

A G E N D A
CITY COUNCIL MEETING
June 27, 2016 @ 6:00 p.m.
Council Chambers - Government Center
200 North 12th Street - Corsicana, Texas 75110

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. INVOCATION

4. MINUTES

Consider approving the minutes for the Special Meeting of the City Council and Regular Meeting of June 13, 2016.

5. PUBLIC FORUM

Public Comments.

6. PUBLIC HEARINGS

- a. Receive public input regarding a request for a Specific Use Permit for a welding shop on the property zoned as Commercial (C). Block 1356, also known as 2501 South 15th Street.
- b. Receive public input regarding a request for a zoning change from Commercial (C) to Light Industrial (I-1) and a Specific Use Permit for Blocks 1411-1413, also known as 3101 South Interstate Highway 45, for the purpose of operating an auto storage facility.

7. ORDINANCES

- a. Consider approving a request for a Specific Use Permit for a welding shop on the property zoned as Commercial (C). Block 1356, also known as 2501 South 15th Street. **PAGE 14**
- b. Consider a request for a zoning change from Commercial (C) to Light Industrial (I-1) and a Specific Use Permit for Blocks 1411-1413, also known as 3101 South Interstate Highway 45, for the purpose of operating an auto storage facility. **PAGE 22**

8. RESOLUTIONS

- a. Consider approving award of bid to Lopez Utilities Contractor, LLC for the Sanitary Sewer Pipe Bursting Projects to include Sycamore Alley, Maplewood Alley, and Cherry Alley. **PAGE 30**
- b. Consider approving award of bid to Lopez Utilities Contractor, LLC for the Sanitary Sewer Pipe Burst Project, Collin Street Alley, North 38th Street to North 39th Street. **PAGE 32**

- c. Consider approving award of bid for Municipal Government Audit Services for the Fiscal Years ending September 30, 2016, 2017, and 2018. **PAGE 34**

9. APPOINTMENTS

10. REPORTS and MISCELLANEOUS ANNOUNCEMENTS
Mayor/Council

11. ADJOURN

AGENDA INFORMATION

*** INFORMATION ON THE FOLLOWING
PAGES IS SUBJECT TO CHANGE
PRIOR TO COUNCIL MEETING.**

ITEM NO. 4

Date: June 27, 2016

Subject: Minutes

Comments:

A copy of the minutes for the Special Meeting of the City Council and Regular Meeting of June 13, 2016, are attached for review.

Recommendation: Approve the minutes as printed.

CITY OF CORSICANA
COUNTY OF NAVARRO
STATE OF TEXAS

Special Meeting
June 13, 2016

The Corsicana City Council met in a Special Meeting on June 13, 2016, in the Corsicana Government Center Conference Room, 200 N. 12th Street, Corsicana, Texas. The following members were present: Chuck McClanahan, Mayor; Susan Hale, Council Member Precinct One; Ruby Williams, Mayor Pro Tem and Council Member Precinct Two; John McClung, Council Member Precinct Three; and Don Denbow, Council Member Precinct Four.

In addition, Connie Standridge, City Manager; Kerri Anderson Donica, City Attorney; Virginia Richardson, City Secretary/Director of Finance; Allwin Barrow, Interim Police Chief; and Pam Gibson, Human Resource Director were present. **During the Executive Session, the City Manager's candidate for Police Chief joined the meeting.**

Mayor McClanahan called the meeting to order at 5:03 p.m.

Executive Session

Mayor McClanahan recessed into Executive Session at 5:03 p.m. to discuss personnel matters (Police Chief candidates) pursuant to Section 551.074 of the Texas Government Code.

Return to Open Session:

Mayor McClanahan called the meeting to Open Session at 5:52 p.m.; no action was taken at this time.

Adjournment

There being no further business, the Mayor declared the meeting adjourned at 5:54 p.m.

Attested This, the 27th day
of June 2016

Attested This, the 27th day
of June 2016

Finance Director/City Secretary

***** ***** *****

Mayor

***** ***** *****

CITY OF CORSICANA
COUNTY OF NAVARRO
STATE OF TEXAS

Council Regular Session
June 13, 2016

The Corsicana City Council met in a Regular Session on June 13, 2016, in the Corsicana Government Center Council Chambers, 200 N. 12th Street, Corsicana, Texas. Mayor Chuck McClanahan called the meeting to order at 6:00 p.m. The following members were present: Susan Hale, Council Member Precinct 1; Ruby Williams, Council Member Precinct 2; John McClung, Council Member Precinct 3; and Don Denbow, Council Member Precinct 4.

Connie Standridge, City Manager; Kerri Anderson Donica, City Attorney; Virginia Richardson, City Secretary/Director of Finance; Elizabeth Borstad, City Engineer; Allwin Barrow, Interim Police Chief; Terry Franks, Public Works Director; Pam Gibson, Human Resource Director; Sara Beth Wilson, Main Street Director and other interested citizens were also present.

The invocation was given by the Rev. Dairy Johnson of the Bethlehem Baptist Church.

Approval of Minutes

The motion was made by Ruby Williams, and seconded by Susan Hale, *to approve the minutes for the Work Session and Regular Meeting of May 16, 2016.* Motion passed, 5-0.

Public Forum

N/A

Public Hearings

- a. Receive public input regarding proposed amendment to Chapter 13, entitled *Municipal Fees*, of the City Code of Ordinances under the Administration section of the fee schedule.

This item was presented by City Manager, Connie Standridge.

Mayor McClanahan closed the public hearing.

Ordinances

Ordinance 2889 (passed)

The motion was made by Don Denbow, and seconded by John McClung, that Ordinance 2889, amending Chapter 13, entitled *Municipal Fees*, of the City Code of Ordinances under the

Administration section of the fee schedule. The motion passed, 5-0, with the following roll call vote: For: Susan Hale, Ruby Williams, John McClung, Don Denbow and Mayor McClanahan. Against: none.

Resolutions

Resolution 3883 (approved)

This item was presented by City Secretary/Director of Finance Virginia Richardson.

The motion was made by John McClung, and seconded by Don Denbow, that Resolution 3883, acknowledging and authorizing the temporary use of eligible depository institutions holding funds in escrow per a legal contract, yet are in non-compliance with the City's Investment and Collateralization Policy. The motion passed, 5-0. Against: none.

RESOLUTION NO. 3883

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, ACKNOWLEDGING AND AUTHORIZING THE TEMPORARY USE OF ELIGIBLE DEPOSITORY INSTITUTIONS HOLDING FUNDS IN ESCROW PER A LEGAL CONTRACT, YET ARE IN NON-COMPLIANCE WITH THE CITY'S INVESTMENT AND COLLATERALIZATION POLICY.

WHEREAS, the City of Corsicana wishes to comply with the City's Investment and Collateralization Policy, the Public Funds Investment Act and the Public Funds Collateral Act; and

WHEREAS, the City's Investment and Collateralization Policy requires that each eligible institution authorized by the Policy to engage in investment transactions with the City sign and certify Appendix B, which acknowledges the entity's understanding of, and agreement to comply with, the policy; and

WHEREAS, the City has bond funds held in a required bond escrow account by Wells Fargo Corporate Trust; and

WHEREAS, Wells Fargo Corporate Trust will not sign and certify Appendix B of the City of Corsicana's Investment and Collateralization Policy; and

WHEREAS, United States Treasury Bills, Treasury Bond, and Treasury Notes which are backed by the full faith and credit of the United States Government are the only types of securities allowed to be used to collateralize deposits of the City by the City's Investment and Collateralization Policy; and

WHEREAS, the City has funds required by a grant contract and/or lease/purchase agreements to be held in accounts by Branch Banking and Trust Company; and

WHEREAS, Branch Banking and Trust Company does not offer United States Treasury Bills, Treasury Bond, and Treasury Notes, which are backed by the full faith and credit of the United States Government, to collateralize deposits of the City; and

WHEREAS, Branch Banking and Trust Company does offer Government National Mortgage Association (GNMA) II Mortgage Backed Securities, which are backed by the full faith and credit of the United States Government, to collateralize deposits of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, that the City of Corsicana acknowledges and authorizes the temporary use of eligible depository

institutions holding funds in escrow per a legal contract, yet are in non-compliance with the City's Investment and Collateralization Policy.

