

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

On this the 1<sup>st</sup> day of February 2018 the City Council of the City of Corinth, Texas met in a Regular Session at the Corinth City Hall at 7:30 P.M., located at 3300 Corinth Parkway, Corinth, Texas. The meeting date, time, place and purpose as required by Title 5, Subtitle A, Chapter 551, Subchapter C, Section 551.041, Government Code, with the following members to wit:

**Members Present:**

Bill Heidemann, Mayor  
Joe Harrison, Mayor Pro-Tem  
Sam Burke, Council Member  
Lowell Johnson, Council Member  
Scott Garber, Council Member  
Don Glockel, Council Member

**Members Absent:**

None

**Staff Members Present:**

Bob Hart, City Manager  
Jimmie Gregg, Police Lieutenant.  
Cody Collier, Public Works Director  
Melissa Dolan, Recreation Coordinator  
Kim Pence, City Secretary  
Brenton Copeland, Technology Services Assistant  
Mack Reinwand, Messer, Rockefeller, &Fort

**Others Present:**

Barry Reed, Lamb-Star Engineering  
Eric Greenman, Lamb-Star Engineering

**CALL TO ORDER:**

**7:30 P.M. 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".**

Mayor Heidemann called the Regular meeting to order at 7:30 p. m, Councilmember Garber delivered the invocation and led in the Pledge of Allegiance and Texas Pledge.

**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.

No one spoke during Citizens Comments.

**BUSINESS AGENDA:**

1. Discuss and consider Amending the Code of Ordinances of the City of Corinth, Texas by amending Chapter 70, Traffic Rules, by modifications to the maximum speed limits shown in Section 70.1, Speed Limits, Paragraph (c), Table of Maximum Speeds to set a maximum speed limit of 50 mph for FM 2181, East and West, 1000 through 4500 Blocks inside Corinth, TX.

**Bob Hart, City Manager** - this is an Ordinance that sets the speed limits to 50 mph that was requested by TxDOT. The proposed Ordinance change will remove reference to the temporary 45 mph construction speed limit in the existing Ordinance and replace with the posted speed limit of 50 mph.

**MOTION** made by Councilmember Garber to approve Amending the Code of Ordinances of the City of Corinth, Texas by amending Chapter 70, Traffic Rules, by modifications to the maximum speed limits shown in Section 70.1, Speed Limits, Paragraph (c), Table of Maximum Speeds to set a maximum speed limit of 50 mph for FM 2181, East and West, 1000 through 4500 Blocks inside Corinth, TX. Seconded by Councilmember Burke.

**AYES:** Burke, Garber, Johnson, Harrison, Glockel

**NOES:** None

**ABSENT:** None

**MOTION CARRIED**

2. Discuss and Consider authorizing the Mayor to sign a contract with Sawko & Burroughs, P.C. and McCreary, Veselka, Bragg & Allen, P.C., Attorneys at Law, for the collection of delinquent taxes and provide a thirty (30) day cancellation notice to Linebarger, Heard, Goggan, Blair, Graham, Pena & Sampson, L.L.P, and Nichols, Jackson, Dillard, Hager, & Smith, L.L.P, Attorneys at Law.

**Bob Hart, City Manager** - we have traditionally used Linebarger for the collection of delinquent taxes. Denton County, Denton ISD, and Lake Dallas ISD all use Sawko & Burroughs. Staff is bringing to you a recommendation that we make a change in the tax collection firm so that we are all working with the same group. By having the same firm, will prevent us from having confusion that we had a few years ago with the property off of Fair Oaks Circle ending up in the Denton ISD property do this will allow us to coordinate with them.

**MOTION** made by Councilmember Garber to approve sign a contract with Sawko & Burroughs, P.C. and McCreary, Veselka, Bragg & Allen, P.C., Attorneys at Law, for the collection of delinquent taxes and provide a thirty (30) day cancellation notice to Linebarger, Heard, Goggan, Blair, Graham, Pena & Sampson, L.L.P, and Nichols, Jackson, Dillard, Hager, & Smith, L.L.P, Attorneys at Law and authorize Mayor to sign. Seconded by Councilmember Burke.

**AYES:** Burke, Garber, Johnson, Harrison, Glockel

**NOES:** None

**ABSENT:** None

**MOTION CARRIED**

**Mayor recessed the Regular Session at 7:35 p.m.**

**WORKSHOP BUSINESS AGENDA:**

**Mayor Heidemann opened the Workshop at 7:40 p.m.**

3. Receive a presentation and provide staff direction on proceeding with the remodel of the Public Works Facility, equipment storage, and site and drainage improvements for the area of Public works and the Lake Cities Fire Department Training facility.

**Cody Collier, Public Works Director** - The Public Works facility was constructed in 1996 and has served the purposes of the Public Works Department during those 22 years. However; use, age and growth over those years has necessitated upgrades and remodeling. The current condition of all systems are at or exceeding their limitations. The roof has developed several leaks, The HVAC system is outdated and underpowered, flooring and fixtures have degraded beyond repair. Public Works has also acquired additional responsibilities and departments which has created the need to enhance office spacing and better utilize the limited space we have available.

