



**** PUBLIC NOTICE ****

**NOTICE OF A CITY COUNCIL REGULAR SESSION IMMEDIATELY FOLLOWING
A WORKSHOP SESSION
OF THE CITY OF CORINTH
Thursday, April 2, 2020, 5:45 P.M.
CITY HALL - 3300 CORINTH PARKWAY**

*Pursuant to Section 551.127, Texas Government Code, one or more Councilmembers or employees may attend this meeting remotely using videoconferencing technology. The videoconferencing technology can be accessed at <http://meetings.cityofcorinth.com>.
The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting.*

CALL TO ORDER:

WORKSHOP BUSINESS AGENDA

1. Receive a presentation and hold a discussion on amendments to the City's Noise Nuisance standards.
2. Provide an update and hold a discussion on the Coronavirus (COVID-19) in regard to City operations and practices.
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.

ADJOURN WORKSHOP SESSION

***NOTICE IS HEREBY GIVEN** of a Regular Session of the Corinth City Council to be held at Corinth City Hall located at 3300 Corinth Parkway, Corinth, Texas. The agenda is as follows:

CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE & TEXAS PLEDGE:

"Honor the Texas Flag: I pledge allegiance to thee, Texas, one state under God, one and indivisible".

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine and will be enacted in one motion. Should the Mayor, a Councilmember, or any citizen desire discussion of any Item that Item will be removed from the Consent Agenda and will be considered separately.

1. Consider and act on the minutes from February 20, 2020 Workshop Session.

2. Consider and act on the minutes from February 20, 2020 Regular Session.

CITIZENS COMMENTS

In accordance with the Open Meetings Act, Council is prohibited from acting on or discussing (other than factual responses to specific questions) any items brought before them at this time. Citizen's comments will be limited to 3 minutes. Comments about any of the Council agenda items are appreciated by the Council and may be taken into consideration at this time or during that agenda item. Please complete a Public Input form if you desire to address the City Council. All remarks and questions addressed to the Council shall be addressed to the Council as a whole and not to any individual member thereof. Section 30.041B Code of Ordinance of the City of Corinth.

PUBLIC HEARING

3. Conduct a public hearing, consider testimony, and act upon an ordinance amending the zoning classification from C-2, Commercial to PD, Planned Development with a base district of C-2, Commercial on an approximate 7.12 acre tract of land legally described as Block 1, Lots 6-A1, 6-B1, and 6-C1 of the Pecan Creek Subdivision, and is situated in the William Garrison Survey, Abstract 1545 within the City of Corinth, Denton County, Texas and is more commonly known as 5150 S I-35E, Corinth, TX.(Enterprise PD Zoning)
 - Staff Presentation
 - Applicant Presentation
 - Public Hearing
 - Staff Response
 - Take Action
4. Conduct a public hearing to consider testimony and take action on an amendment and possible restatement to the City's Comprehensive Master Plan "City of Corinth 2010 Comprehensive Plan" adopted by Ordinance No. 10-05-06-12 by adopting an ordinance approving a new Comprehensive Master Plan entitled "Envision Corinth, 2040 Comprehensive Plan." (Comprehensive Plan)
THE PUBLIC HEARING LISTED ABOVE WILL NOT BE HELD. THE ITEM IS INCLUDED ON THE AGENDA BECAUSE NOTICES WERE POSTED IN THE CITY'S NEWSPAPER OF RECORD, THE DENTON RECORD CHRONICLE. THE PUBLIC HEARING WILL BE RE-NOTICED ONCE SOCIAL GATHERING RESTRICTIONS ARE LIFTED.

BUSINESS AGENDA

5. Consider and act on a Resolution ordering the General election scheduled for May 2, 2020 be postponed until Tuesday, November 3, 2020; making findings related thereto, and providing an effective date.
6. Consider and act on an Ordinance ordering a Joint Special Election scheduled for May 2, 2020 be postponed until Tuesday, November 3, 2020.
7. Consider and act on an Ordinance of the City Council of the City of Corinth, Texas and the Temporary Board of Directors of the Proposed City of Corinth Fire Control, Prevention and Emergency Medical Services District postponing the Joint Special Election until Tuesday, November 3, 2020.

8. Consider and take appropriate action on an Ordinance declaring a local state of disaster for public health emergency for the City of Corinth; providing Orders related thereto; providing a penalty; and providing an effective date.

COUNCIL COMMENTS & FUTURE AGENDA ITEMS

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

CLOSED SESSION

The City Council will convene in such executive or (closed session) to consider any matters regarding any of the above agenda items as well as the following matters pursuant to Chapter 551 of the Texas Government Code.

Section 551.071. (1) Private consultation with its attorney to 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 of Texas clearly conflicts with chapter 551.

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.

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.

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:

Posted this 27th day of March, 2020 at 11:30 a.m. on the bulletin board at Corinth City Hall.

Kimberly Pence, City Secretary
City of Corinth, Texas

WORKSHOP BUSINESS ITEM 1.

City Council Regular and Workshop Session

Meeting Date: 04/02/2020
Title: Noise standard amendments
Submitted For: Helen-Eve Liebman, Director
Submitted By: Ben Rodriguez, Manager
Finance Review: N/A
Legal Review: N/A
City Manager Review: **Approval:** Bob Hart, City Manager
Strategic Goals: Citizen Engagement & Proactive Government

AGENDA ITEM

Receive a presentation and hold a discussion on amendments to the City's Noise Nuisance standards.

AGENDA ITEM SUMMARY/BACKGROUND

At the City Council meeting on January 23, 2020 Council directed staff to propose amendments to the City's noise nuisance standards to make them enforceable. The City's current noise nuisance standards are very broad and open to interpretation by language that states that noise nuisances are those that "disturb persons with ordinary sensibilities." As currently written, the regulations make it difficult for City staff to enforce outside of asking residents or business to keep the noise down.

Staff will have a presentation during the worksession to propose an amendment which sets measurable decimal limits on the amount of noise that may leave a property. This will provide staff with an enforceable metric in which to regulate noise emissions throughout the community.

RECOMMENDATION

N/A

CONSENT ITEM 1.

City Council Regular and Workshop Session

Meeting Date: 04/02/2020

Title: February 20, 2020 Workshop Session

Submitted For: Bob Hart, City Manager

Submitted By: Kim Pence, City Secretary

City Manager Review: Approval: Bob Hart, City Manager

Strategic Goals: Citizen Engagement & Proactive
Government

AGENDA ITEM

Consider and act on the minutes from February 20, 2020 Workshop Session.

AGENDA ITEM SUMMARY/BACKGROUND

Attached are the minutes from the February 20, 2020 Workshop Session. The minutes are in draft form and are not considered official until formally approved by the City Council.

RECOMMENDATION

Staff recommends approval of the February 20, 2020 Workshop Session minutes.

Attachments

Minutes

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

On this the 20th day of February 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:

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

Members Absent:

Staff Members Present

Bob Hart, City Manager
Kim Pence, City Secretary
Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director
Chris Rodriguez, Assistant Finance Director
Patricia Adams, Messer, Fort & McDonald
Jerry Garner, Police Chief
Michael Ross, Fire Chief
Jason Alexander, Corinth Economic Development Corporation Director
Helen-Eve Liebman, Planning and Development Director
Cody Collier, Public Works Director
Cleve Joiner, Building Official
Brenton Copeland, Technology Services Assistant Manager
Angie Watson, Utility Billing Supervisor

Others Present:

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 give staff direction on the Water and Wastewater Rates.**

Bob Hart, City Manager – We want to talk about the water/wastewater system. In the past we have always had a consultant present, this year we sent Lee Ann and Chris to an American Water Works class on how to present. You are going to see quality work for a fraction of the cost.

Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director –
I will be as brief as possible. We will cover the following items:

OVERVIEW



**ISSUES
AFFECTING THE
UTILITY INDUSTRY**



**REVENUE
REQUIREMENTS
AND THE COST OF
SERVICE**



**WATER AND
WASTEWATER RATE
DESIGN**



**RATE COMPARISON
WITH OTHER AREA
CITIES**



The AWWA publishes the State of the Water Industry Report and provided the top issues everyone is dealing with and are going on nationwide, in order of priority. We will touch on some of these and how we are dealing with them.

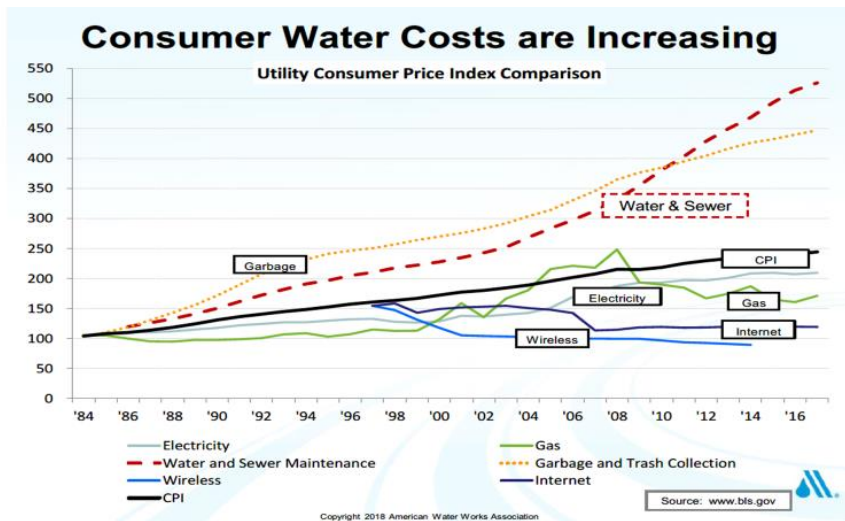
Water Utility Industry Issues

Top 10 – 2019

1. Renewal and replacement of aging water and wastewater infrastructure
2. Financing of capital improvements
3. Long-term water supply availability
4. Public understanding of the value of water systems and services
5. Watershed/source water protection
6. Public understanding of the value of water resources
7. Groundwater management and overuse
8. Aging workforce/anticipate retirements
9. Emergency preparedness
10. Cost recovery (reflect the true cost of service)



This slide was intriguing. We hear folks say all the time that their water usage is increasing at a higher rate than their garbage and other utilities. AWWA tracked the average costs. Water was increasing but found when cities were developing and putting in their infrastructure, they were getting grants or developers would pay for some of it. Now with the aging cities, the city is having to deal with the infrastructure cost.



A main issue cities are facing is drought and water shortages. We put this up here because these are the items the AWWA says utilities should strive for to deal with it. We already do three of the four. The last one, utilities are creating two rate tiers, one for normal conditions and one for drought/shortages. We do not plan to do this.

DROUGHT/WATER SHORTAGE

- Establish a Drought Management Plan to identify severity indicators and response actions to preserve supply
- Create a rate stabilization reserve
- Adjust operating budget – Delay or cancel non-essential projects
- Develop drought or water shortage rates and implement in advance of an event.

We talked with council last year and there was a lot of discussion about affordability, primarily within the senior citizen population. We had some suggestions to see if there were any affordability programs we could implement or what we could do to mitigate it. We researched affordability within the water system and how to measure it. We found an index to measure.

AFFORDABILITY

Defining Affordability

- Continual increase in utility bills may lead to affordability issues
- Defining “affordability” let alone addressing the issue can be a challenge for utilities
- Traditional measures are based upon community-wide median household income

How to Measure Affordability

- An average residential bill which exceeds 4.0% Median Household Income is considered “unaffordable” on a community wide basis
- Dilemma: Rate may be affordable on a community wide basis, but some segments of the community may still have affordability issues.

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When we applied the affordability test to the community, its based on the median household income, applying 4%, so the monthly bill is \$332. Basically any utility above \$332 means the community is having a problem paying their utility bills. For us, the monthly combined rate is \$108.00. It is based on 8,882 gallons of water and 5,023 gallons of wastewater. Looking at the overall community, we fall well below what our community can afford.

COMMUNITY WIDE AFFORDABILITY TEST

Affordability Index equals the average annual water cost for the primary residential class divided by median household income

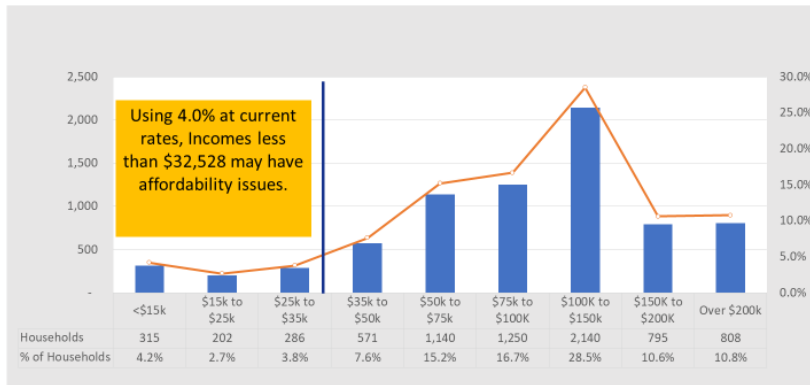
	Range of Affordability	
	4.00%	4.50%
Annual Bill at Affordability Limit	\$3,989	\$4,487
Monthly Bill at Affordability Limit	\$332	\$374
Current Combined Monthly Rates = \$108	Pass	Pass

Median Household Income = \$99,721

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When looking at affordability based on distribution of household income, we have roughly 10% of our community that falls below the range of affordability. Those are the households with an income of less than \$32,000 per year. That represents about 800 households, it could be apartments. It is hard to say that we have an affordability issue but we do have some that when you do the basic test, they do seem to fall below that ratio.

DISTRIBUTION OF MEDIAN HOUSEHOLD INCOME (MHI)



Current Average Combined Bill \$108 x 12 months = \$1,301 annually
 4.0% of \$32,528 = \$1,301

Now that we know this exists, what happens. It is difficult to identify the people, what qualification and parameters. You can look at how to implement such as children who qualify for low cost lunches, etc. We noticed utility-wide that you must have this test to start looking at affordability each year because demographics change. You always want to look at your community to make sure you're not putting to stress by charging too much for you water and wastewater. We will also review our late payments and disconnection fees. We will review those in April and discuss.

AFFORDABILITY

IDENTIFYING LOW INCOME CUSTOMERS

- Identifying low income customers
 - Qualifications
 - Administration
 - Tag-alongs, not low-income
- Who pays the bill?

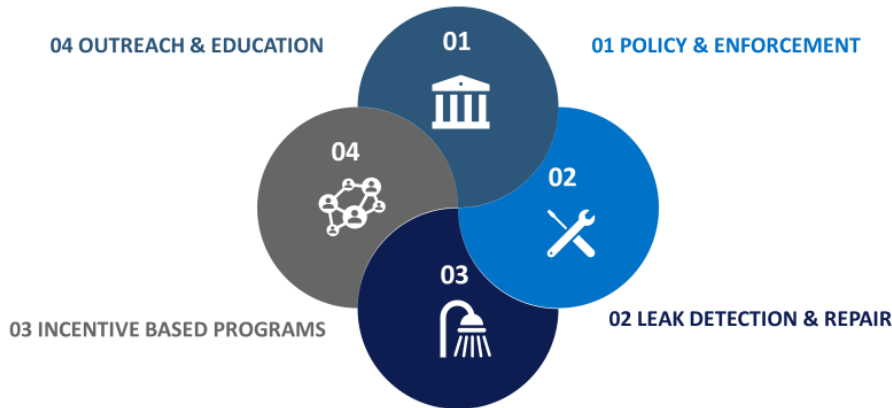
- Routinely build an affordability analysis into the rate analysis
- Regardless of the community's MHI, recognize that all communities have affordability issues
- Review Policies
 - Shut-off and late payment policies
- Implement Affordability programs
 - Fixed Charge

HOW TO ADDRESS AFFORDABILITY ISSUES



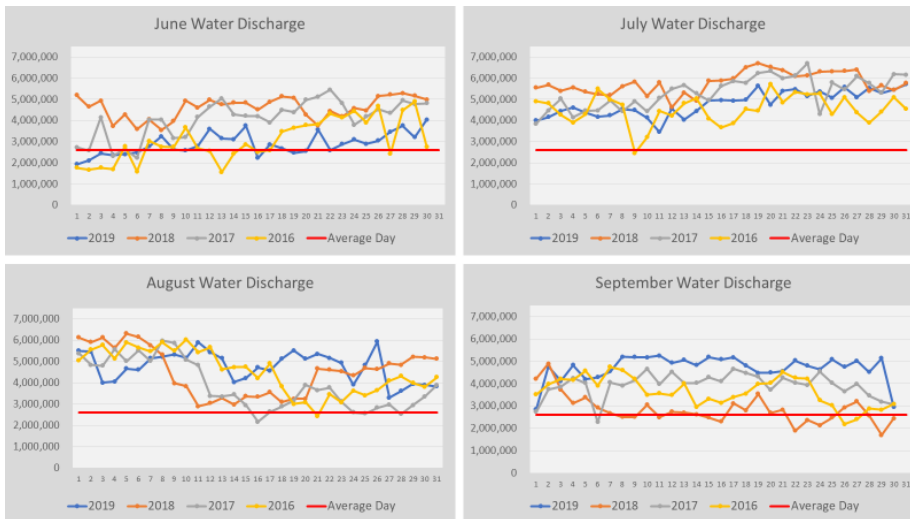
We feel we have a four-prong approach to water conservation as outlined below.

APPROACH TO WATER CONSERVATION



These are the four months when we have the most usage. The red line represents our average day consumption throughout the year. We increase from 3 – 7 mgd per day in the summer.

Mayor Heidemann – Is that just if we go over in one month, that we will get an increase or is it over several months?



Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director – That is our next slide. We cannot go over it unless we request it. Once we begin to reach the level, Cody will start using our storage capacity. If we have to request additional water, even once, it automatically increases permanently.

WHAT HAPPENS IF WE EXCEED THE 7.5 MGD THRESHOLD?



The City has a daily contracted subscription from UTRWD of 7.5 MGD

The water system will not allow the subscription to exceed the threshold without City authorization

* City current storage capacity is 7.5MGD

Can Request in 100,000 gallons increments.

* Demand charge of \$4.48 per 1,000 gallons

If requested the daily threshold increases permanently.



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Looking at our water conservation program, we haven't had a lot of participation and from a communications standpoint we will be promoting it this year. We budget \$25,000 per year.

Mayor Heidemann – I was a recipient and if you call Upper Trinity, they will come out free of charge and evaluate. It is up to you whether you take advantage or not.

Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director – The water my yard program? We have advertised it and when we have spoken with Upper Trinity, our residents utilize that program.

Water Conservation Incentive Program

Rain and Freeze Sensor	Watering Timer	SMART Irrigation Equipment	Irrigation System Upgrades	WaterWise Landscape/Irrigation Design
\$30 per household No permit required for installation	\$25 per household No permit required for installation	50% of purchase and installation (up to \$250) One-time rebate per household	50% of cost of services (Check-Up up to 100; Upgrades up to \$250)	50% of cost of services up to \$500 for irrigation design per property
2018: \$30-1 rebate		2018: \$250-1 rebate 2019: \$395-2 rebates 2020: \$175-1 rebate	2018: \$57 – 2 rebates 2019: \$300-2 rebates	

Program Year to Date Rebates = \$1,207

One of the benefits of us doing the rate study internally is getting into the raw data. When a consultant does it, you only see the nice polished report on the end. Our top consumption accounts. IRR is irrigation accounts, COM is commercial accounts, MF is multi-family accounts. The chart shows an average month and peak month usage, with the peak months in the summer. The majority of the accounts are irrigation accounts, which are not charged sewer.

TOP 20 CONSUMPTION ACCOUNTS

Class	Account Name	Annual Consumption	Average Monthly	Peak Month Usage	Peak Month	Peak Ratio
MF	KENSINGTON APTS/RESIDENT	9,696,300	808,025	879,000	January	1.09
IRR	CO-SERV/QUAIL RUN 1ST ENTRANCE	3,879,648	323,304	1,155,289	August	3.57
IRR	KENSINGTON APTS/BD 1 IRRIGATE	3,518,000	293,167	451,991	May	1.54
IRR	LAKE DALLAS HS SPORTS IRR	3,454,213	287,851	639,591	July	2.22
COM	DESTINY DALLAS RV RESORT	3,421,414	285,118	352,915	August	1.24
IRR	LAKE DALLAS HIGH SCHOOL (IRR)	3,315,564	276,297	381,240	July	1.38
MF	AUTUMN OAKS OF CORINTH	3,246,929	270,577	336,893	August	1.25
COM	LIBERTY DIALYSIS	3,176,688	264,724	559,963	August	2.12
IRR	DATCU	2,730,094	227,508	545,829	August	2.40
IRR	N.C.T.C.	2,577,167	214,764	950,699	September	4.43
IRR	BILL UTTER FORD (IRR)	2,502,042	208,504	506,514	August	2.43
COM	GLORY OF ZION INTER. MINISTRIES	2,484,448	207,037	635,620	July	3.07
WHL	C/C COMMUNITY PARK (SOCCER)	2,265,640	188,803	719,316	July	3.81
MF	CORINTH REHABILITATION SUITES	2,205,837	183,820	256,175	Oct	1.39
IRR	RESPONSIVE EDUCATION SOLUTION	2,179,594	181,633	599,269	August	3.30
IRR	CORINTH ELEMENTARY/IRR	2,171,172	180,931	372,246	August	2.06
IRR	HUFFINES IRR	2,114,123	176,177	568,802	August	3.23
COM	ALBERTSON'S GROCERY STORE	1,958,285	163,190	531,045	August	3.25
IRR	LAKE DALLAS HIGH SCHOOL (IRR)	1,957,186	163,099	289,019	August	1.77
IRR	OXFORD AT THE BOULEVARD	1,820,014	151,668	430,418	August	2.84
		60,674,358	5,056,197	11,161,834		2.21

One way to deal with the consumption is to create a key account water conservation program. We are looking at implementing a program where we reach out to customers on hot days and have them shut off their watering for that day which will decrease our load and help us stay below 7.5mgd. It will be a partnership between Public Works and Utility Billing.

KEY ACCOUNT WATER CONSERVATION PROGRAM



- Identify key account partners
 - NCTC
 - Co-Serv
 - Lake Dallas ISD
 - DATCU
 - Glory of Zion
 - Huffines
 - Oxford at the Boulevard
 - Responsive Education Center (Corinth Classical)
 - Albertson's
- Partner with UTRWD for "Water My Yard" evaluation and one-on-one conservation education meetings.
- Develop water conservation plans in order to meet daily MGD levels.

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Before we go into rates, we have to determine how much money we will need over the next year

RATE STUDY GUIDELINES

- Study was based on the American Water Works Association principles of ratemaking.
- Using cash basis, the goal is to determine if the expected revenues are sufficient to cover expected expenditures
- This rate study is intended to determine revenue requirements, examine current rate structures and recommend alternate structures, if appropriate, to achieve the City's goals.

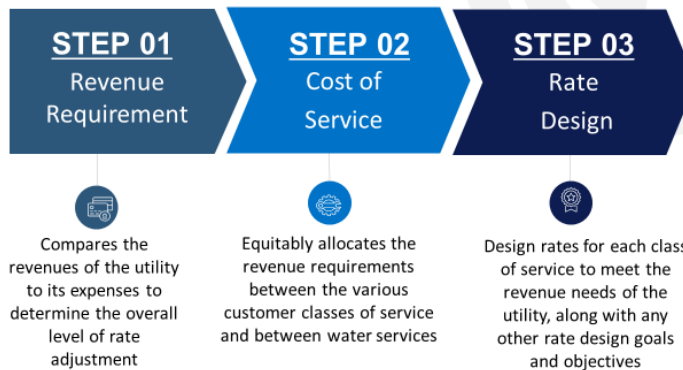


to three years.



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OVERVIEW OF RATE SETTING PROCESS



TOTAL REVENUE REQUIREMENTS

Total Operations & Maintenance for entire system
+ Debt (Principal, interest & coverage)
+ Asset Management Fund Contributions
+ Cash financed capital (includes depreciation)
= Total revenue requirements

Less: Other revenues (tap fees, etc)
= Total revenue requirements from rates



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When we analyze our operating budget, in total we have about \$12.5 that we need to recover for both utilities. Water/wastewater purchase costs are about 56-57% of the total amount of cost for the utility system. Your debt is at 10, so roughly 70% is fixed. The council has control of about 30% of the expenditures for the water and wastewater system.

REVENUE REQUIREMENTS

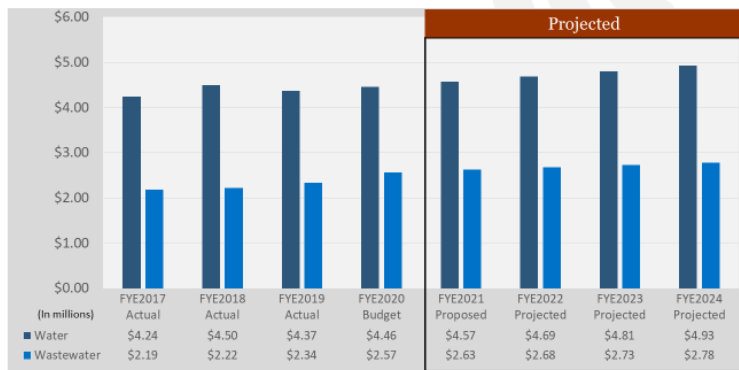


	Water	Wastewater	Combined	
O&M	1,732,607	1,288,247	3,020,854	23.8%
Water/Wastewater Purchase Cost	4,579,247	2,628,441	7,207,688	56.8%
Debt Service	773,905	492,284	1,266,189	10.0%
Transfers	657,028	241,999	899,027	7.1%
Asset Management Fund Transfer	250,000	50,000	300,000	2.4%
Rate Stabilization Fund Transfer	-	-	-	0.0%
Total	\$7,992,786	\$4,700,971	\$12,693,758	100.0%
Less Other Revenues	(403,456)	(175,100)	(578,556)	
Revenues Needed From Rates	\$7,589,331	\$4,525,871	\$12,115,202	

Transfers included funds for administrative costs to General Fund, Tap & Meter Replacement Fund, Vehicle Replacement Fund, and the Technology Replacement Fund

We pay Upper Trinity about \$7 million. Projecting out, we were very conservative; we did about 2 ½% for each utility from 2021 to 2024. As you can see, the costs increase each year.

WATER/WASTEWATER PURCHASE EXPENDITURES



When we did the asset management plan last year the recommendation was that we put \$3.5 million aside each year for water and \$1.17 aside for wastewater. AWWA recommends a minimum of \$1.9 million, obviously we cannot afford either one of those. We would have to almost double our rates in order to meet either one of those amounts. Our current plan is to put \$250,000 in water and \$50,000 into wastewater. We will have to review these each year.

Sam Burke, Mayor Pro Tem – How do we pick our depreciation rate?

Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director – It is based on the assets that we currently have on the system, accounting base. Some of these

assets could be fully depreciated so we are not carrying any depreciated value on our books. Right now, we have more assets in water but the majority of assets in the wastewater system are fully depreciated. That stands in place as we will have some water lines we will have to replace in the coming years.

Bob Hart, City Manager – Your real number is what the asset management line is.

Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director – This is ideal, maybe not real world. The AWWA tries to get a number people can actually quantify and may be attainable so that is why the best practice is to do annual depreciation. Unfortunately, that is a significant amount. We will keep evaluating this year and see how much we can put aside.