PASSED and **APPROVED** by majority vote of the City Council of the City of Corsicana, Texas this 13th day of June, 2016.

Resolution 3884 (approved)

This item was presented by Terry Franks, Public Works Director.

The motion was made by Ruby Williams, and seconded by John McClung, that Resolution 3884, declaring certain property as surplus and authorizing the City Manager to execute sale or disposal of said property. The motion passed, 5-0. Against: none.

RESOLUTION NO. 3884

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, DECLARING CERTAIN PROPERTY AS SURPLUS AND AUTHORIZING THE CITY MANAGER TO EXECUTE SALE OR DISPOSAL OF SAID PROPERTY.

WHEREAS, the City of Corsicana desires to alleviate the City of said surplus property; and

WHEREAS, the City of Corsicana has legal title to said surplus property; and

WHEREAS, the City of Corsicana desires to dispose of the surplus property listed on the attached Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, that the City declares the attached Exhibit "A" as surplus property and authorizes the City Manager to execute sale or disposal of said property.

PASSED and **APPROVED** by majority vote of the City Council of the City of Corsicana, Texas this 13th day of June, 2016.

Resolution 3885 (approved)

This item was presented by Elizabeth Borstad, City Engineer.

The motion was made by Don Denbow, and seconded by John McClung, that Resolution 3885, approving award of Management Services Contract for the Texas Department of Emergency Management Hazard Mitigation Fund Grants. The motion passed, 5-0. Against: none.

RESOLUTION NO. 3885

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT BETWEEN THE CITY OF CORSICANA AND TRAYLOR & ASSOCIATES, INC. TO PROVIDE GRANT MANAGEMENT SERVICES FOR GRANTS THROUGH THE TEXAS DEPARTMENT OF EMERGENCY MANAGEMENT RELATED TO FEMA DISASTERS #4223, #4245, AND SUBSEQUENT DECLARATIONS IN 2015.

WHEREAS, the City has submitted a grant application to the Texas Department of Emergency Management under the Hazard Mitigation Fund to assist with flood and drainage improvements; and

WHEREAS, the proposed project includes the buyout of several flood prone properties within the City limits; and

WHEREAS, in accordance with program rules, Requests for Proposals were duly advertised and solicited; and

WHEREAS, one proposal was received; and

WHEREAS, after review and evaluation of the proposal it is recommended to authorize award of the contract for management services to Traylor & Associates, Inc.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, that the City Manager is authorized to execute a contract with Traylor & Associates, Inc. to provide management services for the contract award from the Texas Department of Emergency Management Hazard Mitigation Fund.

PASSED and **APPROVED** by majority vote of the City Council of the City of Corsicana, Texas, this 13th day of June, 2016.

Resolution 3886 (approved)

This item was presented by Elizabeth Borstad, City Engineer.

The motion was made by John McClung, and seconded by Ruby Williams, that Resolution 3886, approving award of contract for the South 15th Street Mill and Overlay project. The motion passed, 5-0. Against: none.

RESOLUTION NO. 3886

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS TO AWARD THE CONTRACT FOR SOUTH 15TH STREET MILL AND OVERLAY, A 2016 G.O. BOND PROJECT.

WHEREAS, the City has solicited bids for South 15th Street Mill and Overlay Project, a 2016 G.O. Bond project; and

WHEREAS, two contractors submitted complete bids; and

WHEREAS, Old Castle Pavement submitted the lowest bid for the project; and

WHEREAS, the proposed construction cost is \$1,533,613.00 (Base Bid + Alternate).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS that Old Castle Pavement be awarded the contract for the South 15th Street Mill and Overlay Project.

PASSED and **APPROVED** by majority vote of the City Council of the City of Corsicana, Texas this 13th day of June, 2016.

Resolution 3887 (approved)

This item was presented by City Manager Connie Standridge.

The motion was made by Ruby Williams, and seconded by Susan Hale, that Resolution 3887, authorizing the submission of a contract amendment request for the Texas Capital Fund Contract with the Texas Department of Agriculture-Office of Rural Community Affairs, Contract No. 713042. The motion passed, 4-0. Against: none. Councilman John McClung abstained from voting on this item.

RESOLUTION NO. 3887

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, AUTHORIZING THE SUBMISSION OF A CONTRACT AMENDMENT REQUEST FOR THE TEXAS CAPITAL FUND CONTRACT BETWEEN THE CITY OF CORSICANA AND THE TEXAS DEPARTMENT OF AGRICULTURE-OFFICE OF RURAL COMMUNITY AFFAIRS, CONTRACT NUMBER 713042.

WHEREAS, the City of Corsicana, Texas entered into a contract with the State of Texas to construct infrastructure improvements to benefit CWAP, LLC and completed these improvements on April 26, 2015, and

WHEREAS, the City of Corsicana has experienced inclement and disastrous weather from March, 2015 to the present time; and

WHEREAS, CWAP, LLC is a water park facility which is located in a low lying area adjacent to a body of water within the City of Corsicana; and

WHEREAS, CWAP, LLC began but has been unable to complete the work on the facility associated with the Texas Capital Fund Infrastructure Improvements.

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

1. The City Council authorizes a contract amendment request to be submitted to the Texas Community Development Program for the following changes to Texas Capital Fund Contract Number 713042: To extend the deadline of this project to June 27, 2017 in order to allow CWAP, LLC time to complete the water park project and hire the necessary employees to successfully complete this Texas Capital Fund project.
2. No change in beneficiaries will occur due to this extension request.
3. The City Council directs and authorizes the City Manager to execute all necessary documents as may be required to initiate and process this contract amendment request.

PASSED and APPROVED by majority vote of the City Council of the City of Corsicana, Texas this 13th day of June, 2016.

Appointments:

- a. Confirm the appointment of Mayor Pro Tem.

This item was presented by Mayor McClanahan.

The motion was made by Don Denbow, and seconded by John McClung, that the appointment of Mayor Pro Tem be passed and approved. The motion passed 4-0. Against: none. Councilwoman Ruby Williams abstained from voting.

- b. Confirm the Mayor's appointment of Dr. Kent Rogers as the Local Health Authority.

This item was presented by Mayor McClanahan.

The motion was made by John McClung, and seconded by Ruby Williams, that all appointments to the various boards be passed and approved. The motion passed 5-0. Against: none.

- c. Confirm the City Manager’s appointment of Police Chief for the City of Corsicana.

This item was presented by City Manager Connie Standridge.

The motion was made by Don Denbow, and seconded by John McClung, that the City Manager’s appointment of Police Chief be passed and approved. The motion passed 5-0. Against: none.

Reports/Miscellaneous Announcements:

Freedom Fest – IOOF Park, 4:00 p.m. – 10:00 p.m. Monday July 4, 2016
GW Jackson Barbecue Lunch Friday June 17, 2016

Ruby Williams thanked Elizabeth Borstad and her crew for her help in the Clean Up.

Adjournment

There being no further business, the Mayor declared the meeting adjourned at 6:22 p.m.

Attested This, the 27th day
of June 2016

Attested This, the 27th day
of June 2016

Finance Director/City Secretary
***** ***** *****

Mayor
***** ***** *****

ITEM NO. 5

Date: June 27, 2016

Subject: Public Forum

Comments: Receive comments from public, if any.

Recommendation: No action required.

ITEM NO. 6A & 6B

Date: June 27, 2016

Subject: Public Hearings

Comments:

- a. Receive public input regarding a request for a Specific Use Permit for a welding shop on the property zoned as Commercial (C). Block 1356, also known as 2501 South 15th Street.
- b. Receive public input regarding a request for a zoning change from Commercial (C) to Light Industrial (I-1) and a Specific Use Permit for Blocks 1411-1413, also known as 3101 South Interstate Highway 45, for the purpose of operating an auto storage facility.

