

A G E N D A
CITY COUNCIL MEETING
March 27, 2023 @ 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 City Council Regular Session of March 13, 2023.
- 5. PUBLIC FORUM**
- 6. PUBLIC HEARINGS**
- 7. ORDINANCES**
- 8. RESOLUTIONS**
 - a. Consider approving to declare City-owned properties located at Block 228, Lot 4, Property ID #32647, and Block 228, Lot 5, Property ID #32648 as surplus property and authorizing the City Manager to sell said properties. **PAGE 15**
 - b. Consider designating the month of April 2023 as Fair Housing Month in the City of Corsicana. **PAGE 18**
- 9. APPOINTMENTS**
- 10. REPORTS and MISCELLANEOUS ANNOUNCEMENTS**
Mayor/Council
- 11. EXECUTIVE SESSION:** The Council will recess into closed or executive session to receive attorney's advice on legal matters pursuant to Section 551.071 of the Texas Government Code, to deliberate on certain matters concerning real property pursuant to Section 551.072 of the Texas Government Code, and to discuss economic development negotiations pursuant to Section 551.087 of the Texas Government Code.
- 12. RETURN TO OPEN SESSION:** The Council will consider and act upon items discussed under Executive Session, as necessary.
- 13. ADJOURN**

FOLLOWING ARE INSTRUCTIONS TO VIEW THE MEETING BY LIVE BROADCAST ON THE CITY'S WEBSITE AND TO PARTICIPATE BY TELEPHONE OR TELECONFERENCE:

- The meeting can be joined by teleconference using the link below. You may also call in and listen to the audio by telephone using the toll-free number below.

Please join the meeting from your computer, tablet, or smartphone.

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Choose "Broadcasts"
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--- Click on "City Council Meeting" to view the meeting.

(Recorded meetings can also be viewed any time after the meeting at this same location.)

- ** The complete Agenda packet is located on the City of Corsicana website at:

www.cityofcorsicana.com
Click on "GOVERNMENT"
Click on "Agenda Center" in the column on the left
Under the "City Council" section, click on the Agenda for the current meeting date.

AGENDA INFORMATION

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

ITEM NO. 4

Date: March 27, 2023

Subject: Minutes

Comments:

Consider approving the Minutes for the City Council Regular Session of March 13, 2023.

Recommendation: Approve the Minutes as printed.

**CITY OF CORSICANA
COUNTY OF NAVARRO
STATE OF TEXAS**

**CITY COUNCIL REGULAR SESSION MINUTES
MONDAY, MARCH 13, 2023**

The City of Corsicana, Texas City Council met in a Regular Session on Monday, March 13, 2023, in the Corsicana Government Center Council Chambers, 200 N. 12th Street, Corsicana, Texas. The meeting was open to the public. Public participation was available by live broadcast on the City's website, and by telephone or teleconference.

City Council Members Present:

Don Denbow	Mayor
Susan Hale	Council Member, Precinct One
Ruby Williams	Mayor Pro Tem and Council Member, Precinct Two
Chris Woolsey	Council Member, Precinct Three
Jeff Smith	Council Member, Precinct Four

Staff Present:

Connie Standridge	City Manager
Kerri Anderson Donica	City Attorney
Mike Ryan	Fire Chief
John Boswell	Economic Development Director
Justin Goodnight	Information Systems Tech/IT
Cathy McMullan	Acting Finance Director/City Secretary
Heather McCreary	Finance Dep. City Sec/Clerk

Mayor Denbow called the meeting to order at 6:00 p.m.

The Pledge of Allegiance was followed by an invocation given by Mayor Pro Tem and Council Member Williams.

Approval of Minutes

The motion was made by Council Member Williams and seconded by Council Member Hale to approve the minutes for City Council Regular Session of February 27, 2023. The motion passed 5-0.

Public Forum

No one spoke.

Public Hearings

There were no public hearings.

Ordinances:

There were no ordinances.

Resolutions:

Resolution No. 4441 (approved)

Presented by Economic Development Director Boswell.

The motion was made by Council Member Smith and seconded by Council Member Hale that **Resolution No. 4441**, *to consider approving applications for Historic Downtown District Reinvestment Tax Credits for 2022*, be passed and approved. The motion passed 5-0.

RESOLUTION NO. 4441

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, APPROVING THE APPLICATIONS SUBMITTED FOR DOWNTOWN REINVESTMENT TAX CREDITS.

