

# City of Corsicana 2012 Highlights

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From the Desk of  
**Chuck McClanahan**  
Mayor, City of Corsicana

Dear Citizens of Corsicana:

As I reflect back on 2012 I see growth in business, sales tax, and an overall positive outlook as compared to 2011. The City was able to make substantial capital purchases that in the past were financed. There were new businesses started and expansions of existing businesses within the City. The City continues the strong effort to recruit new business throughout the year.

The Council remains diligent in the effort to spend as much money as the budget will allow on street improvement projects. From the General Fund operating budget a total of \$3,803,037 was spent on street maintenance and an additional \$765,985 was spent on special reconstruction projects in 2012. There was \$1,417,838 spent on Forrest Lane as part of the 2007 bond program. The intent is to continue with the building of streets that are remaining on the bond program. The effort to clean up the City remains at the top of the list and the Council approved the hiring of an additional part-time code enforcement officer. The fact is that cleaning up of the City needs to be an effort in which all citizens are willing to be involved to be truly effective.

The goal is to keep moving in a direction that will grow Corsicana in a positive way while improving the quality of life for all citizens.

Sincerely,



Chuck McClanahan  
Mayor



A Note From the  
**City Manager**

To the Citizens:

The purpose of this report is to highlight the accomplishments, changes in condition and challenges for the year 2012. It is also intended to show the citizens how the tax dollars are being spent and the departments necessary to run the City.

In 2007, the citizens voted and set the priorities for the City of Corsicana. The priorities are public safety, street improvement, and parks and recreation. The Council has set about accomplishing these goals and 2012 showed progress in all fronts. The Police Department expansion and remodel will add space and efficiency to the operation. Over \$5,900,000 was invested in the infrastructure of the City in street and drainage projects. Work began on a new athletic complex for little league and girls softball play. In addition, the Main Street Program and improvement of the downtown area continues. The Council followed the citizen's wishes and at the same time was able to improve the financial condition, raise the bond rating and improve the ISO rating of the City. I am proud to be part of this effort.

Sincerely,



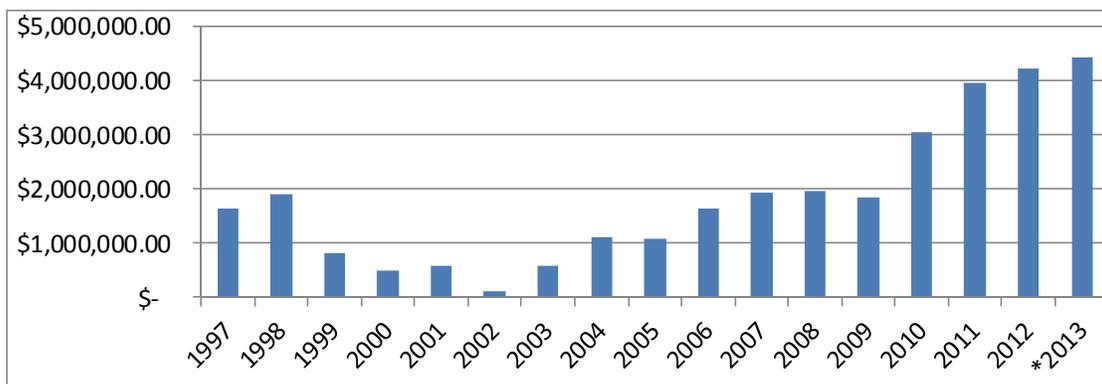
Connie Standridge  
City Manager



# Financial Condition:

The City of Corsicana's financial condition continued to improve during 2012.

- General Fund actual revenues exceeded budgeted revenues by \$712,181. The increase in revenue is attributed to an increase in sales tax of \$390,200 and franchise revenue of \$80,000. In addition, the category of other revenue was up by \$247,535 which was the result of insurance proceeds and proceeds from salvage and sale of surplus goods. Expenditures were less than budgeted by \$467,095. A significant amount of money was allotted to various street and drainage projects at the end of the budget year. The audited figures show that the unassigned fund balance for the General Fund is \$3,873,916 which is 24% of the General Fund expenditures, or approximately 88 days. Generally accepted accounting standards recommend a city should maintain at least 90 days of operating expenses in a fund. Steady progress is being made toward this goal.