Recommendation: N/A

ITEM NO. 7A

Date: June 27, 2016

Subject: Consider a request for a specific use permit for a welding shop for part of Block 1356, also known as 2501 South 15th Street. Welding will be a component of the applicant's proposed restaurant equipment repair business.
Owner: Roberto Corona & Jose Luis Melgarejo
Applicant: Roberto Corona

Comments: This property is located on South 15th Street about 500 yards south of the railroad crossing and is zoned as Commercial (C). The owner is requesting a Specific Use Permit for a welding shop at this location. Welding would be done in conjunction with of the owner's proposed fabrication and repair business for stainless steel restaurant equipment.

The Future Land Use Plan designates the area as Approach Way Mixed Use. This designation describes a nodal form district of facilities which rent and/or sell space for general office and/or retail and/or entertainment purposes (including hotels). Such uses may be mixed within the same building or in the same project.

Notification letters were sent to the four (4) surrounding property owners within 200 feet. Two (2) approvals and zero (0) protests have been returned.

Recommendation: Consider the request.

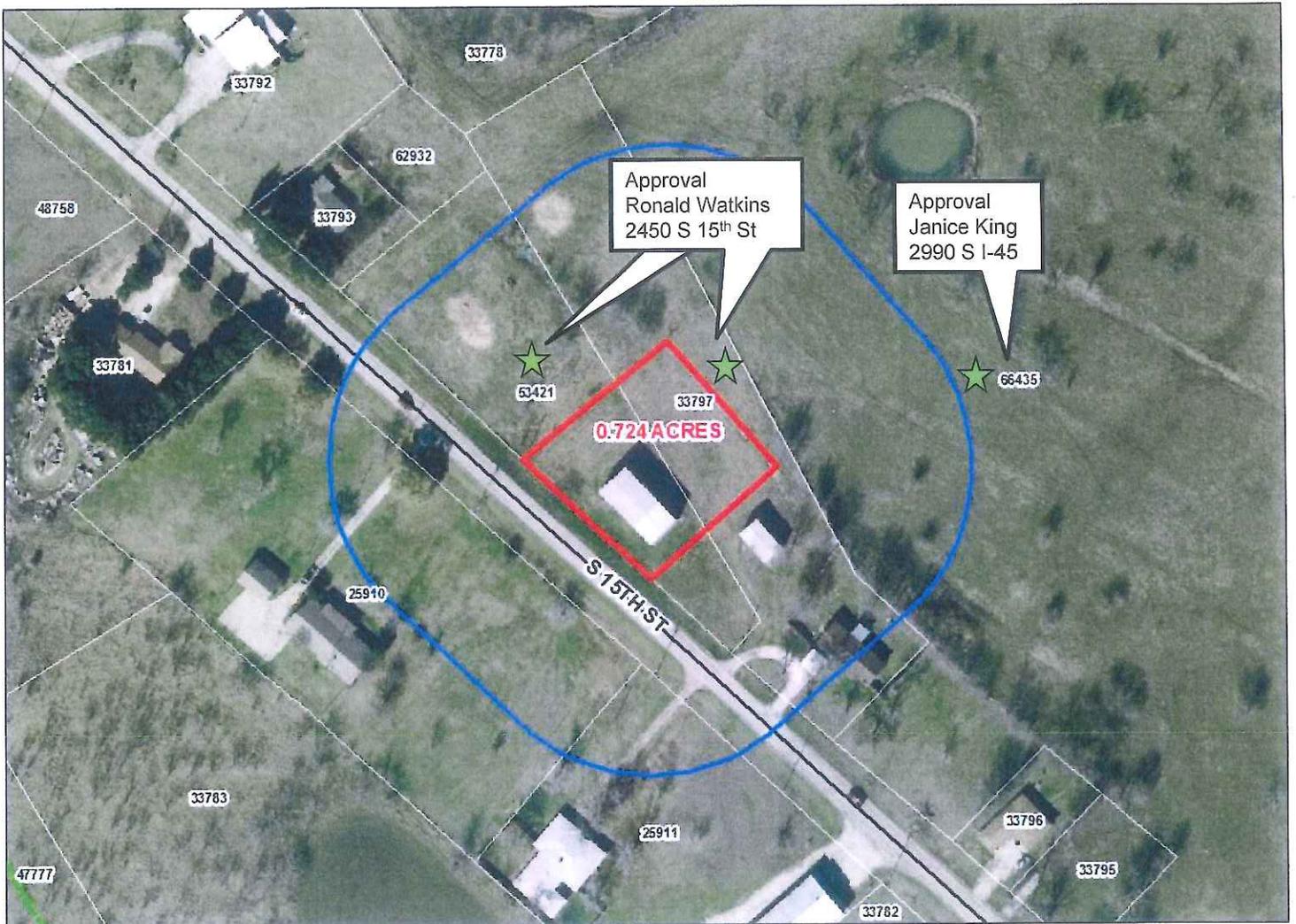
MOTION:

I MOVE TO APPROVE THE REQUEST FOR A SPECIFIC USE PERMIT FOR A WELDING SHOP AT 2501 SOUTH 15TH STREET.



