way	Frontage (I-35E) to N. Corinth St	-	1,005,000	1,100,000	-	-	-	-	2,105,000
TOD 21-02	Lion Blvd - A	N. Corinth St to Main St	-	-	-	854,250	935,000	-	-	1,789,250
TOD 23-01	Hospital Drive	Lion Blvd to Corinth Pkwy	-	-	-	-	1,092,750	1,703,000	-	2,797,750
TOD 23-02	Corinth Pkwy Narrowing	Main St to Hospital Dr	-	-	-	-	41,250	273,000	-	314,250
TOD 25-01	Lion Blvd - B	Main St to Eastern TOD Boundary	-	-	-	-	854,250	995,000	-	1,789,250
<b>Total</b>			\$ 9,549,750	\$ 2,480,000	\$ 4,119,000	\$ 6,980,500	\$ 9,138,250	\$ 2,913,000	\$ 23,204,829	\$ 21,127,575

**Recategorized CIP:**

- Transit Oriented Development (TOD)
- Transportation Reinvestment Zone (TIRZ)
- Other – (does not fall into TOD or TIRZ)

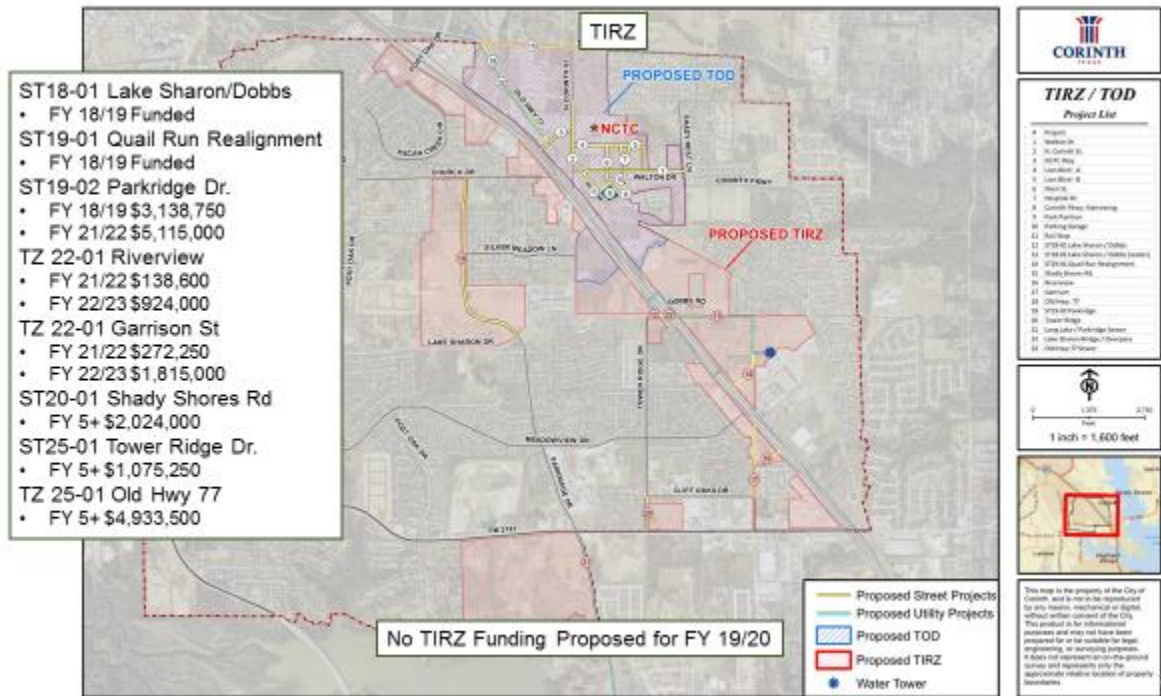
**Bob Hart, City Manager** – This is within the TOD. We will be going to Denton County requesting participation on the TIF. We will bring the ordinance to you September 5<sup>th</sup>. Denton County is also looking at a transportation bond election on the November or May 2020 ballot. We will discuss the TIF and about getting projects in. As we talk about the CIP, it is with that in mind. We had a great visit with John Polster. We have to deal with the judge and Hugh Coleman. We had a lengthy visit on strategy.

