STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH

On this, the 22nd day of October 2020, 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:
Bill Heidemann, Mayor
Sam Burke, Mayor Pro-Tem
Scott Garber, Council Member
Tina Henderson, Council Member
Kelly Pickens, Council Member

Staff Members Present:
Bob Hart, City Manager
Patricia Adams, Rockefeller, & Fort
Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director
Chris Rodriguez, Assistant Finance Director
Jason Alexander, Economic Development Corporation Director
Jerry Garner, Police Chief
George Marshall, City Engineer
Michelle Mixell, Planning and Development Manager
Miguel Inclan, Planner
Shelley McCann, Code Enforcement Officer
Shea Rodgers, Technology Services Assistant Manager
Lana Wylie, Interim City Secretary
Lance Stacy, City Marshal
Katherine Lindsey, Intern

Others Present:
Ross Martin, Wolverine Interests
Nadia Christian, Wolverine Interests

CALL TO ORDER:
Mayor Heidemann called the meeting to order at 5:45 P.M., and immediately moved to the Regular Session, Item 1, iSWM Presentation. Mayor Heidemann reconvened into the workshop session at 5:50 P.M.

WORKSHOP BUSINESS AGENDA:

1. Discuss the Lake Cities Focus and receive a presentation about the Search Institute's Developmental Assets.

Katherine Lindsey, Intern, gave a presentation to the City Council on the imitative to focus on the youth of the Lake Cities. The Council engaged with City Manager Hart regarding his previous experience with the Search Institute's program.

Search Institute

ADVANCING YOUTH DEVELOPMENT AND EQUITY

Background

- The Search Institute aims to improve the social, emotional, civic, and academic development (SECAD) of children and teens

- SECAD affects youth's physical and mental health, relationships with peers and adults, community involvement, and ability to attend vocational schools or college

- Youth in marginalized communities face greater challenges

- Fostering developmental relationships with youth increases their success

Developmental Assets

- Developmental assets help youth to better themselves and overcome adversities
- Can be internal or external
- Assets that young people possess may include:
  - Integrity
  - Family Support
  - Internal Motivation
  - Adult Role Models
  - Positive Family Communication
  - Creative Activities
  - Supportive Community
- Can depend on age, gender, race, and socioeconomic status

Positive Effects of Assets

Youth are more likely to thrive if they:
- Succeed in school
- Help others
- Value diversity
- Maintain good health
- Exhibit leadership
- Resist danger
- Delay gratification
- Overcome adversity

Possible Risks

Without strong developmental assets, youth are more likely to take part in risky behavior, and struggle with maintaining mental and physical health
- Use tobacco, alcohol, marijuana, and other drugs
- Violence
- Early sexual involvement
- Anti-social behavior
- Gambling
- Eating disorders
- Depression
- Suicide attempts

Developmental Relationships

Success of youth often depends on Developmental Relationships with important people in their life
- These can be with parents/guardians, siblings, extended family, friends, program leaders, teachers, and other mentors
- Strong, positive relationships help youth learn who they are as individuals, shape their own lives, and engage in their communities
- Those with strong relationships are more motivated in school, show more social-emotional strengths, and take more personal responsibility for their actions

Teachers, leaders of faith communities, parental figures, and other adults need to create intentional, Developmental Relationships with youth

Developmental Relationship Framework

Adults can learn specific actions to help empower youth

- Express Care
- Challenge Growth
- Provide Support
- Share Power
- Expand Possibilities

Express Care		**Challenge Growth**	

Show me that I matter to you.

- Be dependable—Be someone I can trust.
- Listen—Really pay attention when we are together.
- Believe in me—Make me feel known and valued.
- Be warm—Show me you enjoy being with me.
- Encourage—Praise me for my efforts and achievements.

Push me to keep getting better.

- Expect my best—Expect me to live up to my potential.
- Stretch—Push me to go further.
- Hold me accountable—Insist I take responsibility for my actions.
- Reflect on failures—Help me learn from mistakes and setbacks.

Provide Support

Help me complete tasks and achieve goals.