FUNDING ASSET MANAGEMENT PROGRAM

- 2019 Asset Management Program developed plan to achieve full funding within five to twenty years
 - FY2019-2020 budget included combined total of \$250k for water & wastewater
- American Water Works Association Best Practice
 - At a minimum an amount at least equal to annual depreciation expense

	Water	Wastewater
Annual Depreciation	\$858,585	\$1,091,813
Asset Management Plan Average Annual Investment Required	3,588,000	1,177,000
Amount Included in Rate Study	\$250,000	\$50,000



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Last year we created the rate stabilization fund. It was designed for when we have very hot years and that we over-recover in revenues that any excess we put into this fund, on the years we are under, it helps us stabilize the fund so we do not have to adjust rates. We did not put any funds in for this year. We will continue to analyze it yearly.

WATER/WASTEWATER RATE STABILIZATION FUND

- In 2019, a Rate Stabilization Fund was established to assist in offsetting temporary increases to the budget and increases from the Upper Trinity Regional Water District (UTRWD) and City of Denton. Use of the funds will require authorization from the City Council.
- Savings each year from the utility fund expenditure budget and revenue collections that exceed the budgeted amount for water and wastewater charges will be utilized as a means of funding the reserve.
- The fund shall strive to maintain a balance not to exceed **15%** of the Utilities expenditure budget.



Fund Balance of \$250,000

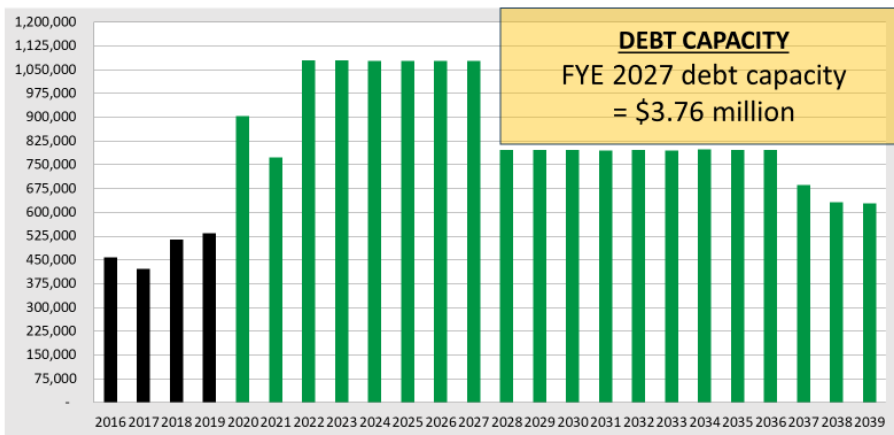
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In factoring debt, we factor our outstanding debt and debt service payments. We also look at future projects requiring funding. We review the capacity we have within our current structure without raising rates. When we look at our debt service, we do not have the capacity to issue anymore debt without raising rates until 2027. At that point we will only have about \$3.76 million on the water side. That doesn't mean as a council you cannot elect to issue debt, that is within your purview, keep in mind that if we do issue debt, we will have to raise the rates.

Sam Burke, Mayor Pro Tem – Is the water tower already taken care of?

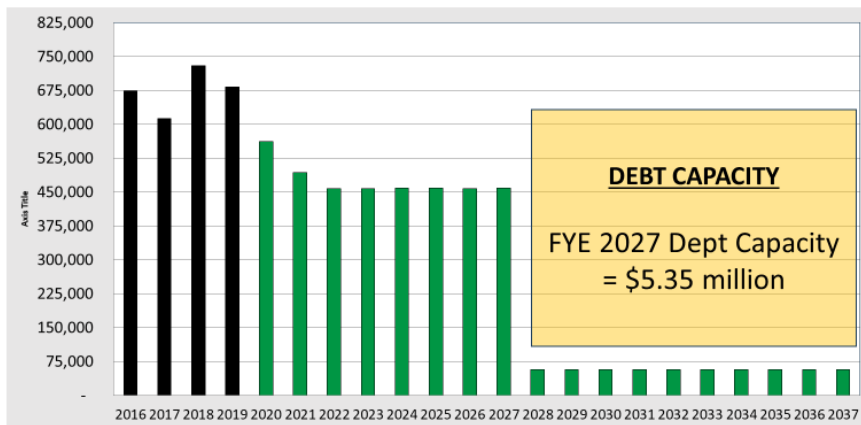
Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director – Yes

WATER ANNUAL DEBT SERVICE PAYMENTS



On the wastewater side it is the same. Any debt issuance before 2027 will have an impact on the rate.

WASTEWATER ANNUAL DEBT SERVICE PAYMENTS



We look at what capital improvement projects that might be on the horizon that will affect the rates. We discussed with the city manager and city engineer to look at the projects. These are the TOD and a lot of this is design.

Bob Hart, City Manager – This is the wastewater component, streets are separate.

Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director – Future projects total at approximately \$1.9 million. The amounts seem nominal, we felt we could use it by utilizing some fund balance in the water/wastewater fund and to not issue debt. We could possibly use impact fees as well to pay for some of the projects.

Tina Henderson, Council Member – How are the numbers the same?

Bob Hart, City Manager – Those are engineering estimates that George generated. When you are building the street, you include the water and wastewater components. I bet he put in the total and divided it by two. The bid prices would be different.

FUTURE UTILITY CAPITAL IMPROVEMENT PROJECTS

PROJECTS	WATER	WASTEWATER	TOTAL PROJECTS
N. Corinth Street (NCTC to Corinth Parkway)	275,000	275,000	550,000
NCTC Way (Frontage I35E to N. Corinth St)	137,500	137,500	275,000
Total FY2020/2021	412,500	412,500	825,000
Main St (Corinth Pkwy to NCTC)	182,500	182,500	365,000
Total FY2021/2022	182,500	182,500	365,000
Lion Blvd (N. Corinth St to Main)	116,875	116,875	233,750
Total FY2022/2023	116,875	116,875	233,750
Hospital Drive (Frontage I35E to Cliff Oak)	213,125	213,125	426,250
Total FY2023/2024	213,125	213,125	426,250
TOTAL PROJECTS ALL YEARS	\$935,000	\$935,000	\$1,870,000

Intent is to use Fund Balance instead of issuing debt for future projects through 2024.

Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director – Our consultants haven’t presented our customer classes and during peak times, who is putting the most stress on our systems. When you compare resident to senior classes, seniors use more during the peak time but we bill less 5,000 gallons. The biggest demand is fire hydrant, this is new development.

Mayor Heidemann – What is wholesale?

Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director – These are the city accounts. In 2008-2009, the council passed an ordinance stating city accounts would not be billed the same as the other classes. This is mostly to water the fields, neighborhood parks for irrigation. Buildings are still billed under commercial class.

Mayor Heidemann – How about the HOA’s and POA’s?

Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director – It is billed under irrigation, if they have an irrigation meter.

CAPACITY DISTRIBUTION FACTOR



Class	Total Accounts	Total Annual Consumption	Avg Monthly Consumption	Avg Monthly Customer Usage	Average Day Use	% Avg Use	Peak Month Use	Peak Day Use (MGD)	Avg Monthly Customer Usage	Peaking Factor
Residential	5,639	601,022,796	50,085,233	8,882	1,646,638	65.04%	94,427,453	3,147,582	16,745	1.91
Senior	1,160	124,080,896	10,340,075	8,914	339,948	13.43%	21,964,370	732,146	18,935	2.15
Builder	46	4,500,806	375,067	8,154	12,331	0.49%	756,526	25,218	16,446	2.05
Commercial	144	48,075,641	4,006,303	27,822	131,714	5.20%	6,128,094	204,270	42,556	1.55
Wholesale	27	16,575,347	1,381,279	51,158	45,412	1.79%	3,141,096	104,703	116,337	2.31
Fire Hydrant	11	9,652,250	804,354	73,123	26,445	1.04%	2,498,300	83,277	227,118	3.15
Irrigation	187	88,046,669	7,337,222	39,236	241,224	9.53%	17,495,784	583,193	93,560	2.42
Multi Family	34	32,084,692	2,673,724	78,639	87,903	3.47%	3,117,573	103,919	91,693	1.18
Total	7,248	924,039,097	77,003,258	295,928	2,531,614	100%	149,529,196	4,984,307	623,391	1.97

Now we look at the rate structure.

WATER RATE STRUCTURE DESIGN



Do current structures reflect the philosophy of the city and follow federal and state guidelines?

- Senior Rates - Discount or volume in Base Rate
- Inclining, declining or fixed rate structures
- Include volume in the base rate
- Funding for Asset Management Program
- Develop rates to encourage water conservation

The data from GIS shows in the next five years, the senior group will increase by 30% again.

Sam Burke, Mayor Pro Tem – Will these be new users or just aging into that category?

Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director – Aging into that category. New users would be somewhere between 25-30%.

Sam Burke, Mayor Pro Tem – How many is that? It looks like we are about 500 residential accounts from the hot summer busting the 7.5 million gallons. On your peak day, if you divide that by 5,600, about 558 gallons per day and multiply that by 500, that is 558,000 gallons. If I remember, the other graph, we are about a half a million gallons of being in trouble and that assumes no commercial development.

Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director – We are right at 500,000. This is one of the reasons it is important that we reach out to the irrigation customers. Their peak is five to seven hundred thousand gallons during that time. If we can get them to shut it off to zero on those days it will provide us some of that capacity. If we

grow, we get more residential and commercial accounts, it is inevitable that we will have to increase that threshold.

Sam Burke, Mayor Pro Tem – How much new storage capacity, if any, will we get in the water tank?

Cody Collier, Public Works Director – The new tank is a million gallons.

Sam Burke, Mayor Pro Tem – 8.5 buys us what, a few days in the really hot sun? or a day?

Cody Collier, Public Works Director – It depends on the timespan like Lee Ann was talking earlier. If I can span it in and actually fill my tanks and use some of the previous days water to get the tanks up, use that water to carry me over to the next day. If you run into five days to a week, I will run out of time. It is a matter if we hit 7.5, where we tier up to the next level.

Sam Burke, Mayor Pro Tem – Maybe you could buy us a week?

Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director – Annual volume, in five years, you can tell where we had wet years and very dry year. This past year, our volume was 813 million gallons so as we talked in the investment committee meeting earlier this morning, our revenues were down because the volume was down. We had 101.7 million below the annual average, right at a 12.5% decrease. One significant thing is that we have not experienced growth, as you will see in the wastewater graph. Our growth in the amount of customers has been slow. Your usage has stayed flat or gone down. Our expenditures continue to rise. It is specific to the Upper Trinity charges, that since 2014, those expenditures have increased by a million. This is why we had a rate increase in 2018 and we will probably have to do another in the next few years, unless we have some growth in there.

Scott Garber, Council Member - Seems to me that 2018-2019 we talked diligently about having that rate passed through so that if Upper Trinity doubles their cost, our customers can see this is variable cost associated with purchasing the water as opposed to Corinth just needs to raise water rates. We have done that, correct?

Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director – Yes, it was effective in 2018, it was the first year that we split it out between Upper Trinity and the city cost. The way the consultant did the distribution, it wasn't lined up with our actual revenues so we are going to fix that, going into next year, absolutely. You will be able to see the rate and that is the amount associated with Upper Trinity. Right now, they are inverted a little bit.

Scott Garber, Council Member - If Upper Trinity increased 10%, since we talked about this in 2017. My assumption is that the 10% pass through directly to our customers even in years like 2019 when we chose not to increase rates.

Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director – Correct and that is the beauty of the decision council made about splitting those. It is on the water bills and you would be able to see how much is the city's. Cody and staff do a good job of keeping our expenditures flat. We don't increase them if you look year to year. The increase in

the budget is almost entirely to Upper Trinity and to the City of Denton on the wastewater contract.

Lowell Johnson, Council Member – If our issue is with these irrigation meters, how many do we have?

Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director – 187

Lowell Johnson, Council Member – Cody, is there a way that if we are modeling this after electric and gas usage, can we apply a meter that has a ground out feature? One that we can control how much water they can get through the system we already have?

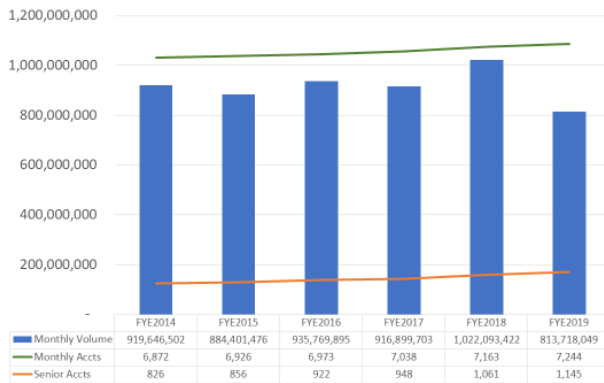
Cody Collier, Public Works Director – Indirectly, yes. They have a remote meter. It would basically take the system we have now, set a long limit on it, like the customer could do. When they hit a certain threshold, it would send an email to me and I could shut it off.

Lowell Johnson, Council Member – If we went to a system like that and prebilled or offered to these irrigation customers, right now they use the water, they pay, we're a month behind. For the irrigation meters, what if we went in and sold the contract water rate monthly. They can decide how much water they want to buy and we will set the max rate, so that we have recovered that money before we have ever gotten there with it. They don't get a refund, they want to buy 300,000 gallons for irrigation, they buy it up front, we bill them, it's paid, you adjust the meter and it is water, we can control the half million gallons. It will force compliance with xeroscape and things like that. This technology is used in electric and gas for years.

Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director – We discussed this, the other caveat is on the electric side, my experience is in Denton, like with UNT, Peterbilt, the key accounts, they do have a contracted amount. As long as they stay below the contracted amount, the rate doesn't increase. It is their incentive to stay within the contracted amount.

Lowell Johnson, Council Member – But you are still billing a month behind in that situation.

WATER HISTORICAL ANALYSIS



UTRWD charges have increased by \$975,169 or 27.9% since FYE2014

- Residential accounts **increased** by 372 or 5.4%
- Senior accounts **increased** by 319 or 38.6%
- The FYE2019 usage was 101.7 million gallons **below** the annual average of 915 million or 12.5%

Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director –
For our base water rate, we recommend no changes.

WATER RATE BASE RATE STRUCTURE

Base Rates	City	UTRWD	Total
5/8 x 3/4	13.35	31.27	44.62
full 3/4	14.68	34.40	49.08
1 inch	18.69	43.78	62.47
1 1/2 inch	24.02	56.29	80.31
2 inch	38.70	90.69	129.39
3 inch	146.80	344.01	490.81
4 inch	186.83	437.83	624.66
6 inch	280.25	656.74	936.99
10 inch	603.72	906.93	1,510.65

- Base Rates recovers 54.6% of total expenditures
- Base Rate Revenue = \$4,165,150
- Base Rates based on Meter Size
- Seniors citizen includes 5,000 gallons of water in base rate.

Recommendation
No changes to Base Rate

Looking at our current rates, it complicated the structure, so we kept the 0-5,000 at \$2.15. Not a big change in the rates, a small savings in residential. For commercial, we are proposing to equalize this between the classes so the cost is the same regardless of residential or commercial. The rates are consistent with other cities. We increased the 50,000 rate to increase it to conservation awareness. For commercial, it includes multi-family, builder class, irrigation meters. We are proposing a rate tier for irrigation and it is similar to other cities rates.

Scott Garber, Council Member – Two recommendations, any rate that is down from current, \$6.24 to \$6.15, \$9.21 to \$9.15, I am concerned, looking at all the information we are looking at, we have already paid the communication price for those increases and we have worked through substantial hurdles to get that, I hate to remove that and in two years from now we need to

increase them. Maybe we could consider keeping the rates the same with the exception of the \$3.15, how we lumped everybody in, so up to 5,000 gallons, they are all at \$2.15, I like that. The other thing I would consider on the senior rate, Corinth cares for their seniors and we have a number of them. We want the seniors to be able to have affordability of water. What I am not super happy about is to subsidize a huge increase in their watering, more than a normal citizen because they are getting the first 5,000 for free. Maybe, to explore, set a threshold to where if a senior is over an amount, then we are billing them for the first 5,000. That keeps our senior citizen rate viable into the future and that keeps it focused on the people that are truly conserving and need the cost savings.

Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director – We can do that, at the council’s discretion, as far as the rates. The reason I want to make it even and easier to tell was the primary but the secondary is that in a little bit we are going to get to the wastewater rates and they are not as pretty. The thought is, these were cents. If we get a little bit on this side, it may make the other side less painful.

VOLUMETRIC WATER RATE STRUCTURES

Volume is charged per 1,000 gallons, using a tiered structure

CURRENT			
Residential	City	UTRWD	Total
0-3,000	-	2.15	2.15
3,001-5,000	-	2.65	2.65
5,001-10,000	-	3.15	3.15
10,001-25,000	2.97	3.27	6.24
25,001-50,000	5.94	3.27	9.21
50,001 +	8.91	3.27	12.18

Commercial	City	UTRWD	Total
0-10,000	0.84	3.27	4.11
10,001-25,000	0.84	3.27	5.11
25,001-50,000	2.84	3.27	6.11
50,001 +	3.84	3.27	7.11

PROPOSED			
Residential	City	UTRWD	Total
0-5,000	1.00	1.15	2.15
5,001-10,000	1.00	2.15	3.15
10,001-25,000	3.00	3.15	6.15
25,001-50,000	6.00	3.15	9.15
50,001 +	9.00	3.15	12.15

Commercial	City	UTRWD	Total
0-50,000	3.00	2.15	5.15
50,001-200,000	5.00	2.15	7.15
200,001-500,000	7.00	2.15	9.15
500,001 +	10.00	2.15	12.15

- Equalize the water rates between Residential and Commercial Rates
- Adjust water costs between City and UTRWD rates
- Create an Irrigation Rate Class

Irrigation	City	UTRWD	Total
0-50,000	3.00	2.15	5.15
50,001-100,000	5.00	2.15	7.15
100,001-500,000	7.00	2.15	9.15
500,001 +	10.00	2.15	12.15

We did a survey of other cities, Upper Trinity customers and those who are not. By far, the utility industry is getting away from senior discounts because of the rising cost of water.

Kelly Pickens, Council Member - Do they ever consider doing budget billing? In December when it is \$100 and in July it is \$350, if it is spread out it may not be as much of a burden.

Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director – Angie, is our system sophisticated enough to handle budget billing?

Angie Watson, Utility Billing Supervisor – I believe it will be with the next upgrade.

Kelly Pickens, Council Member – For those who know what their water bill will be.

Lowell Johnson, Council Member – I have a problem with the equity of the rates. At 50,000 for the residential rates, we are proposing \$12.15, the commercial rate, they are paying less than

half of that for the same 50,000 gallons. If water is water, where is the equity in that? Why don't we start at \$12.15 at the 50,000 gallon level for your commercial, because that is what our residential customers are paying.

Sam Burke, Mayor Pro Tem – You would have to pull out multi-family if you did that.

Lowell Johnson, Council Member – Multi-family shows up in commercial.

Sam Burke, Mayor Pro Tem – That is what I mean, multi-family is housing. We don't need to pass through to individuals. People who live in apartments use less money per capita than those who live in homes by a big margin.

Lowell Johnson, Council Member – How are they billed? They are billed on a master meter, aren't they? They have a private company that comes in and determines the rates for their apartment.

Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director – When you look at your multi-family, their average monthly is 78,000 gallons. Their peak is 91, so when you look at the demand, the multi-family compared to residential account, compared to commercial, they are not using a greater amount or a demand on the system.

Scott Garber, Council Member – When an apartment complex is metered on a master meter, they are going to be on the \$12 per thousand bracket, so if an individual only uses 400 gallons, they are billed at the \$12 and not at the \$2.15. To Lowell's point, it almost seems like there needs to be another tier added to the residential from 50-150 thousand and at that point have one rate structure so that if commercial is using up to 100,000 instead of \$7.15 per thousand, that would be at \$12.15 per thousand.

Bob Hart, City Manager – We will show you our comparison with other cities in a minute.

WATER SENIOR DISCOUNTS



Entity	Senior Customer Class
Corinth	5,000 gallons in base rate = \$10.75
LCMUA	Discount of \$10/month
The Colony *	None
Little Elm	None
Flower Mound	None
Highland Village	None
Lewisville *	None
Denton *	None

* Cities are not a member of Upper Trinity Regional Water District.

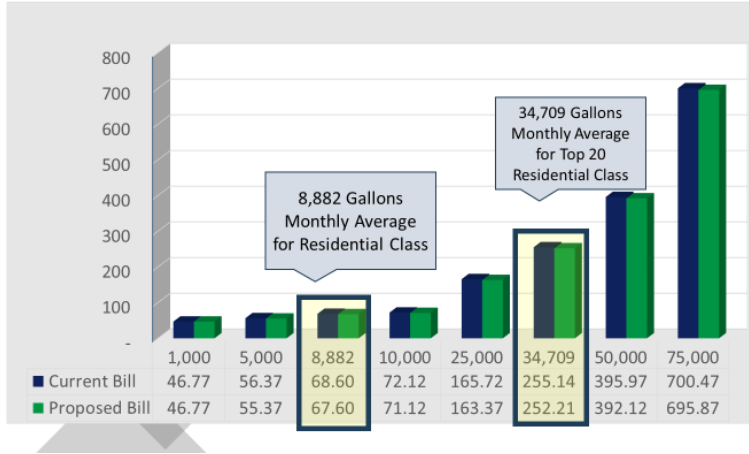
The total cost of the senior discount = \$180,223



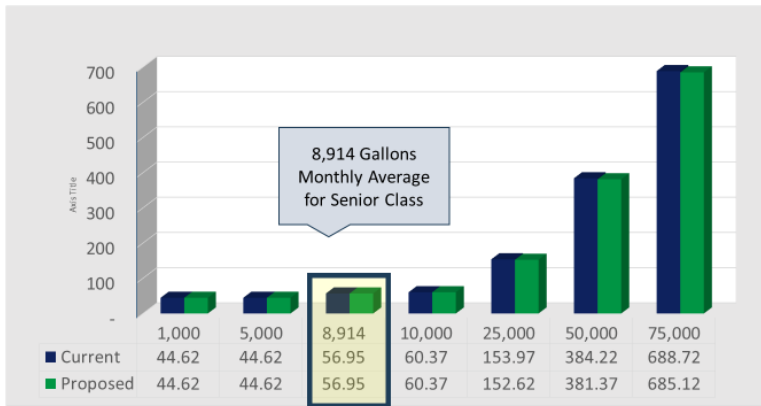
Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director –

The rate structures are below along with the revenue requirement.

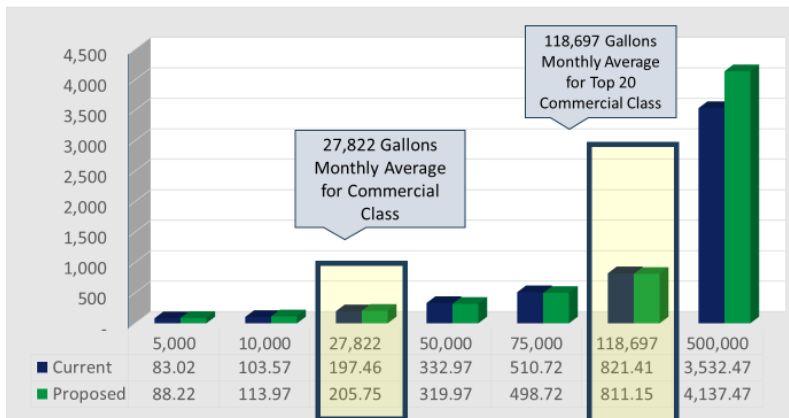
Residential Water Rate Structure Impact



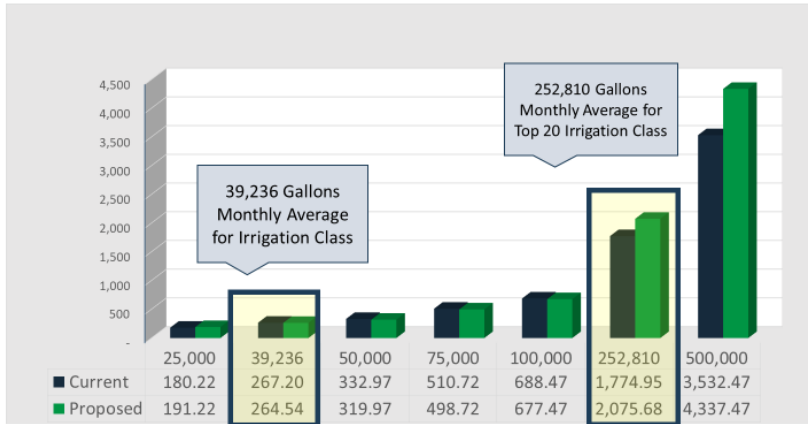
Senior Water Rate Structure Impact



Commercial Water Rate Structure Impact



Irrigation Water Rate Structure Impact



WATER REVENUE REQUIREMENT



	Current FYE 2020	Proposed FYE 2021			FYE 2022	FYE 2023
		City	UTRWD	Total		
Revenue Requirement	\$7,631,895	\$3,010,084	\$4,579,247	\$7,589,331	\$8,089,078	\$8,226,057
Projected Revenues	8,064,304	3,537,617	4,708,104	8,245,720	8,245,720	8,245,720
Revenue Gain/(Shortfall)	\$432,409	\$527,533	\$128,857	\$656,390	\$156,643	\$19,663

For wastewater we will follow the same process.

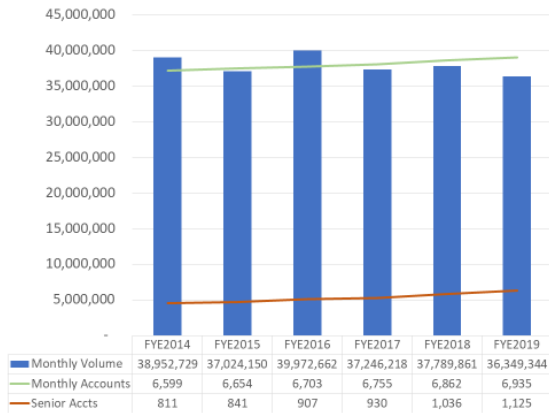
WASTEWATER RATE STRUCTURE DESIGN



Do current structures reflect the philosophy of the city and follow federal and state guidelines?

- Senior Rates – Discount or volume in Base Rate
- Inclining, declining or fixed rate structures
- Include volume in the base rate
- Funding for Asset Management Program

WASTEWATER HISTORICAL ANALYSIS



UTRWD and City of Denton Disposal and Facility charges have increased by \$300,251 or 13.2% since FYE2014

- Residential accounts **increased** by 336 or 5.1%
- Senior accounts has **increased** by 314 or 38.7%
- The average monthly volume **decreased** by 2.6 million gallons or 6.7%
- Under current rate structure - equal to an annual loss of revenue of \$114,653

Wastewater Base Rate structures

Current	City	UTRWD	Total
RESIDENTIAL			
Base	\$21.39	-	\$21.39
Volumetric	0.96	2.71	3.67

Sewer volume is based on Winter Quarter Average for residential customers and actual water volumes for commercial customers using a 1 tier structure

Senior citizens 1,000 gallons of wastewater included in the base rate.

Proposed	City	UTRWD	Total
RESIDENTIAL			
Base	\$16.00	\$19.00	\$35.00
Volumetric	1.40	2.60	4.00
COMMERCIAL			
Base	\$19.00	\$26.00	\$45.00
Volumetric	1.40	2.60	4.00

Current Rate Structure

- One rate tier for all customer classes
- Base Rates recovers 38% of total expenditures

Proposed Rate Structure

- Separate rate tiers for residential and commercial customer classes
- Base Rates recovers 64.9% of total expenditures
- Volumetric cap of 25,000 gallons for residential customer class.