The conversation with Paris Rutherford, the original plan had NCTC Way coming out and North Corinth Street would come down, connect with Walton. When we met with DCTA we talked with Lockwood Anderson Engineers, the problem we would have with the rail stop, in this location is the rail crossing at Corinth Parkway and the rail crossing at Walton and North Corinth Street were too close. They need a minimum of 1,400 – 1,500 feet. This will be revised so that North Corinth Street will come down, bend over and Walton would dead end and come down to Corinth Parkway. This was showing on the plan but we eliminate is the crossing to connect back to the frontage road. We will have two crossings that gives you the length to have the stop work. If we do it this way, we have to have North Corinth Street and NCTC Way built when the rail stop starts so you can get in and out. It actually works better for the properties. The traffic flow is much better. What you see on the budget is the design and the right of way for these two projects show up here and here with the following year we would be rebuilding the street. That would eliminate the railroad crossing.

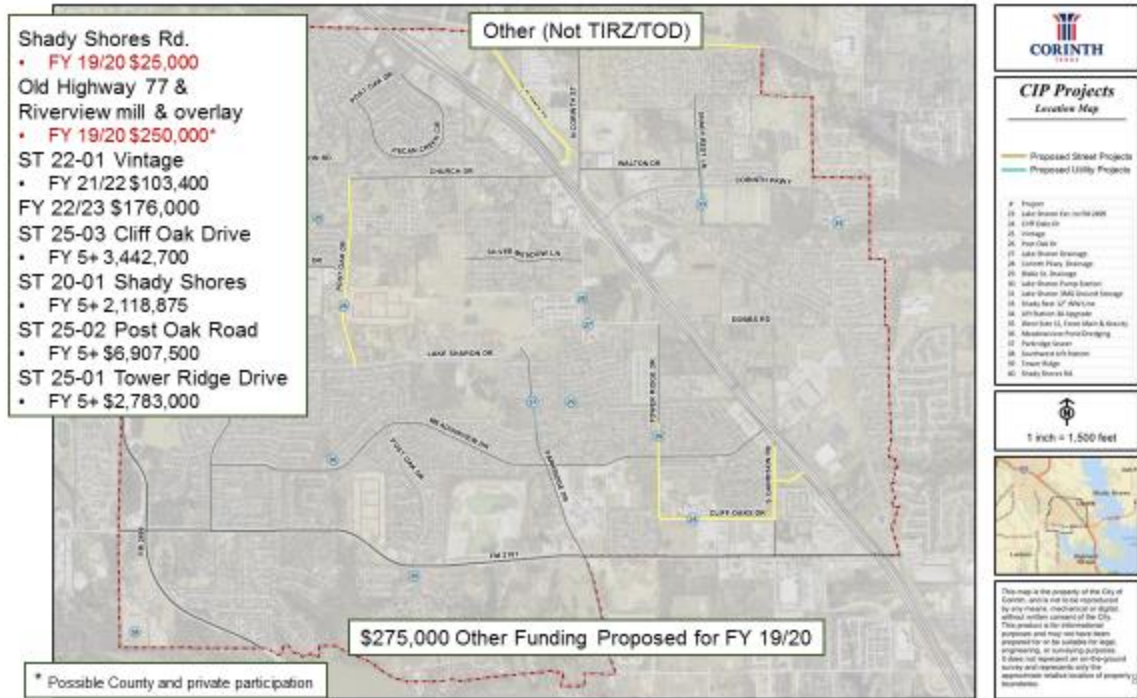


Within the TIF and this goes back to the conversation with the county, everything in the TOD we want to go to the county. We are showing the Lake Sharon/Dobbs alignment, we are moving forward. That is what you would see we focused on this year and also trying to finalize the Quail Run realignment. All the other projects, we will discuss Parkridge participation with the county. We have talked about Garrison, Riverview, old 77. The next five we will pick up with Shady Shores. This will end up being a prime candidate for county participation either within the TIF or within the county bond program, which may be a better way. We have included in the budget about \$25,000 with the idea of trying to conversation started between us, Shady Shores, Denton and Denton County. We might need to spend

some money to do some concept designs. We also have included a mill overlay in the budget on old 77 and on Riverview. Riverview is the number one complaint we receive on street conditions.



We have included about \$25,000 with the idea of getting conversation started between us and Shady Shores, Denton and Denton County. We might need to spend on design or concept design work. We have also included a mill overlay at old 77 and on Riverview. Riverview is the number one complaint we receive on street conditions.



Here is Wastewater, it's the same kind of map but everything will be tied together with the TIF and the TOD and Water.