- Navigate—Guide me through hard situations and systems.
- Empower—Build my confidence to take charge of my life.
- Advocate—Stand up for me when I need it.
- Set boundaries—Put in place limits that keep me on track.

Share Power

Treat me with respect and give me a say.

- Respect me—Take me seriously and treat me fairly.
- Include me—Involve me in decisions that affect me.
- Collaborate—Work with me to solve problems and reach goals.
- Let me lead—Create opportunities for me to take action and lead.

Expand Possibilities

Connect me with people and places that broaden my world.

- Inspire—Inspire me to see possibilities for my future.
- Broaden horizons—Expose me to new ideas, experiences, and places.
- Connect—Introduce me to people who can help me grow.

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Cultivating Developmental Relationships

Identify youth's strengths, supports, and resources within themselves and their community

- Can be done through measuring assets
  - Attitudes and Behaviors (A&B) and Developmental Assets Profile (DAP) surveys
  - Surveys can be electronically distributed and used by schools and other organizations
  - Help identify trends and possible interventions

After the Survey

The organization engages a data consultant from the Search Institute to analyze the survey data and give possible courses of action

Search Institute staff facilitates a workshop for adults in the Lake Cities

- Discuss the survey results
- The Lake Cities collectively decide which interventions to conduct
- The Lake Cities members are trained on how to cultivate Developmental Relationships with the youth they are in contact with

2. Hold a discussion on the creation of a Municipal Management District ("MMD") to assist with financing improvements within the Transit Oriented Development ("TOD") District.

Jason Alexander, Economic Development Director, gave a presentation on the Municipal Management District (MMD). He explained the main benefit is for additional revenue, which will assist with funding infrastructure projects.

Nadia Christian and Ross Martin from Wolverine Interests attended the meeting. Mr. Martin explained that any debt of the Management District is secure. It can be secured by any assessments of the district; all of those are over and above what the city does now and is specific to that area. Further, the concept is that that area pays in some extra for that development; any bonds issued by the MMD are secured solely by those revenues. If the MMD issues assessment bonds, the bonds are secured solely by the assessments levied on the properties within the MMD. They are non-recourse to the city and not full faith and credit.

MUNICIPAL MANAGEMENT DISTRICTS
10 - 22 - 2020

PRESENTATION GOALS

- Introduction to municipal management districts

- Implementing a municipal management district

- Takeaways for Corinth

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MUNICIPAL MANAGEMENT DISTRICTS
An introduction

PURPOSES OF MUNICIPAL MANAGEMENT DISTRICTS

- Pursuant to Chapter 375 of the Texas Local Government Code, the district is intended to:

  - Further the public purposes of development and diversification of the economy

  - Provide needed funding for to preserve, maintain, and enhance the economic health and vitality of the areas

  - Promote and benefit commercial development

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MUNICIPAL MANAGEMENT DISTRICT PROJECTS

- Landscape, lighting, pedestrian, streetscape, off-street parking improvements and facilities

- Acquire real estate for the construction and completion of an eligible project

- Advertising, economic development, business recruitment and development

- Expenses incurred in creation, administration, maintenance and operation of the district or its projects

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GOVERNANCE OF MUNICIPAL MANAGEMENT DISTRICTS

- A municipal management district is governed by at least 5 but no more than 30 directors

- A municipal management district director serves staggered 4-year terms

- A municipal management district director may serve successive terms

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QUALIFICATIONS OF DIRECTORS [1]

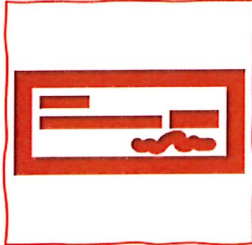**(A) Property Owner**   **(B) Stock Owner [2]**   **(C) Beneficial Interest in Trust**

[1] Directors may be an agent, employee or tenant of a person covered by (A), (B) or (C)
[2] Stock owners must own stock in the corporate owner of the property

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FUNDING MUNICIPAL MANAGEMENT DISTRICTS [3]

Impact Fees	Assessments	Bonds

[3] A municipal management district may not impose assessments of any kind on detached single-family residential property, duplexes, triplexes and fourplexes   8

FUNDING MUNICIPAL MANAGEMENT DISTRICTS (CONTINUED)