WHEREAS, the City Council has adopted an ordinance creating the Downtown Revitalization District as a designated reinvestment zone providing for reinvestment tax credits to downtown property owners in an effort to encourage the maintenance and revitalization of the historic downtown area; and

WHEREAS, the ordinance allows for a tax credit on improvements made to downtown buildings and provides for a dollar for dollar tax credit to downtown property owners on approved expenditures; and

WHEREAS, the attached “Exhibit A” identifies the applicant, the location, the improvements to the property and the amount of the tax credit; and

WHEREAS, each eligible property owner is current with all ad valorem property taxes and has met all criteria as required.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, that the applications for downtown reinvestment tax credits, identified on the attached Exhibit A, are hereby approved.

PASSED and APPROVED by majority vote of the City Council of the City of Corsicana, Texas, this 13th day of March, 2023.

Resolution No. 4442 (approved)

Presented by City Manager Standridge.

The motion was made by Council Member Woolsey and seconded by Council Member Smith that **Resolution No. 4442**, *to consider authorizing suspension for 45 days the effective date proposed by Atmos Energy-Mid-Texas Division (Atmos-MidTex) in its application filed on or about February 24, 2023, pursuant to section 104.301 of the Gas Utility Regulatory Act*, be passed and approved. Voting did not occur.

Following more discussion Council Members Woolsey and Smith rescinded their motion and second.

The motion was made by Council Member Woolsey and seconded by Council Member Smith that **Resolution No. 4442**, be passed and approved. The motion passed 5-0.

RESOLUTION NO. 4442

A RESOLUTION OF THE CITY OF CORSICANA, TEXAS, ("CITY") RESPONDING TO THE APPLICATION OF ATMOS ENERGY – MID-TEX DIVISION, TO INCREASE RATES UNDER THE GAS RELIABILITY INFRASTRUCTURE PROGRAM; SUSPENDING THE EFFECTIVE DATE OF THIS RATE APPLICATION FOR FORTY-FIVE DAYS; AUTHORIZING THE CITY’S PARTICIPATION IN COORDINATION WITH OTHER CITIES IN A COALITION OF CITIES KNOWN AS THE ATMOS TEXAS MUNICIPALITIES; REQUIRING THE REIMBURSEMENT OF COSTS; DETERMINING THAT THE MEETING AT WHICH THE RESOLUTION WAS ADOPTED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING SUCH OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE.

WHEREAS: on or about February 24, 2023, Atmos Energy – Mid-Tex Division (Atmos-MidTex) filed for an increase in gas utility rates under the Gas Reliability Infrastructure Program (‘GRIP’), resulting in a requested increase in the monthly customer charge as shown in the table below:

Rate Schedule	Current Customer Charge	Proposed 2022 Interim Rate Adjustment	Adjusted Charge	Increase Per Bill
Rate R – Residential Sales	\$34.29 per customer per month	\$5.09 per customer per month	\$39.38 per customer per month	\$5.09
Rate C – Commercial Sales	\$94.22 per customer per month	\$16.63 per customer per month	\$110.85 per customer per month	\$16.63
Rate I – Industrial Sales	\$1,772.54 per meter per month	\$306.86 per meter per month	\$2,079.40 per meter per month	\$306.86
Rate T – Transportation	\$1,772.54 per meter per month	\$306.86 per meter per month	\$2,079.40 per meter per month	\$306.86

and

WHEREAS: the City has a special responsibility to exercise due diligence with regard to rate increases of monopoly utilities who operate within its boundaries; and

WHEREAS: the application to increase rates by Atmos-MidTex is complex; and

WHEREAS: it is necessary to suspend the effective date for the increase in rates for forty-five days, so that the City can assure itself that the data and calculations in Atmos-MidTex’ rate application are correctly done, and whether Atmos-MidTex’ application otherwise conforms to the requirements of Texas Utilities Code § 104.301, commonly referred to as the GRIP statute; and

WHEREAS: the effective date proposed by Atmos-MidTex is April 25, 2023, but a suspension by the City will mean that the rate increase cannot go into effect prior to June 9, 2023.

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

Section 1. That the statements and findings set out in the preamble to this resolution are hereby in all things approved and adopted.

Section 2. The City suspends the requested effective date by Atmos-MidTex for forty-five days pursuant to the authority granted the City under Section 104.301 of the Texas Utilities Code. The City finds that additional time is needed in order to review the data and calculations that provide the basis for the rate increase application, and to determine whether Atmos-MidTex' application otherwise conforms to the requirements of the GRIP statute.

Section 3. The City continues to act in coordination with a group of cities known as the Atmos Texas Municipalities in its review of Atmos-MidTex' rates.

Section 4. The City authorizes the law firm of Herrera Law & Associates, PLLC, to represent the City in connection with Atmos-MidTex' application to increase rates.

Section 5. Atmos-MidTex is ordered to reimburse the City's reasonable rate case expenses incurred in response to Atmos-MidTex' rate increase application within 30 days of receipt of invoices for such expenses to the extent allowed by law.