2501 S 15TH ST
0.724 ACRES

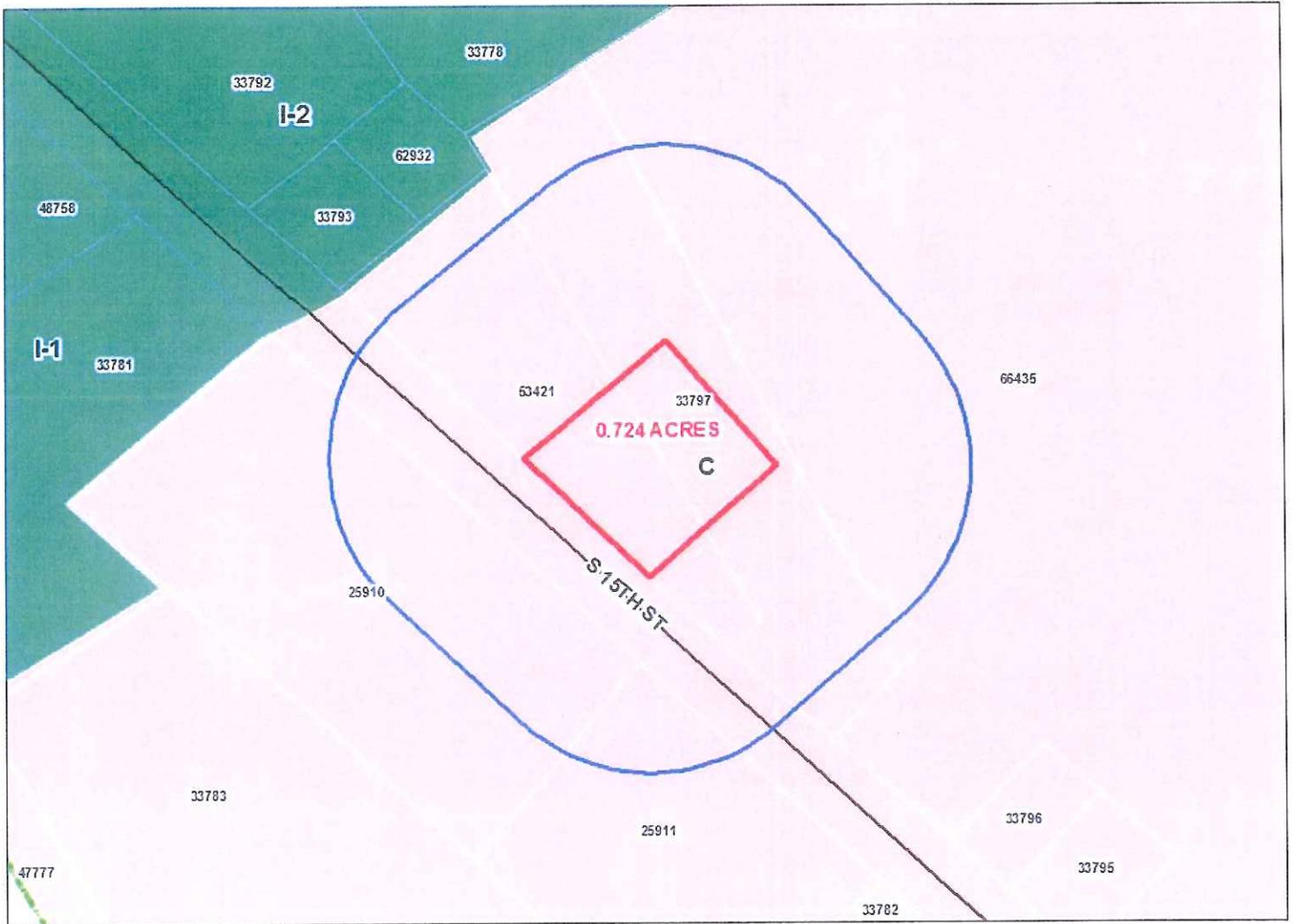
0 50 100
Feet





2501 S 15TH ST
0.724 ACRES

0 50 100
Feet



Future Land Use Plan



Employment Commercial - A nodal form district of facilities which rent and/or sell space for general office and/or retail and/or entertainment purposes (including hotels). Such uses may be mixed within the same building or in the same project.



NOTICE OF SPECIFIC USE PERMIT (SUP) APPLICATION

NOTICE is hereby given to owners of property adjacent to and to all other persons, as provided by the law, that the Planning & Zoning Commission for the City of Corsicana, Texas, will hold a public hearing Thursday, June 16, 2016 at 2:00 p.m. and the City Council will hold a public hearing Monday, June 27, 2016 at 6:00 p.m. in the Council Chambers of the Government Center, 200 North 12th Street, to consider the following request and at which time and place all interested persons will be given an opportunity to be heard.

Consider a request for a specific use permit for a welding shop for part of Block 1356, also known as 2501 S 15th St. Welding will be a component of the applicant's proposed restaurant equipment repair business.

Owner: Roberto Corona & Jose Luis Melgarejo

Applicant: Roberto Corona

As an interested property owner in this area you are requested to make your views known by attending these hearings. It is also requested that you express your views on this application by returning the form below to Planning & Zoning, 200 North 12th Street, Corsicana, TX 75110. Please return the form prior to the June 16th meeting date. If you have any questions regarding this application, please contact the Planning & Zoning Department at 903-654-4872.

SUP - 2501 S 15th St

Date: June 16, 2016

As an interested property owner in this area, I ~~PROTEST~~ / APPROVE (circle one) the requested Application represented above because:

I see no problem with a change

SIGNATURE

R Watkins

NAME

Ronny Watkins

ADDRESS

PO Box 2186

DATE

6-3-16

THESE FORMS MAY NOT BE REPRODUCED BY ANYONE OTHER THAN THE CITY OF CORSICANA.

Planning & Zoning * 200 North 12th Street * Corsicana, Texas 75110 * 903-654-4870 * 903-654-4892



NOTICE OF SPECIFIC USE PERMIT (SUP) APPLICATION

NOTICE is hereby given to owners of property adjacent to and to all other persons, as provided by the law, that the Planning & Zoning Commission for the City of Corsicana, Texas, will hold a public hearing Thursday, June 16, 2016 at 2:00 p.m. and the City Council will hold a public hearing Monday, June 27, 2016 at 6:00 p.m. in the Council Chambers of the Government Center, 200 North 12th Street, to consider the following request and at which time and place all interested persons will be given an opportunity to be heard.

Consider a request for a specific use permit for a welding shop for part of Block 1356, also known as 2501 S 15th St. Welding will be a component of the applicant's proposed restaurant equipment repair business.

Owner: Roberto Corona & Jose Luis Melgarejo

Applicant: Roberto Corona

As an interested property owner in this area you are requested to make your views known by attending these hearings. It is also requested that you express your views on this application by returning the form below to Planning & Zoning, 200 North 12th Street, Corsicana, TX 75110. Please return the form prior to the June 16th meeting date. If you have any questions regarding this application, please contact the Planning & Zoning Department at 903-654-4872.

SUP - 2501 S 15th St

Date: June 16, 2016

As an interested property owner in this area, I PROTEST / APPROVE (circle one) the requested Application represented above because:

Multiple horizontal lines for providing reasons for protest or approval.

SIGNATURE [Handwritten Signature]
NAME JANICE W. KING
ADDRESS Janice W. King, 2033 Glenwood Circle, Corsicana, Texas 75110-3419
DATE jking2002@sbcglobal.net, 903-654-3369

THESE FORMS MAY NOT BE REPRODUCED BY ANYONE OTHER THAN THE CITY OF CORSICANA.

Planning & Zoning * 200 North 12th Street * Corsicana, Texas 75110 * 903-654-4870 * 903-654-4892

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, AMENDING AND CHANGING THE OFFICIAL MAP OF THE CITY OF CORSICANA, TEXAS AS DESCRIBED IN CHAPTER 12, ARTICLE 12.100, SECTION 3-100 OF THE ZONING ORDINANCE OF THE CITY OF CORSICANA TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTY TO INCLUDE A SPECIFIC USE PERMIT FOR A WELDING SHOP.

WHEREAS, the Planning and Zoning Commission recommends that the hereinafter property be granted a Specific Use Permit for a welding shop in a Commercial (C) District.

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

That the Zoning Map of the City of Corsicana shall be amended and changed to include a Specific Use Permit for a welding shop within the limits of Commercial (C) District on the following described property:

Part of Block 1356
according to the official map of the City of Corsicana, Texas;
also known and described as 2501 South 15th Street,
more fully described on Exhibit "A" attached hereto;

and the above-described property shall hereinafter be subject to the regulations as provided for said District in the City Zoning Ordinance.

PASSED, APPROVED AND ADOPTED this 27th day of June, 2016.

Chuck McClanahan, Mayor

ATTEST:

Virginia Richardson, City Secretary

APPROVED AS TO FORM:

Kerri Anderson Donica, City Attorney

EXHIBIT "A"

0.724 ACRES
CORSICANA, TEXAS

WM. HAMILTON SURVEY
ABSTRACT NO. 373

All that certain lot, tract or parcel of land, being 0.724 acre situated in the Wm. Hamilton Survey, Abstract No. 373, in Corsicana, Navarro County, Texas, and being part of a called 1.446 acres tract described in a deed from Lennie Williams to Ronald Watkins, dated May 3, 1985, and recorded in Volume 1050 Page 221, and part Lot 2, Block 1382, of the McClendon Park Addition, in Corsicana, Texas, as per plat recorded in Volume 5 Page 68 of the Plat Records of Navarro County, Texas, and this tract is called 1.93 acres described in a deed recorded in Volume 1547 Page 343, and both deeds are recorded in the Official Public Records of Navarro County, Texas. Said 0.724 acres are more fully described as follows;

Beginning at a ½" rod set for the south corner of this tract and in the southwest line of the called 1.446 acres tract and brs. north 47 degrees 10 minutes 00 second west a distance of 112.65 feet from a 1" pipe found for the south corner of the called 1.446 acres tract and a corner of Lot 2, and in the northeast right-of-way of South 15th Street;

Thence north 47 degrees 10 minutes 00 seconds west along the southwest line of the called 1.446 acres tract and this tract a distance of 177.81 feet to a ½" rod set for the west corner of this tract;

Thence north 51 degrees 12 minutes 58 seconds east along the northwest line of this tract and approximately 0.30 southeast of a fence and crossing a common line between the called 1.446 acres tract and Lot 2, and continuing for a distance of 190.45 feet to a ½" rod set for the north corner of this tract;

Thence south 41 degrees 38 minutes 03 seconds east along the northeast line of this tract a distance of 171.01 feet to a ½" rod set for the east corner of this tract;

Thence south 49 degrees 231 minutes and 30 seconds west along the southeast line of this tract and crossing a common line between Lot 2 and the called 1.446 acres tract a distance of 173.11 feet to the place of the beginning and containing 0.724 acre of land.