WASTEWATER DISCOUNTS



Entity	Senior Customer Class	Residential Customer Class
Corinth	1,000 gallons in base rate = \$4.00	None
LCMUA	Discount of \$10/month	None
The Colony *	None	2,000 gallons in base rate
Little Elm	None	2,000 gallons in base rate
Flower Mound	None	2,000 gallons in base rate
Highland Village	None	2,000 gallons in base rate
Lewisville *	None	2,000 gallons in base rate
Denton *	None	18,000 gallons volume cap

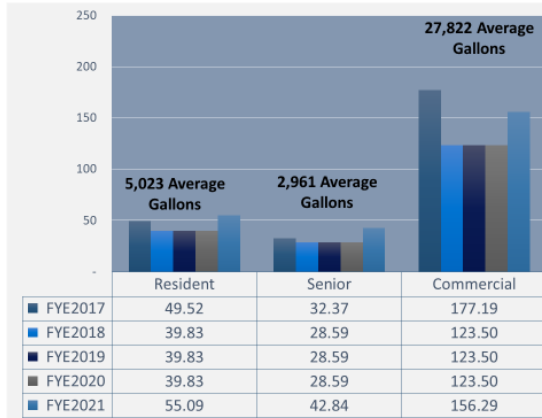
* Cities are not a member of Upper Trinity Regional Water District.

The total cost of the senior discount = \$43,645

WASTEWATER RATE PLAN

Year	Base Rate	Volumetric Rate
HISTORICAL FYE		
2015	\$21.39	\$5.60
2016	21.39	5.60
2017	21.39	5.60
2018	21.39	3.67
2019	21.39	3.67
2020	21.39	3.67
PROJECTED FYE		
Residential	\$35.00	\$4.00
Commercial	\$45.00	\$4.00

PROPOSED INCREASE
 Residential = \$15.27 or 38%
 Senior = \$14.26 or 50%
 Commercial=\$32.79 or 27%



WASTEWATER REVENUE REQUIREMENT



	Current FYE 2020	Proposed FYE 2021			FYE 2022	FYE 2023
		City	UTRWD	Total		
Revenue Requirement	\$4,689,254	\$1,897,430	\$2,628,441	\$4,525,871	\$4,599,684	\$4,670,230
Projected Revenues	3,374,995	1,946,473	2,726,706	4,673,179	4,673,179	4,673,179
Revenue Gain/(Shortfall)	(\$1,314,259)	\$49,043	\$98,265	\$147,308	\$73,495	\$2,949

TOTAL UTILITY REVENUE REQUIREMENT



	Current FYE 2020	Proposed FYE 2021			FYE 2022	FYE 2023
		City	UTRWD	Total		
Water Revenue Requirement	7,631,895	3,010,084	4,579,247	7,589,331	8,089,078	8,226,057
Projected Revenue	8,064,304	3,537,617	4,708,104	8,245,720	8,245,720	8,245,720
Revenue Shortfall	432,409	527,533	128,857	656,390	156,643	19,663
Wastewater Revenue Requirement	4,689,254	1,897,430	2,628,441	4,525,871	4,599,684	4,670,230
Projected Revenue	3,374,995	1,946,473	2,726,706	4,673,179	4,673,179	4,673,179
Revenue Shortfall	(1,314,259)	49,043	98,265	147,308	73,495	2,949
Overall Revenue Overage/(Shortfall)	(881,850)	576,575	227,122	803,697	230,138	22,612

Kelly Pickens, Council Member – All the other rates are current so we are comparing their current rates to our projected rates.

Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director – Correct

AVERAGE RESIDENTIAL RATE COMPARISON

BASED ON 8,882 GALLONS WATER AND 5,023 GALLONS SEWER PER MONTH



* Cities serviced by Upper Trinity. Note, Flower Mound only subscribes for Water services, they do not subscribe for Wastewater Services.

AVERAGE COMMERCIAL RATE COMPARISON

BASED ON 27,822 GALLONS WATER AND SEWER PER MONTH



* Cities serviced by Upper Trinity. Note, Flower Mound only subscribes for Water services, they do not subscribe for Wastewater Services.

QUESTIONS?

- Conservation
 - Peaking Factor
 - Cost of Service
 - Separate Irrigation Rate Tier
 - Implement Key Account Program
 - Increase Education & Outreach
- Senior Discount
 - Water – 5,000 gallons in base rate
 - Wastewater – 1,000 gallons in base
- Asset Management Contribution Levels
 - Water - \$250,000
 - Wastewater - \$50,000
- Rate Stabilization Contribution Level
 - No Projected Contributions
- Affordability Programs
- Rate Approval Ordinance
 - Effective October 1, 2020



Sam Burke, Mayor Pro Tem – How many senior accounts are there?

Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director – 1,160 on the water side.

Lowell Johnson, Council Member – Total CIP or total debt service we are working to roll into our base rate, we've got it there because if we start messing with conservation, if we don't have 100% of our debt service in the base rate, conservation programs will cause us problems with our debt services. We have to be careful with that and be sure we can cover, in our base rate, 100% of our debt service.

Bob Hart, City Manager – When you look at the schedule we have laid out, this is on here for discussion for the next several weeks.

Scott Garber, Council Member – This has been brought up a couple of times, can we cap the senior ad valorem tax rate? Can we include that while we are talking about this at the exact same time?

Bob Hart, City Manager – We can pull that together and I think that is one you want to talk about philosophically.

Scott Garber, Council Member – Philosophically but I want it to be fresh on our minds that we are doing 5,000 gallons per month for seniors.

Kelly Pickens, Council Member – I like Scott's idea, if they see 10,000, then they don't get the first 5,000 for free.

Scott Garber, Council Member – The senior rate is great, it is costing those of us who aren't seniors \$30/month extra, apparently, which I think most people are okay with. I think what most people wouldn't be okay with is giving a senior that is using 100,000 gallons an extra free 5,000. It is like capping a senior's tax rate when they live in a \$10 million home, they don't need the discount.

Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director – What I am hearing is, look to see what threshold, either 15,000 gallons or 20,000 gallons and come up with how that affects.

Scott Garber, Council Member – Yes, also I found it interesting that our seniors are third or fourth on the list that are pressuring us into 7.5 million gallons. I think they were fourth. I almost wonder if the subsidy we are offering isn't encouraging that difference.

Lowell Johnson, Council Member – Are we going to continue the winter averaging? Would it be better to cap winter usage at a certain level instead or just change the 25,000 cap? Why wouldn't we just want to cap the winter averaging rate?

Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director – It is based on usage. Currently the average for sewer for residential is 5,023 gallons so if you do away with sewer averaging, the average for the average resident is 8,882, so you would have the additional 3,000 gallons that would be charged.

Scott Garber, Council Member – You could cap it at the average water consumption rate. As somebody who owns a pool, I don't see 8,800 gallons.

Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director – We will look, on the sewer side, not sewer averaging. On the water side, looking at changing for seniors who water more than an average, look at budget billing.

Lowell Johnson, Council Member – I would also like you to look at pushing it all to one rate table.

Kelly Pickens, Council Member – As far as what we are projecting for the development, with the meeting we had earlier this week, an increase in multi-family, what does that mean to our water?

Bob Hart, City Manager – You will have your increase but where you gain is if you don't have your summer peaking.

Kelly Pickens, Council Member – As far as usage, that will put more strain on it.

Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director – Multi-family puts the least amount of strain on any of the classes. They do have a high monthly average of 78 but as far as peaking is concerned, they stay pretty consistent all year.

Sam Burke, Mayor Pro Tem – We really just have a summer watering problem, if we solve that, we are decades away from a problem.

Lowell Johnson, Council Member – Kensington had the largest consumption in January.

Sam Burke, Mayor Pro Tem – Do our codes require drip irrigation now?

Cleve Joiner, Building Official – Yes

Scott Garber, Council Member – The incentives for conservation, once we adjust the rates, perhaps we can sweeten the deal. From personal experience, moving to a rachio system, saved us a tremendous amount of water. It may be worth it for Corinth down the road to subsidize 90% or require smart meters in new developments. All of our rebated items should be required for new construction.

Sam Burke, Mayor Pro Tem – What's the price range of new homes?

Cleve Joiner, Building Official – We have three subdivisions, one starts at \$480,000, another at \$250,000 and the other at \$195,000.

Sam Burke, Mayor Pro Tem – Are the developers putting in sprinklers?

Cleve Joiner, Building Official – They are installing the drip systems. It isn't in the code, they are doing in on their own as a conservation measure.

Kelly Pickens, Council Member – How does that work for existing residents who want to install one?

Cleve Joiner, Building Official – They are held accountable by the TCEQ guidelines, so they have to follow those requirements.

Kelly Pickens, Council Member – The AMI meters and detecting leaks, what do we have for our water lines that run under our streets? Is there a detection system for that?

Cody Collier, Public Works Director – When the water main breaks, it will surface almost instantly on the street.

Sam Burke, Mayor Pro Tem – Are we going to break out multi-family homes? Or am I misunderstanding how those are metered?

Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director – Currently we have them under commercial.

Sam Burke, Mayor Pro Tem – If we are going to do the rate structure more aggressively, can we also look at that?

Lowell Johnson, Council Member – They are all on master meters, commercial meters, so how are you going to do that? Their water services are privatized. You have a private company that reads and measures.

Sam Burke, Mayor Pro Tem – That is why I am asking. If the water costs \$12 to get through the master meter, they are going to pass that through to an individual at \$12. That isn't equitable because they are using less water than if you live in a single-family home. A multi-family building should have a different rate. The rate structure shouldn't kick up. It is not the same as Co-Serv watering their grass in August, if the residents are showering. They are not watering anything.

Lowell Johnson, Council Member – If we go back to Kensington, if they are filling up their pool in January, that 180,000 gallons they used. If that comes through the commercial meter and the residents are going to benefit from it, I can't go swim there, why should I have to pay for it?

Sam Burke, Mayor Pro Tem – I think you design the cutoff so that you get to that, I am saying don't start 12,000 gallons at \$12.

Lowell Johnson, Council Member – If you look at what we are talking about, we are talking about adjusting that \$12 to where it is more equitable on your rate structure.

Bob Hart, City Manager – I understand the question and it is to get the cost equivalent back to back to a per unit basis.

Sam Burke, Mayor Pro Tem – That is all I am trying to do, I am not trying to subsidize their swimming pool.

Lowell Johnson, Council Member – They make money off of their water. There is a factor in how much they charge their residents that goes back to that business. Once it hits that meter, it would be like you charging each one of your family members for a different amount of water.

Sam Burke, Mayor Pro Tem – I know we can't control if they want to profiteer off of it but I would rather be charging them a dollar or two extra of an equivalent rate than \$12.00.

Scott Garber, Council Member – Can you please also reach out to the apartments to see how they bill? They may bill a flat rate and the rest is fixed with the rent.

Kelly Pickens, Council Member – Is there just one meter? Is there a meter for the residents?

Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director – Kensington has one meter for the apartment and a second for irrigation.

Kelly Pickens, Council Member – The apartment meter goes for their office, their pool, laundry. The amenities are not separately metered than the units.

Sam Burke, Mayor Pro Tem – They separate it out on their end.

Kelly Pickens, Council Member – How many people live there for that much usage?

Lowell Johnson, Council Member – About five hundred.

Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director – We will do some research. I know there are some cities that do have a separate tier for multi-family.

Mayor Heidemann came out of Closed Session as announced after the regular meeting and convened back into Workshop Session at 7:53 p.m.

2. Receive a Presentation and hold a discussion regarding the Lake Cities Fire Department/Joint Lake Cities Council Meeting.

Bob Hart, City Manager – We are finalizing the agenda on that for Monday. We will cover a lot of what we have covered previously. We have the item on the agenda to talk about the fire contract. Michael has been to the other three cities and given them the presentation on the fire study and on the contract. You all have seen both presentations. We will give an abbreviated version of that on March 3rd. Lee Ann, Michael and I will present it. Hopefully we will have some good conversation, discussing many of our programs.

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.

Tina Henderson, Council Member – On the interlocal agreement, Chief Garner, why are we selling the motorcycles?

Jerry Garner, Police Chief – They have been sitting in the garage, unused for a couple of years. We do not have a traffic team. We have all our officers on patrol to maintain our deployment on the street. If we ever restored a motorcycle program, these bikes are five years old, we would not want to use these. We have nobody qualified to work on a motorcycle except a sergeant who works nights. If we were able to restore a traffic unit, we will have our officers work out of cars. Motorcycles are good but limited with what they can do, you can do more with a car.

Kelly Pickens, Council Member – What is the value of them?

Tina Henderson, Council Member – We are selling them for \$9,700. The value with that low mileage is around \$11,375, third party \$15,270. These have really low mileage. Why are we selling them so cheap?

Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director – We had them inspected to be sure they were alright. The value they came back at was \$9,700.

Kelly Pickens, Council Member – What do we have valued in them as far as lights and stuff? Do we have a lot of improvements on them?

Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director – No and the thought is that if we are not going to use them and if they do put it up in two years we are going to have to buy new bikes, sell them now while they still have value.

Mayor Heidemann recessed into executive session at 8:01 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. (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.

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.

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. **Discuss potential Economic Development incentives for businesses seeking to locate in Corinth and supporting the TOD.**

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 9:11 p.m.

AYES: All

Meeting adjourned.

Approved by Council on the _____ day of _____, 2020.

Kimberly Pence, City Secretary
City of Corinth, Texas

CONSENT ITEM 2.

City Council Regular and Workshop Session

Meeting Date: 04/02/2020
Title: February 20, 2020 Regular Session
Submitted For: Bob Hart, City Manager
City Manager Review: Approval: Bob Hart, City Manager
Strategic Goals: Citizen Engagement & Proactive Government

Submitted By: Kim Pence, City Secretary

AGENDA ITEM

Consider and act on the minutes from February 20, 2020 Regular Session.

AGENDA ITEM SUMMARY/BACKGROUND

Attached are the minutes from the February 20, 2020 Workshop Session. The minutes are in draft form and are not considered official until formally approved by the City Council.

RECOMMENDATION

Staff recommends approval of the February 20, 2020 Regular Session minutes.

Attachments

Minutes

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

On this the 20th day of February 2020 the City Council of the City of Corinth, Texas met in Regular Session at the Corinth City Hall at 7:00 P.M., located at 3300 Corinth Parkway, Corinth, Texas. The meeting date, time, place and purpose as required by Title 5, Subtitle A, Chapter 551, Subchapter C, Section 551.041, Government Code, with the following members to wit:

Members Present:

Mayor Heidemann
Sam Burke, Mayor Pro Tem, Arrived at 7:30 p.m.
Scott Garber, Council Member
Lowell Johnson, Council Member
Tina Henderson, Council Member
Kelly Pickens, Council Member

Members Absent:

None

Staff Members Present

Bob Hart, City Manager
Kim Pence, City Secretary
Jerry Garner, Chief of Police
Michael Ross, Fire Chief
Patricia Adams, Rockefeller, & Fort
Helen-Eve Liebman, Planning and Development Director
Cleve Joiner, Building Official
Jason Alexander, Economic Development Corporation Director
Brenton Copeland, Technology Services Assistant Manager

CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE & TEXAS PLEDGE:

Mayor Heidemann called the meeting to order at 7:40 p.m. Councilmember Jeff Dooley, Market Place Chaplains delivered the Invocation and led in the Pledge of Allegiance and the Texas Pledge.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine and will be enacted in one motion. Should the Mayor, a Councilmember, or any citizen desire discussion of any Item that Item will be removed from the Consent Agenda and will be considered separately.

1. Consider and act on approval of an Interlocal Agreement with the City of Missouri City for cooperative purchasing.
2. Consider and act on a Resolution reviewing and approving the Technology Services Security Policy for the City of Corinth; and providing an effective date.
3. Consider approval of the DataProse contract renewal and expenditures for bill processing, postage and inserts.
4. Consider and act on a Resolution reviewing and approving the Incident Response Policy and Plan for the City of Corinth and Providing an Effective Date.

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

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

MOTION CARRIED

CITIZENS COMMENTS:

In accordance with the Open Meetings Act, Council is prohibited from acting on or discussing (other than factual responses to specific questions) any items brought before them at this time. Citizen's comments will be limited to 3 minutes. Comments about any of the Council agenda items are appreciated by the Council and may be taken into consideration at this time or during that agenda item. Please complete a Public Input form if you desire to address the City Council. All remarks and questions addressed to the Council shall be addressed to the Council as a whole and not to any individual member thereof. Section 30.041B Code of Ordinance of the City of Corinth.

There were no Citizens Comments made.

BUSINESS AGENDA:

5. Consider authorizing the city manager to execute a memorandum of agreement between the City of Corinth and the Dallas Off-Road Bicycle Association (DORBA), for the use and maintenance of Corinth trails.

Cody Collier, Public Works Director - Corinth staff and the Dallas Off-Road Bicycle Association (DORBA) have been collaborating for a mutually beneficial agreement for trails use and maintenance. DORBA is well established in the North Texas and have several use agreements with cities across the region. DORBA asks for permission to use the trails for recreational purposes which conform to Corinth's trails requirements including: no motorized vehicles, no use days due to rain or dangerous conditions, and our standard park hours. In return, DORBA will provide a Corinth citizen interested in becoming the "Trail Steward" and provide all maintenance for the trail system.

The Trail Steward will provide regular inspections of the trail, post signs indicating whether the trails are open or closed, and work with Corinth staff regarding maintenance tasks. DORBA will provide all volunteer labor, tools, equipment and funds to perform any required maintenance activities, and coordinate with Corinth prior to performing these duties and for final inspection for acceptance from Corinth. All improvements or structures created by DORBA will be done through a permit/ inspection process and will become Corinth property upon completion.

Corinth Parks and Recreation Board members met with DORBA, discussed intent, and reviewed DORBA's contract agreement. The Board is in favor of entering into an agreement with DORBA and entering into a partnership.

Councilmember Garber – this will still allow us the ability to maintain our own trails in the event of whatever?

Cody Collier, Public Works Director – yes, the only thing DORBA has asked the City is if we are going to post an event that will occupy the trail system, we schedule with them so they can have it on their calendar.

Councilmember Garber – we discussed adding the trail component to the parks, is that still going to happen or is this now DORBA.

Bob Hart, City Manager – this would now become DORBA. When we were doing the outreach for the trails and so forth, one of the members of DORBA actually lives in my neighborhood responded in the request to get involved in the trails and will be the primary contact for us.

Councilmember Henderson – so when they host events, does it close the trail to our citizens that are not part of DORBA?

Cody Collier, Public Works Director – no, and if they want to participate in it, they can.

MOTION made by Councilmember Garber to authorize the city manager to execute a memorandum of agreement between the City of Corinth and the Dallas Off-Road Bicycle Association (DORBA), for the use and maintenance of Corinth trails. Seconded by Councilmember Pickens.

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

MOTION CARRIED

6. Consider and act on a request by Classic Mazda Company for an application to the Unified Development Code Section 4.01.15. General Requirements – Section E – 3. Maximum Height, Section E – 4 Maximum Sign Area and E- 5 Maximum Sign Structure Area. The request is to allow certain increases to the monument sign allowed by ordinance requiring City Council approval. The sign being replaced is located at 5000 S. I35E along the I-35E frontage, legally described as Lot 1, Blk A of the Classic Mazda Addition, City of Corinth, Denton County, Texas.

Cleve Joiner, Building Official - Classic Mazda is proposing to replace their current pole sign with a new Mazda corporate model monument sign complementing the significant remodel of the facility. The new sign is eleven (11) feet shorter in height and three (3) square feet less in sign area than the existing sign. City ordinance allows the City Council to approve greater height and areas for signs. In addition to the approval there are three (3) required performance-based enhancements. The proposed replacement sign meets five (5) of the eight (8) enhancements defined by the City of Corinth Code of Ordinances. The five performance-based enhancements Classic Mazda is offering for the sign allowances include architectural materials, features, and design matching the main building, as well as contrasting sign colors, and simple font styles with limited text or logo.

SIGN MEASUREMENTS	CURRENT SIGN	PROPOSED SIGN	COUNCIL APPROVAL
HEIGHT	41 FEET	30 FEET	30 FEET
SIGN AREA PER SIDE	105 SF	102 SF	300 SF
SIGN STRUCTURE PER SIDE	212 SF	316.4 SF	320 SF

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

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

MOTION CARRIED

COUNCIL COMMENTS & FUTURE AGENDA ITEMS

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

There were no Council Comments made.

Council recessed into Closed Session at 7:51 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

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.

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.

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. Discuss potential Economic Development incentives for businesses seeking to locate in Corinth and supporting the TOD.

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.

Mayor came out of Closed Session as announced after Regular meeting and convened back into the Workshop at 7:53 p.m.

ADJOURN:

Mayor Heidemann adjourned the Regular meeting at 7:53 p.m.

AYES: All

Meeting adjourned.

Approved by Council on the _____ day of _____, 2020.

Kimberly Pence, City Secretary
City of Corinth, Texas

City Council Regular and Workshop Session

Meeting Date: 04/02/2020
Title: Enterprise Rental Car
Submitted For: Helen-Eve Liebman, Director **Submitted By:** Ben Rodriguez, Manager
Finance Review: N/A **Legal Review:** N/A
City Manager Review: Approval: Bob Hart, City Manager
Strategic Goals: Land Development
Economic Development

AGENDA ITEM

Conduct a public hearing, consider testimony, and act upon an ordinance amending the zoning classification from C-2, Commercial to PD, Planned Development with a base district of C-2, Commercial on an approximate 7.12 acre tract of land legally described as Block 1, Lots 6-A1, 6-B1, and 6-C1 of the Pecan Creek Subdivision, and is situated in the William Garrison Survey, Abstract 1545 within the City of Corinth, Denton County, Texas and is more commonly known as 5150 S I-35E, Corinth, TX.(Enterprise PD Zoning)

- Staff Presentation
- Applicant Presentation
- Public Hearing
- Staff Response
- Take Action

AGENDA ITEM SUMMARY/BACKGROUND

This item is being brought back for consideration at the request of a council member and approved by City Council on March 5, 2020. Supporting financial data will be available at the meeting and not distributed with the agenda packet as it is proprietary information.

The applicant is requesting a Planned Development district to facilitate the development of a pick-up truck, car, and truck rental facility with associated used car sales.

The facility will house three (3) different but related uses, including pick-up truck and car rentals, box/flatbed truck rentals and used car sales. The applicant intends to demolish the existing structures and build a new facility to suit their specific needs and is intended to reflect similar facilities Enterprise has within the metroplex in both Plano and Southlake.

Additionally, the applicant is providing additional landscaping buffers and vegetation than what would be normally required under the Unified Development Code in an effort to mitigate any impact of any facility on the surrounding neighborhoods. The proposed ordinance includes the provision of a eight (8) foot solid masonry wall along the southern property boundary as a buffer to the adjacent residential properties. The tree preservation plan presented at the February 6, 2020 Council meeting is also included in the ordinance and identifies the trees to be preserved as an additional buffer to the residential properties.

Staff has added language to the Planned Development that would prohibit the use of the property by a stand-alone used car dealership by stating that used car sales must be in conjunction with auto and truck rentals. Finally, staff has included language that limits the age of used cars sold on-site to the previous four (4) model years, with all other vehicles being sold off-site. Staff believes this language will help ensure that a quality inventory of cars is on-site.

The property is the location of the former Huffines Kia/Subaru dealership and has been vacant since Huffines moved to their new location on IH35 in February 2019. At the time Huffines was going through the process of

zoning for their new location the owners for this tract filed an affidavit of release of nonconforming land use with Denton County. This rezoning application does not claim any nonconforming land use rights as it is a new zoning application for consideration, and the affidavit did not restrict the Planning and Zoning Commission or City Council from reinstating that use on the property.

Additionally, the property is in a less than ideal location with access being a challenging factor for the use of the land by other commercial users, as one must Exit IH35 in Denton over a mile away in order to access this site. The limited access makes the location less than ideal for other non-residential uses such as retail, restaurants or offices. Due to the limited access the use of the property is mostly viable to those uses which do not need direct access such as mini-storage, multi-family, or car dealerships.

Since access to the location is limited staff believes that the applicant's proposal represents an appropriate use for the property.

Public Notices:

Public notices were mailed to all residents within 200 feet of the proposed change on March 17, 2020. At the time of packet creation staff has received one letter in support and no letters in opposition to the proposed change..

Notice of the public hearing was published in the March 17, 2020 edition of the Denton Record Chronicle.

Compliance with the Comprehensive Plan:

The Comprehensive Plan designates the future land use of this area as Commercial. The proposal complies with the City's Comprehensive Plan.

Supporting Documents:

- Proposed Ordinance
- Affidavit of Release of Nonconforming Land Use
- Mailed Public Notice
- Public Hearing Notification Area Exhibit
- Letter of Support

RECOMMENDATION

Staff recommends approval as presented.

Attachments

PD Ordinance
Non-conforming release affidavit
Enterprise Mailed Notice
Enterprise Zoning Notification Area
Letter of Support

ORDINANCE NO. 20-04-02-__

ENTERPRISE PLANNED DEVELOPMENT DISTRICT #54

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, AMENDING THE CITY'S COMPREHENSIVE PLAN, SPECIFICALLY THE COMPREHENSIVE ZONING ORDINANCE AND THE "OFFICIAL ZONING DISTRICT MAP OF THE CITY OF CORINTH, TEXAS," EACH BEING A PART OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CORINTH, BY AMENDING THE ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATION HEREIN, FROM C-2, COMMERCIAL TO PD-PLANNED DEVELOPMENT ZONING DISTRICT WITH A BASE ZONING DESIGNATION OF C-2, COMMERCIAL ON AN APPROXIMATE 7.12 ACRE TRACT OF LAND LEGALLY DESCRIBED AS BLOCK 1, LOTS 6-A1, 6-B1, AND 6-C1 OF THE PECAN CREEK SUBDIVISION SITUATED IN THE WILLIAM GARRISON SURVEY, ABSTRACT 1545 IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS, AND IDENTIFIED AS ENTERPRISE PLANNED DEVELOPMENT DISTRICT NO. 54 ("PD-54"); PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A LEGAL PROPERTY DESCRIPTION; APPROVING A PLANNED DEVELOPMENT CONCEPT PLAN (EXHIBIT "B"); APPROVING PLANNED DEVELOPMENT LAND USE REGULATIONS (EXHIBIT "C"); PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000 A DAY FOR EACH VIOLATION OF THE ORDINANCE AND A SEPARATE OFFENSE SHALL OCCUR ON EACH DAY THAT A VIOLATION OCCURS ON CONTINUES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Corinth, Texas, adopted Ordinance No. 13-05-02-08, which established a Unified Development Code of the City, including the Comprehensive Zoning Ordinance and the "Official Zoning District Map of the City of Corinth, Texas," (the "Zoning Map"), in accordance with the City's Comprehensive Plan; and

WHEREAS, the Property, described in Exhibit "A", is zoned as PD-Planned Development zoning district, more specifically identified as Enterprise Planned Development District No. 54 ("PD-54"), with a base zoning designation of C-2, Commercial under the City's Unified Development Code and as designated on the Zoning Map; and

WHEREAS, an authorized person having a proprietary interest in the Property has requested an Amendment to the Comprehensive Zoning Ordinance and the Zoning Map to change the zoning classification of the Property; and

WHEREAS, the City Council and the Planning and Zoning Commission of the City of Corinth gave the requisite notices by publication and otherwise and afforded a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council has determined that the Property has unique characteristics and that zoning through a planned development district is the most appropriate mechanism for zoning the Property, thus an amendment to the Comprehensive Zoning Ordinance and the Zoning Map of the City's Unified Development Code, in accordance with the Land Use Regulations set forth in Exhibit "C", should be approved; and

WHEREAS, the City Council considered the following factors in making a determination as to whether the requested change should be granted or denied: safety of the motoring public and pedestrians using the facilities in the area immediately surrounding the sites; safety from fire hazards and damages; noise producing elements and glare of the vehicular and stationary lights and effect of such lights on established character of neighborhoods; location, and types of signs and relation of signs to traffic control and adjacent property; street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood; adequacy of parking as determined by requirements of this ordinance for off-street parking facilities; location of ingress and egress points for parking and off-street loading spaces, and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; effect on the over-crowding of the land; effect on the concentration of population, and effect on transportation, water, sewerage, schools, parks and other public facilities; and

WHEREAS, the City Council further considered among other things the character of the proposed district and its peculiar suitability for particular use requested and the view to conserve the value of the buildings, and encourage the most appropriate use of the land throughout this City; and

WHEREAS, the City Council finds that the requested Amendment to the Comprehensive Zoning Ordinance and Zoning Map to effect the change in zoning for the Property promotes the health and the general welfare, provides the Property with adequate light and air, prevents over-crowding of land, avoids undue population concentration, and facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; as well as the general health, safety and welfare of the community;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS:

**SECTION 1.
INCORPORATION OF PREMISES**

The above and foregoing recitals are found to be true and correct and are incorporated into the body of this Ordinance for all purposes.