Section 6. The meeting at which this resolution was approved was in all things conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 7. This resolution shall be effective immediately upon passage.

PASSED and APPROVED by majority vote of the City Council of the City of Corsicana, Texas, this **13th** day of **March, 2023**.

Resolution No. 4443 (approved)

Presented by City Manager Standridge.

The motion was made by Council Member Hale and seconded by Council Member Williams that **Resolution No. 4443**, *to consider approving the appointment of the Election Judges, Alternate Election Judges, Early Voting Clerk, Early Voting Ballot Board, Central Counting Station Judges and personnel for the City's General Election to be held May 6, 2023*, be passed and approved. The motion passed 5-0.

RESOLUTION NO. 4443

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, APPOINTING ELECTION JUDGES, ALTERNATE ELECTION JUDGES, EARLY VOTING CLERK, THE EARLY VOTING BALLOT BOARD, AND CENTRAL COUNTING STATION JUDGES AND PERSONNEL FOR THE CITY'S GENERAL ELECTION TO BE HELD MAY 6, 2023.

WHEREAS, heretofore, on **January 23, 2023**, the City Council of the City of Corsicana ordered a General Election for the City to be held on **May 6, 2023**, to elect five (5) City officers: Mayor: Council Member Precinct 3; and Council Member Precinct 4; City Attorney; and Municipal Court Judge; and

WHEREAS, there is a need to appoint officials to conduct the election for Mayor: Council Member Precinct 3; and Council Member Precinct 4; City Attorney; and Municipal Court Judge, and

WHEREAS, the City has contracted with Navarro County to use their judges and poll workers for the election of May 6, 2023 which are approved by Commissioner's Court; and

WHEREAS, there is no need to appoint a Signature Verification Committee. The Ballot Board will be performing this action.

THEREFORE, BE IT RESOLVED that said election shall be held at the hereinafter named places in said City of Corsicana, and in other locations throughout the cities and school districts holding elections in Navarro County, and the hereinafter named persons are hereby appointed Election Judges, Alternate Election Judges, Early Voting Clerk, Early Voting Ballot Board, and Central Counting Station Judges and Personnel with full power and authority to appoint the necessary clerks, to-wit:

<u>Vote Center</u>	<u>Presiding Judge</u>	<u>Alternate Judge</u>
Navarro County Courthouse Annex 601 N. 13 th St., Corsicana	Michael Ray	Danny Cyrus
Bears Den 802 S. 2 nd St., Corsicana	Penny Liggins	
Blooming Grove Lions Den 121 S. Fordyce, Blooming Grove	Susie Winters	Loyce Wilburn
Chatfield Community Center 4808 FM 1603, Chatfield	Rhonda Praytor	Thresa Womack
Church of Jesus Christ of Latter Day Saints 3800 Emhouse Rd., Corsicana	Deborah Wright	
Navarro College Cook Center 3200 W. 7 th Ave., Corsicana	Tommy Pryor	Merolyn Sanders
Dawson Volunteer Fire Department 97 N. Main St., Dawson	Roy Hignight	George Rooks
Eureka United Methodist Church 8644 Hwy. 287, Corsicana	Teri Bates	Scott Haynie
Fannie Mae Vernon Room 4021 E. Hwy. 22, Corsicana	Thomas Miles	Jo Singletary
Frost I.S.D. 208 N. Wyrick, Frost	Debbie Feurerherdt	David Taylor
Kerens I.S.D. Administration Building 200 Bobcat Ln., Kerens	Rita West	Annette Carter
Mildred Baptist Church Gym 5502 S. Hwy. 287, Corsicana	Tammy Baker	Betty Carpenter
Martin Luther King Center 1114 E. 4 th Ave., Corsicana	Vivian Jackson	Patricia Jones
Pursley Volunteer Fire Department 9772 FM 709 S., Pursley	Ashleigh Streit	John Blewitt
Rice City Hall	Gale Greeson	N/A

305 N. Dallas, Rice		
Richland City Hall 103 W. Main St., Richland	Kathy Satsky	Rosemary Parmley
Silver City Volunteer Fire Department 555 FM 55, Corsicana	Mary Wade	Kara Thomas
Westside Baptist Church 1522 N. 24 th St., Corsicana	Robert Bennett	Ruthie Washington
Winkler Masonic Lodge 9986 FM 416, Winkler	Pat Metcalf	Mary Thomas
YMCA, Rhoades Optimist Room 400 Oaklawn, Corsicana	Sharon Bland	Diana Robinson
Early Voting Clerk:	Allie Thomas	
Early Voting Ballot Board	Bill Carson Linda Mertz Terry Garner Carol Doucet	
Central Counting Station:	Allie Thomas Karen Galicia	
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, that the individuals listed above be approved, and the remaining individuals named above, be appointed as Election Judges, and Alternate Election Judges, for the City of Corsicana’s General Election to be held on May 6, 2023.		
PASSED and APPROVED by majority vote of the City Council of the City of Corsicana, Texas this 13 th day of March, 2023.		