ITEM NO. 7B

Date: June 27, 2016

Subject: Consider a request for a zoning change from Commercial (C) to Light Industrial (I-1) and a request for a specific use permit for the purpose of operating an auto storage facility for Block 1411-1413, also known as 3101 South Interstate Highway 45.

Owner: Carmack Watkins

Applicant: Bryan Harris, ABC Towing & Recovery

Comments: This property is located on South Interstate Highway 45, south of the Corsicana Crossing development, and is zoned as Commercial (C). The applicant is requesting a zoning change to Light Industrial (I-1) and a Specific Use Permit for an auto storage facility at this location.

Notification letters were sent to the two (2) surrounding property owners within 200 feet. No approvals or protests have been returned.

An auto storage facility is defined in the Zoning Ordinance as an area or structure where automobiles are stored for a period of more than thirty (30) days as the result of a wrecking or tow call and/or vehicle maintenance or repair.

Auto storage facilities are allowed in Light Industrial (I-1) and Heavy Industrial (I-2) by Specific Use Permit only. They are not allowed in any other zoning districts.

The following fencing requirements have been established for auto storage facilities: All outdoor storage shall be conducted entirely within a solid fence at least eight (8) feet in height with lockable gates. Junk or salvage materials shall not be piled against the exterior of the fence. Junk or salvage materials shall not be stacked higher than the height of the fence, unless otherwise totally screened. Screening shall be provided around the perimeter of the containment or storage area. All wall or fence openings shall be equipped with gates equal in height and screening characteristics to the wall or fence.

See attached exhibits for a comparison of the allowed uses for C and I-1 zoning.

The Future Land Use Plan designates this area as Mixed-Use Commercial. This mixed-use designation describes the diversity of commercial land uses intended for new commercial nodes located at the intersection of major arterials, freeways, and/or highways. The nodal form districts are intended to be primarily a mixture of retail and office uses but may include hotel and entertainment uses as well.

The Planning and Zoning Commission voted to deny the zoning change and SUP for the following concerns:

- Site is a highly visible location on one of the City's main entry ways
- An 8 feet tall screening fence may not adequately conceal the automobiles and any other materials stored behind the fence due to the elevation of Interstate 45 above the service road. (See attached photo)
- Potential conflict with Future Land Use Plan
- Concerns with "spot zoning"

Because the item was denied by Planning and Zoning, a favorable vote from at least three-fourths of the Council is required for approval.

Recommendation: Consider the request for a zoning change from Commercial (C) to Light Industrial (I-1) and a Specific Use Permit for the purpose of operating an auto storage facility at 3101 South Interstate 45.

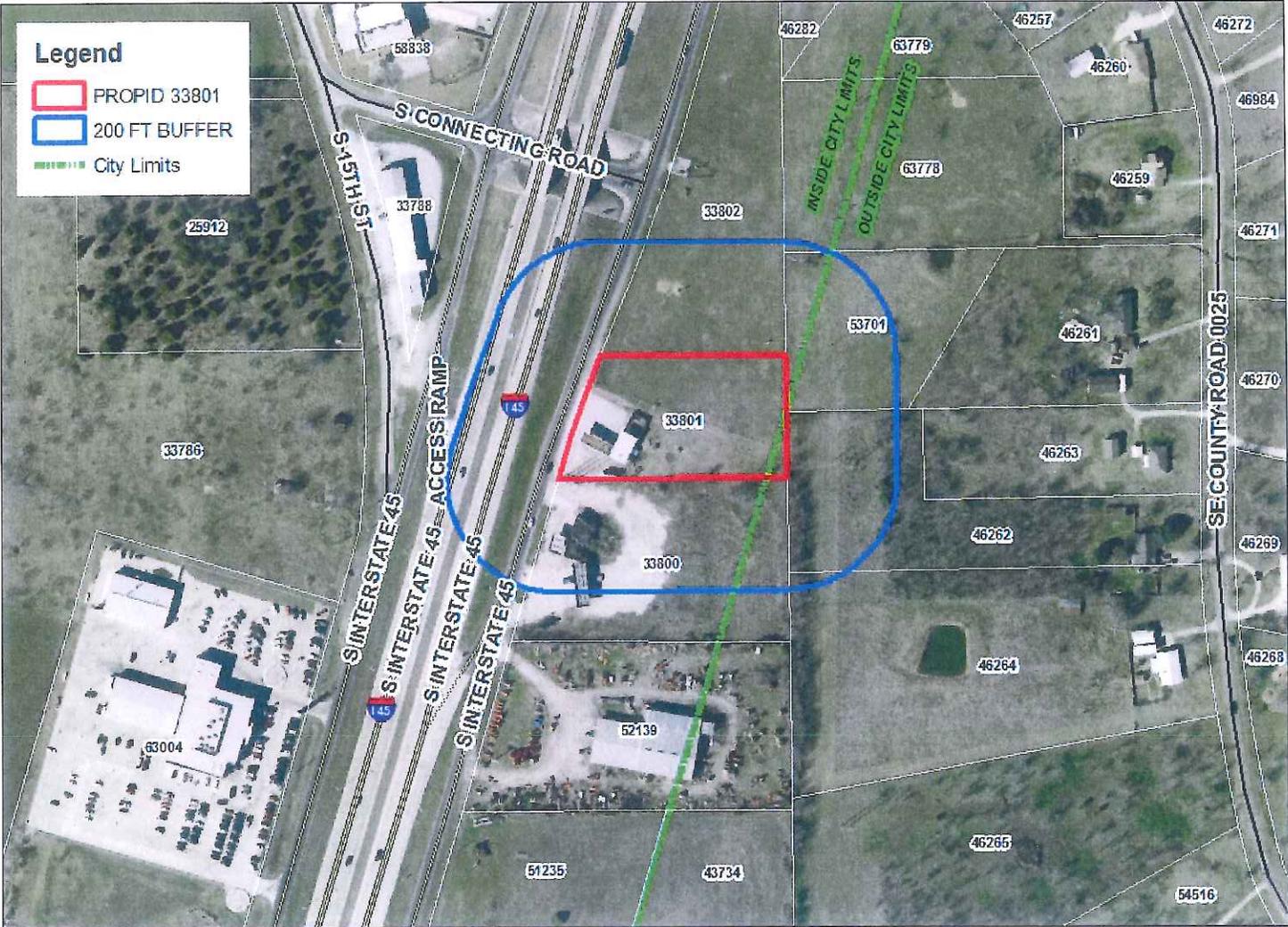
MOTION:

I MOVE TO APPROVE A REQUEST FOR A ZONING CHANGE FROM COMMERCIAL (C) TO LIGHT INDUSTRIAL (I-1) AND A SPECIFIC USE PERMIT FOR 3101 SOUTH INTERSTATE HIGHWAY 45.