- Must obtain approval of the governing body before bond issues may be issued

- Must obtain approval of the governing body for projects involving the use of public right-of-way

- EXCEPT IN THE EVENT THE MUNICIPAL MANAGEMENT DISTRICT IS DISSOLVED, THE MUNICIPALITY IS NOT OBLIGATED TO PAY ANY BONDS, NOTES, OR OTHER OBLIGATIONS OF THE DISTRICT

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ADDITIONAL CONSIDERATIONS

- A municipal management district may not exercise the power of eminent domain

- A municipal management district may employ and compensate employees

- A municipal management district may adopt and enforce reasonable rules and regulations governing the administration of the district and its programs and projects

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BENEFITS OF MUNICIPAL MANAGEMENT DISTRICTS

- A municipal management district can generate additional revenues to finance improvements needed to attract developers and stimulate increased investment

- A municipal management district may issue debt; and the governing body is not obligated to pay any bonds, notes or other obligations of the district (i.e., does not count against debt capacity)

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COMMUNITIES WITH MUNICIPAL MANAGEMENT DISTRICTS

● City of Conroe	● City of Frisco	● Town of Northlake
● City of Dallas	● City of Houston	● City of Rowlett
● City of El Paso	● City of Kennedale	● Tarrant County

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MUNICIPAL MANAGEMENT DISTRICTS

Implementation

IMPLEMENTING MUNICIPAL MANAGEMENT DISTRICTS

Texas Commission on Environmental Quality (TCEQ)	Texas Legislature
Petition for district creation from majority of property owners	Support from governing body and House / Senate authors and sponsors
TCEQ establishes a date, time and place for public hearing	
Public hearing notice sent to property owners who did not sign petition	
TCEQ holds the public hearing and hears testimony on creation of district	
Upon approval of the petition by TCEQ, district board appoints officers	

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DISSOLUTION OF MUNICIPAL MANAGEMENT DISTRICTS

- A municipal management district continues in existence and operation until it is dissolved by the governing board; in the event of dissolution of the district, the "MUNICIPALITY SUCCEEDS TO THE PROPERTY AND ASSETS OF THE DISTRICT AND ASSUMES ALL BONDS, DEBTS, OBLIGATIONS, AND LIABILITIES OF THE DISTRICT"

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Tentative Municipal Management District Boundary

MUNICIPAL MANAGEMENT DISTRICTS
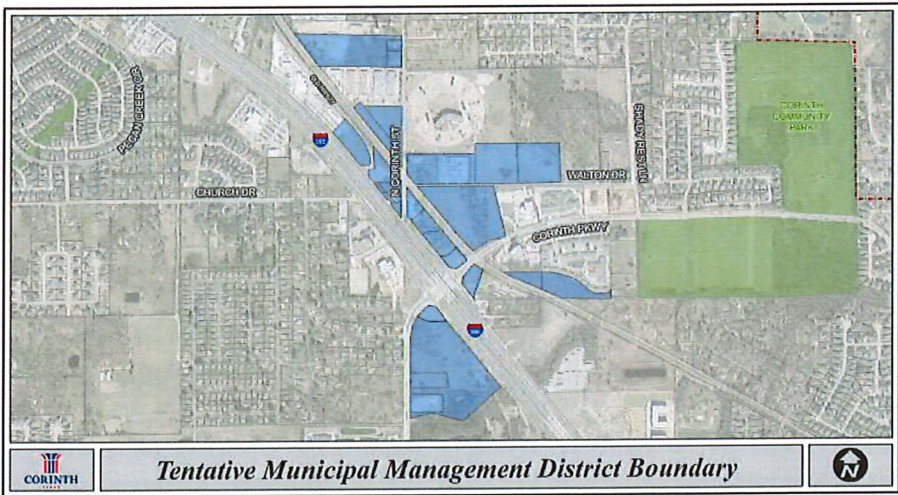
Takeaways

TAKEAWAYS FOR CORINTH

- A municipal management district is intended to enhance the economic vitality of commercial areas

- A municipal management district may finance improvements by assessing only benefited properties