SECTION 2
LEGAL PROPERTY DESCRIPTION; AMENDMENT

That Ordinance No. 13-05-02-08, adopting the Unified Development Code of the City of Corinth (“UDC”), including the Comprehensive Zoning Ordinance that establishes zoning districts in accordance with the City’s Comprehensive Plan and the Zoning Map of the City of Corinth, is hereby amended to change the zoning classification on an approximate 2.627 acre tract of land described in "Exhibit A" attached hereto and incorporated herein (the “Property”), from C-2, Commercial to a PD-Planned Development zoning district with a base zoning designation of C-2, Commercial and identified as Enterprise Planned Development District No. 54 (“PD-54”), and the Zoning Map of the City is also hereby amended to reflect the new zoning classification for the Property.

SECTION 3.
PLANNED DEVELOPMENT CONCEPT PLAN

The Planned Development Concept Plan for the Property as set forth in “Exhibit B”, a copy of which is attached hereto and incorporated herein, is hereby approved.

SECTION 4.
LAND USE REGULATIONS

- A. The Zoning and Land Use Regulations set forth in “Exhibit C” attached hereto and made a part hereof for all purposes are hereby adopted and shall be adhered to in their entirety for the purposes of this PD-Planned Development zoning district with a base zoning designation C-2, Commercial. In the event of conflict between the provisions of “Exhibit C” and provisions of any other City zoning regulations, including without limitation the regulations governing the C-2, Commercial zoning district, the provisions of “Exhibit C” shall control.

- B. That the zoning regulations and district herein established have been adopted in accordance with the Comprehensive Plan for the purpose of promoting the health, safety, morals and the general welfare of the community. They have been designed, with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, drainage and surface water, parks and other commercial needs and development of the community. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community

- C. The Planned Development Concept Plan (Exhibit “B”) and the Land Use Regulations (Exhibit “C”) shall control the use and development of the Property, and all building permits and development requests shall be in accordance with applicable City ordinances,

the PD Concept Plan and Land Use Regulations. The PD Concept Plan and Land Use Regulations shall remain in effect as set forth herein unless amended by the City Council.

If a change to the Concept Plan, is requested, the request shall be processed in accordance with the development standards in effect at the time the change is requested for the proposed development and shall be subject to City Council approval.

SECTION 5. PENALTY FOR VIOLATIONS

Any person, firm, or corporation who intentionally, knowingly or recklessly violates any provision of this Ordinance or the Code of Ordinances, as amended hereby, shall be subject to a fine not to exceed the sum of five hundred dollars (\$500.00) for each offense, and each and every day any such offense shall continue shall be deemed to constitute a separate offense, provided, however, that in all cases involving violation of any provision of this Ordinance or Code of Ordinances, as amended hereby, governing the fire safety, zoning, or public health and sanitation shall be subject to a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.

SECTION 6. SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 7. CUMULATIVE REPEALER

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 8. SAVINGS

All rights and remedies of the City of Corinth, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning for the Property which have

secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

**SECTION 9.
EFFECTIVE DATE**

This ordinance shall become effective after approval and publication as provided by law. The City Secretary is directed to publish the caption and penalty of this ordinance two times.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
CORINTH THIS _____ DAY OF APRIL, 2020.**

APPROVED:

Bill Heidemann, Mayor

ATTEST:

Kimberly Pence, City Secretary

APPROVED AS TO FORM:

Patricia Adams, City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE WILLIAM GARRISON SURVEY, ABSTRACT NO. 1545, DENTON COUNTY, TEXAS, BEING A PORTION OF LOTS 6-A1, 6-B1, AND 6-C1, BLOCK 1, PECAN CREEK SUBDIVISION, AN ADDITION TO THE CITY OF CORINTH, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET E, PAGE 196, PLAT RECORDS, DENTON COUNTY, TEXAS (P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) ALUMINUM MONUMENT FOUND, BEING IN THE NORTHWEST LINE OF SAID LOT 6-A1, IN THE SOUTHEAST LINE OF LOT 7-AR, BLOCK 1, PECAN CREEK SUBDIVISION, AN ADDITION TO THE CITY OF CORINTH, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET M, PAGE 269, P.R.D.C.T., IN THE SOUTHWEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35-E (IH 35-E) (A VARIABLE WIDTH RIGHT-OF-WAY), AND BEING THE WEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE STATE OF TEXAS, RECORDED IN DOCUMENT NUMBER 2014-87181, OFFICIAL RECORDS, DENTON COUNTY, TEXAS (O.R.D.C.T.);

THENCE ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID IH 35-E AS FOLLOWS:

1) S 52°34'30" E, DEPARTING THE THE NORTHWEST LINE OF SAID LOT 6-A1, THE SOUTHEAST LINE OF SAID LOT 7-AR, AND ALONG THE SOUTHWEST LINE OF SAID STATE OF TEXAS TRACT RECORDED IN DOCUMENT NUMBER 2014-87181, O.R.D.C.T., 364.07 FEET TO A PK NAIL FOUND, FROM WHICH A SCREW FOUND BEARS S 43°32'41" W, 3.21 FEET;

2) S 49°00'13" E, CONTINUING ALONG THE SOUTHWEST LINE OF SAID STATE OF TEXAS TRACT RECORDED IN DOCUMENT NUMBER 2014-87181, O.R.D.C.T., AT A DISTANCE OF 46.13 FEET PASSING A PK NAIL FOUND, BEING IN THE SOUTHEAST LINE OF SAID LOT 6-A1 AND THE NORTHWEST LINE OF SAID LOT 6-B1 AND BEING THE SOUTH CORNER OF SAID STATE OF TEXAS TRACT RECORDED IN DOCUMENT NUMBER 2014-87181, O.R.D.C.T., AND THE WEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE STATE OF TEXAS RECORDED IN DOCUMENT NUMBER 2014-87177, O.R.D.C.T., ALONG THE SOUTHWEST LINE OF SAID STATE OF TEXAS TRACT RECORDED IN DOCUMENT NUMBER 2014-87177, O.R.D.C.T., AT A DISTANCE OF 100.47 PASSING A SECOND PK NAIL FOUND, AND CONTINUING ALONG THE SOUTHWEST LINE OF SAID STATE OF TEXAS TRACT RECORDED IN DOCUMENT NUMBER 2014-87177, O.R.D.C.T., A TOTAL DISTANCE OF 150.47 FEET TO A THIRD PK NAIL FOUND;

3) S 54°11'41" E, CONTINUING ALONG THE SOUTHWEST LINE OF SAID STATE OF TEXAS TRACT RECORDED IN DOCUMENT NUMBER 2014-87177, O.R.D.C.T., 89.58 FEET TO A TXDOT ALUMINUM MONUMENT FOUND, BEING IN THE EAST LINE OF SAID LOT 6-B1, IN THE WEST LINE OF LOT 1, BLOCK A, TRI-STEEL ADDITION, AN ADDITION TO THE CITY OF CORINTH, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET G, PAGE 395, P.R.D.C.T., AND BEING THE SOUTH CORNER OF SAID STATE OF TEXAS TRACT RECORDED IN DOCUMENT NUMBER 2014-87177, O.R.D.C.T., FROM WHICH A 60D NAIL FOUND IN A WOOD RIGHT-OF-WAY MARKER BEARS N 00°33'38" W, 84.58 FEET;

THENCE S 00°33'38" E, DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID IH 35-E AND ALONG THE EAST LINE OF SAID LOT 6-B1 AND THE WEST LINE OF SAID LOT 1, A DISTANCE OF 296.04 FEET TO A POINT;

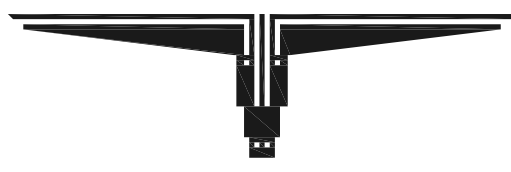
THENCE S 89°16'39" W, DEPARTING THE WEST LINE OF SAID LOT 1 AND ALONG THE SOUTH LINES OF SAID LOTS 6-A1, 6-B1, AND 6-C1, AND THE NORTH LINE OF LOTS 1, 2, 3, 4, AND 5, BLOCK 1, PECAN CREEK SUBDIVISION, AN ADDITION TO THE CITY OF CORINTH, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 10, PAGE 28, P.R.D.C.T., AT A DISTANCE OF 41.15 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "G&A", SAID IRON ROD BEING THE MOST WESTERLY SOUTH CORNER OF SAID LOT 6-B1 AND THE SOUTHEAST CORNER OF SAID LOT 6-A1, CONTINUING IN ALL A TOTAL DISTANCE OF 468.75 FEET TO POINT IN THE NORTHEAST RIGHT-OF-WAY LINE OF PECAN CREEK CIRCLE (60' RIGHT-OF-WAY), BEING THE SOUTHWEST CORNER OF SAID LOT 6-C1 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, FROM WHICH A 100D NAIL FOUND BEARS N 46°02'36" E, 0.4 FEET;

THENCE NORTHWESTERLY, AN ARC LENGTH OF 364.03 FEET ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID PECAN CREEK CIRCLE, THE SOUTHWEST LINE OF SAID LOT 6-C1, AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 564.50 FEET, A DELTA ANGLE OF 36°56'56", AND A CHORD BEARING OF N 37°14'11" W, 357.76 FEET TO A 1/2" IRON ROD FOUND;

THENCE N 55°42'39" W, CONTINUING ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID PECAN CREEK CIRCLE AND THE SOUTHWEST LINE OF SAID LOT 6-C1, A DISTANCE 80.58 FEET TO A POINT, BEING THE WEST CORNER OF SAID LOT 6-C1 AND THE SOUTH CORNER OF SAID LOT 7-AR, FROM WHICH A 1/2" IRON ROD FOUND BEARS S 12°53' W, 1.1 FEET;

THENCE N 38°29'00" E, DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID PECAN CREEK CIRCLE AND ALONG THE NORTHWEST LINE OF SAID LOTS 6-A1 AND 6-C1 AND THE SOUTHEAST LINE OF SAID LOT 7-AR, A DISTANCE OF 439.56 FEET TO THE PLACE OF BEGINNING AND CONTAINING 7.136 ACRES (310,827 SQUARE FEET) OF LAND, MORE OR LESS.

EXHIBIT "B"
CONCEPT PLAN



SITE ELEMENT LEGEND

---	PROPERTY LINE
---	ADJOINER PROPERTY LINE
---	EXIST. EASEMENT LINE
○	EXIST. DRAINAGE MANHOLE
□	EXIST. CATCH BASIN W/GRATE
---	EXIST. STORM DRAINAGE PIPE
---	EXIST. SANITARY SEWER LINE
○	EXIST. SANITARY SEWER MANHOLE
---	EXIST. WATER LINE
---	EXIST. GAS LINE
---	EXIST. UNDERGROUND FIBER OPTIC
---	EXIST. UNDERGROUND TELEPHONE
---	EXIST. UNDERGROUND ELECTRIC
---	EXIST. OVERHEAD ELECTRIC
---	EXIST. WATER METER
---	EXIST. AND NEW WATER VALVE
○	EXIST. HYDRANT
○	EXIST. GAS VALVE
○	EXIST. GAS METER
○	EXIST. LIGHT POLE
○	EXIST. UTILITY POLE
○	EXIST. SIGN
○	EXIST. TELEPHONE PEDESTAL
○	IRON PIN-REBAR FOUND
○	CONCRETE MONUMENT FOUND
○	NAIL FOUND
○	IRON PIN SET-5/8" REBAR
---	EXIST. MINOR GRADE
---	EXIST. MAJOR GRADE
---	NEW LANDSCAPE AREA
---	NEW MINOR GRADE
---	NEW MAJOR GRADE
---	NEW DOM. WATER LINE
---	NEW SANITARY SEWER
---	NEW STORM SEWER
---	NEW FIRE HYDRANT
---	NEW WATER METER
---	CODE REQUIRED PARKING

Lot 7A-R, Block 1,
Pecan Creek Subdivision,
Cabinet M, Page 269
ZONED PD-6

100' Electric Easement
Cabinet E, Slide 196
20' BLDG. LINE
15' LANDSCAPE
EDGE

25' Drainage Easement
Cabinet E, Slide 196
EXIST. SURFACE
DISCHARGE

L=364.03'
R=564.50'
D=36°55'56"
CH=N37°14'11"W
CL=357.76'

ALL 2003 DUAL CELL
FUEL 5000 GAL
TANK COMPLIANT
W/ 2019 ENY-5C
2306
9' CHANGES
WALL PART TO
MATCH BLDG.

PROPOSED 5' WIDE
CONCRETE SIDEWALK
IN CITY R.O.W.

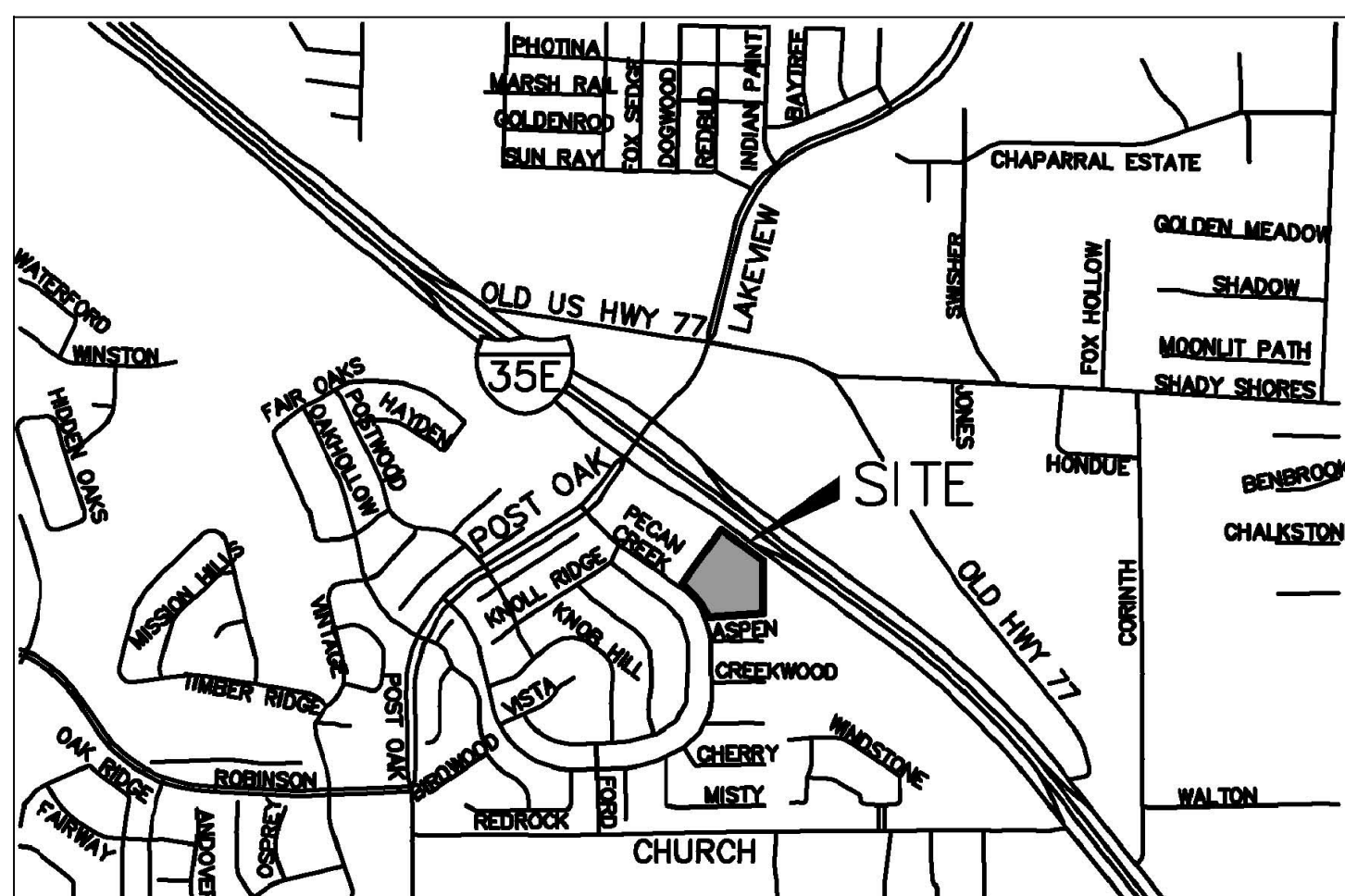
PROPOSED 8'-0" H MASONRY SCREEN WALL

PROPOSED 10' EASEMENT FOR BIKE AND RUNNING TRAIL PER CITY PLAN

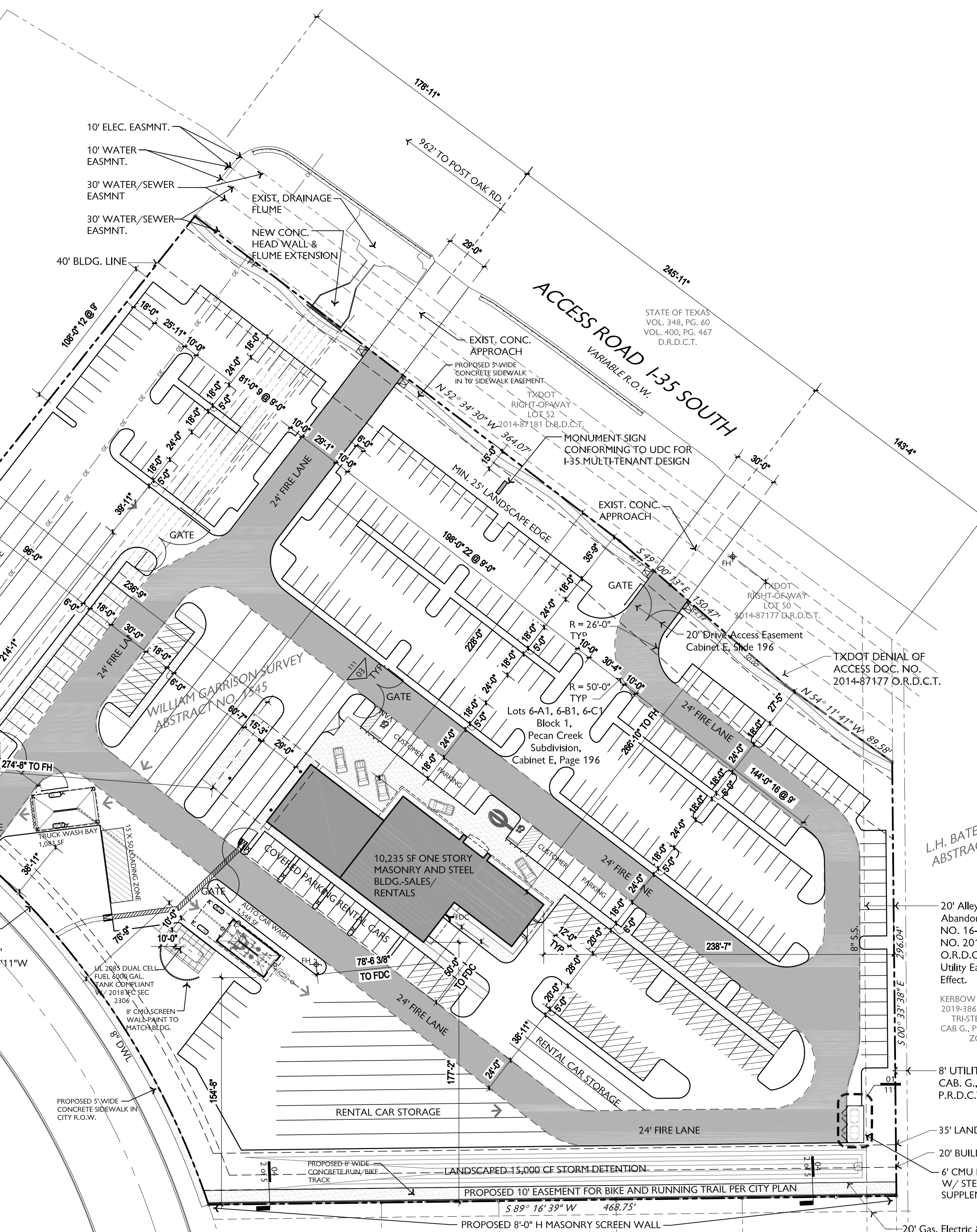
PROPOSED 8'-0" H MASONRY SCREEN WALL

PROPOSED 8'-0" H MASONRY SCREEN WALL

20' Gas, Electric &
Telephone Easement
Cabinet E, Slide 196



VICINITY PLAN
NO SCALE



- SITE PLAN GENERAL NOTES**
- BUILDINGS 6,000 SF OR LARGER SHALL BE FULLY SPRINKLED.
 - FIRE LANES SHALL BE CONSTRUCTED PER CITY OF CORINTH STANDARDS.
 - HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY OF CORINTH STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED IBC 2018, ADAAG 2010 AND TAS 2012.
 - MECHANICAL EQUIPMENT, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE U.D.C. OF THE CITY OF CORINTH, OR AS OUTLINED IN THE PLANNED DEVELOPMENT REGULATIONS.
 - ALL SIGNAGE SHALL CONFORM TO THE UNIFIED DEVELOPMENT CODE AND BE APPROVED BY THE BUILDING INSPECTIONS DEPARTMENT UNDER SEPARATE PERMIT.
 - OUTDOOR LIGHTING SHALL COMPLY WITH THE U.D.C., CITY OF CORINTH TX.
 - ALL ELECTRICAL TRANSMISSION, DISTRIBUTION AND SERVICE LINES MUST BE UNDERGROUND.
 - USES SHALL CONFORM IN OPERATION, LOCATION AND CONSTRUCTION TO THE PERFORMANCE STANDARDS SET FORTH IN THE CITY OF CORINTH COMPREHENSIVE ZONING ORDINANCES, AS MODIFIED BY THE PLANNED DEVELOPMENT REGULATIONS.
 - ACCESS CONTROL GATES SHALL REMAIN OPEN DURING HOURS OF OPERATION.

ITEM	DATA
GENERAL SITE DATA:	
CURRENT ZONING	C-2
PROPOSED ZONING	PD-C-2
PROPOSED LAND USE	AUTOMOBILE SALES (USED) AUTOMOBILE/PICK-UP TRUCK RENTALS BOX TRUCK RENTALS
LOT AREA	310,827 SF (7.136 AC)
BUILDING (MAIN INCLUDING OVERHANGS)	17,112 SF
BUILDING (MAIN W/O OVERHANGS)	10,235 SF
BUILDING (ACCESSORY INCLUDING OVERHANGS)	2,629 SF
BUILDING (ACCESSORY W/O OVERHANGS)	796 SF
TOTAL BUILDING AREA W/ OVERHANGS	19,741 SF
TOTAL BUILDING AREA W/O OVERHANGS	11,031 SF
BUILDING HEIGHT (# STORIES)	MAIN - 1 STORY ACCESSORY - 1 STORY
BUILDING HEIGHT (TALLEST ELEMENT)	27'-0" (35'-0" ALLOWED)
BUILDING COVERAGE	3.55%
FLOOR AREA RATIO	1 : 28.18
PARKING: (SEE DETAIL SCHEDULE)	
LANDSCAPE AREA (INCLUDING TURF):	
LANDSCAPE EDGE (1-35)	19,770 SF (25'-0")
INTERIOR LANDSCAPE	50,654 SF
TOTAL LANDSCAPE AREA:	70,424 SF (22.65%)
IMPERVIOUS AREA:	
BUILDING FOOTPRINTS (NET OF OVERHANGS)	11,031 SF
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK	229,372 SF
TOTAL IMPERVIOUS AREA:	240,403 SF (77.35%)
SUM OF TOTAL LANDSCAPE AREA+TOTAL PERMEABLE AREA+TOTAL IMPERVIOUS AREA:	310,827 SF

DETAILED REQUIRED PARKING:	USE	AREA*	CODE	SPACES
AUTOMOBILE SALES/RENTAL		10,235	1/300 (BASED ON OFFICE)	
TOTAL REQUIRED:				35
TOTAL PROVIDED:				46
REQ'D. ACCESSIBLE SPACES:				2
PROVIDED ACCESSIBLE SPACES:				2
CUSTOMER PARKING				
DEDICATED CUSTOMER SPACES:				
STORAGED CUSTOMER SPACES:				
STORAGED AUTOS				
INVENTORY SALE AUTOS				
STORAGED RENTAL AUTOS				
TOTAL ONSITE PARKING/STORAGE:				
LOADING ZONE(S)				
REQUIRED				
PROVIDED				

CITY OF CORINTH APPROVAL
(THIS CONCEPT PLAN NOT REVIEWED OR APPROVED FOR
ENGINEERING)

Exhibit "B"

CURRENT OWNER:
HUFFINES CHILDREN'S TRUST, LLC.
4500 WEST PLANO PARKWAY
PLANO, TEXAS 75093
ERIC HARTTTER
972.867.6000
ERIC.HARTTTER@HUFFINES.NET

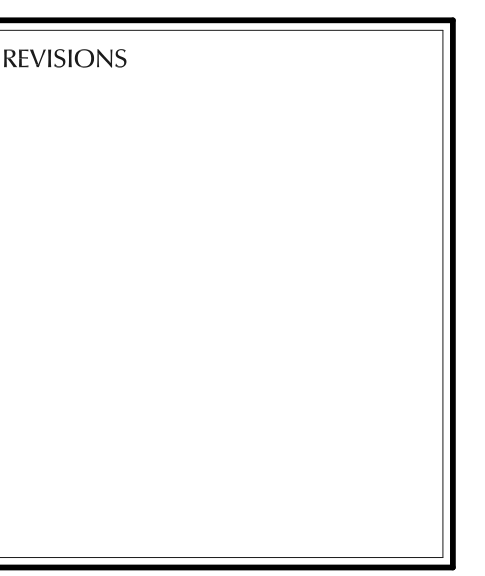
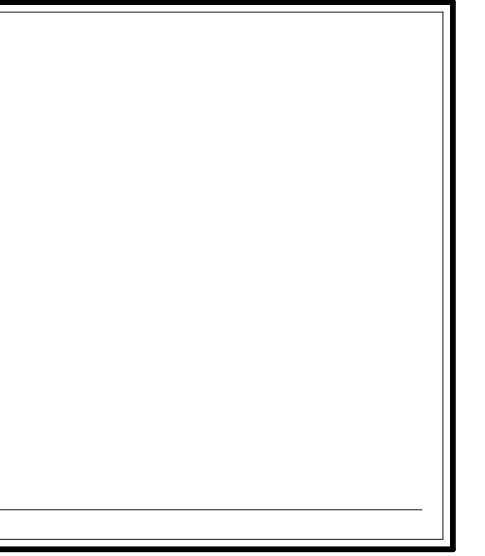
APPLICANT & ARCHITECT:
ALEXANDER+KIENAST+SCHNITZ, LLC
13601 PRESTON ROAD, STE. 107W
DALLAS, TEXAS 75240
PLES E SCHNITZ
972.233.3506
ples.schnitz@akstexas.com

CONCEPT PLAN
CITY OF CORINTH PROJ. ENTERPRISE RENT-A-CAR
HUFFINES CHILDREN'S TRUST DOC. # 2016-102721 O.P.R.D.C.T.
PECAN CREEK SUBDIVISION
BLOCK-1, LOTS 6-A1, 6-B1 AND 6-C1 CAB E., PG.196 P.R.D.C.T.
OUT OF THE WILLIAM GARRISON SURVEY, ABSTRACT NO. 1545
310,827 SQ. FT. (7.136 AC.)