3101 S INTERSTATE HWY 45 - PROPID 33801
BLOCK 1411-1413

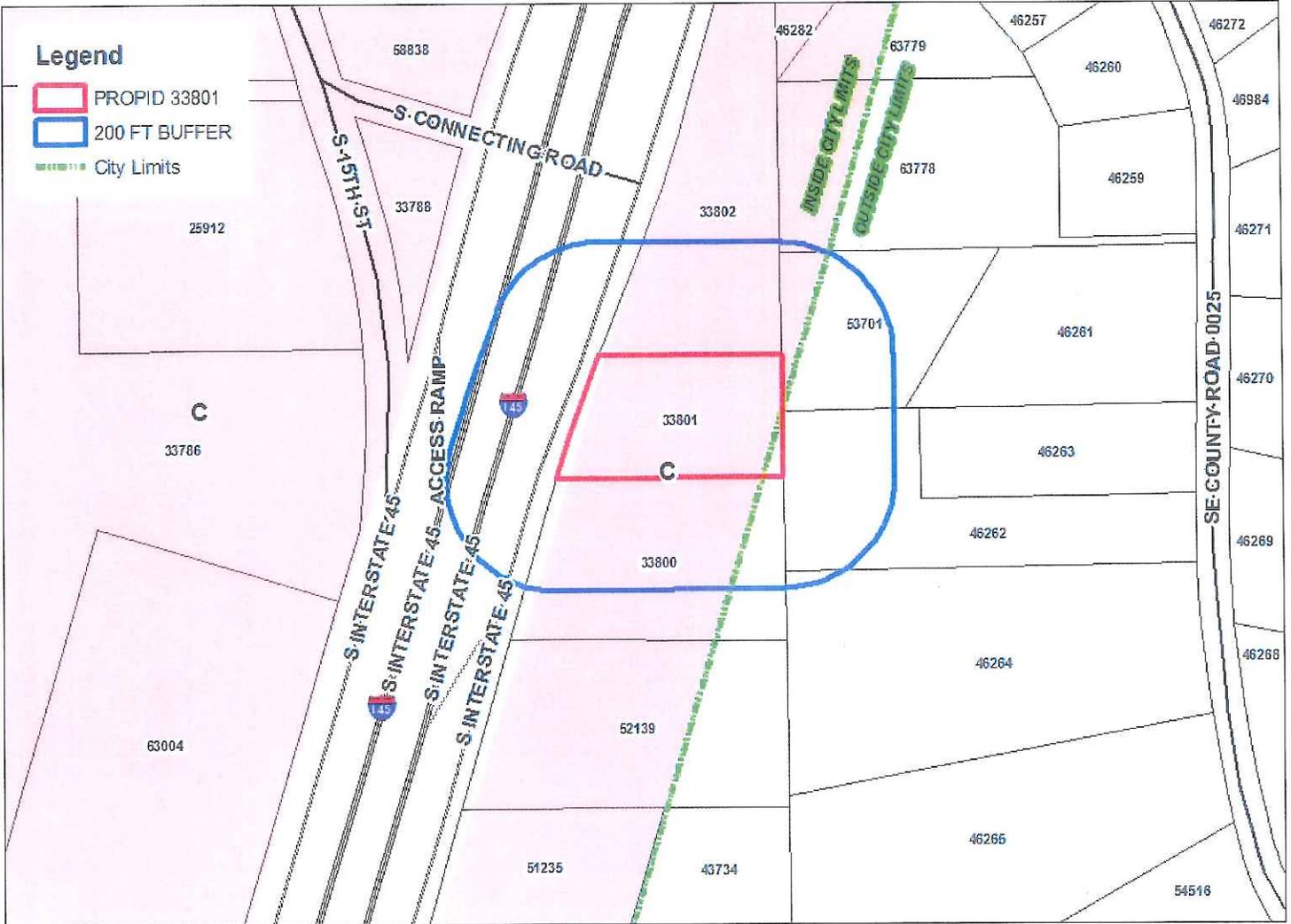


0 100 200 Feet



3101 S INTERSTATE HWY 45 - PROPID 33801
BLOCK 1411-1413

0 100 200 Feet



View From Service Road Looking North



Commercial Use Comparison: C to I-1

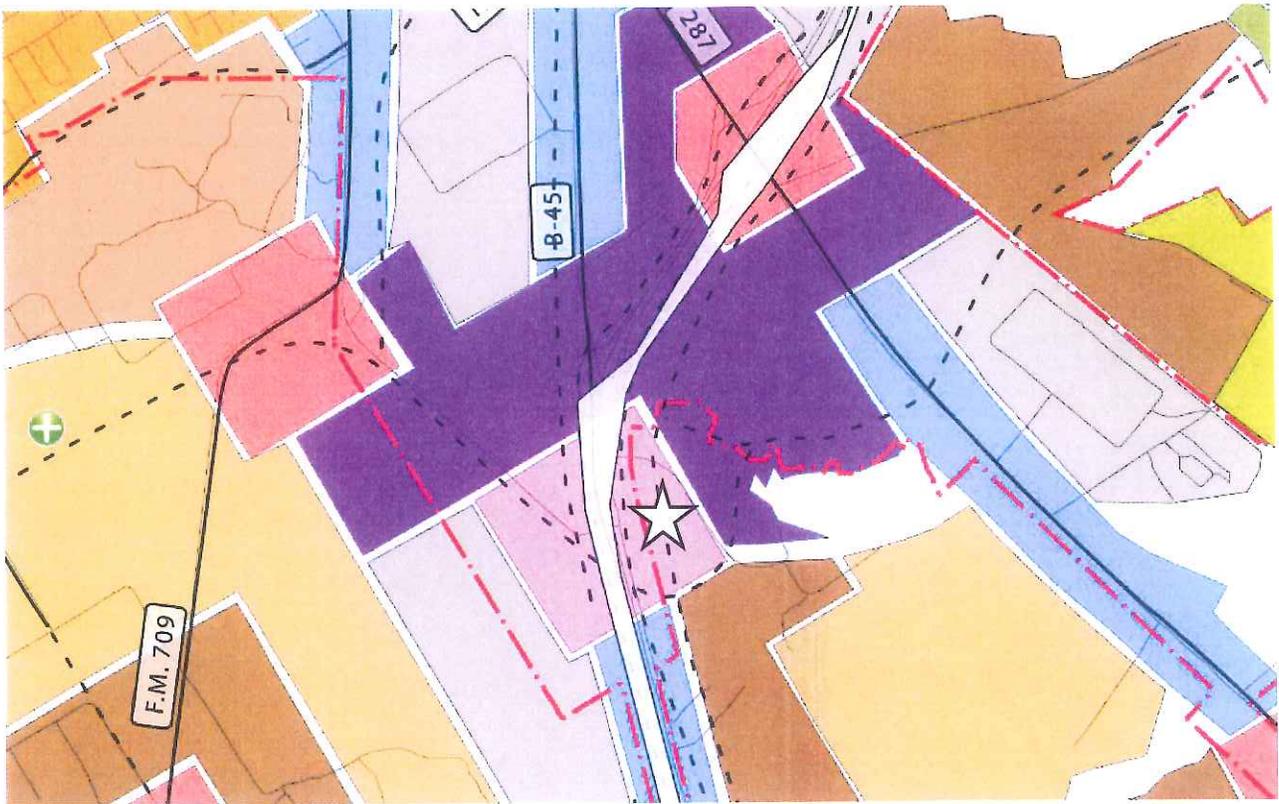
	C	I-1
Indoor shooting range	S	P
Asphalt or concrete batch plant, indoor	S	P
New or used auto sales, outdoor lot	S	P
Tire retreading or capping		P
Auto auction		S
Auto storage/repair/crushing		S
Wrecking or auto salvage yard		S
Flea market		S
Livestock auction		S
Recycle business		S
Light manufacturing or industrial use		S

P – indicates use is allowed

S – indicates use is allowed by Specific Use Permit

No mark indicates use is not allowed

Future Land Use Plan



Mixed Use Commercial - A mixed-use designation that describes the diversity of commercial land uses intended for new commercial nodes located at the intersection of major arterials, freeways, and/or highways. The nodal form districts are intended to be primarily a mixture of retail and office uses but may include hotel and entertainment uses as well.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, AMENDING AND CHANGING THE OFFICIAL MAP OF THE CITY OF CORSICANA, TEXAS AS DESCRIBED IN CHAPTER 12, ARTICLE 12.100, SECTION 3-100 OF THE ZONING ORDINANCE OF THE CITY OF CORSICANA TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTY FROM COMMERCIAL (C) TO LIGHT INDUSTRIAL (I-1) AND TO INCLUDE A SPECIFIC USE PERMIT FOR AN AUTO STORAGE YARD.