**George Marshall, City Engineer** – As you will see, there is no highlighted red because typically the county is not going to participate in utility work unless the work is directly related to the street being realigned and the utilities have to be moved. We will review this when each project moves forward.

**Bob Hart, City Manager** – The first is the engineering work that will be related to North Corinth Street and NCTC Way that you saw on the street, a while ago. The following year, building the water and wastewater lines. On the Wastewater side we have the Parkridge sewer.

**George Marshall, City Engineer** – We are under design with the leg from the southern city limit line down to Turberville which would get us into a gravity line and that gets us the 60gpm capacity. Moving it to next year, once the plans are available and we see there's a potential development wanting to come through, then we would go to constructing that. Most of these funds for water and wastewater are all tied back to the impact fees.

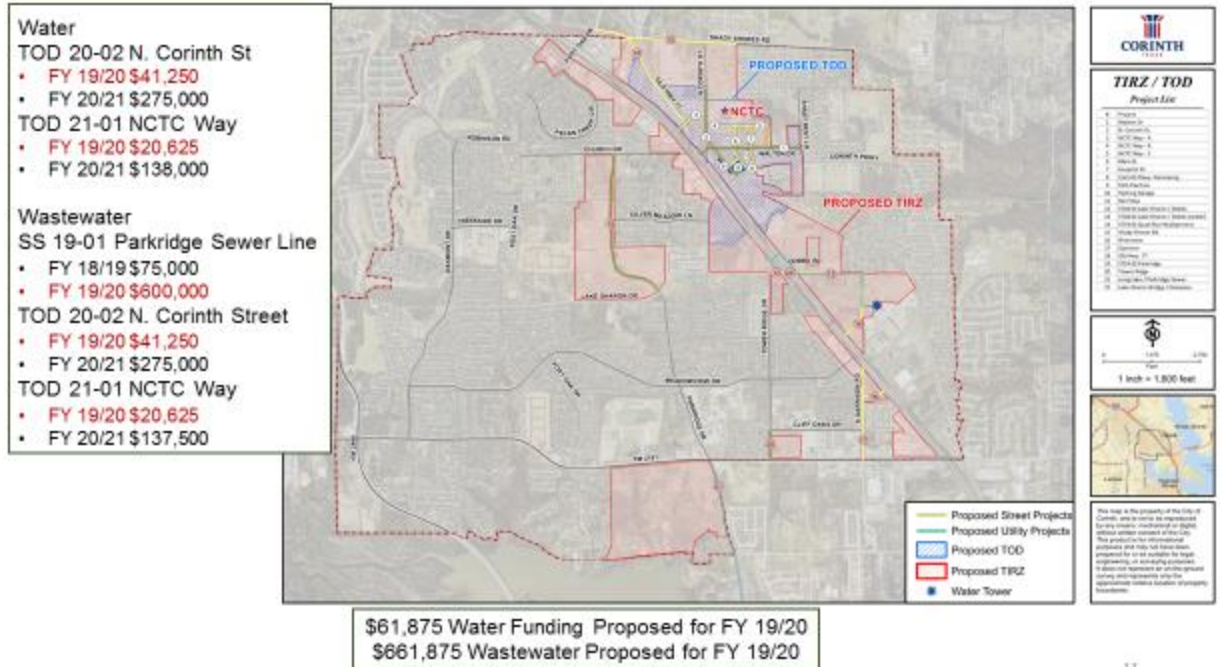
Wastewater

CAPITAL IMPROVEMENT PROGRAM WASTEWATER IMPROVEMENTS										
PROJECT NO.	CAPITAL COSTS	DESCRIPTION	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	Over 5 Years	Total 19-5+
SS 19-01	Parkridge Sewer (south)	City Limit to LCMUA	\$ 75,000	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000
SS 25-01	LCMUA (Lift Station/Sewer Main)	Ultimate Condition for LCMUA solution	-	-	-	-	225,000	1,500,000	1,725,000	1,725,000
SS 25-02	Burl St Lift Station	UTRWD lift station improvements	-	-	-	-	300,000	2,000,000	2,300,000	2,300,000
SS 25-03	Shady Rest 12" Sewer Line	Replace & upgrade	-	-	-	-	75,000	500,000	575,000	575,000
SS 25-04	Lift Station 3A Upgrade	Add pump and force main upgrade	-	-	-	-	70,500	470,000	540,500	540,500
SS 25-05	Southwest Lift Station, Force Main and Gravity Improvements	New lift station	-	-	-	-	330,000	2,200,000	2,530,000	2,530,000
SS 25-06	Parkridge Gravity Sewer Improvements	New gravity sewer near Amherst	-	-	-	-	15,000	100,000	115,000	115,000
<b>TAX INCREMENT REINVESTMENT ZONE (TRIZ)</b>										
ST19-01	Guail Run Realignment	Dobbs/Lake Sharon/Corinth Pkwy	\$ 255,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ST 19-02	Parkridge Collector Rd	Church to Lake Sharon	-	-	96,000	640,000	-	-	-	736,000
TZ 22-01	Riverview	Fairview to Frontage of I-35E	-	-	-	17,600	116,000	-	-	133,600
TZ 22-02	Garrison Street	Frontage (I-35E) to Cliff Oaks	-	-	-	35,000	227,000	-	-	262,000
ST 25-01	Shady Shores Road	Old 77 to Eastern Edge of TRIZ	-	-	-	-	-	33,000	220,000	253,000
ST 25-02	Tower Ridge Drive	Cliff Oaks to FM 2181	-	-	-	-	-	17,600	117,000	134,600
TZ 25-01	Old Hwy 77	Post Oak Rd to NCTC Way	-	-	-	-	-	80,500	537,000	617,500
TZ 25-03	Parkridge/Long Lake	Sewer along Parkridge to serve future development	-	-	-	-	-	225,000	1,500,000	1,725,000