PROJ. # 1910 SCALE: 1" = 50'-0" DATE: 2020.01.21

**ALEXANDER
+
KIENAST
+
SCHNITZ**

ARCHITECTURE &
INTERIOR DESIGN
13601 PRESTON RD, SUITE 107W
DALLAS, TX 75240
P: 972.233.3506
F: 972.233.3525
Email: akstexas@akstexas.com
Web: www.akstexas.com



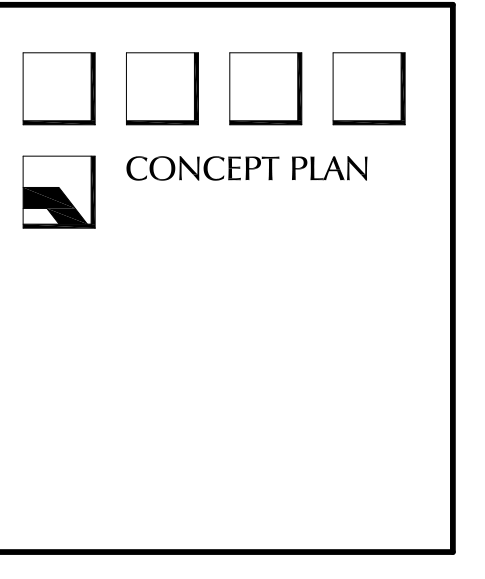
DATE:
04 FEB. 2020

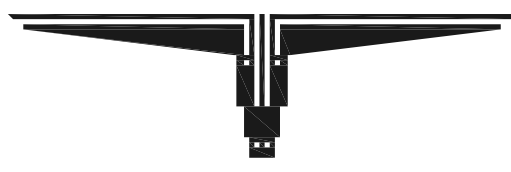
PROJECT NO:
1910

ISSUED FOR:
PLANNED DEVELOPMENT REVIEW

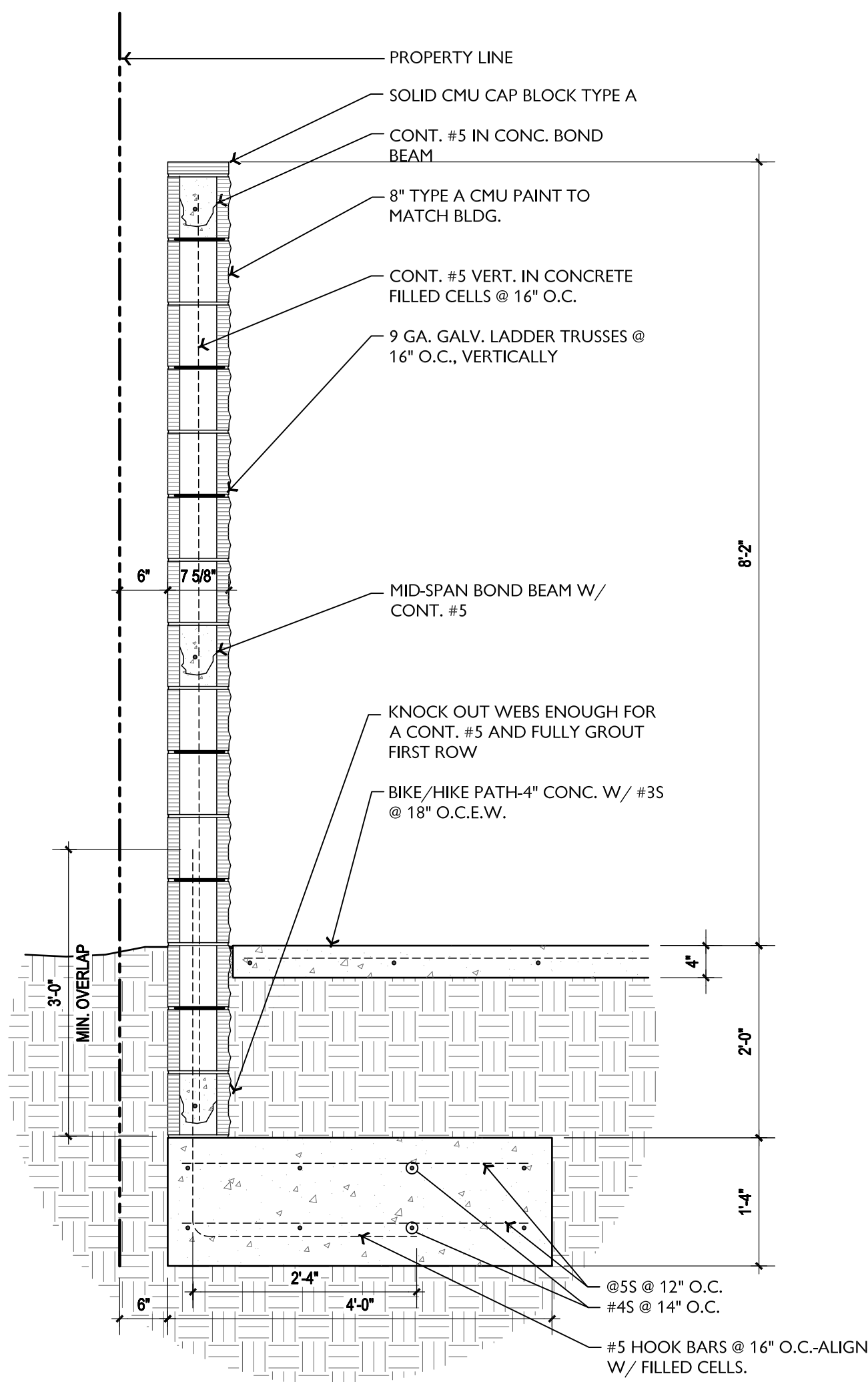
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Enterprise
Car Sales, Rent-a-Car and Truck Rentals
5150 I-35 South
Corinth, Texas 76210

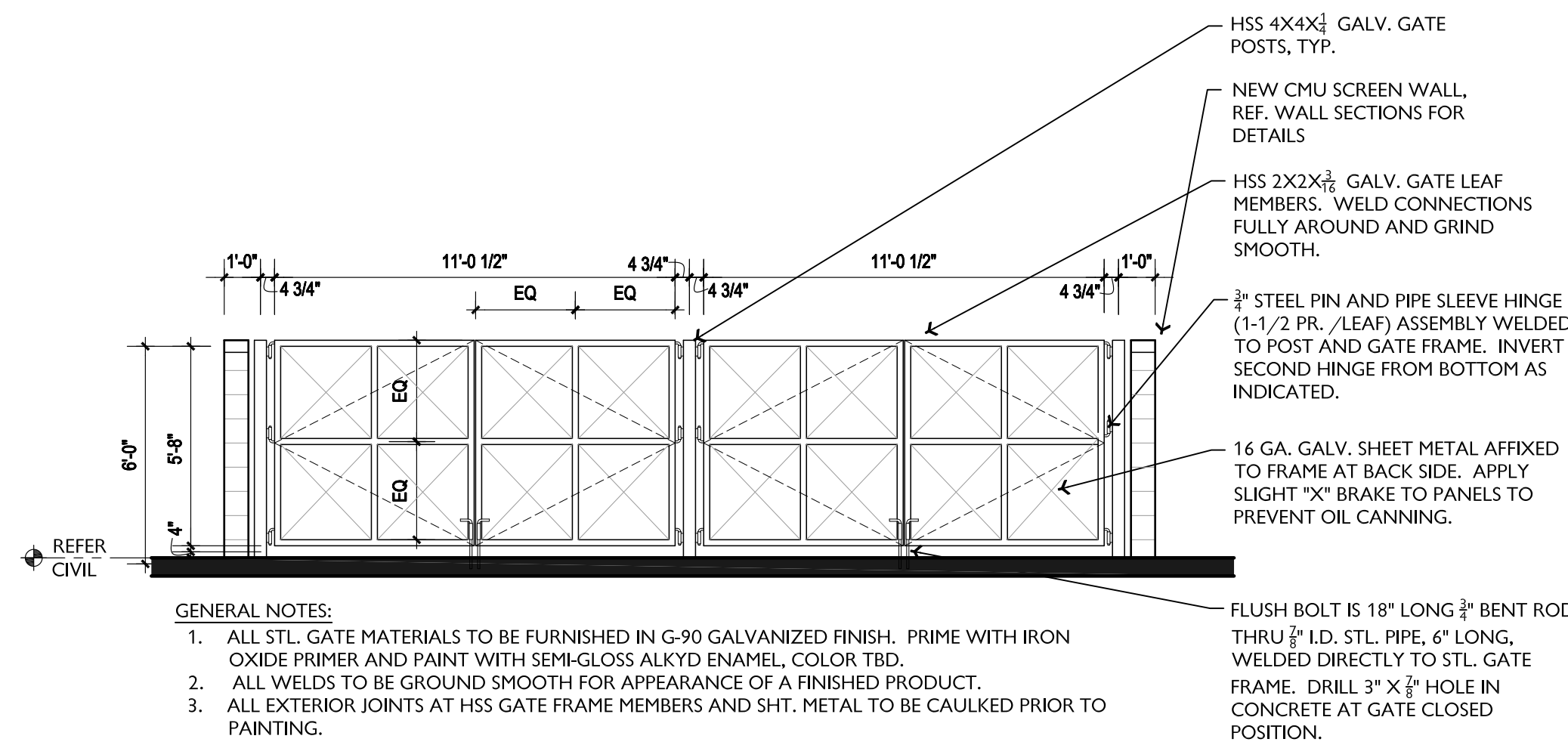




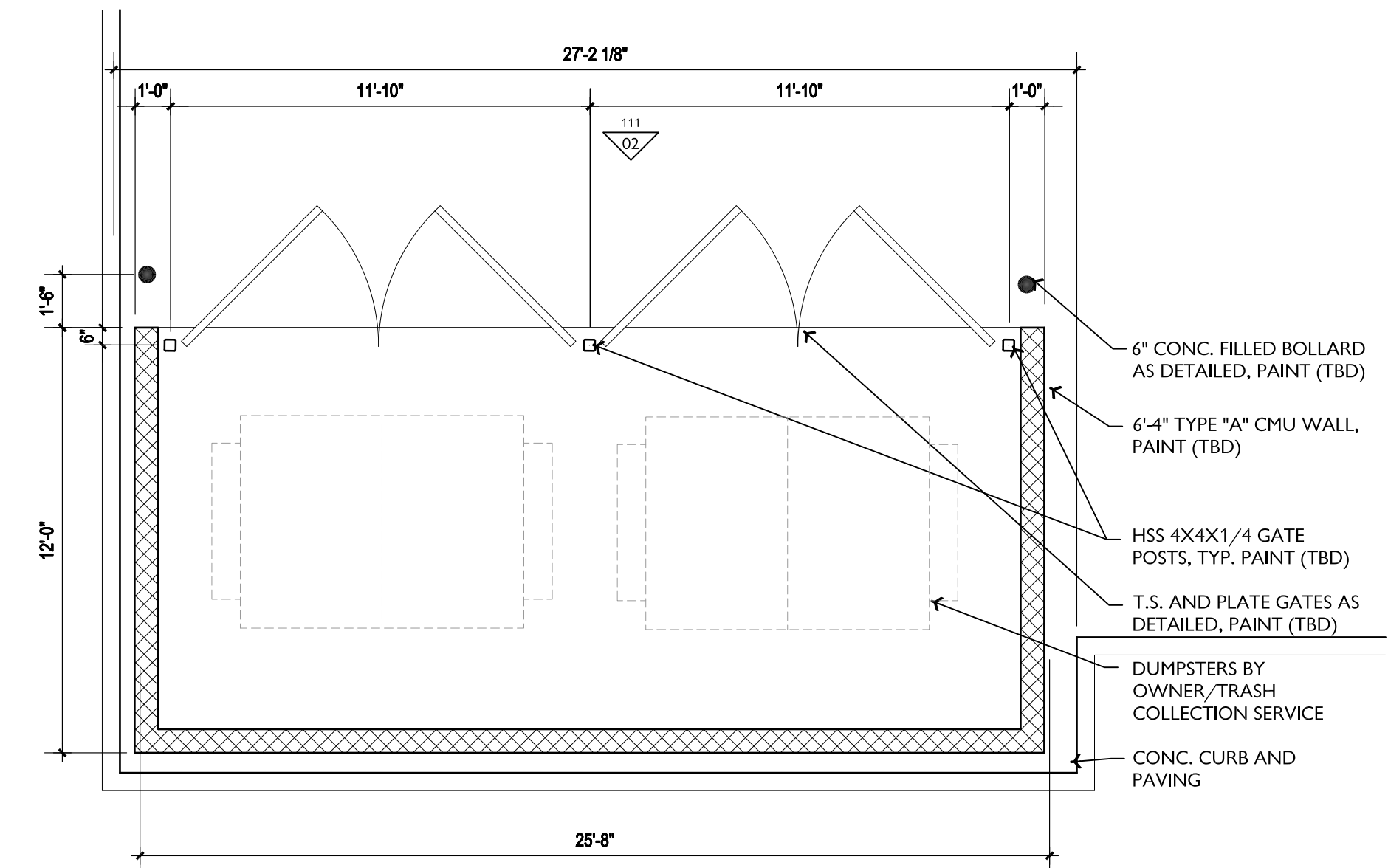
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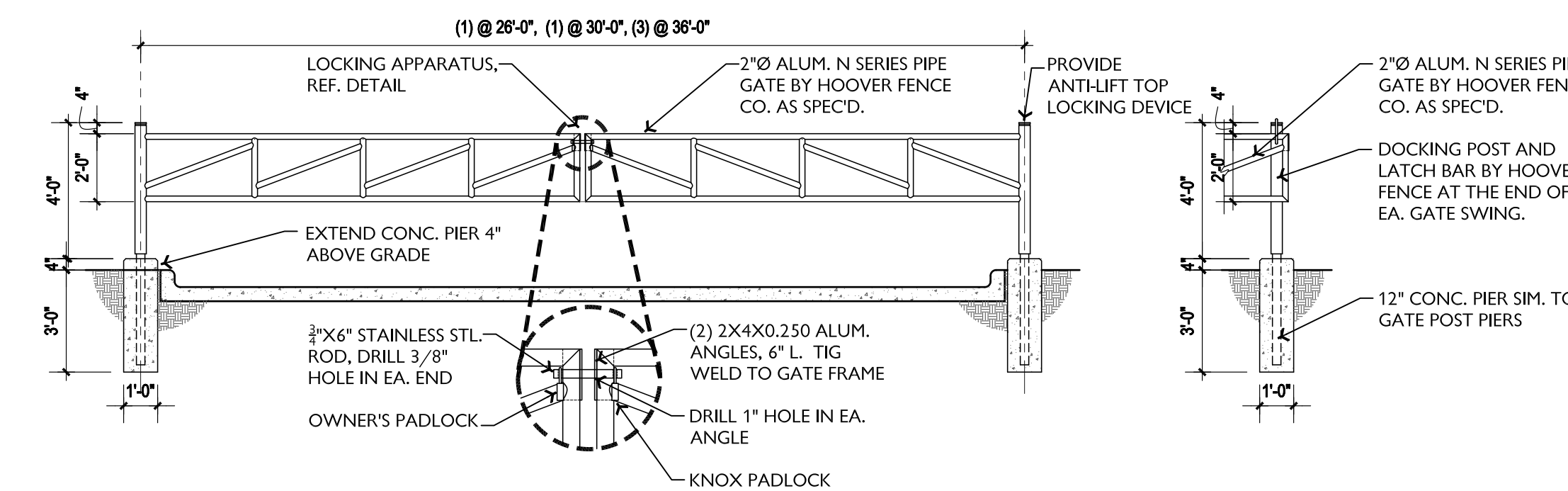
04 LOT SEPARATION WALL
SCALE: 3/4" = 1'-0"



02 DUMPSTER GATE ELEVATION
SCALE: 1/4" = 1'-0"



01 DUMPSTER PLAN
SCALE: 1/4" = 1'-0"



03 ACCESS GATE DETAIL
SCALE: 1/4" = 1'-0"

CITY OF CORINTH APPROVAL
(THIS CONCEPT PLAN NOT REVIEWED OR APPROVED FOR ENGINEERING)

Exhibit "B"

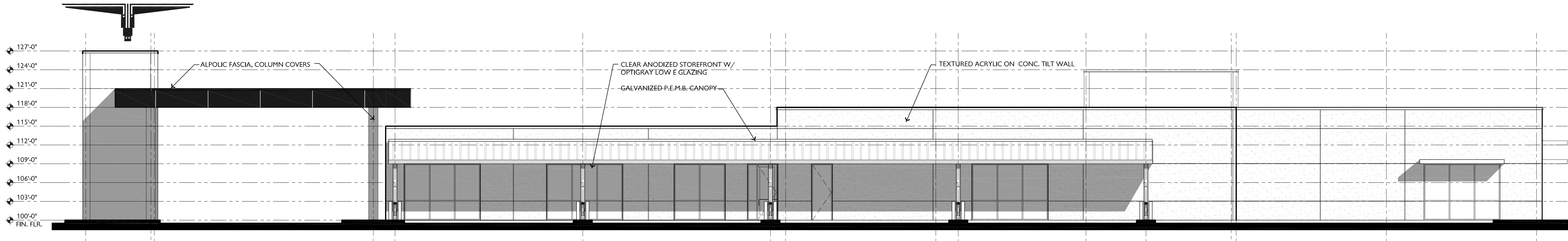
CURRENT OWNER: HUFFINES CHILDREN'S TRUST, LLC. 4500 WEST PLANO PARKWAY PLANO, TEXAS 75093 ERIC HARTTER 972.867.6000 ERIC.HARTTER@HUFFINES.NET	APPLICANT & ARCHITECT: ALEXANDER+KIENAST+SCHNITZ, LLC 13601 PRESTON ROAD, STE. 107W DALLAS, TEXAS 75240 PLES E SCHNITZ 972.233.3506 ples.schnitz@akstexas.com	
SUPPLEMENTAL SITE DETAILS CITY OF CORINTH PROJ. ENTERPRISE RENT-A-CAR HUFFINES CHILDREN'S TRUST DOC. # 2016-102721 O.P.R.D.C.T. PECAN CREEK SUBDIVISION BLOCK-I, LOTS 6-A1, 6-B1 AND 6-C1 CAB E., PG.196 P.R.D.C.T. OUT OF THE WILLIAM GARRISON SURVEY, ABSTRACT NO. 1545 310.827 SQ. FT. (7.136 AC.)		
PROJ. # 1910	SCALE: 1/4" = 1'-0"	DATE: 2020.01.21

REVISIONS

DATE:	04 FEB. 2020
PROJECT NO.:	1910
ISSUED FOR:	PLANNED DEVELOPMENT REVIEW
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enterprise
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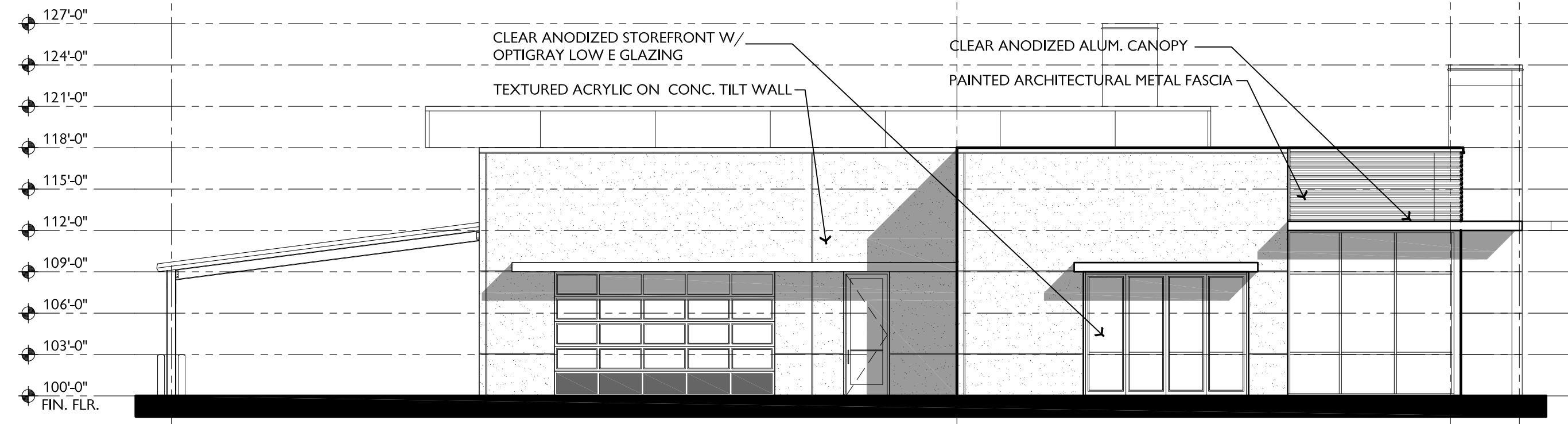
SUPPLEMENTAL SITE DETAILS			



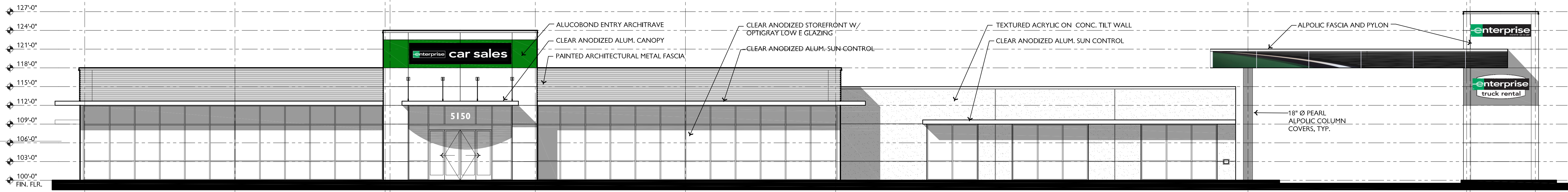
04 WEST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS ANALYSIS			
MATERIAL	CLASS	AREA (SSF)	PERCENTAGE
CONCRETE/ACRYLIC TILT WALL	MASONRY	2,321	62%
ALUMINUM STOREFRONT	GLAZING	970	26%
ALUMINUM COMPOSITE PANELS	METAL PANELS	0	0%
ARCHITECTURAL FORMED METAL PANELS	METAL PANELS	430	12%
TOTAL SURFACE AREA		3,721	100%

MATERIALS ANALYSIS			
MATERIAL	CLASS	AREA (SSF)	PERCENTAGE
CONCRETE/ACRYLIC TILT WALL	MASONRY	783	61%
ALUMINUM STOREFRONT	GLAZING	436	34%
ALUMINUM COMPOSITE PANELS	METAL PANELS	0	0%
ARCHITECTURAL FORMED METAL PANELS	METAL PANELS	64	5%
TOTAL SURFACE AREA		1,283	100%



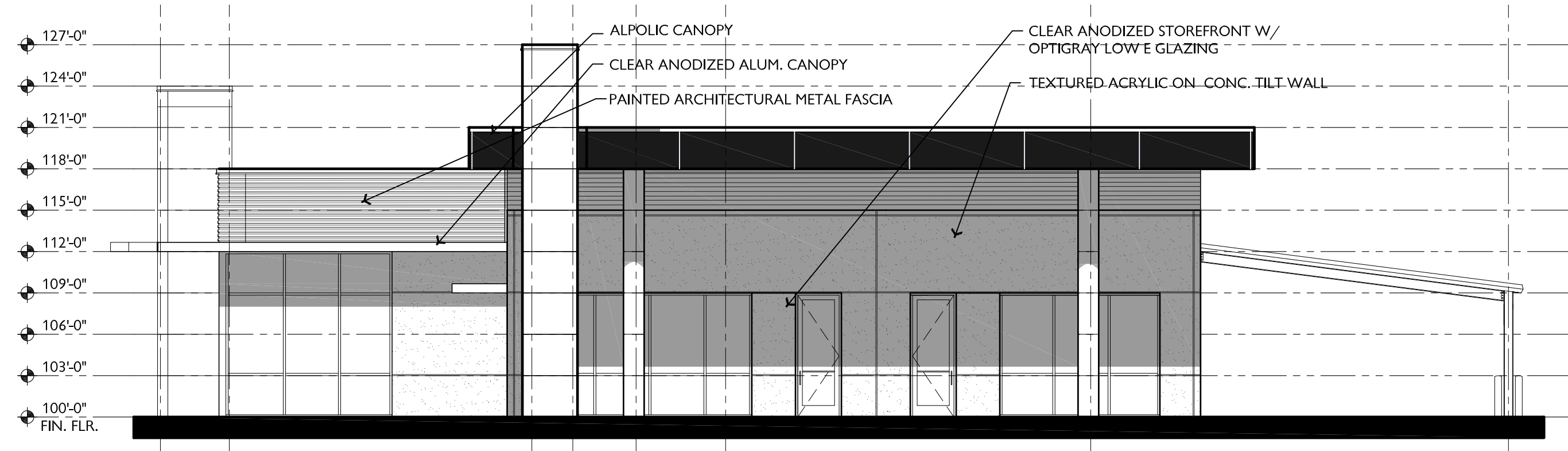
03 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



02 EAST ELEVATION
SCALE: 1/8" = 1'-0"

CITY OF CORINTH APPROVAL
(THIS CONCEPT PLAN NOT REVIEWED OR APPROVED FOR ENGINEERING)

MATERIALS ANALYSIS			
MATERIAL	CLASS	AREA (SSF)	PERCENTAGE
CONCRETE/ACRYLIC TILT WALL	MASONRY	668	18%
ALUMINUM STOREFRONT	GLAZING	1,689	45%
ALUMINUM COMPOSITE PANELS	METAL PANELS	846	23%
ARCHITECTURAL FORMED METAL PANELS	METAL PANELS	518	14%
TOTAL SURFACE AREA		3,721	100%



01 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS ANALYSIS			
MATERIAL	CLASS	AREA (SSF)	PERCENTAGE
CONCRETE/ACRYLIC TILT WALL	MASONRY	678	46%
ALUMINUM STOREFRONT	GLAZING	432	29%
ALUMINUM COMPOSITE PANELS	METAL PANELS	270	18%
ARCHITECTURAL FORMED METAL PANELS	METAL PANELS	110	7%
TOTAL SURFACE AREA		1,490	100%

Exhibit "B"

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CONCEPT EXTERIOR ELEVATIONS
CITY OF CORINTH PROJ. ENTERPRISE RENT-A-CAR
HUFFINES CHILDREN'S TRUST DOC. # 2016-102721 O.P.R.D.C.T.
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OUT OF THE WILLIAM GARRISON SURVEY, ABSTRACT NO. 1545
310.827 SQ. FT. (7.136 AC.)