WHEREAS, the Planning and Zoning Commission does not recommend that the zoning of the hereinafter property be changed from Commercial (C) to Light Industrial (I-1) District, and furthermore does not recommend that the hereinafter property be granted a Specific Use Permit for an auto storage yard, and;

WHEREAS, the City Council, by the favorable vote of at least three-fourths of all members, deems it advantageous to approve the request against the recommendation of the Planning and Zoning Commission for the zoning of the hereinafter property to be changed from Commercial (C) to Light Industrial (I-1) District, and the hereinafter property to be granted a Specific Use Permit for an auto storage yard.

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

That the Zoning Map of the City of Corsicana shall be amended and changed to include within the limits of Light Industrial (I-1) District with a Specific Use Permit for an auto storage yard within the limits of said District on the following described property:

Block 1411-1413
according to the official map of the City of Corsicana, Texas;
also known and described as 3101 South Interstate Highway 45,
also known and described as Property ID 33801;

and the above-described property shall hereinafter be subject to the regulations as provided for said District in the City Zoning Ordinance.

PASSED, APPROVED AND ADOPTED this 27th day of June, 2016.

Chuck McClanahan, Mayor

ATTEST:

Virginia Richardson, City Secretary

APPROVED AS TO FORM:

Kerri Anderson Donica, City Attorney

ITEM NO. 8A

Date: June 27, 2016

Subject: **Awarding Construction Contract**
Sanitary Sewer Pipe Bursting Projects
Sycamore Alley, Maplewood Alley, Cherry Alley

Comments: On June 16, 2016, bids for the Sanitary Sewer Pipe Bursting Projects were accepted and reviewed. One (1) complete bid was submitted and the per foot price will be used for three very important projects. The projects include Sycamore Alley, Maplewood Alley, and Cherry Alley. Funding will be from the Utility Fund System Maintenance Budget.

Recommendation: Recommend award of contract to the low bidder, Lopez Utilities Contractor, LLC.

MOTION:

I MOVE TO APPROVE AWARD OF BID TO LOPEZ UTILITIES CONTRACTOR, LLC FOR THE SANITARY SEWER PIPE BURSTING PROJECTS.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CORNICANA, TEXAS, TO AWARD THE CONTRACT FOR THE
SANITARY SEWER PIPE BURSTING PROJECTS.**

WHEREAS, the City of Corsicana has solicited bids for the Sanitary Sewer Pipe Bursting Projects; and

WHEREAS, One (1) contractor submitted a complete bid; and

WHEREAS, Lopez Utilities Contractor, LLC submitted the lowest bid for the Sanitary Sewer Pipe Bursting Projects to include Sycamore Alley, Maplewood Alley, and Cherry Alley; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORNICANA, TEXAS, THAT Lopez Utilities Contractor, LLC be awarded a contract for the Sanitary Sewer Pipe Bursting Projects.

PASSED and APPROVED by majority vote of the City Council of the City of Corsicana, Texas, this **27th** day of **June, 2016**.

Chuck McClanahan, Mayor

ATTEST:

Virginia Richardson, City Secretary

APPROVED AS TO FORM:

Kerry Anderson Donica, City Attorney

ITEM NO. 8B

Date: June 27, 2016

Subject: Awarding Construction Contract
Sanitary Sewer Pipe Bursting Project – Collin Street Alley
North 38th Street to North 39th Street

Comments: On June 16, 2016, bids for the Sanitary Sewer Pipe Bursting Project – Collin Street Alley – North 38th Street to North 39th Street project were accepted and reviewed. One (1) complete bid was submitted. Funding will be from the Utility Fund System Maintenance Budget.

Recommendation: Recommend award of contract to the low bidder, Lopez Utilities Contractor, LLC in the amount of \$62,750.

MOTION:

I MOVE TO APPROVE AWARD OF BID TO LOPEZ UTILITIES CONTRACTOR, LLC FOR THE COLLIN STREET ALLEY PIPE BURSTING PROJECT.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CORSIANA, TEXAS, TO AWARD THE CONTRACT FOR
SANITARY SEWER PIPE BURSTING PROJECT – COLLIN
STREET ALLEY NORTH 38TH STREET TO NORTH 39TH
STREET.**

WHEREAS, the City has solicited bids for the Sanitary Sewer Pipe Bursting Project - Collin Street Alley - North 38th Street to North 39th Street; and

WHEREAS, one (1) contractor submitted a complete bid; and

WHEREAS, Lopez Utilities Contractor, LLC submitted the lowest bid for the Sanitary Sewer Pipe Bursting Project - Collin Street Alley – North 38th Street to North 39th Street; and

WHEREAS, the proposed construction cost is \$62,750.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, THAT Lopez Utilities Contractor, LLC be awarded a contract for the Sanitary Sewer Pipe Bursting Project – Collin Street Alley – North 38th Street to North 39th Street.

PASSED and APPROVED by majority vote of the City Council of the City of Corsicana, Texas, this 27th day of June, 2016.

Chuck McClanahan, Mayor

ATTEST:

Virginia Richardson, City Secretary

APPROVED AS TO FORM:

Kerry Anderson Donica, City Attorney

ITEM NO. 8C

Date: June 27, 2016

Subject: **Municipal Government Audit Services RFP's**

Comments: The City of Corsicana has solicited proposals from certified public accountants (CPA) to audit the City's financial statements for the fiscal years ending September 30, 2016, 2017, 2018 and the two (2) subsequent fiscal years, which are optional based on satisfactory performance. A total of nine (9) requests for proposals were mailed or e-mailed to CPA firms known to provide municipal government audit services. The request for proposal was also posted on the City's website. A total of five (5) Requests for Proposals were received.

Firms were evaluated on the basis of:

Mandatory Criteria:

- Must be properly licensed to practice in the State of Texas
- Must meet standards of independence of Government Auditing Standards
- Must have record of performing high quality audits per peer review data
- Must accept terms of the City's RFP

Other Criteria:

- Technical experience in auditing governmental entities
- Adequate competent audit staff
- Comprehensive audit work plan
- History of auditing the City of Corsicana and/or other cities of similar size

Finance Department Staff evaluated the qualifications of each firm and the ability of each firm to meet the criteria listed above. Proposed Costs for the Municipal Government Audit Services are detailed in the attachment. Two of the three lowest bidders have previously audited the City's financial statements.

The lowest bidder for the three years being awarded tonight, Anderson, Marx, and Bohl, is only \$50 less in the overall total for the three year period, and is \$4,050 less for the five years for which proposals were requested. However, based upon references received, it appears that the firm does not have experience in auditing cities of similar size to Corsicana.

The second lowest bidder is Yeldell, Wilson, Wood and Reeve (YWWR), a CPA firm out of Ennis. This firm audited the City's financial statements for the fiscal years ended September 30, 2009 – September 30, 2013. YWWR has the qualification and experience level that provide an increased level of assurance in the firm's ability to properly perform the City's audit services.

The third lowest bidder is Pattillo, Brown, and Hill, a CPA firm out of Waco and Hillsboro. This firm audited the City's financial statements for several fiscal years ending with September 30, 2008. This firm also has high qualification and experience levels that provide an increased level of assurance in the firm's ability to properly perform the City's audit services. However, the pricing in their bid was significantly higher than the second lowest bid.

Recommendation: Finance Department Staff recommend that Council award the bid for municipal government audit services, and engage Yeldell, Wilson, Wood and Reeve to provide these services to the City, for the fiscal years ending September 30, 2016, 2017, and 2018. For the fiscal years ended September 30, 2019 and 2020, Council has the option to allow this firm to audit the City's financials, based upon satisfactory performance. The optional subsequent year audits will be brought back to Council after the completion of the 2018 audit.

MOTION:

I MOVE TO APPROVE AWARD OF BID FOR MUNICIPAL GOVERNMENT AUDIT SERVICES, AND TO ENGAGE YELDELL, WILSON, WOOD AND REEVE TO PROVIDE THESE SERVICES TO THE CITY, FOR THE FISCAL YEARS ENDING SEPTEMBER 30, 2016, 2017, AND 2018.