\*Estimated

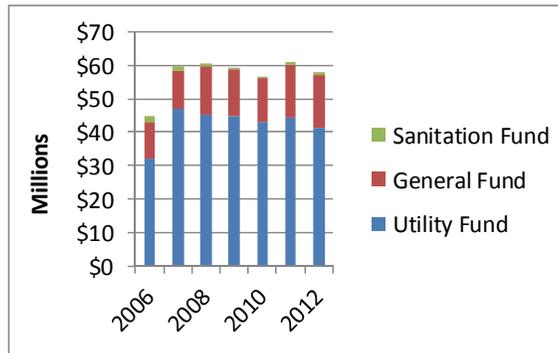
- The 2012 year showed a slight increase in the tax base for the City. In 2011, the tax base was a total of \$1,219,483,454. In 2012 the total value was \$1,249,849,381 in property value inside the City of Corsicana. The increased amount of \$30,365,927 in value translates to approximately \$188,263 in revenue to the City. This revenue covered the additional amount needed to pay the debt service on bonds issued in 2011. This revenue increase has allowed the City to continue the street improvement projects approved by the voters in 2007.
- Under state law, cities over 5,000 in population can levy up to \$2.50 per \$100 assessed valuation. The tax rate has been constant over the last 9 years at 0.6272 cents per \$100 value.
- In October, the City bond rating increased from A- to A. The rating agencies, Standard & Poor's and Moody's, spend a great amount of time analyzing and studying the financial data of the City. By recommending this increase, they have demonstrated that the professionals in the field have confidence in the City's current financial policies and condition.

### City of Corsicana Bond Rating History

General Obligation			
Date	Moody's	Date	S&P
8/17/2001	Baa1	12/11/2000	BBB+
1/19/2007	A3	2/27/2008	A-
4/23/2010	A1*	2/5/2010	A

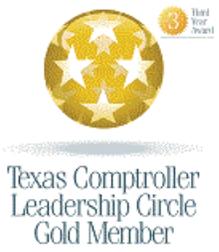
Waterworks & Sewer System			
Date	Moody's	Date	S&P
10/4/1999	Baa1	12/12/2000	BBB
4/23/2010	A1*	3/21/2008	BBB+
6/29/2010	A2	8/14/2009	A-
		10/15/2012	A

\*Recalibration - change in ratings scale



- The 2012 budget year represented the third full year with restructured water and sewer rates. Water usage was down compared to 2011 but the fund ended the year in a positive position. The Utility Fund covered expenses with a \$758,892 surplus. At the end of the fiscal year, the fund balance has approximately 18% of expenditures in operating cash and a healthy fund balance. According to the annual audit, the Sanitation Fund showed revenues covering expenses by \$309,952 and the EMS Fund showed a loss of \$234,099 expenses over revenues provided by operations.
- Currently the City carries a total debt of \$54,955,000. Of this amount \$40,828,012 comprises debt in the Utility and Sanitation enterprise funds and \$14,126,988 in the General Fund. Additional debt will be issued in 2013 for the next phase of 2007 street bond construction.

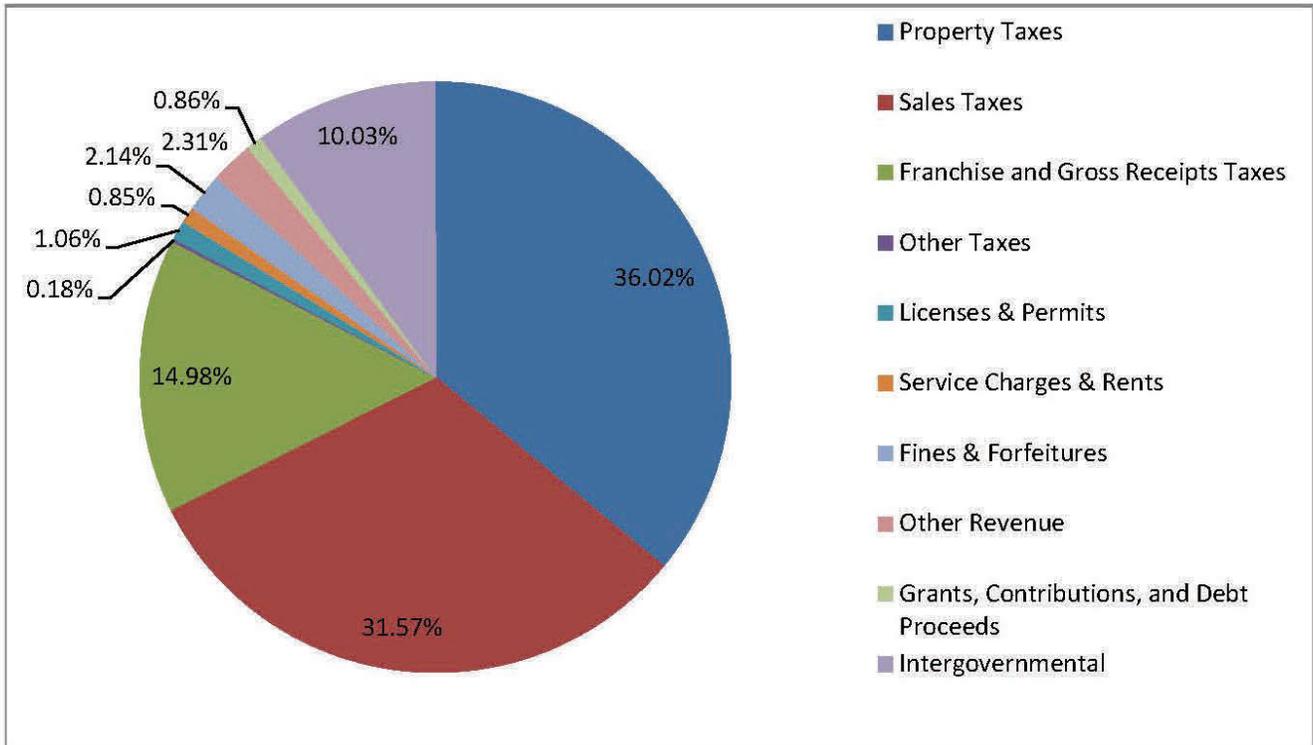
## Business Improvements:

- The State Comptroller designated the City of Corsicana as a Leadership Circle Gold Member entity for 2012. The designation is a measure of how transparent the City's financial disclosure is to the public. Level gold recipients are those entities that are setting the bar for transparency according the State Comptrollers office. As part of this program, the City now publishes a weekly transaction report of all checks written, current monthly financial reports, the annual audit, and current budgets online for public review. This is the third year in a row Corsicana has received this designation.
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- The City conducted a Local Government Management Assessment through the State Comptroller. This assessment gave seven suggestions as to how to improve the local government. The suggestions were to prepare a written plan for internal audits, secure specific reports on sales tax payers from the State Comptroller's office, work toward improving court collections, prepare a written maintenance plan for municipal buildings and a written energy conservation plan.
  - The Insurance Service Organization, ISO, conducted a survey of the City of Corsicana this year. The evaluation included a review of the City's Fire Department, water services, Police Department communications, permitting and inspection departments, and was conducted in order to determine the City's capabilities in these areas. The information obtained during the survey was used by ISO to determine and set the City's Property Protection Classification. This classification is used by most insurance agencies to determine fire insurance rates for business and residential property owners. The results of the survey changed the City's classification to a four which should offer a reduction in the fire insurance premiums the citizens pay.

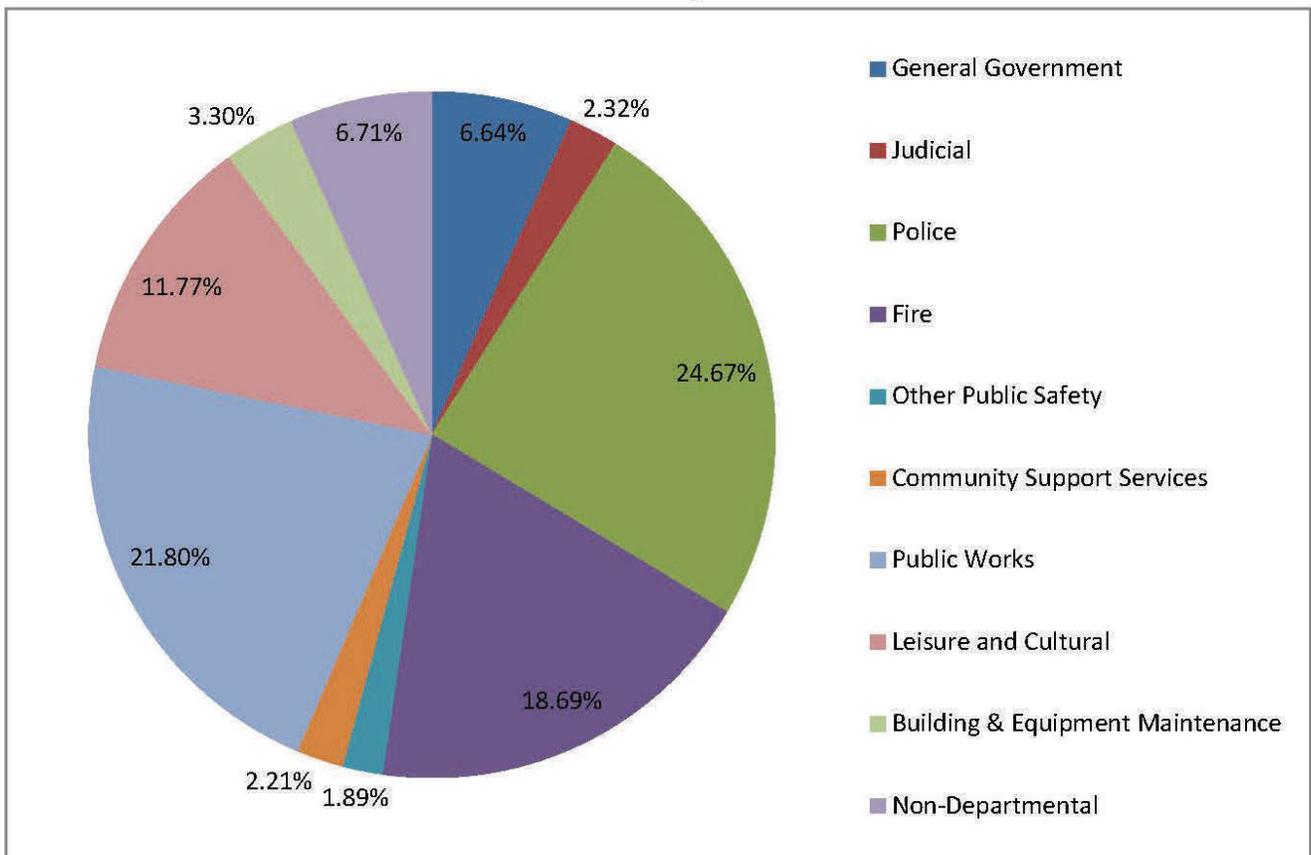
### Challenges this Year:

The Dallas-Fort Worth area reported the worst West Nile virus outbreak of record with several cases of the West Nile virus reported early in the year in 2012. Texas confirmed 1,739 cases of human infection and 89 deaths statewide. This was the worst West Nile outbreak among the 48 states and the worst in the history of the state. As a result, the City started early in the year with treatment for mosquitos in areas with large populations. Tablets were placed in standing water and neighborhood spraying was conducted throughout the summer months. Advisories were sent to citizens and according to the Health Department, only 8 cases were confirmed in Navarro County and no deaths were reported.

## City of Corsicana General Fund Revenues - 2012



## General Fund Expenditures - 2012





## Investments in Quality of Life:

- The Library introduced Electronic Books into the collection and Mango Languages was added to databases available to the public. During 2012, 86,990 people used the Library. Total Library holdings increased to 83,416 items from 80,858 in 2011 and 3,179 people used the Nancy Roberts Meeting Room in 2012. There were 1,945 new Library cards issued, up 5% from 2011. Donations to the food pantry were up 5% from 2011 with 9,455 food items donated. The 2012 Summer Reading Club hosted 1,463 children that attended the weekly performances which is up 5% from 2011 and 850 children participated in the 2012 Summer Reading Club. Volunteers gave to the Library 827 hours of service in 2012, up 33% from 2011, and 4,361 hours to the Genealogy Department, up 139% from 2011.
- The Parks Department and the Texas Parks and Wildlife Department hosted the 13th Annual Hooked on Fishing Event at the IOOF Park. Over 500 children participated. Several events around town were hosted by the Parks and Recreation Department including the Community Easter Egg Hunt at Bunert Park, Halloween Downtown which included a "Beaton Street Boo Ride", Derrick Days Biker Bash Poker Run, Back to School Rally, and many others.
- Swimming pools were provided to entertain children throughout the summer with 2,349 attending Jester Pool and 348 attending Bunert Pool. In addition, summer programs provided activities including chef2b, golf, tennis, air and space camp, glitz and glam, hip hop dance, movie madness, Movie on the Green, and racquetball for 783 children.
- The City participated in three Cleanup days in 2012. The first was the Navarro County Cleanup in June of 2012, the second was an e-waste collection day in July 2012, and the third was a tire collection day in September 2012. All events were successful and made noticeable improvements in the community.



## Community Services:

**Police Department:** Public Safety has always been a priority of the City Council. The Council dedicated funding to enclose the sally port in the Police Department area. This renovation added 3,000 square feet for use as a new dispatch area, a new break room, a new workstation area, and a new briefing room for the patrol officers. In addition, 1,600 square feet of the existing department was remodeled to pro-



vide additional employee offices. The public will enjoy a comfortable lobby area with a private interview room for interaction with police personnel. Police personnel will take advantage of added space and a more secure work area. The remodel was designed by Ron Hobbs Architects of Garland and construction was completed by K4 Construction. K4 is the same contractor that constructed the IOOF Convention Center. In 2012, the Corsicana Police



Department responded to 28,902 calls for service, received 24,861 9-1-1 emergency calls, and 76,702 non-emergency telephone calls. In addition, officers conducted 8,827 traffic stops and issued 4,194 traffic citations. There were 709 traffic accidents investigated, including 153 with injuries. There were 3,142 criminal offense reports taken, of these 1,478 were considered Part 1 Crime as reported to the FBI and 1,416 arrests were made.