PROJ. # 1910 SCALE: 1/8" = 1'-0" DATE: 2020.01.21

REVISIONS

NO.	DESCRIPTION

DATE: 21 JAN. 2020

PROJECT NO: 1910

ISSUED FOR: PLANNED DEVELOPMENT REVIEW

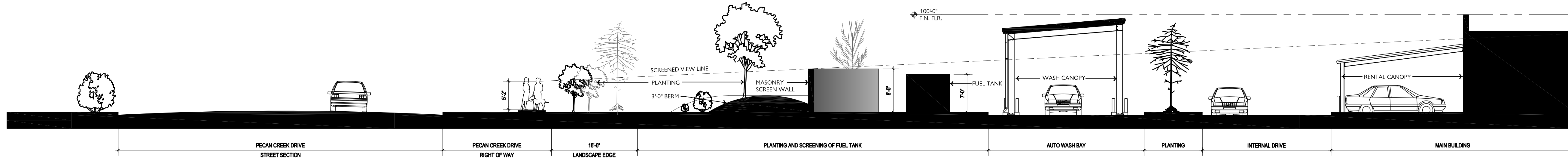
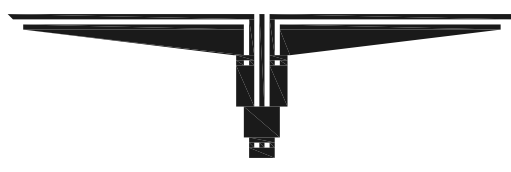
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Corinth, Texas 76210

CONCEPT EXTERIOR ELEVATIONS

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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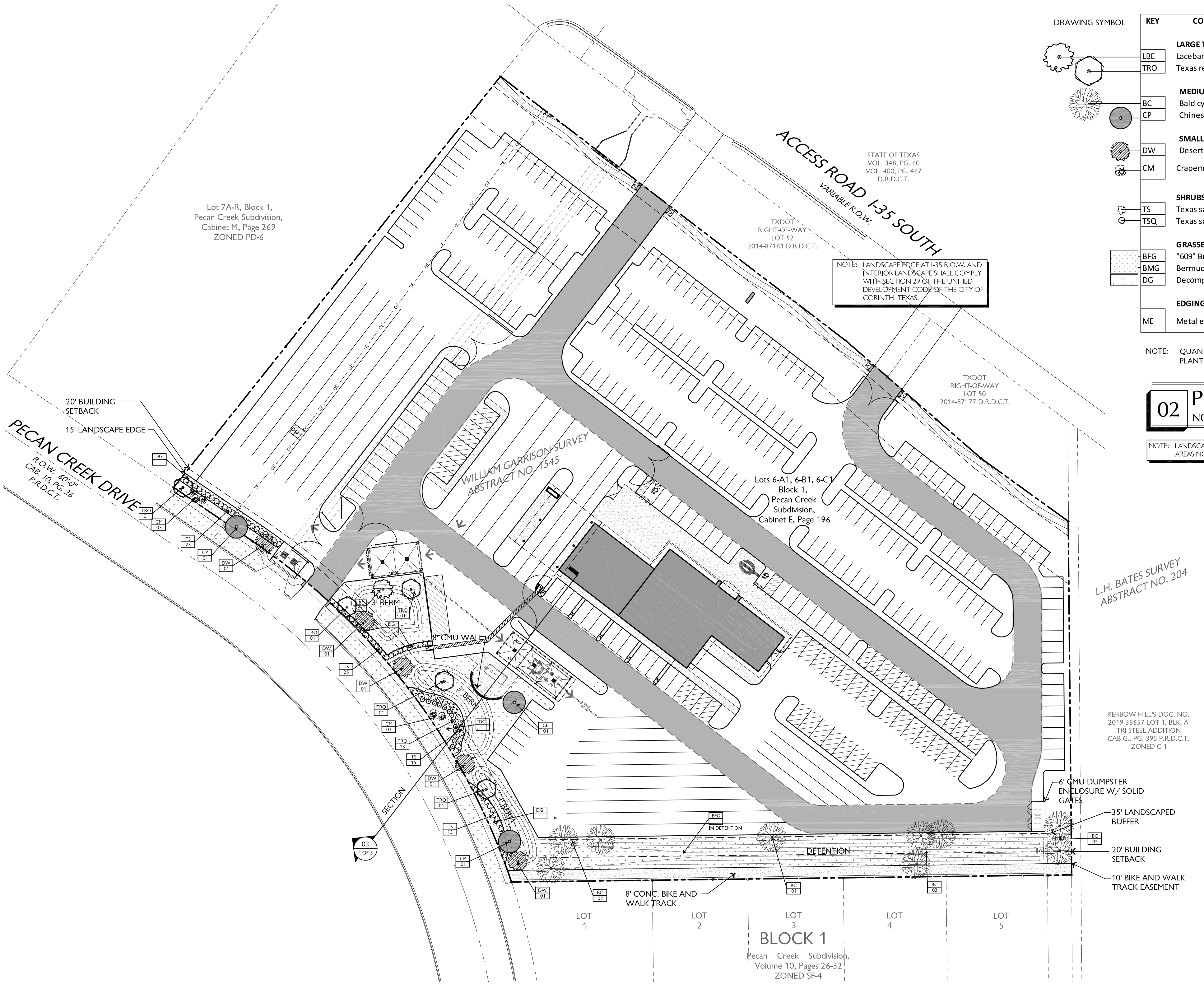
03 PECAN CREEK SCREENING SECTION
SCALE: 3/32" = 1'-0"

DRAWING SYMBOL	KEY	COMMON NAME	BOTANICAL NAME/DETAILS	QTY.	SIZE	REMARKS
LARGE TREES	LBE	Lacebark elm	<i>ulmus parvifolia</i>	1	3" cal.	container grown, 12' height, 4' spread, 4' branch height
	TRO	Texas red oak	<i>quercus texana</i>	5	3" cal.	container grown, 12' height, 4' spread, 4' branch height
MEDIUM TREES	BC	Bald cypress	<i>taxodium distichum</i>	9	4" cal.	container grown, 15' height, 5' spread, 5' branch height
	CP	Chinese pistache	<i>pistacia chinensis</i>	3	3" cal.	container grown, 12' height, 4' spread, 4' branch height
SMALL TREES	DW	Desert willow	<i>chilopsis linearis</i>	5	3" cal.	container grown, 8' height, 4' spread
	CM	Crapemyrtle	<i>lagerstroemia indica</i>	5	1-1/2" cal.	container grown, 6' height, multi-trunk min. 1-1/2" ea. Trunk, min. 3 trunks
SHRUBS	TS	Texas sage-green cloud	<i>leucophyllum frutescens "green cloud"</i>	78	5 gal.	container full, spread 20"
	TSQ	Texas scarlet quince	<i>cydonia japonica</i>	13	5 gal.	container full, spread 20"
GRASSES/GROUND COVER	BFG	"609" Buffalo grass	<i>buchloe dactyloides</i>	XXX SF	n/a	hydromulch, provide temporary irrigation until established
	BMG	Bermuda grass	<i>cynodon dactylon</i>	XXX SQY	n/a	solid sod, refer sod and planting notes.
	DG	Decomposed granite	color: Texas pink	XX CY	n/a	min. 3" thick over geofabric
EDGING	ME	Metal edging	Colmet landscape edging, 5" high, 12 ga.-product # 1012-color: black	XXX LF	4"	embed 2", exposed 3" chamfer corners 45 deg. when intersecting or adjacent to walk surface.

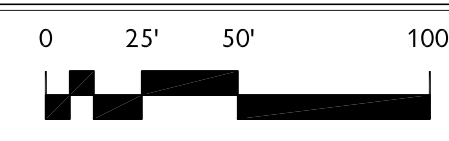
NOTE: QUANTITIES EXPRESSED HEREIN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE TO CALCULATE CORRECT NUMBER OF PLANTS/PRODUCTS BASED ON SPACING INDICATED ON PLANS AND TABLES.

02 PLANTING MATERIAL SCHEDULE
NO SCALE

NOTE: LANDSCAPE AREAS SHOWN HEREIN EXCEED CITY STANDARD REQUIREMENTS. ALL LANDSCAPE AREAS NOT SHOWN SHALL COMPLY WITH CITY'S LANDSCAPE REQUIREMENTS.



01 PARTIAL CONCEPT PLANTING PLAN
SCALE: 1" = 50'-0"



CITY OF CORINTH APPROVAL
(THIS CONCEPT PLAN NOT REVIEWED OR APPROVED FOR ENGINEERING)

Exhibit "B"

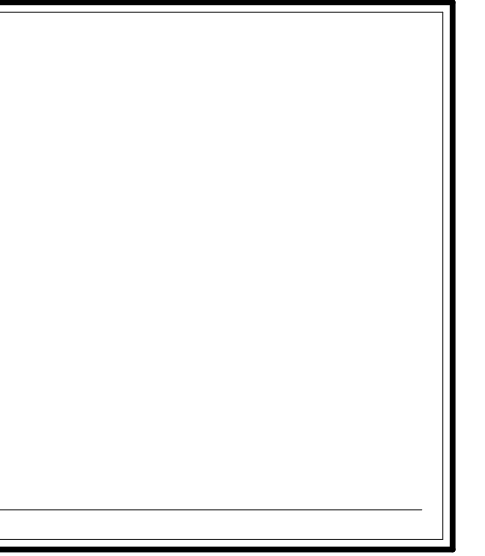
CURRENT OWNER:
HUFFINES CHILDREN'S TRUST, LLC.
4500 WEST PLANO PARKWAY
PLANO, TEXAS 75093
ERIC HARTTER
972.867.6000
ERIC.HARTTER@HUFFINES.NET

APPLICANT & ARCHITECT:
ALEXANDER+KIENAST+SCHNITZ, LLC
13601 PRESTON ROAD, STE. 107W
DALLAS, TEXAS 75240
PLES E SCHNITZ
972.233.3506
ples.schnitz@akstexas.com

PROPOSED SCREENING FOR PECAN CREEK DRIVE AND RESIDENTIAL ADJACENCY
CITY OF CORINTH PROJ. ENTERPRISE RENT-A-CAR
HUFFINES CHILDREN'S TRUST DOC. # 2016-102721 O.P.R.D.C.T.
PECAN CREEK SUBDIVISION
BLOCK-1, LOTS 6-A1, 6-B1 AND 6-C1 CAB E., PG. 196 P.R.D.C.T.
OUT OF THE WILLIAM GARRISON SURVEY, ABSTRACT NO. 1545
310,827 SQ. FT. (7.136 AC.)

PROJ. # 1910 SCALE: 1" = 50'-0" DATE: 2020.01.21

ARCHITECTURE & INTERIOR DESIGN
13601 PRESTON RD, SUITE 107W
DALLAS, TX 75240
P: 972.233.3506
F: 972.233.3525
Email: akstexas@akstexas.com
Web: www.akstexas.com



REVISIONS

DATE:
21 JAN. 2020

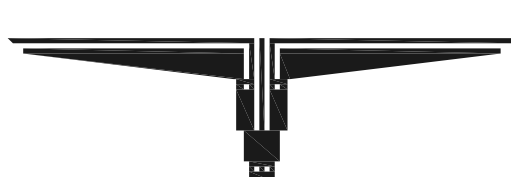
PROJECT NO:
1910

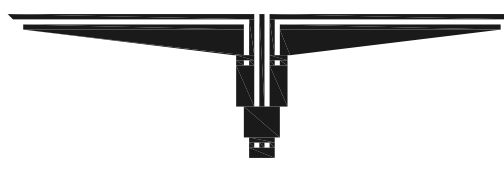
ISSUED FOR:
PLANNED DEVELOPMENT REVIEW

All drawings & written materials appearing herein constitute original unapproved work & may not be duplicated, used or disclosed without written consent of ALEXANDER + KIENAST + SCHNITZ, LLC.

Enterprise
Car Sales, Rent-a-Car and Truck Rentals
5150 I-35 South
Corinth, Texas 76210

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03 NEW CAR DELIVERY EXIT AND READY CARS
SCALE: NONE



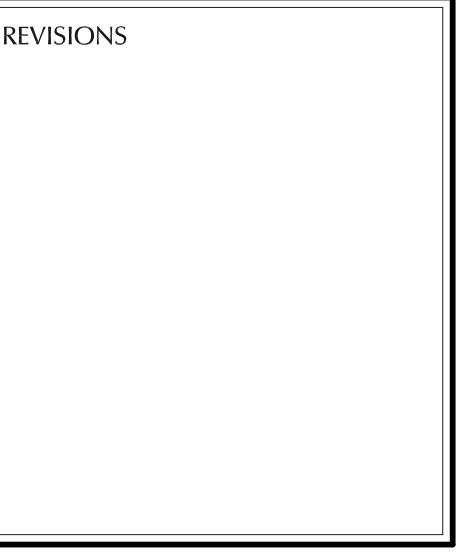
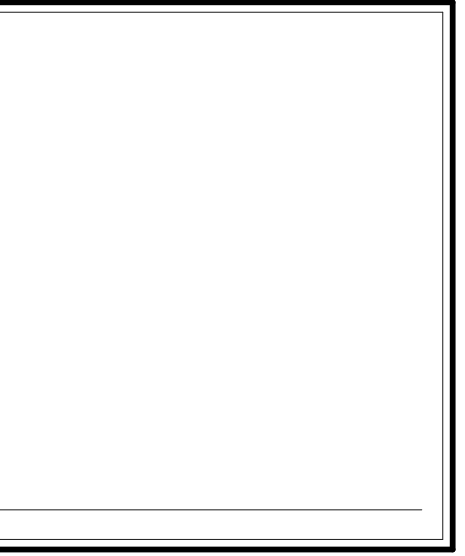
01 CAR SALES
SCALE: NONE



02 RENTALS/RETURNS
SCALE: NONE



ARCHITECTURE &
INTERIOR DESIGN
13601 PRESTON RD, SUITE 107W
DALLAS, TX 75240
P: 972.233.3506
F: 972.233.3525
Email: akstexas@akstexas.com
Web: www.akstexas.com



DATE:
21 JAN. 2020
PROJECT NO:
1910
ISSUED FOR:
PLANNED DEVELOPMENT REVIEW
<small>All drawings & written materials appearing herein constitute original unpublished work, & may not be duplicated, used or disclosed without written consent of ALEXANDER + KIENAST + SCHNITZ, LLC.</small>

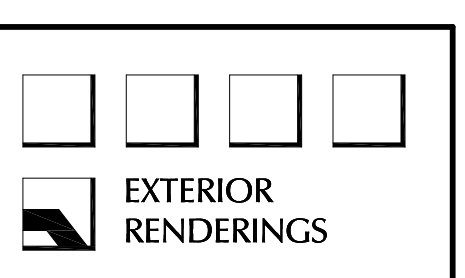
CITY OF CORINTH APPROVAL
(THIS CONCEPT PLAN NOT REVIEWED OR APPROVED FOR
ENGINEERING)

Exhibit "B"

CURRENT OWNER: HUFFINES CHILDREN'S TRUST, LLC. 4500 WEST PLANO PARKWAY PLANO, TEXAS 75093 ERIC HARTTER 972.867.6000 ERIC.HARTTER@HUFFINES.NET	APPLICANT & ARCHITECT: ALEXANDER+KIENAST+SCHNITZ, LLC 13601 PRESTON ROAD, STE. 107W DALLAS, TEXAS 75240 PLES E SCHNITZ 972.233.3506 ples.schnitz@akstexas.com
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CONCEPT EXTERIOR ELEVATIONS
CITY OF CORINTH PROJ. ENTERPRISE RENT-A-CAR
HUFFINES CHILDREN'S TRUST DOC. # 2016-102721 O.P.R.D.C.T.
PECAN CREEK SUBDIVISION
BLOCK-I, LOTS 6-A1, 6-B1 AND 6-C1 CAB E., PG.196 P.R.D.C.T.
OUT OF THE WILLIAM GARRISON SURVEY, ABSTRACT NO. 1545
310.827 SQ. FT. (7.136 AC.)

PROJ. # 1910	SCALE: NONE	DATE: 2020.01.21
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5 OF 5

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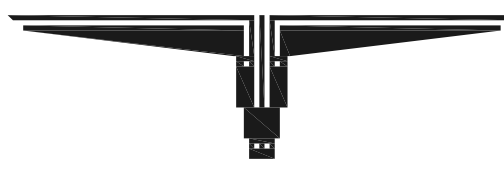


EXHIBIT "C"
LAND USE
REGULATIONS

SECTION 1: REGULATIONS

- A. **Purpose:** The regulations set forth herein provide development standards for Non Residential Commercial designations along with uses associated with Used Automotive Dealerships – Sales, Automobile and Pick-up Truck Rental, Truck Rental, Outside Display and Accessory Uses of Above Ground Storage Fuel Dispensing, Automatic Automobile Wash and Box Truck Manual Wash facilities. All uses allowed within the C-2 Commercial District are allowed within this Planned Development.
- B. **Base District:** The current C-2, Commercial District regulations of the Corinth Unified Development Code, as amended, shall apply except as modified herein.

SECTION 2: USES AND AREA REGULATIONS:

- A. **Purpose:** This district is intended to provide for the development of a car/pick-up truck and truck rentals with associated used-only automobile dealership. Accessory uses shall include an above ground fuel storage tank (for private use only), an enclosed automatic carwash, an open truck wash structure and product display areas.
- B. **Permitted Uses and Use Regulations:** In the Planned Development (PD C-2) District for Commercial Use, no building or land shall be used and no building shall be hereafter erected , reconstructed, enlarged or converted, unless permitted by the Commercial (C-2) District regulations of the Unified Development Code except as otherwise allowed in this PD Ordinance . The Permitted Uses in the C-2 Commercial District as listed in Subsection 2.07 of the Unified Development Code, shall be permitted uses and shall also include the following use(s):
 - 1) Automobile Sales-Used Automobiles only
 - a. Used automobile sales shall only be permitted in conjunction with the automobile/pick-up truck rental and truck rental uses.
 - 2) Re-sale of vehicles taken in trade on sales of primary inventory provided they meet the following conditions:
 - a. The trade-in vehicle is four (4) model years old, or younger, and:
 - b. The trade-in vehicle passes the same quality checks as are applied to rental fleet cars added to inventory, comprising body condition, safety and mechanical checklists.
 - 3) Product Display Area
 - 4) Automobile and Pick-up Truck Rental
 - 5) Truck Rental-maximum length 36' with a GTW of 26,000 pounds
 - 6) Accessory Use-Above Ground Fuel Storage (UL 2085 Tank) for private use only-no retail sales of fuel.
 - 7) Accessory Use-Enclosed Automatic Carwash

8) Accessory Use-Open Truck Wash Structure

- 1) **Development Standards:** The Development Standards for this PD are the development standards for C-2 Commercial, Section 2.05.02 of the City's Unified Development Code except as otherwise stated herein. UDC 2.07.07 Accessory Buildings and Uses shall apply.
- 2) UDC 2.08.05 Nonresidential Dimensional Regulations shall apply
- 3) UDC 2.09.01 Landscape Regulations shall apply except as modified as follows:
 - I. Landscaping along Pecan Creek Drive and behind the residential lots shall be a combination of 3'-0" (3'-6" above drive grade) screening berms, robust shrubbery, ornamental and canopy trees to a.) assist in screening the rear of the building and accessory buildings from view and b.) compliment the adjacent landscape in the residential district as indicated in Exhibit B, sheet 4 of 5. All other landscaped areas shall comply with the City's Unified Development Code.
 - II. Irrigation at the traditional landscape along Pecan Creek will be broadcast while the balance of the site will incorporate drip and point irrigation to conserve water resources.
- 4) UDC 2.09.02 Tree Preservation Regulations shall apply.
- 5) UDC 2.09.03 Vehicle Parking Regulations shall apply with the following clarifications:
 - a) Code required parking shall be based on 1 space per 300 SF of gross building area.
 - b) Customer parking shall be computed on the basis of 1 space per 500 SF of the sales and rental areas.
- 6) UDC 2.09.04 Building Façade Material Standards shall apply except for the following:
 - a) The exterior facade guidelines have been established within the Concept Plan, Concept Building Elevations and Percentages of Building Façade Materials charts provided in Exhibit B, sheets 3 and 5, of 5.
- 7) UDC 2.09.05 Residential Adjacency Standards shall be voluntarily applied (not required for I-35 properties) except for the following:
 - b) UDC 2.09.05.1 Building materials will be permitted as shown on Exhibit B, sheet 3 and 5, of 5. Building Elevations and Percentages of Building Facade Materials charts are provided in Exhibit B sheet 3 of 5.
 - c) In lieu of providing a fence along the rear of the adjacent residential lots includes a 35'-0" landscaped buffer with turf grass and trees as detailed in Exhibit B, sheets 1 and 4 of 5.
 - d) UDC 2.09.05.2 No building, including buildings with a footprint of six thousand (6,000) square feet or less (as provided for in the UDC 2.09.05), shall be required to feature a pitched roof to maintain continuity of architectural design across the entire site.
 - e) Loudspeaker communications systems will not be permitted.
- 8) UDC 2.09.06 Nonresidential Architectural Standards shall comply with the architectural elevations provided in Exhibit B, sheet 3 of 5.
- 9) UDC 2.09.07 Lighting and Glare Regulations shall be subject to the following exceptions and supplemental provisions:
 - a) LED luminaires are accepted for site lighting.
 - b) Site luminaire heads shall not exceed 28'-0" from adjacent ground surface.
- c) Where luminaires are adjacent to, or near, residential property, shields shall be installed to limit the spill over to 0 fc at the property lines. Luminaires shall be designed as to produce no more than 0.3fc over all other non-residential property lines.
- 10) UDC 2.09.07 C.3-4 Automated Site Lighting shall apply with the following clarifications:
 - a) Illumination in the Product Display Area shall be between 15 and 10 fc during the period from dark to 10 PM at which time the lighting controls shall automatically reduce the intensity to between 2.5 and 1.5 fc for night security lighting.
 - b) All other site lighting shall be between 2.5 and 1.5 fc from dusk to dawn for security lighting.

c) Lighting spilling onto adjacent properties shall be governed by item 9, c) above.

11) UDC 4.01 **Sign Regulations:** The regulations shall apply except as follows:

- a) UDC 4.01.15 C - Monument Sign provisions shall comply with this section of the UDC:
 - I. There shall be a 15'-0" setback from property line to the nearest portion of a monument sign (either base or sign face). Sign area and dimensions shall comply with design standards for a multi-tenant monument sign along I-35 as found in Section 4 of the UDC.
 - II. One (1) multitenant monument sign shall be placed at the I-35 right-of-way as located on sheet 1 of 5.
 - III. Other than directional signage, as described below, only those Building Signs indicated on Exhibit B, sheet 3 of 5 shall be permitted.
 - IV. Except for directional signage, no other signage shall be permitted along Pecan Creek Drive.
- b) On-site, free standing directional signage shall conform to the design criteria in the UDC and shall be permitted based on an on-site directional signage plan submitted to and approved by the Director of Planning when such signage is requested by submittal of a sign or building permit. Such signs shall be allowed in the quantity and at locations as approved by the Director of Planning. Directional signage may include directional information such as car sales, car rental and similar related locations on the property along with arrows or directional symbols to aid in internal traffic flow/control.
- c) Attached Sign - Building Mounted Signage - Building mounted signs shall comply with Section 4 of the City of Corinth UDC and as detailed in Exhibit B, sheet 3 of 5.
- d) Sign permits will require permitting aside from the building permit.

12) UDC 4 .02 **Fence and Screening Regulations** shall apply except as follows:

- a) No fencing or pipe rails are to be installed during the initial development of the property. Should future security concerns dictate, a pipe rail, not to exceed 24" in height, shall be allowed around any portion of the site to supplement security efforts. Should future security concerns dictate, such installation shall be coordinated with the City of Corinth and comply with the City requirements and design parameters. In this event, installation will require a separate permit.
- b) Aluminum access gates (open during business hours) will be installed as indicated in Exhibit B, sheet 1 of 5. Details of these gates are delineated in Exhibit B, sheet 2 of 5. The gates shall be equipped with a locking device allowing for owner and fire/emergency access utilizing a Knox Lock as detailed on sheet 2 of 5.
- c) All mechanical equipment is roof mounted and the parapet design affords screening to a visual distance of 250'-0" as viewed from 5'-2" above ground level.
- d) The dumpster will be enclosed in a masonry enclosure with solid steel gates as detailed in Exhibit B, sheet 2 of 5. The masonry enclosure and steel gates shall match the main building materials and color.
- e) The fuel tank is screened from I-35 by the building and from Pecan Creek Drive and the residential areas with an 8'-0" high masonry screen wall painted to match the main building as indicated in Exhibit B, sheets 1 and 4 of 5.

13) Project Phasing and Components Included in each phase:

- a) All work indicated in Exhibit B shall be performed in a single phase.