- A municipal management district may finance improvements by issuing debt (I.E., AN OBLIGATION OF
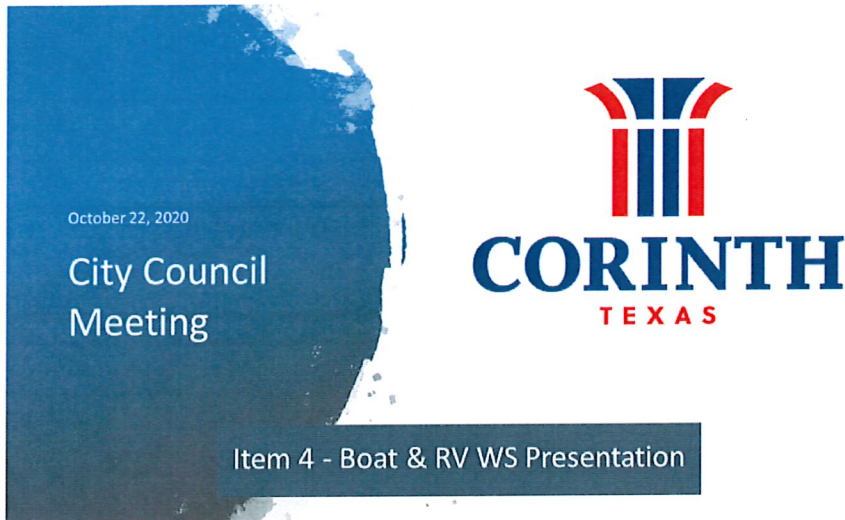
  THE DISTRICT AND NOT THE CITY)

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QUESTIONS AND ANSWERS
10 - 22 - 2020

3. Receive an update and hold a discussion on Denton County's participation in the Tax Increment Reinvestment Zone (TIRZ).

City Manager Hart briefed the Council on the County's main concerns: non-agreed upon projects, projects that benefit the City and the County, and land development. The committed to follow-through before Commissioner Coleman

leaves office. The County supports the rail stop in Corinth. He estimated the County will participate at 80% and the City will participate at 50%.

4.   Presentation on the Boat and Recreational Vehicle (RV) parking regulations and proposed amendment.

George Marshall, City Engineer, presented City Council with an update on the Boat and RV Ordinance updates. The Council requested clarification on the proposed changes. The item will be presented again in a future meeting.

October 22, 2020

City Council Meeting

CORINTH
TEXAS

Item 4 - Boat & RV WS Presentation

Timeline

- 2019 Staff Received complaints regarding trailers located on private property.
- Work Session item June 2019 – update council on issues.
- Boat & RV Survey – Council Direction
- Work Session item January 2020 - Update Council on Survey results.
  - Identified slight issue with current code
    - clean up the code but keep standards the same.

Current Code

- Permits parking of trailers in front yard/driveway of house
  - On improved surface
  - Does not overhang sidewalk or ROW
- Permits parking behind building line on improved surface
  - Allows for parking on un-improved surface if screened from public view
- Permits parking of trailers on the street
  - Limit to 48 hours

No changes since 2003/4

Issue with Current Code

§ 71.07 - PARKING CERTAIN VEHICLES IN RESIDENTIAL AREAS

(A)

(3)

a) A perpassevehiclother

Definition of screened from public view?

e person parks a ı with its carrying camper-trailer, or face.

b) It is an affirmative defense to prosecution for a violation of subsection (a) above that the motor home, travel trailer, watercraft loaded on a watercraft trailer, or utility trailer is parked behind the front building line and screened from public view.

Proposed Changes

- Clarify "screened from public view"
- Replace § 71.07 (A)(3) (a) & (b) with:

(3)

(a)   No automobile, truck, camper, camper top, recreation vehicle, travel trailer, boat trailer or boat, utility trailer or other trailer or vehicle shall be parked or stored on any surface not meeting the definition of improved surface, as defined in this Section, unless completely screened from ordinary public view.