### **Fire Department:**

The City Council invested \$1,000,000 in a new 100-foot ladder truck. This investment provides additional property protection as well as safety for the citizens. A new ambulance was placed in service and six self-contained breathing apparatus were replaced with new units. In addition, the department purchased three CPR auto pulse devices. The department provided a total of 1,821 hours of fire training for employees and a total of 8,280 for emergency medical services training. The Fire Safety House was presented at 120 events with 3,526 children and adults attending. All 2012 reports required by the State of Texas and federal regulations were submitted to the Department of State Health Services. The Fire Department answered 2,100 calls during 2012 and the Emergency Medical Operations answered 5,594 calls for city and county residents.

The City of Corsicana and Navarro County invested in a new system for emergency citizen alerts and regular communication. Everbridge is an industry-leading interactive communication and mass notification solutions provider that helps organizations save lives, manage critical activities, and improve the efficiency of daily operations. With the Everbridge system, the office of Emergency Management will be able to alert citizens about severe weather, fires, floods, toxic environmental issues, hazardous material incidents, and violent crimes that are in progress within minutes. Having the same system is very important during emergencies that may affect both the city and county.



## Community Development:

Governor Rick Perry traveled to Corsicana for the ground breaking ceremony for a large expansion of a local manufacturing business. A well respected company, **Pactiv**, announced in 2012 intentions to spend \$58 million dollars to enlarge the facility and create 200 new jobs. The emergency room at **Navarro Regional Hospital** received a complete remodel. The ER serves approximately 26,000 patients each year and the hospital funded about 1.4 million dollars in capital investment in 2012. This project represents a tremendous improvement in the emergency healthcare offered to the citizens of Cor-



sicana. Another longtime manufacturer, Corsitech, now known as **Nalco-Champion**, will be expanding the operations in Corsicana and creating new opportunities for employment. **AllChem** water treatment chemical manufacture has expanded the Corsicana facility to include a print shop and additional warehouse space. Other retailers opening in the City include a newly relocated **Bealls**. There are two additional stores in the College Park Mall, **Rue 21** and **Steele's**. Two new convenience stores are under construction on each side of town on State Highway 31. **Corsicana Ventures, LP** constructed a new Exxon/convenience store and **Taco Casa** on East Texas 31. The Corsicana Crossing retail development continues to prosper with new developments including **Whataburger** and **Schlotzsky's**.



Also, a **Dollar General** store opened along US 287 to the south of the Corsicana Crossing. **Navarro College** constructed new field houses for baseball and softball with new fields for soccer and softball. **Colony Rentals, Ltd** constructed six new apartment units on Bowie Drive. **Hugh and Pam Stroube** constructed a new 2,400 SF commercial office on 2<sup>nd</sup> Avenue. **Watkins Development Corporation** constructed a new 2,400 SF metal building to be used as a shop. **Ideal Self Storage** opened a climate controlled storage facility on 13<sup>th</sup> Street. **Screen Fab** opened a screen door manufacturing company on S. Business 45. **Lott Physical Therapy** located on West 2<sup>nd</sup> Avenue received a Certificate of Occupancy in February 2012.



**Freedom Fence Company** received a Certificate of Occupancy in 2012 for the building located on Navarro Road. **Enterprise Precast Concrete** located on North IH-45 received a Certificate of Occupancy during June 2012. **Mama 'Em Restaurant** received a Certificate of Occupancy to open a café located on 7<sup>th</sup> Avenue. Downtown has also seen an upswing in new businesses. **Luci Blu ladies apparel** and **Xtreme Optics** have opened for business on W. 3<sup>rd</sup> Avenue. Two existing businesses, **Chickadees Embroidery** and **Sweet Tangerine**, have relocated to downtown.



## Investments in Infrastructure:

There were several major investments in the City's infrastructure during 2012. Two departments were instrumental in these accomplishments. The Engineering and the Public Works departments oversee and manage the construction and repair projects on a daily basis. Three large drainage projects were complete. The first was on North 26th at Lexington, one at Lakewood at Louis, and one at Northwood near Bowie Circle. These three projects amounted to expenditures of approximately \$325,000. In addition, drainage stabilization projects were done in the Community Park area along Oaklawn Avenue. Approximately \$15,000 was spent in the park. The reconstruction of Forrest Lane was completed at a cost of \$1,417,838 for the street construction, \$95,000 in engineer-



ing fees, and \$339,045 for the utility relocations. Other completed projects include the Navarro Road widening to the Airport and the extension of Ridgeway Drive. The 2007 Bond Program will continue with the reconstruction of Collin Avenue from 20th Street to 31st Street and utility work on 24th Street and Dobbins Road. Projects currently under design include Roane Road, West 2nd Avenue, Dobbins Road and South 15th Street.