EXHIBIT "D"
TREES TO BE PRESERVED

L.H. BATES SURVEY
ABSTRACT NO. 204

KERBOW HILL'S DOC. NO.
2019-38657 LOT 1, BLK. A
TRI-STEEL ADDITION
CAB G., PG. 395 P.R.D.C.T.
ZONED C-1

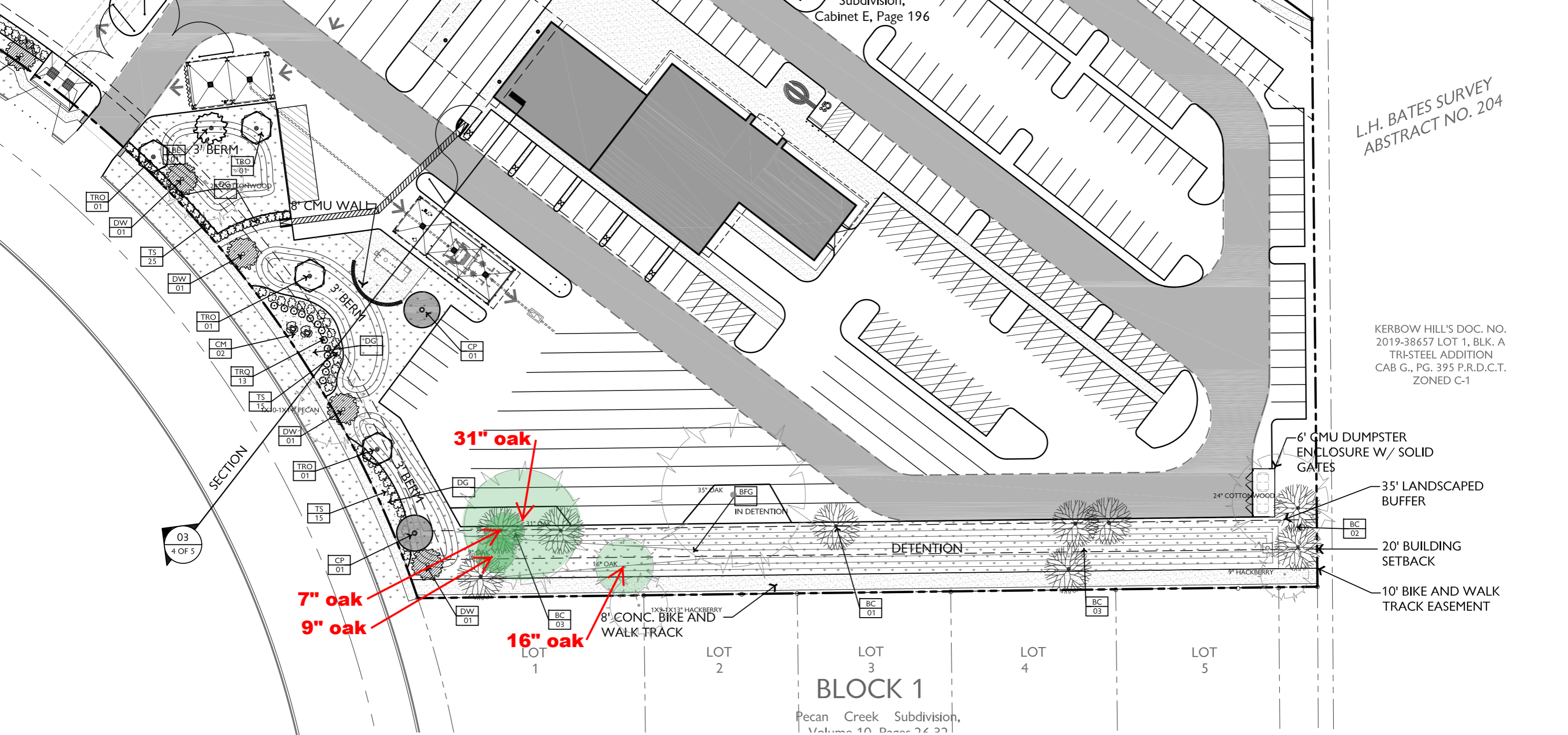
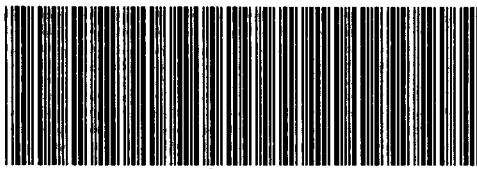


EXHIBIT "D"

Trees to be preserved during/after development



VG-16-2017-56815

Denton County
Juli Luke
County Clerk

Instrument Number: 56815

Real Property Recordings

AFFIDAVIT

Recorded On: May 15, 2017 04:30 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$50.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 56815
Receipt Number: 20170515000696
Recorded Date/Time: May 15, 2017 04:30 PM
User: Brandy F
Station: Station 25

Record and Return To:

DONALD E PASCHAL JR
904 PARKWOOD CT

MCKINNEY TX 75070



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DENTON §

Affidavit of Release of Nonconforming Land Use
For
7.903 acres in Block 1 of Pecan Creek Crossing in Corinth, Texas

Whereas, Huffines Children’s Trust (“Owner”), has previously acquired and possesses fee ownership of the real property in Denton County, Texas, and described in Exhibit “A” attached hereto and made a part hereof for all purposes the (“Nonconforming Property”) and all buildings, fixtures, and other improvements, if any, located on the Nonconforming Property; and,

Whereas, Huffines Jeep/Eagle/Mazda, Inc. leased the property for the operation of new car dealerships and related activities on the Nonconforming Property dating back prior to the adoption of the current City of Corinth Zoning Ordinance covering the Nonconforming Property. Therefore, current auto sales and service on the Nonconforming Property by Huffines Denton Autos, Inc. (the “Existing Dealerships”) have legally continued and operated as a preexisting or nonconforming use which does not conform to currently applicable zoning standards or regulations, but which was in conformance with standards in place at the time of the inception of the use on the Nonconforming Property and has continued to exist from that time until present, and has been rendered nonconforming due to a change in the applicable City of Corinth standards and regulations (“Legally Nonconforming Use”), and it is specifically understood and acknowledged that the current zoning ordinance would not otherwise permit auto sales and service on the Nonconforming Property and such use would not be allowed absent said “Legally Nonconforming Use” status; and,

Whereas, Owner has acquired property for new and relocated Existing Dealerships and related services and is preparing to construct new facilities and all existing automotive related operations will be moved from the “Nonconforming Property” to said new location based on a Planned Development Zoning Ordinance and related

Site Plan which has been approved by the City Council of the City of Corinth, Texas for the new property; and

Whereas, Owner and the Existing Dealerships as part of the aforementioned zoning process for the new property have agreed to and intend to terminate and waive any and all "Legally Nonconforming Use" rights to the existing Nonconforming Property at such time as the existing uses for the existing Nonconforming Property are relocated to the new location.

Now, James Richard Huffines, Trustee of Huffines Children's Trust, acting on behalf of the Huffines Children's Trust, owner of the above referenced Nonconforming Property, and S. Ray Huffines, acting on behalf of Huffines Denton Autos, Inc., the Existing Dealerships, by the overt act of executing this Affidavit of Release of Nonconforming Land Use do hereby abandon, waive, relinquish, and forever rescind any and all rights as a "Legally Nonconforming Use" on the Nonconforming Property at the time stipulated hereinafter:

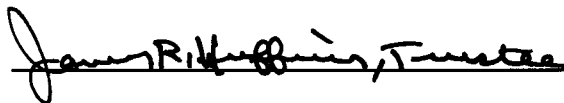
1. This release of "Legally Nonconforming Use" rights applies to the Nonconforming Property, described in Exhibit "A" attached hereto and made a part hereof for all purposes, with an address of 5150 S. 1-35, Corinth, Texas.
2. All existing rights to the "Legally Nonconforming Use", on the "Nonconforming Property" are hereby fully abandoned, relinquished, surrendered, forfeited, and terminated upon transfer of all automotive operations and removal of all personal property and operational equipment and records of the Existing Dealerships from the Nonconforming Property to the new dealership location, with the provision that such removal shall not be later than 60 days following issuance of a Final Certificate of Occupancy for phase 1 of said new Dealership (phase 1 consisting of a minimum of two new auto franchise sales and service facilities with parking and required site amenities). Upon the abandonment, termination and release of the "Legally Nonconforming Use", Owner, the Existing Dealerships, or any affiliate of Owner or the Existing Dealerships, or successor owners of the Nonconforming Property, shall not resume any nonconforming use on the Nonconforming Property or allow any other affiliate of Owner or the Existing Dealerships or lessee having a lease with Owner to do so, and any further use of the

Nonconforming Property by Owner, any lessee of Owner, or other party with an interest in the Nonconforming Property shall be in conformity with all applicable ordinances and regulations, as amended, of the City of Corinth, Texas. This Affidavit of Release of Nonconforming Land Use is binding on the Huffines Children's Trust, its successors and assigns forever, and the Existing Dealerships, its successors and assigns forever, and shall run with the land; provided, however, that nothing in this Affidavit shall make Owner or the Existing Dealerships liable for any subsequent purchaser's use of the Nonconforming Property.

3. It is agreed and acknowledged by Owner that this Affidavit may be filed for record in the property records of Denton County. It is further provided and acknowledged that any such changes or permitting of land uses on the Nonconforming Property, including automotive sales and service, shall be subject to the ordinances and regulations of the City of Corinth, Texas.

Executed by Owner:

HUFFINES CHILDREN'S TRUST



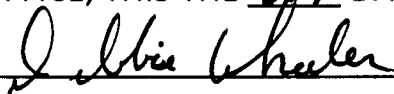
James R. Huffines, Trustee of Huffines Children's Trust

THE STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on the 27 day of April, 2017, by James R. Huffines, Trustee of Huffines Children's Trust, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of and as the act of Huffines Children's Trust.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 27 DAY OF April, 2017.



Notary Public Dallas County, Texas

My commission expires 2-01-2019

Executed by Existing Dealerships:

Huffines Denton Autos, Inc.:
(f/k/a Huffines Jeep/Eagle/Mazda, Inc.)

S. Ray Huffines

By: S. Ray Huffines
Its: CEO and President

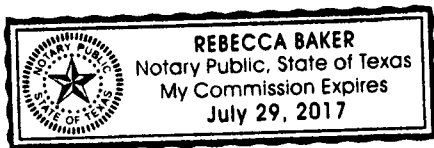
THE STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on the 27th day of April, 2017, by S. Ray Huffines, CEO and President of Huffines Denton Autos, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of and as the act of Huffines Denton Autos, Inc.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 27th DAY OF April, 2017.

Rebecca Baker



Notary Public Rebecca Baker County, Dallas

My commission expires 7/29/2017

After Recording Return to:
Donald E. Paschel, Jr.
904 Parkwood Ct.
McKinney, TX 75070

EXHIBIT A

Legal Description

Being all that certain lot, tract or parcel of land situated in the William Garrison Survey, Abstract Number 1545, City of Corinth, Denton County, Texas, and being part of Lot 6, Block 1 of Pecan Creek, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof recorded in Volume 10, Pages 26-32 of the Plat Records of Denton County, Texas, and being a portion of a 20' Alley shown thereon, and being part of Lot 6-A1 and Lot 6-B1 and all of Lot 6-C1, Block 1 of Pecan Creek Subdivision, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof recorded in Cabinet E, Page 196 of the Plat Records of Denton County, Texas, and being a portion of a 20' Alley shown thereon, and being all that certain called 0.137 acre portion of said 20' Alley abandoned by the City of Corinth in Ordinance Number 16-06-16-18 recorded in Instrument Number 2016-94956 of the Real Property Records of Denton County, Texas, same called 0.137 acre portion being described in QuitClaim Deed in favor of LRR Associates, LLC, recorded in Instrument Number 2016-78218 and corrected in Instrument Number 2016-94569 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

Beginning at a 1/2" rebar found at the most westerly corner of said Lot 6-C1, being on the northeasterly line of Pecan Creek Circle (called 80' right-of-way on the first mentioned Pecan Creek plat), and being the most southerly corner of Lot 7A-R, Block 1 of Pecan Creek Subdivision, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof recorded in Cabinet M, Page 269 of the Plat Records of Denton County, Texas;

THENCE N 38°25'15" E, with the southeasterly line of said Lot 7A-R and the northwesterly line of said Lot 6 and Lot 6-C1, passing at 141.26 feet (called 140.43 feet) a 1/2" capped rebar set (G&A) at the most northerly corner of said Lot 6-C1 and the most westerly corner of said Lot 6-A1, continuing with the northwesterly line thereof a total distance of 440.45 feet to an aluminum Texas Department of Transportation (TXDOT) monument found on the southwesterly line of Interstate Highway (IH) 35E at the most westerly corner of that certain called 0.521 acre tract of land described in deed to The State of Texas, recorded in Document Number 2014-87181 of the Real Property Records of Denton County, Texas;

THENCE S 52°34'45" E, 364.08 feet with the southwesterly line of said IH 35E and the southwesterly line of said 0.521 acre tract to a "PK" nail found in concrete at an angle point;

THENCE S 49°00'30" E, continuing with the southwesterly line of said IH 35E and the southwesterly line of said 0.521 acre tract, passing at 46.09 feet a "PK" nail found at the most southerly corner of said 0.521 acre tract, being the most westerly corner of that certain called 0.260 acre tract of land described in deed to The State of Texas, recorded in Document Number 2014-87177 of the Real Property Records of Denton County, Texas, said point being on the common line between said Lots 6-A1 and 6-B1, continuing with the southwesterly line of said 0.260 acre tract a total distance of 150.47 feet to a "PK" nail found at an angle point;

THENCE S 54°12'00" E, with the southwesterly line of said IH 35E and the southwesterly line of said 0.260 acre tract, passing at 65.11 feet a 1/2" G&A capped rebar set at the northwest corner of said 0.137 acre portion of said 20' Alley, continuing with the northeasterly line thereof a total distance of 89.63 feet to an aluminum TXDOT monument found at the most southerly corner of said 0.260 acre tract and the northeast corner of said 0.137 acre portion of said 20' Alley, and being on the east line of said Pecan Creek (Volume 10, Pages 26-32), the east line of said Pecan Creek Subdivision (Cabinet F, Page 196) and the west line of Lot 1, Block A of Tri Steel Addition, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof recorded in Cabinet G, Page 395 of the Plat Records of Denton County, Texas;

THENCE S 00°34'00" W, 296.00 feet with the east line of said 0.137 acre portion of said 20' Alley, the east line of said Pecan Creek (Volume 10, Pages 26-32), the east line of said Pecan Creek Subdivision (Cabinet E, Page 196) and the west line of said Lot 1, Block A of Tri Steel Addition to a 1/2" rebar found next to a utility pole at the southeast corner of said Pecan Creek Subdivision (Cabinet E, Page 196), being the southeast corner of said 0.137 acre portion fo said 20' Alley;

THENCE S 89°18'00" W, with the south line of said Pecan Creek Subdivision (Cabinet E, Page 196) and the south line of said 0.137 acre portion of said 20' Alley, passing at 19.75 feet a 1/2" capped rebar found (RPLS 4561) at the southwest corner of said 0.137 acre portion of said 20' Alley, and being the northeast corner of Lot 5, Block 1 and the southeast corner of Lot 6, Block 1 of said Pecan Creek (Volume 10, Pages 26-32), continuing with the south line of said Lot 6, passing at 41.2' the most southerly southwest corner of said Lot 6-B1 and the most easterly corner of Said Lot 6-A1, continuing with the south line thereof, passing at 299.95 feet the most southerly southwest corner of said Lot 6-A1 and the southeast corner of said Lot 6-C1, continuing with the south line thereof a total distance of 468.56 feet to a 100D nail found at the southwest corner of said Lot 6-C1, being the southwest corner of said Lot 6, being the northwest corner of Lot 1, Block 1 of said Pecan Creek (Volume 10, Pages 26-32) and being on the northeasterly right-of-way of said Pecan Creek Circle;

THENCE with the southwesterly line of said Lot 6, the southwesterly line of said Lot 6-C1 and the northeasterly line of said Pecan Creek Circle with the arc of a curve to the left having a central angle of 36°48'05", a radius of 564.50 feet and an arc length of 362.58 feet whose chord bears N 37°21'58" W, 356.38 feet to a 1/2" capped rebar set (G&A) at a point of tangency;

THENCE N 55°46'00" W, 81.34 feet with the southwesterly line of said Lot 6, the southwesterly line of said Lot 6-C1 and the northeasterly line of said Pecan Creek Circle to the POINT OF BEGINNING and containing approximately 7.136 acres or 310,865 square feet of land.



City Council Regular Session
Date: THURSDAY, APRIL 2, 2020 AT 7:00 P.M.

CORINTH
PLANNING & DEVELOPMENT

Dear Property Owner:

The City Council of the City of Corinth will hold a Public Hearing on **Thursday, April 2, 2020 at 7:00 P.M.** in The Corinth City Hall Council Chambers located at 3300 Corinth Parkway, Corinth, Texas, to hear public opinion regarding the following:

A **rezoning request** by Enterprise Car Sales and Rent a Car to amend the zoning classification from C-2, Commercial to PD, Planned Development with a base district of C-2, Commercial on an ±7.12 acre tract of land legally described as Block 1, Lots 6-A1, 6-B1, and 6-C1 of the Pecan Creek Subdivision, and is situated in the William Garrison Survey, Abstract 1545 within the City of Corinth, Denton County, Texas and is more commonly known as 5150 S I-35E, Corinth, TX (Enterprise Car Sales and Rent a Car).

As a property owner within two hundred (200) feet of this property, you are invited to attend these meetings and voice your opinion. You are not required to be present, but all interested parties wishing to be heard should appear at the time and place stated above.

Your opinion regarding the request on the property described above may be expressed by notation on this form or by letter. You may support or oppose this request; your opposition will be considered a protest.

I am writing in **(Check as applicable) Support:** ____ **Opposition:** ____ of the proposal.




Name/Address

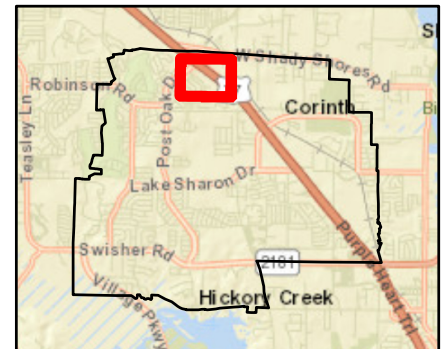
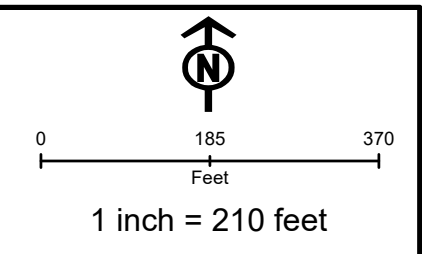
Please do not hesitate to contact Ben Rodriguez (ben.rodriguez@cityofcorinth.com) at (940) 498-3261 if you have any questions regarding this rezoning request.

This item is scheduled to go before City Council at their regular meeting on **April 2, 2020**. Please check the City Council agenda prior to the meeting to verify placement on the **April 2, 2020** agenda. The agendas are available on the City of Corinth website 72 hours prior to the City Council meetings.

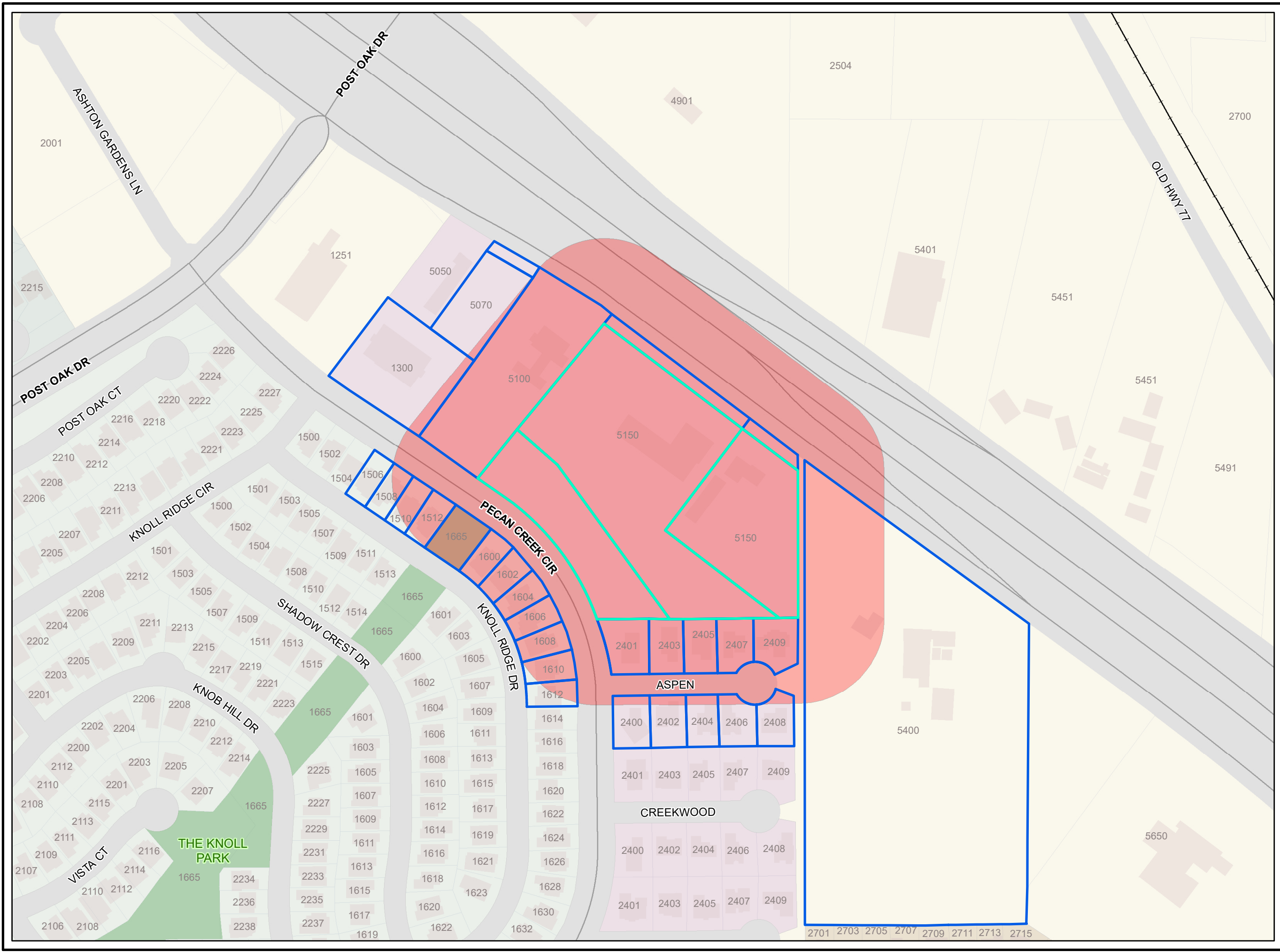
Huffines Zoning Change

200 ft. Notification Buffer

-  Parcels within 200 ft
-  200 ft. Buffer
-  Huffines



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City Council Regular Session
Date: **THURSDAY, APRIL 2, 2020 AT 7:00 P.M.**

CORINTH
PLANNING & DEVELOPMENT

Dear Property Owner:

The City Council of the City of Corinth will hold a Public Hearing on **Thursday, April 2, 2020 at 7:00 P.M.** in The Corinth City Hall Council Chambers located at 3300 Corinth Parkway, Corinth, Texas, to hear public opinion regarding the following:

A **rezoning request** by Enterprise Car Sales and Rent a Car to amend the zoning classification from C-2, Commercial to PD, Planned Development with a base district of C-2, Commercial on an ±7.12 acre tract of land legally described as Block 1, Lots 6-A1, 6-B1, and 6-C1 of the Pecan Creek Subdivision, and is situated in the William Garrison Survey, Abstract 1545 within the City of Corinth, Denton County, Texas and is more commonly known as 5150 S I-35E, Corinth, TX (Enterprise Car Sales and Rent a Car).

As a property owner within two hundred (200) feet of this property, you are invited to attend these meetings and voice your opinion. You are not required to be present, but all interested parties wishing to be heard should appear at the time and place stated above.

Your opinion regarding the request on the property described above may be expressed by notation on this form or by letter. You may support or oppose this request; your opposition will be considered a protest.

I am writing in (Check as applicable) Support: Opposition: of the proposal.

Name/Address

RAY HUFFINES, 6940 S. I-35E, CORINTH, TX 76210
5150 S. I-35E, CORINTH, TX 76210

Please do not hesitate to contact Ben Rodriguez (ben.rodriguez@cityofcorinth.com) at (940) 498-3261 if you have any questions regarding this rezoning request.

This item is scheduled to go before City Council at their regular meeting on **April 2, 2020**. Please check the City Council agenda prior to the meeting to verify placement on the **April 2, 2020** agenda. The agendas are available on the City of Corinth website 72 hours prior to the City Council meetings.

City Council Regular and Workshop Session

Meeting Date: 04/02/2020
Title: Comprehensive plan update
Submitted For: Helen-Eve Liebman, Director **Submitted By:** Ben Rodriguez, Manager
Finance Review: N/A **Legal Review:** Yes
City Manager Review:
Strategic Goals: Land Development
Infrastructure Development
Economic Development
Citizen Engagement & Proactive Government
Regional Cooperation

AGENDA ITEM

Conduct a public hearing to consider testimony and take action on an amendment and possible restatement to the City's Comprehensive Master Plan "City of Corinth 2010 Comprehensive Plan" adopted by Ordinance No. 10-05-06-12 by adopting an ordinance approving a new Comprehensive Master Plan entitled "Envision Corinth, 2040 Comprehensive Plan." (Comprehensive Plan)

THE PUBLIC HEARING LISTED ABOVE WILL NOT BE HELD. THE ITEM IS INCLUDED ON THE AGENDA BECAUSE NOTICES WERE POSTED IN THE CITY'S NEWSPAPER OF RECORD, THE DENTON RECORD CHRONICLE. THE PUBLIC HEARING WILL BE RE-NOTICED ONCE SOCIAL GATHERING RESTRICTIONS ARE LIFTED.

AGENDA ITEM SUMMARY/BACKGROUND

N/A

RECOMMENDATION

N/A

BUSINESS ITEM 5.

City Council Regular and Workshop Session

Meeting Date: 04/02/2020

Title: May 2, 2020 General Election

Submitted For: Bob Hart, City Manager

Submitted By: Kim Pence, City Secretary

Finance Review: N/A

Legal Review: Yes

City Manager Review: Approval: Bob Hart, City Manager

Strategic Goals: Citizen Engagement & Proactive
Government

AGENDA ITEM

Consider and act on a Resolution ordering the General election scheduled for May 2, 2020 be postponed until Tuesday, November 3, 2020; making findings related thereto, and providing an effective date.

AGENDA ITEM SUMMARY/BACKGROUND

RECOMMENDATION

Attachments

Resolution

RESOLUTION NO. 20-04-02-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS, ORDERING THAT THE GENERAL ELECTION SCHEDULED TO BE HELD ON SATURDAY, MAY 2, 2020, BE POSTPONED TO TUESDAY, NOVEMBER 3, 2020; MAKING FINDINGS RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on or about March 13, 2020, the Governor of the State of Texas certified that the novel coronavirus (COVID-19) poses an imminent threat of disaster and, under the authority vested in the Governor by Section 418.014 of the Texas Government Code, declared a state of disaster in every county in the State of Texas; and

WHEREAS, on or about March 18, 2020, the Governor issued a Proclamation suspending certain sections of the Texas Election Code, among others, to allow political subdivisions of the State that would otherwise hold elections on May 2, 2020, to postpone general and special elections for 2020 only to the next uniform election date, November 3, 2020 without otherwise adjusting the terms office or election date; and

WHEREAS, on or about February 6, 2020, the City adopted Resolution No. 20-02-06 which, in part, ordered a general election for Saturday, May 2, 2020, to elect one (1) Council Member for Place No. 1, one (1) Council Member for Place No. 3, and one (1) Council Member for Place No. 4, for two (2) year terms each to serve as Members of the Corinth City Council; and

WHEREAS, it is pursuant to the authority of the Governor's March 13, 2020, disaster declaration and the March 18, 2020, proclamation that this Resolution is adopted; *i.e.*, to postpone the City Council general election in the City from Saturday, May 2, 2020, to Tuesday, November 3, 2020; and

WHEREAS, Resolution No. 20-02-06 remains effective, but pursuant to this Resolution, the general election date provided for in Resolution No. 20-02-06 shall be postponed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS, THAT:

SECTION 1

All of the above findings are hereby found to be true and correct and are hereby incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2

The general election scheduled for Saturday, May 2, 2020, to elect one (1) Council Member for Place No. 1, one (1) Council Member for Place No. 3, and one (1)

Council Member for Place No. 4 for two (2) year terms each to serve as Members of the Corinth City Council, is hereby postponed until Tuesday, November 3, 2020, pursuant to the authority referenced in the recitals to this Resolution, and it is hereby so ordered.