Equipment storage has also been a concern and this is the time to address that as well. Currently, all city equipment is stored out in the elements and causes unnecessary damage to the interior and exterior, in some cases, leaving the instrument panels unable to be read and seats destroyed. This plan provides a solution utilizing the space we have to provide a storage facility to house and protect our equipment. Along with equipment protection, we also require surveillance to provide security for our site and assets.

The site improvements, and construction of another building increase storm water runoff which all drains onto the Lake Cities Fire Department Training Facility. The LCFD has been working towards building their training facility and a major component of that site is the drainage and roadway. Due to the area drainage and the issues Public Works (P.W.) causes their drainage system, P.W. has included their drainage planning and construction into our site improvements as a more regional concept. This will provide for a shared access road (rock construction) connecting our two properties and the ability to enhance drainage between the two properties which provides great benefits to both departments.

Projected costs of design, remodel and site improvements:

Public Works facility remodel only - \$434,880

- New roof
- HVAC upgrades
- All new flooring, ceilings, fixtures
- New floorplan for our current and future needs 1<sup>st</sup> floor and 2<sup>nd</sup> floor
- Secondary exit for 2<sup>nd</sup> floor fire exit
- New office furniture and cubical work stations +\$35,000 (included in total above)

Storage building, Public Works/LCFD area drainage and site improvements - \$960,107

- Public Works storage building for equipment
- Public Works site improvements:
- Drainage improvements

- Retaining wall
- Platting
- LCFD Practice Facility drainage and site improvements.

There are some Unified Development Code (UDC) issues with the property that we are looking at. The property is not platted and we would like to have the property surveyed and platted and there is cost associated with that.

The non-related to fire lane extension, the original cost was about \$176,000 to pour a fire lane and there is really no benefit to it, it currently supports their equipment now so that was something that I was not concerned about. There are some landscape requirements and that is something that we can address when the remodel is done. We can get the shrubbery and plant it and make the front of the building look really nice with seasonal flowers so that is something we can do on our own.

The Public Works building with everything factored in as we know today will be about \$434,880, the storage building facility would be about \$960,107 for a total cost of about \$1.4 million.

In the 2017/2018 budget there is \$1.5 million. I am looking to see if Council is interested in moving forward, I would propose we enter into a Professional Services contract with Lamb-Star Engineering and based off of that begin to get actual hard costs instead of estimates.

**Councilmember Harrison** - out of the \$1,394,987 that we anticipate there costs being, then are you going to go out for drainage as a separate contract of the site improvements, the building all bids to build those?

**Cody Collier, Public Works Director** - the professional services amount is estimate to be \$54,880. The site work and retaining wall, survey and everything else included for Phase II is estimated to be \$160,107. For both Phases it would be \$214,987.

**Councilmember Glockel** - on page 51, item #4 it talks about the fire protection will be done as a design-built by the contractor. Are those dollars in this bid?

**Barry Read** - it is included in the construction costs. It is included in the contractors, when he bids a building, it is included in the cost of the fire protection as a fee of the design of that. It is usually cheaper to do it that way than to go with a Fire Protection Engineer and as a consultant.

**Councilmember Glockel** - is our security system done the same way?

**Eric Greenman** - this would not be security system, this is just fire alarm, sprinkler system. Typically the City would have a consultant that does the cameras.

**Councilmember Glockel** - in any of these numbers does it cover these item on page 51.

**Eric Greenman** - yes, it should be covered in construction costs. When we estimate a construction cost that permit cost is usually part of that. Until we get to that point, we are not sure how much those will be.

**Councilmember Harrison** - how are you going to do the actual work itself? Are you going to contract that out?

**Bob Hart, City Manager** - we will do bids using their design.

**Eric Greenman** - the contractor does not see an estimate they bid it from scratch. I would expect the contractor would come in and build the building and do the site work.

**Councilmember Harrison** - ok, and you will go out for bids on that?

**Bob Hart, City Manager** - yes.

**Cody Collier, Public Works Director** - I showed Phase I and Phase 2 because I wanted to show that distinction. The building remodel is one entity all by itself and everything else I showed as Phase 2 is the platting, site work, the grading etc.

**It was the Consensus of the Council to proceed and come back to City Council with a contract on March 1<sup>st</sup>.**

### **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.

**Councilmember Glockel** - we all reviewed the Public Safety building tonight and the new fire station. There was a lot of people that put in a lot of time and work on that. Thanked the Mayor, Councilmember Harrison, Chief Birt, Assistant Chief Ross and Brenton Copeland for all their time on this project.

**Councilmember Harrison** - we stayed within the budget and what is in there is what is needed.

**Mayor Heidemann** - we have a Cornerstone Ceremony that is scheduled for March 21, 2018 at 11:00.

**Mayor Heidemann recessed the meeting at 8:06 p.m. \* See Closed Session.**

### **CLOSED SESSION**

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

**City Council met in Closed Session from 8:07 p.m. until 9:23 p.m.**

a. City Manager evaluation

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

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

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

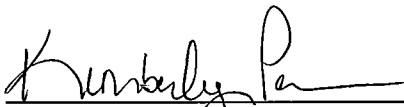
**ADJOURN:**

Mayor Heidemann adjourned the meeting at 9:24 p.m.

**AYES:** All

Meeting adjourned.

Approved by Council on the 15 day of March 2018.

  
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Kimberly Pence, City Secretary  
City of Corinth, Texas