Seventeen blocks of streets were overlaid with asphalt at a cost of approximately \$200,000. Crack seal projects were completed throughout town and 30,000 pounds of asphalt material was applied to streets in need. Approximately \$45,000 was spent on the crack seal effort. Streets

reconstructed in accordance with the five-year plan were Churchill, East 6th Avenue, Bunert Street, East Park Avenue, North 30th Street, North 37th Street, and Laura Avenue. These projects cost \$333,000.



In addition to streets, a new sanitary sewer line from 26th Street to 29th Street was installed to help increase capacity in the area. The lift station on West Highway 22 was upgraded to increase capacity for the new Trisun Care Center.



The City continued investment in the downtown area by constructing wheel chair ramps at 4th Avenue and Beaton, 6th Avenue and Beaton, and reconstructing the sidewalk in front of **Withrow's** and **Martin's Music Hall**. Approximately \$50,000 was spent on these projects. In addition, sidewalks were repaired on Main Street and approximately \$150,000 was dedicated to downtown street repair.

Security was a major focus at the Campbell Airport in 2012. Additional security fencing, new electronic gates, and lighting were added to the airport property. Repairs made to the terminal building included HVAC, lock replacement and door upgrades. An updated Stormwater Pollution Prevention Plan (SW3P) was completed as well as a Spill Prevention Control and Countermeasure Plan (SPCC) was prepared. Upgrades and repairs to the fuel system were completed. Future planning activities include development of a new Master Plan, rules and regulations for hangar renters and minimum standards for airport operations. A successful 14th Annual Airshow was hosted by the Coyote Squadron in May 2012.



## Community Support:

The Community Support Department is responsible for enforcing compliance with City Ordinances regarding property maintenance, zoning, addressing, fencing/screening, and proper garbage containment and disposal. The department responds to citizen requests and complaints, completes inspections and issues citations for code violations. The Code Compliance personnel identified **1,918 violations**, which is up 8% from last year. The staff conducted **4,374 inspections**, which is up 9% and issued **778 citations**. This department is also responsible for the management and maintenance of the City cemeteries and City burial records. The department sells lots and coordinates the scheduling of all burials for Woodland, Oakwood and Modrell cemeteries which includes maintaining accurate records of all cemetery transactions. The department processed **77 cemetery lot sales**, 43% more than last year and issued **159 burial permits**, 38% more than last year, and **104 monument or curbing permits**. Also, **76 citizens** were assisted with cemetery research requests. Construction began on three new homes funded through the 2010 HOME Investment Partnership Program with the Texas Department of Housing and Community Affairs. Five additional homes are approved and will begin construction in 2013.



## Municipal Court:

The Municipal Court had a busy year. The Court staff created **6,874 new cases** which represents a 12% increase over 2011, 6,273 cases were completely disposed. There were a total of 56 trial docket days in 2012 and the year ended with 16 pending trials compared to 30 last year. There were 1,230 warrants issued and 1,019 were cleared. The department collected \$739,866 in cash collections during 2012 and \$319,242 in noncash collections.

## Planning and Zoning:

The Planning & Zoning Department assists in the planning, maintenance, coordination, and enforcement of the City's Comprehensive Master Plan which includes the review and processing of zoning change requests, specific use permits, variance applications, street and alley closures and abandonments, and plat applications. The department also assists in plan review and comprehensive development review. There was a total of **18 new addresses** assigned and **40 items** processed for Commission action, up from 26 last year. **Five items** were considered by the Board of Adjustment compared to 18 last year.



## Permits and Inspections:

The Permits & Inspections Department issues building permits for commercial and residential projects and performs on-site inspections through all stages of the construction process. The department issues permits and completes inspections for a number of other construction projects including fences, accessory buildings, swimming pools, signs, and banners. The department also assists in plan review. There were **300 commercial and residential building projects** reviewed and completed and 77 certificates of occupancy were issued. Staff inspected over 565 electrical, plumbing and mechanical projects and 354 other construction projects including signs, banners, fences, accessory buildings, swimming pools, irrigation, demos and house moving permits. There were 1,129 electric service inspections completed in 2012. A total of **2,328 permits** were issued in 2012 for a total of **\$10,806,745** in construction which represents an increase of 63% over 2011. Thirty-nine elevation certificates were issued for homeowners wishing to verify impacts of designated flood zones to individual properties.

## Animal Control:

The City of Corsicana operates a full-service animal shelter as well as animal control services for the citizens. In 2012 the animal shelter cared for **2,702 animals** that were impounded or released by their owners to the care of the shelter. **907 animals** were successfully adopted by new owners and 30 additional wildlife were successfully relocated as well. In 2012, animal control officers issued **121 citations** involving 165 violations for animals running at large, animal neglect, failure to register an animal, and failure to show proof of rabies vaccination.