SECTION 3

Pursuant to Election Advisory No. 2020-12, issued by the Texas Secretary of State's Office on or about March 18, 2020, this Order also makes the following findings, and incorporates them by reference into this Resolution: (1) all candidate filings for the May 2, 2020, general election shall remain valid for the November 3, 2020, general election; (2) the filing period will not be re-opened for the November 3, 2020, general election; (3) all applications for a ballot by mail for voters who are voting by mail due to being over the age of 65 or due to disability will remain valid for the postponed election whereas all applications for a ballot by mail based upon a voter's expected absence from the county will not be valid for the postponed election; and (4) the major relevant dates for the November 3, 2020, general election are as follows: deadline for registration to vote in the November 3, 2020, election—October 5, 2020; the deadline to submit an application for a ballot by mail—October 23, 2020; and early voting—October 19, 2020, through October 30, 2020.

SECTION 4

This Resolution shall become effective from and after its passage.

PASSED AND APPROVED this _____ day of _____, 2020.

CITY OF CORINTH

Bill Heidemann, Mayor

ATTEST:

Kimberly Pence, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney

BUSINESS ITEM 6.

City Council Regular and Workshop Session

Meeting Date: 04/02/2020

Title: May 2, 2020 Special Election - Short Term Motor Vehicle Tax

Submitted For: Bob Hart, City Manager

Submitted By: Kim Pence, City Secretary

Finance Review: N/A

Legal Review: Yes

City Manager Review: Approval: Bob Hart, City Manager

Strategic Goals: Citizen Engagement & Proactive
Government
Regional Cooperation

AGENDA ITEM

Consider and act on an Ordinance ordering a Joint Special Election scheduled for May 2, 2020 be postponed until Tuesday, November 3, 2020.

AGENDA ITEM SUMMARY/BACKGROUND

The proposed ordinance would delay the car rental tax until the November general election date.

RECOMMENDATION

approve the ordinance as proposed.

Attachments

Ordinance

ORDINANCE NO. 20-04-02-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS, ORDERING THAT THE SPECIAL ELECTION TO BE HELD ON MAY 2, 2020, FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS OF THE CITY, A BALLOT PROPOSITION ON THE QUESTION OF APPROVING AND IMPLEMENTING RESOLUTION NO. 20-02-06-08, DESIGNATING A MULTIPURPOSE AMPHITHEATER AND RELATED INFRASTRUCTURE AS A SPORTS AND COMMUNITY VENUE PROJECT, (“AMPHITHEATER VENUE PROJECT”), AND ADOPTING A NEW TAX, A SHORT TERM MOTOR VEHICLE RENTAL TAX AT A MAXIMUM RATE OF FIVE PERCENT (5%), TO FUND THE AMPHITHEATER VENUE PROJECT, BE POSTPONED TO TUESDAY, NOVEMBER 3, 2020; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR POSTPONEMENT OF THE SPECIAL ELECTION; PROVIDING FOR A CUMULATIVE CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on or about March 13, 2020, the Governor of the State of Texas certified that the novel coronavirus (COVID-19) poses an imminent threat of disaster and, under the authority vested in the Governor by Section 418.014 of the Texas Government Code, declared a state of disaster in every county in the State of Texas; and

WHEREAS, on or about March 18, 2020, the Governor issued a Proclamation suspending certain sections of the Texas Election Code, among others, to allow political subdivisions of the State that would otherwise hold elections on May 2, 2020, to postpone general and special elections for 2020 only to the next uniform election date, November 3, 2020 without otherwise adjusting the election date; and

WHEREAS, on or about February 13, 2020, the City adopted Ordinance No. 20-02-06, which, in part, ordered a joint special election for the purpose of submitting to the qualified voters of the City, a ballot proposition on the question of approving and implementing Resolution No. 20-02-06-08, designating the Amphitheater Venue Project as a sports and community venue project, and adopting a new tax, a short term motor vehicle rental tax at a maximum rate of five percent (5%), to fund the Amphitheater Venue Project, for Saturday, May 2, 2020; and

WHEREAS, it is pursuant to the authority of the Governor’s March 13, 2020, disaster declaration and the March 18, 2020, proclamation that this Ordinance is adopted; *i.e.*, to postpone the joint special election from Saturday, May 2, 2020, to Tuesday, November 3, 2020; and

WHEREAS, Ordinance No. 20-02-06 remains effective, but pursuant to this Ordinance, the special election date provided for in Ordinance No. 20-02-06 shall be postponed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS:

SECTION 1
INCORPORATION OF PREMISES

All of the above findings are hereby found to be true and correct and are hereby incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2
POSTPONEMENT OF SPECIAL ELECTION DATE

The special election scheduled for Saturday, May 2, 2020, for the purpose of submitting to the qualified voters of the City, a ballot proposition on the question of approving and implementing Resolution No. 20-02-06-08, designating the Amphitheater Venue Project as a sports and community venue project, and adopting a new tax, a short term motor vehicle rental tax at a maximum rate of five percent (5%), to fund the Amphitheater Venue Project, is hereby postponed until Tuesday, November 3, 2020, pursuant to the authority referenced in the recitals to this Ordinance, and it is hereby so ordered.

SECTION 3
ADDITIONAL FINDINGS

Pursuant to Election Advisory No. 2020-12, issued by the Texas Secretary of State's Office on or about March 18, 2020, this Ordinance also makes the following findings, and incorporates them by reference into this Ordinance: (1) all applications for a ballot by mail for voters who are voting by mail due to being over the age of 65 or due to disability will remain valid for the postponed election whereas all applications for a ballot by mail based upon a voter's expected absence from the county will not be valid for the postponed election; and (2) the major relevant dates for the November 3, 2020, special election are as follows: deadline for registration to vote in the November 3, 2020, special election—October 5, 2020; the deadline to submit an application for a ballot by mail—October 23, 2020; and early voting—October 19, 2020, through October 30, 2020.

SECTION 4
CUMULATIVE CLAUSE

This Ordinance shall be cumulative of all provisions of Ordinances of the City of Corinth, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 5
SEVERABILITY CLAUSE

It is hereby declared to be the intent of the City Council of the City of Corinth that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without incorporation of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 6
EFFECTIVE DATE

This Ordinance shall become effective from and after its passage.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
CORINTH, TEXAS, ON THIS __ DAY OF _____, 2020.**

CITY OF CORINTH

Bill Heidemann, Mayor

ATTEST:

Kimberly Pence, City Secretary

APPROVED AS TO FORM:

Patricia Adams, City Attorney

BUSINESS ITEM 7.

City Council Regular and Workshop Session

Meeting Date: 04/02/2020
Title: May 2, 2020 Special Election - Fire District Tax
Submitted For: Bob Hart, City Manager **Submitted By:** Kim Pence, City Secretary
Finance Review: N/A **Legal Review:** Yes
City Manager Review: Approval: Bob Hart, City Manager
Strategic Goals: Citizen Engagement & Proactive Government

AGENDA ITEM

Consider and act on an Ordinance of the City Council of the City of Corinth, Texas and the Temporary Board of Directors of the Proposed City of Corinth Fire Control, Prevention and Emergency Medical Services District postponing the Joint Special Election until Tuesday, November 3, 2020.

AGENDA ITEM SUMMARY/BACKGROUND

The proposed ordinance would delay the election on the fire district until the November general election date.

RECOMMENDATION

Adopt the ordinance as presented.

Attachments

Ordinance

ORDINANCE NO. 20-04-02-07

AN ORDER OF THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS, AND THE TEMPORARY BOARD OF DIRECTORS, ("TEMPORARY BOARD"), OF THE PROPOSED CITY OF CORINTH FIRE CONTROL, PREVENTION, AND EMERGENCY MEDICAL SERVICES DISTRICT, ("DISTRICT"), ORDERING THE JOINT ELECTION ORDER ORDERING A SPECIAL ELECTION TO BE HELD ON MAY 2, 2020, FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS OF THE PROPOSED DISTRICT, COMPRISING THE CITY OF CORINTH, A BALLOT PROPOSITION SERVING AS A CONFIRMATION ELECTION ORDER FOR THE DISTRICT AND ADOPTING A SALES AND USE TAX FOR THE DISTRICT AT A RATE OF ONE-FOURTH OF ONE PERCENT, AND A BALLOT PROPOSITION TO DESIGNATE THAT THE CITY COUNCIL MAY, BY RESOLUTION, BE APPOINTED TO SERVE AS THE PERMANENT BOARD OF DIRECTORS OF THE DISTRICT, BE POSTPONED TO TUESDAY, NOVEMBER 3, 2020; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR POSTPONEMENT OF THE JOINT SPECIAL ELECTION; PROVIDING FOR A CUMULATIVE CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on or about March 13, 2020, the Governor of the State of Texas certified that the novel coronavirus (COVID-19) poses an imminent threat of disaster and, under the authority vested in the Governor by Section 418.014 of the Texas Government Code, declared a state of disaster in every county in the State of Texas; and

WHEREAS, on or about March 18, 2020, the Governor issued a Proclamation suspending certain sections of the Texas Election Code, among others, to allow political subdivisions of the State that would otherwise hold elections on May 2, 2020, to postpone general and special elections for 2020 only to the next uniform election date, November 3, 2020 without otherwise adjusting the election date; and

WHEREAS, on or about February 13, 2020, the City adopted Ordinance No. 20-02-13, which, in part, ordered a joint special election for the purpose of submitting to the qualified voters of the proposed District, comprising the City of Corinth, a ballot proposition serving as a confirmation election order for the District and adopting a sales and use tax for the District at a rate of one-fourth of one percent dedicated to fire control, prevention, and emergency medical services programs, and a ballot proposition to designate that the City Council may, by resolution, be appointed to serve as the permanent board of directors of the District, for Saturday, May 2, 2020; and

WHEREAS, on or about February 13, 2020, the Temporary Board of the District, as part of a duly conducted meeting, ordered a joint special election for the purpose of submitting to the qualified voters of the proposed District, comprising the City of Corinth, a ballot proposition serving as a confirmation election order for the District and adopting a sales and use tax for the District at a rate of one-fourth of one percent dedicated to fire control, prevention, and emergency medical services programs, and a ballot proposition

to designate that the City Council may, by resolution, be appointed to serve as the permanent board of directors of the District, for Saturday, May 2, 2020; and

WHEREAS, it is pursuant to the authority of the Governor's March 13, 2020, disaster declaration and the March 18, 2020, proclamation that this Ordinance is adopted; *i.e.*, to postpone the joint special election from Saturday, May 2, 2020, to Tuesday, November 3, 2020; and

WHEREAS, Ordinance No. 20-02-13 remains effective, but pursuant to this Ordinance, the special election date provided for in Ordinance No. 20-02-13 shall be postponed.

NOW, THEREFORE, BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS, AND THE TEMPORARY BOARD OF DIRECTORS OF THE PROPOSED CITY OF CORINTH FIRE CONTROL, PREVENTION, AND EMERGENCY MEDICALS SERVICES DISTRICT:

SECTION 1
INCORPORATION OF PREMISES

All of the above findings are hereby found to be true and correct and are hereby incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2
POSTPONEMENT OF SPECIAL ELECTION DATE

The special election scheduled for Saturday, May 2, 2020 for the purpose of submitting to the qualified voters of the proposed District, comprising the City of Corinth, a ballot proposition serving as a confirmation election order for the District and adopting a sales and use tax for the District at a rate of one-fourth of one percent dedicated to fire control, prevention, and emergency medical services programs, and a ballot proposition to designate that the City Council may, by resolution, be appointed to serve as the permanent board of directors of the District, is hereby postponed until Tuesday, November 3, 2020, pursuant to the authority referenced in the recitals to this Ordinance, and it is hereby so ordered.

SECTION 3
ADDITIONAL FINDINGS

Pursuant to Election Advisory No. 2020-12, issued by the Texas Secretary of State's Office on or about March 18, 2020, this Ordinance also makes the following findings, and incorporates them by reference into this Ordinance: (1) all applications for a ballot by mail for voters who are voting by mail due to being over the age of 65 or due to disability will remain valid for the postponed election whereas all applications for a ballot by mail based upon a voter's expected absence from the county will not be valid for the postponed election; and (2) the major relevant dates for the November 3,

2020, special election are as follows: deadline for registration to vote in the November 3, 2020, special election—October 5, 2020; the deadline to submit an application for a ballot by mail—October 23, 2020; and early voting—October 19, 2020, through October 30, 2020.

SECTION 4
CUMULATIVE CLAUSE

This Ordinance shall be cumulative of all provisions of Ordinances of the City of Corinth, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 5
SEVERABILITY CLAUSE

It is hereby declared to be the intent of the City Council of the City of Corinth that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without incorporation of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 6
EFFECTIVE DATE

This Ordinance shall become effective from and after its passage.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS, ON THE ___ DAY OF _____, 2020, AND BY THE TEMPORARY BOARD OF DIRECTORS OF THE CITY OF CORINTH FIRE CONTROL, PREVENTION, AND EMERGENCY MEDICAL SERVICES DISTRICT ON THIS THE ___ DAY OF _____, 2020.

CITY OF CORINTH

Bill Heidemann, Mayor

**TEMPORARY BOARD OF DIRECTORS OF THE
PROPOSED CITY OF CORINTH FIRE CONTROL,
PREVENTION, AND EMERGENCY MEDICAL
SERVICES DISTRICT**

By:

ATTEST:

Kimberly Pence, City Secretary

APPROVED AS TO FORM:

Patricia Adams, City Attorney

BUSINESS ITEM 8.

City Council Regular and Workshop Session

Meeting Date: 04/02/2020

Title: Mayor's Declaration

Submitted For: Bob Hart, City Manager

Submitted By: Kim Pence, City Secretary

City Manager Review: Approval: Bob Hart, City Manager

Strategic Goals: Citizen Engagement & Proactive
Government
Regional Cooperation

AGENDA ITEM

Consider and take appropriate action on an Ordinance declaring a local state of disaster for public health emergency for the City of Corinth; providing Orders related thereto; providing a penalty; and providing an effective date.

AGENDA ITEM SUMMARY/BACKGROUND

Staff is preparing a emergency declaration for executionj by the mayor. State law requires approval by the council within seven days.

The declaration will be presented at the meeting.

RECOMMENDATION

Attachments

Declaration Ordinance

ORDINANCE NO. 20-04-02-08

**CITY COUNCIL OF THE CITY OF CORINTH, TEXAS
DECLARATION OF LOCAL DISASTER
FOR PUBLIC HEALTH EMERGENCY AND ORDER FOR
PREPAREDNESS AND MITIGATION OF CORONAVIRUS (COVID-19);
AND PROVIDING A PENALTY FOR VIOLATIONS HEREOF**

WHEREAS, beginning in December 2019, Coronavirus Disease (COVID-19), has spread throughout the world and has now been declared a global pandemic by the World Health Organization; and

WHEREAS, symptoms of COVID-19 include fever, coughing, and shortness of breath, and in some cases the virus has caused death; and

WHEREAS, the known cases of COVID-19 diagnosed in the State of Texas are currently increasing daily and the disease is easily transmitted through person to person contact, especially in group settings, thus, it is essential that the spread of the virus be slowed to protect members of the public, to protect the ability of public and private health care providers to handle the influx of new patients and to safeguard public health and safety; and

WHEREAS, Community spread COVID-19 cases have been positively confirmed in neighboring cities and counties; and

WHEREAS, pursuant to Section 37.08, "Organization", of Chapter 37, "Emergency Management", of Title III, "Administration", of the City of Corinth's Code of Ordinances, the Mayor serves as the Emergency Management Director of the City's Office of Emergency Management, and in his absence, the Mayor Pro Tempore shall serve in that capacity; and for purposes of this disaster, the city manager or his designee is hereby appointed as the emergency management coordinator; and

WHEREAS, the Mayor has determined it necessary to declare a local state of disaster due to public health emergency, and rather than exercising his authority to issue a declaration of local disaster for a seven-day period and seek extension or continuation by City Council, the Mayor has determined it necessary to present this Ordinance to the City Council to take effect at 10:59 p.m. on April 2, 2020 and to remain in effect until the Mayor declares the emergency terminated; and

WHEREAS, pursuant to Section 37.07, "Mayor's Powers During Disaster or Emergency", of the City's Code of Ordinances, upon declaration of a crisis, the Mayor is vested with the full power and authority to issue orders reasonably necessary to protect the health, security, safety, peace, life and property of the City and its inhabitants during the time of such crisis, as more particularly described in subsections (A)-(GG) of Section 37.07; and

WHEREAS, Section 37.09, “Duties and Responsibilities of the Emergency Management Director”, of the City’s Code of Ordinances further provides that the Mayor shall be authorized to declare the emergency terminated; and

WHEREAS, Governor Abbott issued Executive Order GA-08 on March 19, 2020, Relating to COVID-19 Preparedness and Mitigation (“GA-08”) incorporating Guidelines from President Trump and the United States Centers for Disease Control (“CDC”); and

WHEREAS, because it is imperative that the City take action to slow the spread of COVID-19, the Council has reviewed current City functions, including the use of City facilities, City services and operations and public gatherings and has determined it necessary and appropriate to adopt this Ordinance for the preservation of public health, safety and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS:

Section 1. Incorporation of Premises.

- 1.01. **Recitals.** The premises set forth above are the stated findings of the City Council of the City of Corinth, serve as the basis for and are incorporated into this Ordinance as if written word for word.
- 1.02. **Order of Governor Abbott.** Executive Order, GA-08, is attached hereto as **Exhibit “A”** and is incorporated into this Ordinance as if written word for word. Exhibit “A” shall automatically be amended in accordance with any future Executive Orders issued by Governor Abbott without need for Council action to amend this Ordinance.
- 1.03. **The President’s Coronavirus Guidelines for America.** The President’s Coronavirus Guidelines for America are attached hereto as **Exhibit “B”** and incorporated into this Ordinance as if written word for word. Exhibit “B” shall automatically be amended in accordance with any future President’s Coronavirus Guidelines for America issued by the President without need for Council action to amend this Ordinance.
- 1.04. **The Denton County Disaster Declaration and Executive Order.** The Denton County Disaster Declaration and Executive Order of the Denton County Judge, a copy of which is attached hereto as **Exhibit “C”** and incorporated into this Ordinance as if written word for word. Exhibit “C” shall automatically be amended in accordance with any future Denton County Disaster Declaration and Executive Orders issued by the Denton County Judge without need for Council action to amend this Ordinance

Section 2. Local Disaster for Public Health Emergency Declared. The City of Corinth Emergency Management Director, Mayor Bill Heidemann, hereby declares a local state of disaster for public health emergency for the City of Corinth, a Texas home-rule municipal corporation, pursuant to Section 37.07, “Mayor’s Powers During Disaster or Emergency”, of Chapter 37, “Emergency Management”, of Title III, “Administration” of the City’s Code of Ordinances, effective 10:59 p.m. on April 2, 2020 and shall continue in effect until discontinued by action of the Mayor or as otherwise provided by law.

Section 3. Publication and Filing of Declaration and Ordinance. Pursuant to Section 37.09, “Duties and Responsibilities of the Emergency Management Director”, of the City’s Code of Ordinances, this ordinance declaring a local state of disaster for public health emergency shall be given in the official newspaper of the City or by local radio or television. The City of Corinth will promptly provide copies of this Ordinance by posting on the City of Corinth website. In addition, the owner, manager, or operator of any facility that is likely to be impacted by this Ordinance is strongly encouraged to post a copy of this Ordinance onsite and to provide a copy to any member of the public asking for a copy.

Section 4. Orders Adopted. Pursuant to Health and Safety Code Section 122.006, the City may adopt rules to protect the health of persons in the City and provide for the establishment of quarantine stations, emergency hospitals, and other hospitals. Additionally, the City Council is authorized to adopt rules related to the use and operation of City facilities and the provision of City services. Effective as of 10:59 p.m. on April 2, 2020 and continuing in effect until discontinued by action of the Corinth City Council or as otherwise provided by law, the following orders shall apply within the corporate limits of the City of Corinth:

A. Definitions.

1. **Community Gathering:** For purposes of this Order, **Community Gathering** is any indoor or outdoor event or convening, subject to the exceptions and clarifications below, that brings together or is likely to bring together ten (10) or more persons at the same time in a single room or other single confined or enclosed space, such as an auditorium, theatre, stadium (indoor or outdoor), arena or event center, meeting hall, conference center, large cafeteria, or any other confined indoor or confined outdoor space.

2. **Essential Services:** Essential Services means services, by whomsoever rendered, and whether rendered to the government or to any other person, the interruption of which would endanger life, health or personal safety of the whole or part of the population. Essential services as defined by the U.S. Department of Homeland Security Cyber and Infrastructure Security Agency’s (CISA) Essential Critical Infrastructure Workforce Memorandum dated March 19, 2020 may continue to their operation appropriately modified to account for Centers for Disease Control (CDC) workforce and consumer protection guidance.

B. Community Gatherings: The City of Corinth strongly recommends canceling, rescheduling, or not attending a Community Gathering. The City of Corinth strongly urges organizations that serve high-risk populations to cancel gatherings of more than ten (10) people. These recommendations are based on the Social Distancing Practices attached to this Order as **Exhibit “D”**, a copy of which is attached hereto and incorporated herein, as well as the

“Implementation of Mitigation Strategies for Communities with Local COVID-19 Transmission” issued by the United States Centers for Disease Control and Prevention (“CDC”). The City of Corinth urges people to not attend non-essential gatherings of any nature during the duration of this Ordinance in order to help slow down the spread of the COVID-19 virus.

- C. Essential Services and City Facilities. The City of Corinth provides essential services required to maintain the health, safety and welfare of the public generally and of the residents of the City of Corinth; therefore, City facilities necessary for City staff to provide essential services shall remain open to the public; provided however, that social distance shall be practiced at all times within those City facilities that are open to the public.

Notwithstanding the foregoing, the City Manager may recommend that other actions be taken to limit in person interactions at City facilities and to address City staff, and the Mayor is hereby expressly authorized to provide approval of the City Manager’s recommendations and to take such action as necessary to ensure that the purposes of this Ordinance are effected.

- D. Municipal Court Proceedings. Nonessential Municipal Court shall be postponed in accordance with orders issued by the Presiding Judge and recommendation of the Office of Court Administration, operating under the direction and supervision of the Texas Supreme Court.
- E. Fees and Interruption of Utility Services. The Mayor is authorized to direct the City Manager or designee to take necessary actions regarding fees associated with utility billing, including without limitation, extending time for payment and suspending utility shut offs for customers negatively impacted by job loss or reduced income who can provide verifiable documentation that their hardship is a direct result of COVID-19.
- F. Board and Commission Meetings. The Mayor is authorized to postpone or cancel any and all meetings of a board or commission of the City of Corinth as he determines appropriate based upon updated orders of the federal, State or local government.

Section 5. Penalty. Failure to comply with any of the Orders in this Ordinance is an offense and shall be punishable by a fine of up to \$500.00 and each day any violation of the Orders in this Ordinance shall continue shall constitute a separate offense.

Section 6. Severability. If any subsection, sentence, clause, phrase, or word of this Ordinance or any application of it to any person, structure, gathering, or circumstance is held to be invalid or unconstitutional by a decision of a court of competent jurisdiction, then such decision will not affect the validity of the remaining portions or applications of this Ordinance. This Ordinance approves and ratifies all actions taken in response to COVID-19 prior to its adoption.

Section 7. Continuation, Publication and Effective Date. The emergency powers herein provided shall be exercised only to the extent made necessary by the nature of the emergency and during the continuation of the state of emergency. This ordinance shall be published in accordance with the City's Code of Ordinances; however, it shall become effective immediately at 10:59 p.m. on April 2, 2020.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CORINTH
THIS 2nd DAY OF APRIL 2020.**

APPROVED:

Bill Heidemann, Mayor

ATTEST:

Kimberly Pence, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney

Exhibit “D” Social Distancing Practices

1) Vulnerable Populations: Limit Outings

- Vulnerable populations include people who are:
 - 60 years old and older.
 - People with certain health conditions such as heart disease, lung disease, diabetes, kidney disease and weakened immune systems.
- For vulnerable populations, don't go to gatherings (of 10 people or more) unless it is essential. If you can telecommute, you should. Avoid people who are sick.

2) Workplace and Businesses: Minimize Exposure

- Suspend nonessential employee travel.
- Minimize the number of employees working within arm's length of one another, including minimizing or canceling large in-person meetings and conferences.
- Urge employees to stay home when they are sick and maximize flexibility in sickleave benefits.
- Do not require a doctor's note for employees who are sick.
- Consider use of telecommuting options.
- Some people need to be at work to provide essential services of great benefit to the community. They can take steps in their workplace to minimize risk.

3) Large Gatherings: Cancel Non-Essential Events

- Recommend cancelling or postponing large gatherings, such as concerts, sporting events, conventions or large community events.
- Do not attend any events or gatherings if sick.
- For events that aren't cancelled, we recommend:
 - Having hand washing capabilities, hand sanitizers and tissues available.
 - Frequently cleaning high touch surface areas like counter tops and hand rails.
 - Finding ways to create physical space to minimize close contact as much as possible.

4) Schools: Safety First

- Do not have your child attend school if sick.
- If you have a child with chronic health conditions, consult the child's doctor about school attendance.
- Schools should equip all classrooms with hand sanitizers and tissues.
- Recommend rescheduling or cancelling medium to large events that are not essential.
- Explore remote teaching and online options to continue learning.
- Schools should develop a plan for citywide school closures, and families should prepare for potential closures.

5) Transit: Cleaning and Protection

- Increase cleaning of vehicles and high touch surface areas.
- Provide hand washing/hand sanitizers and tissues in stations and on vehicles.

6) Health Care Settings: Avoid as possible, protect the vulnerable

- Long term care facilities should have a COVID-19 plan in accordance with CDC or state guidelines.
- Long term care facilities should screen all staff and visitors for illness and turn away those with symptoms.
- The general public should avoid going to medical settings such as hospitals, nursing homes and long-term care facilities, even if you are not ill.
- If you are ill, call your health care provider ahead of time, and you may be able to be served by phone.
- Do not visit emergency rooms unless it is essential.
- Visitors should not go to long-term care facilities unless absolutely essential.
- Follow guidance and directions of all facilities.

7) Everyone: Do your part

The best way for all Corinth residents to reduce their risk of getting sick, as with seasonal colds or the flu, still applies to prevent COVID-19:

- Wash hands with soap and water for at least 20 seconds.
- Cough or sneeze into your elbow or a tissue. Throw the tissue in the trash.
- Stay home if you are sick.
- Avoid touching your face.
- Try alternatives to shaking hands, like an elbow bump or wave.
- If you have recently returned from a country, state or region with ongoing COVID-19 infections, monitor your health and follow the instructions of public health officials and CDC guidance.
- There is no recommendation to wear masks at this time to prevent yourself from getting sick.

You can also prepare for the possible disruption caused by an outbreak.

Preparedness actions include:

- Prepare to work from home if that is possible for your job, and your employer.
- Make sure you have a supply of all essential medications for your family.
- Prepare a child care plan if you or a caregiver are sick.
- Make arrangements about how your family will manage a school closure.
- Plan for how you can care for a sick family member without getting sick yourself.
- Take care of each other and check in by phone with friends, family and neighbors that are vulnerable to serious illness or death if they get COVID-19.
- Keep common spaces clean to help maintain a healthy environment for you and others. Frequently touched surfaces should be cleaned regularly with disinfecting sprays, wipes or common household cleaning products.