<b>TRANSIT ORIENTED DEVELOPMENT (TOD)</b>										
TOD 20-01	Walton Dr	N. Corinth Street to Shady Rest	\$ -	\$ -	\$ 61,875	\$ 412,500	\$ -	\$ -	\$ -	\$ 474,375
TOD 20-02	N. Corinth Street	NCTC to Corinth Pkwy	-	41,250	275,000	-	-	-	-	316,250
TOD 20-03	Main St	Corinth Pkwy to NCTC	-	-	28,875	192,500	-	-	-	221,375
TOD 21-01	NCTC Way	Frontage (I-35E) to N. Corinth St	-	20,625	137,500	-	-	-	-	158,125
TOD 21-02	Lion Blvd - A	N. Corinth St to Main St	-	-	-	17,600	117,000	-	-	134,600
TOD 23-01	Hospital Drive	Lion Blvd to Corinth Pkwy	-	-	-	-	32,000	21,400	-	246,000
TOD 25-01	Lion Blvd - B	Main St to Eastern TOD Boundary	-	-	-	-	-	17,600	117,000	134,600
Total			\$ 330,000	\$ 661,875	\$ 599,250	\$ 1,315,200	\$ 492,000	\$ 1,603,200	\$ 9,261,000	\$ 13,932,525

Water

CAPITAL IMPROVEMENT PROGRAM WATER IMPROVEMENTS										
PROJECT NO.	CAPITAL COSTS	DESCRIPTION	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	Over 5 Years	Total 19-5+
***	Lake Sharon/Oakman to FM2499	New WL	\$ 601,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
WA 20-01	Trim Impellers on Existing Lake Sharon Pumps		-	-	103,500	-	-	-	-	103,500
WA 25-01	Lake Sharon Pump Station & Expansion	Add Pump	-	-	-	-	90,000	600,000	690,000	690,000
WA 25-01	Lake Sharon 3MG Ground Storage Tank Rehabilitation	Rehab Tank	-	-	-	-	255,000	1,700,000	1,955,000	1,955,000
<b>TAX INCREMENT REINVESTMENT ZONE (TRIZ)</b>										
WA18-02	20' E.S.T. Offsite Water	Tower Ridge to Guail Run	\$ 925,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ST19-01	Guail Run Realignment	Dobbs/Lake Sharon/Corinth Pkwy	255,000	-	-	-	-	-	-	-
ST19-02	Parkridge Collector Rd	Church to Lake Sharon	736,000	-	-	-	-	-	-	-
TZ 22-01	Riverview	Fairview to Frontage of I-35E	-	-	-	17,325	116,000	-	-	133,325
TZ 22-02	Garrison Street	Frontage (I-35E) to Cliff Oaks	-	-	-	34,000	227,000	-	-	261,000
ST 25-01	Shady Shores Road	Old 77 to Eastern Edge of TRIZ	-	-	-	-	-	33,000	220,000	253,000
ST 25-02	Tower Ridge Drive	Cliff Oaks to FM 2181	-	-	-	-	-	18,000	117,000	135,000
TZ 25-01	Old Hwy 77	Post Oak Rd to NCTC Way	-	-	-	-	-	80,500	537,000	617,500
WA18-01	Guail Run Elevated Storage Tank (E.S.T.)		3,630,000	-	-	-	-	-	-	-
<b>TRANSIT ORIENTED DEVELOPMENT (TOD)</b>										
TOD 20-01	Walton Dr	N. Corinth Street to Shady Rest	-	-	\$ 61,875	\$ 412,500	\$ -	\$ -	\$ -	\$ 474,375
TOD 20-02	N. Corinth Street	NCTC to Corinth Pkwy	-	41,250	275,000	-	-	-	-	316,250
TOD 20-03	Main St	Corinth Pkwy to NCTC	-	-	28,875	192,500	-	-	-	221,375
TOD 21-01	NCTC Way	Frontage (I-35E) to N. Corinth St	-	20,625	138,000	-	-	-	-	158,625
TOD 21-02	Lion Blvd -A	N. Corinth St to Main St	-	-	-	17,600	117,000	-	-	134,600
TOD 23-01	Hospital Drive	Lion Blvd to Corinth Pkwy	-	-	-	-	32,000	21,400	-	246,000
TOD 25-01	Lion Blvd - B	Main St to Eastern TOD Boundary	-	-	-	-	-	17,600	117,000	134,600
Total			\$ 6,167,000	\$ 61,875	\$ 607,250	\$ 673,975	\$ 492,000	\$ 708,100	\$ 3,291,000	\$ 5,884,200