## Environmental Services:

The Bulk Solid Waste crew picked up **9,457 yards** of brush in 2012 at the request of citizens. There was **22,889 yards** of brush removed from curbside and overgrown lots and **564 yards** of refuse material was removed by citizens using the spot trucks to haul material to the landfill. An unanticipated expense in 2012 was tree removal. Drought conditions last summer caused many trees around town to die. Removal of these trees taxed the budget. Normally, \$15,000 per year is spent for tree removal. In 2012, approximately \$80,000 was spent.

The City of Corsicana Landfill provides waste disposal to customers within a 40 mile radius. In 2012, city employees processed **106,000 tons** of waste. In addition to this work, a new landfill sector was constructed to provide waste disposal for the next two years. The cost of the liner was \$648,358. An unexpected expense occurred when lightning struck the trash compacter; the repair cost totaled \$137,962.

Environmental Services continues to operate a water distribution and treatment system, a wastewater collection and treatment facility, and a sanitary landfill in compliance with state and federal standards as designated by the Texas Commission on Environmental Quality (TCEQ). The City of Corsicana water system is designated as a "Superior Water System" by TCEQ and the wastewater treatment plant was inspected in 2012 with no violations noted. The Utility System Maintenance Department handled **5,863 calls** for service during 2012.



## How much water do we use?

<b>WATER METERED</b>	<b>2006-2007</b>	<b>2007-2008</b>	<b>2008-2009</b>	<b>2009-2010</b>	<b>2010-2011</b>	<b>2011-2012</b>
	<u>ACTUAL</u>	<u>ACTUAL</u>	<u>ACTUAL</u>	<u>ACTUAL</u>	<u>ACTUAL</u>	<u>ACTUAL</u>
TOTAL WATER	2,701,794,700	2,156,462,400	2,261,671,100	2,314,162,400	2,227,206,500	2,549,388,900

## How much wastewater do we treat?

### **AVERAGE DAILY WASTEWATER FLOW**

INFLUENT TOTAL	3,116,447	2,713,276	2,685,641	3,268,392	2,666,825	2,974,104
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## How much waste do we collect?

Total Annual Cubic Yards	355,512	360,638	364,430	346,037	356,457	372,403
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## Human Resources:

The Human Resource Department spent a large amount of time this year coordinating a change in the City health insurance. A major change that involved changing from Blue Cross Blue Shield to United Healthcare insurance through TML Intergovernmental Employee Benefits Pool. The change reflects a significant saving in the cost of employee healthcare and an increase in benefits. Employees also participated in a wellness assessment through Catapult which included basic screening. Several employees took advantage of early warning signs and sought medical advice. Flu shots were given to employees at the Government Center at no cost. In addition, the Personnel and Administrative Regulations and Policy Manual was updated. The Civil Service portion of this department is responsible for the testing and certification of all Civil Service employees. During 2012, one firefighter test and three police officer tests were conducted. A total of 162 applications were received. The Department maintains records on 273 full-time employees and 54 part-time employees.