City of Corsicana
 Summary of Municipal Government Audit Requests for Proposals Received
 June 17, 2016

	Fiscal Year	Anderson, Marx & Bohl, PC	BKD CPA's & Advisors	Pattillo Brown & Hill	Whitley Penn, LLC	Staff Recommendation: Yeldell, Wilson, Wood & Reeve
CAFR Prepared by Auditor	2016	\$ 37,000	\$ 46,200	\$ 39,400	\$ 44,200	\$ 36,500
Single Audit Prepared by Auditor	2016	\$ 3,750	\$ 5,000	\$ 4,000	\$ 5,000	\$ 3,500
CAFR Prepared by Auditor with Single Audit	2016	\$ 40,750	\$ 51,200	\$ 43,400	\$ 49,200	\$ 40,000
Out-of-Pocket Expenses, Including Administrative Fees	2016	\$ -	\$ 3,000	\$ -	\$ -	\$ -
Agreed-Upon Procedures Report for TCEQ	2016	\$ -	\$ 800	\$ -	\$ -	\$ -
Additional Bookkeeping Services/Hourly Rate	2016	\$ 80	\$ 150	\$ 70 to \$180 *	\$ 125	\$ 50 to \$200 *
CAFR Prepared by Auditor	2017	\$ 37,000	\$ 48,075	\$ 39,500	\$ 45,100	\$ 37,600
Single Audit Prepared by Auditor	2017	\$ 3,750	\$ 5,250	\$ 4,000	\$ 5,000	\$ 3,500
CAFR Prepared by Auditor with Single Audit	2017	\$ 40,750	\$ 53,325	\$ 43,500	\$ 50,100	\$ 41,100
Out-of-Pocket Expenses, Including Administrative Fees	2017	\$ -	\$ 3,075	\$ -	\$ -	\$ -
Agreed-Upon Procedures Report for TCEQ	2017	\$ -	\$ 800	\$ -	\$ -	\$ -
Additional Bookkeeping Services/Hourly Rate	2017	\$ 80	\$ 80	\$ 70 to \$180 *	\$ 125	\$ 50 to \$200 *
CAFR Prepared by Auditor	2018	\$ 38,000	\$ 49,950	\$ 40,000	\$ 46,000	\$ 38,700
Single Audit Prepared by Auditor	2018	\$ 3,750	\$ 5,500	\$ 4,000	\$ 5,000	\$ 3,500
CAFR Prepared by Auditor with Single Audit	2018	\$ 41,750	\$ 55,450	\$ 44,000	\$ 51,000	\$ 42,200
Out-of-Pocket Expenses, Including Administrative Fees	2018	\$ -	\$ 3,250	\$ -	\$ -	\$ -
Agreed-Upon Procedures Report for TCEQ	2018	\$ -	\$ 800	\$ -	\$ -	\$ -
Additional Bookkeeping Services/Hourly Rate	2018	\$ 80	\$ 80	\$ 70 to \$180 *	\$ 125	\$ 50 to \$200 *
Three-Year Combined Total Costs for CAFR and Single Audit only		\$ 123,250	\$ 159,975	\$ 130,900	\$ 150,300	\$ 123,300
CAFR Prepared by Auditor	2019	\$ 38,000	\$ 51,925	\$ 40,500	\$ 46,900	\$ 39,900
Single Audit Prepared by Auditor	2019	\$ 3,750	\$ 5,750	\$ 4,000	\$ 5,000	\$ 3,500
CAFR Prepared by Auditor with Single Audit	2019	\$ 41,750	\$ 57,675	\$ 44,500	\$ 51,900	\$ 43,400

City of Corsicana
 Summary of Municipal Government Audit Requests for Proposals Received
 June 17, 2016

	Fiscal Year	Anderson, Marx & Bohl, PC	BKD CPA's & Advisors	Pattillo Brown & Hill	Whitley Penn, LLC	Staff Recommendation: Yeldell, Wilson, Wood & Reeve
Out-of-Pocket Expenses, Including Administrative Fees	2019	\$ -	\$ 3,425	\$ -	\$ -	\$ -
Agreed-Upon Procedures Report for TCEQ	2019	\$ -	\$ 800	\$ -	\$ -	\$ -
Additional Bookkeeping Services/Hourly Rate	2019	\$ 80	\$ 80	\$ 70 to \$180 *	\$ 125	\$ 50 to \$200 *
CAFR Prepared by Auditor	2020	\$ 38,500	\$ 53,700	\$ 41,000	\$ 48,100	\$ 41,100
Single Audit Prepared by Auditor	2020	\$ 3,750	\$ 6,000	\$ 4,000	\$ 5,000	\$ 3,500
CAFR Prepared by Auditor with Single Audit	2020	\$ 42,250	\$ 59,700	\$ 45,000	\$ 53,100	\$ 44,600
Out-of-Pocket Expenses, Including Administrative Fees	2020	\$ -	\$ 3,600	\$ -	\$ -	\$ -
Agreed-Upon Procedures Report for TCEQ	2020	\$ -	\$ 800	\$ -	\$ -	\$ -
Additional Bookkeeping Services/Hourly Rate	2020	\$ 80	\$ 80	\$ 70 to \$180 *	\$ 125	\$ 50 to \$200 *
Five-Year Combined Total Costs for CAFR and Single Audit only		\$ 207,250	\$ 277,350	\$ 220,400	\$ 255,300	\$ 211,300
* Varied depending upon level of expertise required						

The Finance Department recommends using the CPA Firm Yeldell, Wilson, Wood, and Reeve to perform the audit services and prepare the City of Corsicana's Comprehensive Annual Financial Report and Single Audit Reports (if any) for the Fiscal Years Ended September 30, 2016, 2017, and 2018. The City's Charter allows the audit services contract to be for a three-year term, with the option to renew for an additional two-year term. After the fifth year, the auditor would be replaced for at least a one-year period. Yeldell, Wilson, Wood and Reeve's proposal total was slightly higher than that of a local CPA firm, Anderson, Marx, and Bohl. However, the local firm does not have the experience level in performing municipal governments audit services that is preferred by the Finance department, as they submitted no references for auditing a city of similar size to Corsicana. Yeldell, Wilson, Wood and Reeve previously audited the City and have the qualification and experience levels preferred to give an increased level of assurance of the firm's ability to properly perform the City's audit services.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CORNICANA, TEXAS, AWARDED THE BID FOR MUNICIPAL
GOVERNMENT AUDIT SERVICES FOR THE FISCAL YEARS
ENDING SEPTEMBER 30, 2016, 2017, AND 2018.**

WHEREAS, the City duly advertised and solicited bids for municipal government audit services for fiscal years 2016, 2017, and 2018; and

WHEREAS, five (5) proposals were received and evaluated; and

WHEREAS, the contract for audit services will be for a three-year term with the option to renew for two additional years; and

WHEREAS, Yeldell, Wilson, Wood and Reeve submitted the lowest bid for the first fiscal year and the second lowest combined bid. The firm has audited the City before, and has the qualification and experience levels that give the Finance Department an increased level of assurance in their ability to properly perform the City's audit services. In addition, the firm comes highly recommended.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORNICANA, TEXAS, THAT Yeldell, Wilson, Wood and Reeve be awarded the contract for municipal government audit services for Fiscal Years 2016, 2017, and 2018.

PASSED and APPROVED by majority vote of the City Council of the City of Corsicana, Texas, this 27th day of June, 2016.

Chuck McClanahan, Mayor

ATTEST:

Virginia Richardson, City Secretary

APPROVED AS TO FORM:

Kerri Anderson Donica, City Attorney

ITEM NO. 9

Date: June 27, 2016

Subject: Appointments/Miscellaneous Business

Comments: N/A

Recommendation: N/A

ITEM NO. 10

Date: June 27, 2016

Subject: Reports and Miscellaneous Announcements

Comments:

Mayor/Council

Items to Mention:

July 4 Fourth of July Holiday observed by Government Center
July 4 Freedom Fest – IOOF Park, 4:00 p.m. – 10:00 p.m.