**Bob Hart, City Manager** – This is the water and wastewater within the TIF boundaries. Again, going back to North Corinth Street, NCTC Way in the TOD.



Then with Storm water/Drainage. We will resubmit the Lynchburg Grant and if you remember from the map, this is where they will begin doing the engineering analysis to come up with a plan to fix some of the drainage issues.

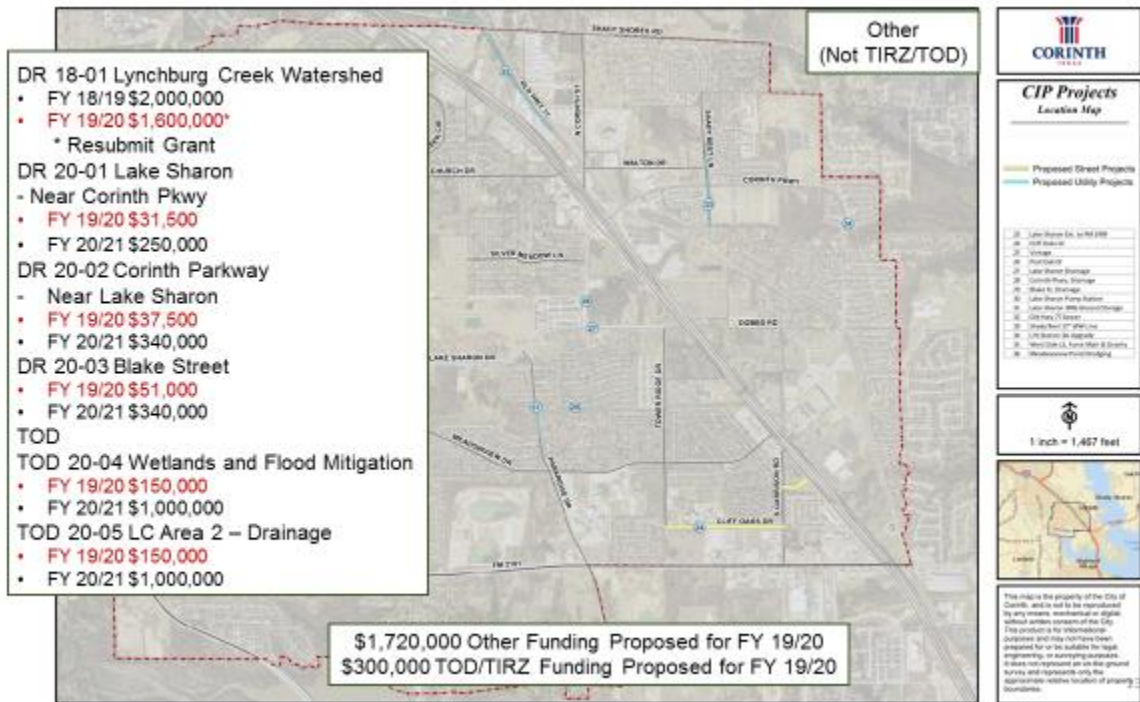
**George Marshall, City Engineer** – Then you have the design would potentially be necessary for the site for the TOD if there’s wetlands or flood plain mitigation and also the Lynchburg Creek area number two, the Robert Ray tract, there is some flood plain mitigation that would be necessary there as well so we would incorporate that into the plan.

