

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

On this the 6th day of June 2019 the City Council of the City of Corinth, Texas met in Workshop Session at the Corinth City Hall at 6:15 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
Kelly Pickens, Council Member
Tina Henderson, Council Member
Lowell Johnson, Council Member

Members Absent:

Scott Garber, Council Member

Staff Members Present

Bob Hart, City Manager
Kim Pence, City Secretary
Patricia Adams, Messer, Rockefeller, & Fort
Melissa Cranford, Messer, Rockefeller, & Fort
Helen-Eve Liebman, Planning and Development Director
George Marshall, City Engineer
Jason Alexander, Economic Development Corporation Director
Shea Rodgers, Technology Services Manager
Cleve Joiner, Building Official

CALL TO ORDER:

Mayor Heidemann called the meeting to order at 6:15 p.m. At this time we'll be going over item number 2 on the workshop session.

WORKSHOP BUSINESS AGENDA:

1. Interview Michelle McNally for membership on Keep Corinth Beautiful (KCB).

The Mayor and Council interviewed Michelle McNally.

2. Hold a discussion on Amending Building Permit Fees.

Bob Hart – City Manager - I'm going to have Cleve to go through this and this is dealing with the building permit fees from the legislative sessions.

Cleve Joiner – Building Official - in this last session, they were working on passing a bill that would limit what cities could do as far as evaluation use on building permits, basically eliminating, saying you can't ask for evaluation, you can't ask for proof of cost of the construction and for the majority of the cities in Texas, everything was based on International Code Council's evaluation sheet that they print out periodically on the types of construction and the types of use per square foot. That gave us the valuation and then there was a calculation for that that they produce as well

to come up with the building permit fee. So the real issue is that we all knew it was coming, the good news is we've been working on fee schedules just in case this happened and we've also been working on city-wide fee schedules. This became effective immediately by a majority vote which was the 21st of this month. We were kind of ahead of the game and we've been corresponding with the surrounding cities and also with Denton on what we're doing here in the interim. So this is basically the meeting matter that Governor Abbot signed on the 21st, can't use valuation. Now this was primarily for residential, residential homeowners but in our fee schedule ordinance and with our computer program and everything else involved, we decided to just go ahead and let's move forward with going commercial as well because I'm sure that will be next.

Prior to May 21st, we had the international code updates and our permits were based on that and we had some flat fee rates. So, part of this is that there is an unauthorized occupational tax, where you can only charge or collect revenues that are going to balance with what it costs you to do business, so the very first part of our determining how to fix the valuation fees was to look at what it cost the building department in a total for their budget to get out there and do inspections, do plan reviews, pay employees to do those inspections.

We took that total against what we've generated in revenues over the last three years and compared that to our rates and then we came up with an average with a base rate per square foot. State Law says we can't take in more money with fees than what it costs to do business so we're trying to keep that balance. So now it's based on comparable square foot fees, comparable to what we had before, as far as what we were bringing in revenue and what it costs us to do business. The last couple of years, have been very good to us as far as building permits, so we're actually riding at about 80-85% revenues generated versus doing cost of business. The prior years, we were probably losing and that's not uncommon for most cities in that particular agreement, so we're trying to get as close as we can to being equal with the revenues.

Bill Heidemann – Mayor - so this is already in effect?

Bob Hart – City Manager - State laws in effect

Cleve Joiner – Building Official - yes, state law is in effect. We can't change our fees until the council votes on it and the secondary part of that is there's just some cities not issuing building permits at this time. I felt that was bad business for us because we'd have a lot of people who weren't getting things done or they were doing them without permits so I think it's better to move on it quickly.

Bill Heidemann – Mayor - I really appreciate your proactive approach to this and getting out in front of it and I presume if some things will change down the road, that we'll be able to make adjustments accordingly.

Cleve Joiner – Building Official - That's a great question, we're working on all the other fees city-wide, staff is because the fees have not been changed for a long time. If you can imagine, there's a fee for a VHS tape. I don't know if you can even buy those anymore. So we're trying to bring that up to speed but also, once this is done, I'll go back and rework the analysis and see if there's anything we need to tweak.

Mayor Heidemann - Okay, then you'll bring that back to us for approval

Cleve Joiner – Building Official - yes sir

3. **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.**

There was no discussion of items on the Regular Session agenda.

Mayor Heidemann recessed the Workshop Session at 6:21 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

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 Closed Session from 6:21 p.m. until 6:30 p.m.

- A. MCM Contract for Lake Sharon Roadway Extension**
- B. Todd Anthony Foust v. City of Corinth and the Lake Cities Fire Department, Cause No. 18-885-431, 431st Judicial District, Denton County, TX**

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. 3101 Garrison Road**
- B. 2003 Corinth Parkway**

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.

A. 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.

There was no action taken from Closed Session.

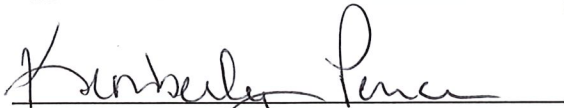
ADJOURN:

Mayor Heidemann adjourned the meeting at 6:31 p.m.

AYES: All

Meeting adjourned.

Approved by Council on the 18 day of July, 2019.



Kimberly Pence, City Secretary
City of Corinth, Texas