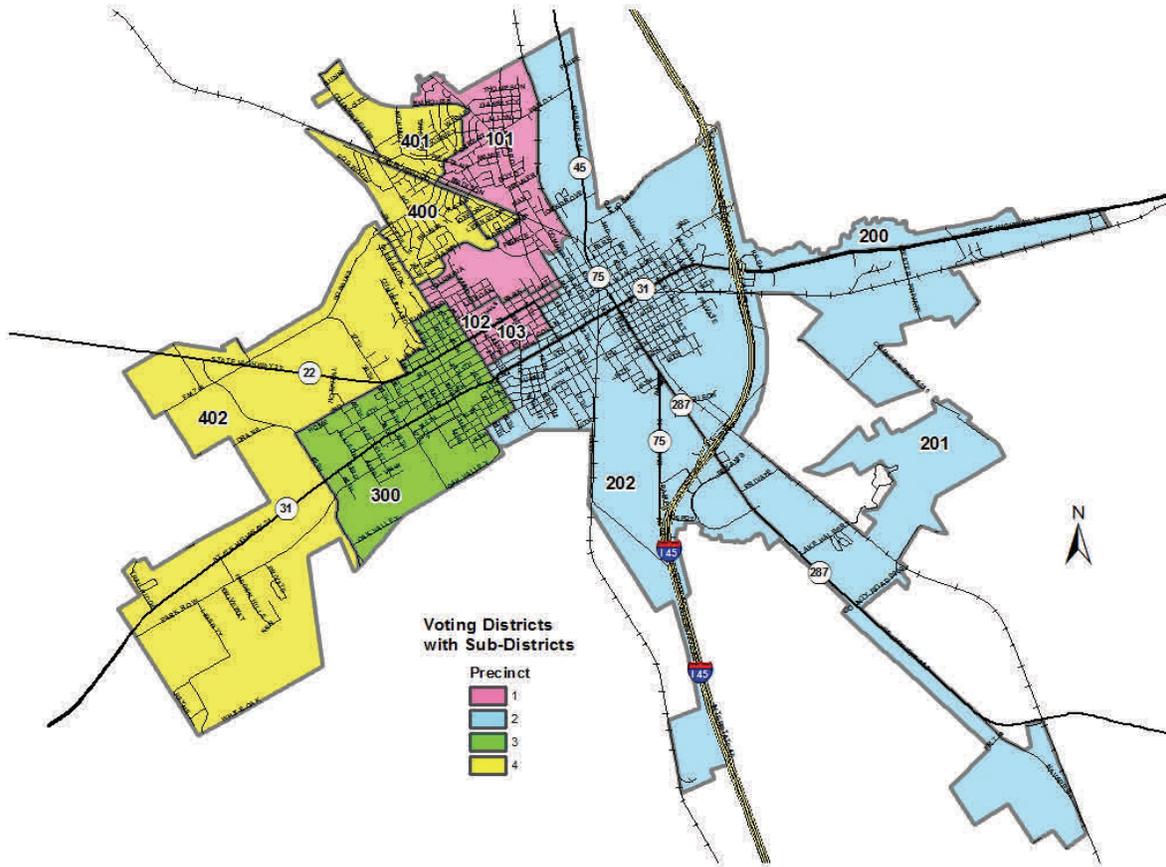


### 2012 Retirements

**The City said farewell to six employees this year. Those employees represent a total of over 146 years of municipal service. 2012 Retirees were:**

Robert Jason Grant	22 years	Rick Crenshaw	31years
Dickie Mullenix	33 years	Joe Green	17 years
Tony Lively	30 years	Billy Simmons	13 years





**Precinct 1 Council Member**  
Tom Wilson

**Precinct 4 Council Member**  
Don Denbow

**Precinct 3 Council Member**  
John McClung

**Precinct 2 Council Member**  
Mayor Pro-Tem  
Ruby Williams

**Mayor of Corsicana**  
Chuck McClanahan

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200 North 12<sup>th</sup> Street  
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## City of Corsicana Department Directors

DEPARTMENT	NAME	TITLE	PHONE	EMAIL
Administration	Connie Standridge	City Manager	903-654-4803	<a href="mailto:cstandridge@ci.corsicana.tx.us">cstandridge@ci.corsicana.tx.us</a>
Municipal Court	Sharon Jennings	Court Admin.	903-654-4861	<a href="mailto:mrussell@ci.corsicana.tx.us">mrussell@ci.corsicana.tx.us</a>
Police	Randy Bratton	Police Chief	903-654-4900	<a href="mailto:rbratton@ci.corsicana.tx.us">rbratton@ci.corsicana.tx.us</a>
Fire	Donald McMullan	Fire Chief	903-654-4958	<a href="mailto:dmcnullan@ci.corsicana.tx.us">dmcnullan@ci.corsicana.tx.us</a>
Engineering/P & Z	Elizabeth Borstad	City Engineer	903-654-4891	<a href="mailto:eborstad@ci.corsicana.tx.us">eborstad@ci.corsicana.tx.us</a>
Environmental Services	Charles Leist	Director	903-654-4889	<a href="mailto:cleist@ci.corsicana.tx.us">cleist@ci.corsicana.tx.us</a>
Parks and Recreation	Sharla Allen	Director	903-654-4879	<a href="mailto:sallen@ci.corsicana.tx.us">sallen@ci.corsicana.tx.us</a>
Financial Services	Virginia Richardson	Director	903-654-4815	<a href="mailto:grichardson@ci.corsicana.tx.us">grichardson@ci.corsicana.tx.us</a>
Library	Chad Freeze	Director	903-654-4810	<a href="mailto:cfreeze@ci.corsicana.tx.us">cfreeze@ci.corsicana.tx.us</a>
Public Works	Terry Franks	Director	903-654-4878	<a href="mailto:tfranks@ci.corsicana.us.us">tfranks@ci.corsicana.us.us</a>
Human Resources	Pam Gibson	Director	903-654-4822	<a href="mailto:pgibson@ci.corsicana.tx.us">pgibson@ci.corsicana.tx.us</a>
Main Street-Tourism	Steven Dieterichs	Coordinator	903-654-4851	<a href="mailto:sdieterichs@ci.corsicana.tx.us">sdieterichs@ci.corsicana.tx.us</a>
Economic Development	Lee McCleary	Director	903-654-4806	<a href="mailto:lmccleary@ci.corsicana.tx.us">lmccleary@ci.corsicana.tx.us</a>





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