Storm Drainage

CAPITAL IMPROVEMENT PROGRAM DRAINAGE IMPROVEMENTS										
PROJECT NO.	CAPITAL COSTS	DESCRIPTION	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	Over 5 Years	Total
DR 18-01	Lynchburg Creek Watershed Lake Sharon Ext. to FM 2499 (MCM/Wildstone)	Amity Village & Red Oak FM 2499 to Oakmont	\$ 2,000,000	\$ 1,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600,000
DR 25-01	Meadowview Pond Dredging	Dredging of the pond is required to remove approximately two feet of silt which has accumulated, reducing the storage capacity of the retention function of this storm water control structure.	-	-	-	-	-	75,000	500,000	575,000
DR 20-01	Lake Sharon - Near Corinth Pkwy	Remove Road from Floodplain overtapping	-	31,500	250,000	-	-	-	-	281,500
DR 20-02	Corinth Parkway - Near Lake Sharon	Remove Road from Floodplain overtapping	-	37,500	340,000	-	-	-	-	377,500
DR 20-03	Blake Street	Alleviate years of drainage concerns to the south	-	51,000	340,000	-	-	-	-	391,000
<b>TRANSIT ORIENTED DEVELOPMENT (TOD)</b>										
TOD 20-04	Wetlands and Flood Mitigation	Wetlands and Flood Mitigation	-	150,000	1,000,000	-	-	-	-	1,150,000
TOD 20-05	LC Area 2 - Drainage	Wetlands and Flood Mitigation	-	150,000	1,000,000	-	-	-	-	1,150,000
<b>Total</b>			<b>\$ 2,000,000</b>	<b>\$ 2,020,000</b>	<b>\$ 2,930,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 75,000</b>	<b>\$ 500,000</b>	<b>\$ 5,525,000</b>

**George Marshall, City Engineer** – This is the map of all the sites, we went over this in the last council meeting.

**Bob Hart, City Manager** – This is public utilities and CIP. All straightforward and pretty consistent.



**Council Member Garber** – Is there a better chance now with a bond election potentially looming that we could get more of this paid for through the county? This is a well laid out plan, it just seems like it

would be not a whole lot of money in the grand scheme of things.

**Bob Hart, City Manager** – There is going to be some conversations in the next few weeks but I think having some things on the bond election will be important and the TIF will be important. We have to figure out how to leverage the two to maximize the dollars. I think there is a lot of logic and that there will be some good buy in. John Polster is impressed with it. We have to get our head around it and between now and September 5<sup>th</sup> we will talk a lot about the TIF and that is when you will want to talk about some of the strategy. We are meeting with David Pettit next week to help us think through a lot of this and between the 5<sup>th</sup> and the middle of November is when we want to have visits with the judge and Hugh Coleman and that is when you will start to layout all of the strategy.

**Council Member Johnson** – On Garrison Street we have some developer money that we have had for a while. Is it included in this number, 20-21, 22?

**Lee Ann Bunselmeyer - Director of Finance, Communication & Strategic Services** – We have about \$153,000. We will include it in here.

**2. 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.**

**Council Member Burke** – On the legislative, what are we doing to address those?

**Bob Hart, City Manager** – I would like to go to executive session now. We can do that prior to the meeting.

**Mayor Heidemann** – We will go into executive session and cover Section 551.071, Texas House Bill 2439, 2497, 3317 and 3167 and MCM Contract at 6:33pm.

**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

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

**Council met in executive session from 6:33pm – 6:54pm.**

- a. Texas House Bills 2439, 2497, 3314 and 3167, and new laws.**
- b. MCM Contract for Lake Sharon Roadway Extension.**

**Section 551.072.** To deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

**A. Potential acquisition of real property along Corinth Parkway for infrastructure, open space and transit related facilities.**

**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.

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

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

**ADJOURN:**

**Mayor Heidemann** adjourned the meeting at 6:54 p.m.

**AYES:** All

Meeting adjourned.

Approved by Council on the 17 day of October, 2019.

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