(b) For purposes of this section, the term "completely screened from ordinary public view" shall mean out of view from private property, or public property, or public right-of-way when not visible from average grade of the surrounding property. An automobile, truck, camper, camper top, recreation vehicle, travel trailer, boat trailer or boat, utility trailer or other trailer or vehicle shall be deemed to be completely screened from public view when such vehicle exceeds the screening fence height, is visible through a fence constructed such that persons can see through the fence into the area surrounded by the fence or areas that can be viewed from neighboring properties from average grade.

IMPROVED or PAVED SURFACE. A surface that consists of materials other than dirt or grass such as, but not limited to, concrete, asphalt, rock, pavestone, etc. and must be attached to the primary surface. If rock is used, the entire surface must be a minimum of four inches in depth with a retaining border surrounding the entire area of rock.
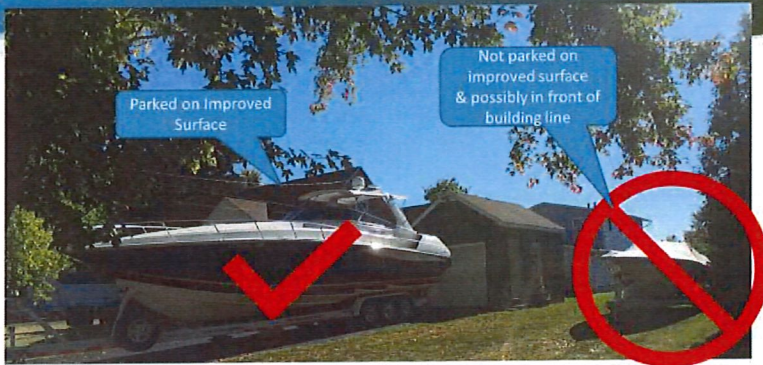
Proposed Changes

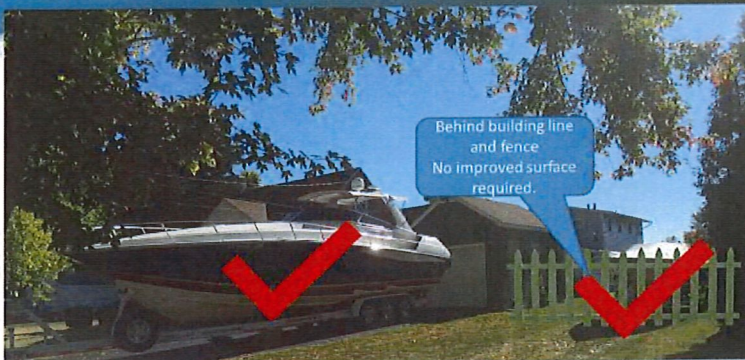To put it in Simpler Terms:

- 3(a) Must park on improved surface – see definition. Unless screened.
- 3(b) Screened defined and adds that screened also means:
  1. When vehicle exceeds fence height
  2. Is visible through the fence (decorative metal) and/or
  3. When viewable from neighbor's property.

Example 1

Parked on Improved Surface

Not parked on improved surface & possibly in front of building line

Example 2

Behind building line and fence No improved surface required.

- Questions?

2086_Boat__RV_Code_Ordinance_Amendment_(FINAL) (2).pdf

5. Receive a presentation, hold a discussion, and provide staff with direction regarding the City's tree preservation ordinance. **This item was not discussed.**

6. Discuss 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 Garber inquired about Item 7, regarding the Ordinance to abandon water and fire lane easements. City Manager Hart stated with the construction of the Lake Dallas High School, easements were moved and abandoned.

There was no closed session during the workshop session.

CLOSED SESSION

The City Council convened in closed session to consider any matters regarding matters pursuant to Chapter 551 of the Texas Government Code.

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

a. *Robert B. Palmer and Sherry L Palmer v. Derek William Kirkwood, et al,* **Civil Action No. 4:20-cv-688, United States District Court, Eastern District of Texas.**

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.

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**

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.

a. **Project Agora**

b. **Project Daylight**

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

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

ADJOURN:

Mayor Heidemann adjourned the workshop session at 6:53 P.M.

AYES:

Meeting adjourned.

Approved by Council on the ___17th___ day of ___December___ 2020.

_____
Lana Wylie, Interim City Secretary
City of Corinth, Texas