Appointments:

Confirm the Mayor’s appointment to the Zoning Board of Adjustment.

The motion was made by Council Member Smith and seconded by Council Member Williams to approve Mayor Denbow’s appointment to the Zoning Board of Adjustment. The motion passed 5-0.

CITY OF CORSICANA ADVISORY BOARDS AND COMMISSIONS			
Zoning Board of Adjustment - Two (2) Year Term - Consists of five (5) members and two (2) alternate members. Functions as an appeal board. Responsible for holding public hearings and making determinations where it is alleged there is error on any order, requirement, decision or determination made by the Building Official in the enforcement of the Zoning Ordinance.			
Wendy Huffman	2024	Brad Cook	2023
Dairy Johnson	2024	Charles Williams	2023
		Lowell Dunn	2023
Alternates:	Ed Monk	2023	
	VACANT	2023	
* Ed Monk is filling a vacant position as Alternate.			

Executive Session:

Mayor Denbow recessed meeting into closed or executive session at 6:13 p.m. to receive attorney's advice on legal matters pursuant to Section 551.071 of the Texas Government Code, to deliberate on certain matters concerning real property pursuant to Section 551.072 of the Texas Government Code, and to discuss economic development negotiations pursuant to Section 551.087 of the Texas Government Code.

Return to Open Session:

Mayor Denbow called the meeting to Open Session at 6:47 p.m.

Adjourn:

There being no further business, Mayor Denbow declared the meeting adjourned at 6:47 p.m.

Attested This, the 27th day
of March 2023

Attested This, the 27th day
of March 2023

Acting Director of Finance/City Secretary

Mayor

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

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

ITEM NO. 5

Date: March 27, 2023

Subject: **Public Forum**

Comments:

Receive comments from public, if any.

Recommendation: No action required.

ITEM NO. 6

Date: March 27, 2023

Subject: **Public Hearings**

Comments: N/A

Recommendation: N/A

ITEM NO. 7

Date: March 27, 2023

Subject: **Ordinances**

Comments: N/A

Recommendation: N/A

ITEM NO. 8A

Date: March 27, 2023

Subject: **Declare Certain Property as Surplus and Authorize Sale for Public Auction**

Comments: There are two vacant lots on Gioia Circle. Originally these lots were developed for the Habitat for Humanity Project. The lots are located in Block 228, Lot 4, Property ID #32647 and Block 228, Lot 5, Property ID #32648. The lots are owned by the City of Corsicana. Habitat for Humanity of Navarro County has notified the City that they will not be utilizing these lots in the future.

The proposed resolution would declare the properties as surplus and allow the City Manager to sell the properties at public auction.

Recommendation: Declare the properties located in Block 228, Lot 4 and Block 228, Lot 5 as surplus property and approve the City Manager to sell at public auction.

MOTION

I MOVE TO (APPROVE/DENY) DECLARING THE CITY-OWNED PROPERTIES AT BLOCK 228, LOT 4 AND LOT 5 AS SURPLUS AND AUTHORIZING CITY MANAGER TO SELL SAID PROPERTIES.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CORSICANA, TEXAS, DESIGNATING CERTAIN PROPERTIES AS
SURPLUS AND AUTHORIZING THE SALE OF SAID PROPERTIES.**

WHEREAS, the City of Corsicana currently owns the property described as Block 228, Lot 4, Property ID #32647, Navarro County, Texas; and

WHEREAS, the City of Corsicana currently owns the property described as Block 228, Lot 5, Property ID #32648, Navarro County, Texas; and

WHEREAS, it is necessary for Council to declare the property as surplus and authorize the City Manager to execute deeds for sale of the properties at public auction.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS that the property identified as Lots 4 and 5 in Block 228 is hereby declared to be surplus property, and the City Manager is hereby authorized to sell the property.

PASSED and APPROVED by majority vote of the City Council of the City of Corsicana, Texas this 27th day of **March, 2023**.

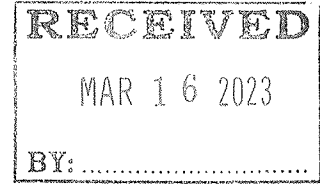
Don Denbow, Mayor

ATTEST:

Cathy McMullan, Acting City Secretary

APPROVED AS TO FORM

Kerri Anderson Donica, City Attorney



President
Byron Webb

Vice-President
Jonathan Wilson

Secretary/Treasurer
Jim Hulme

Board Members

Joe Carpenter
Houston Clark
Malinda Criss
Gloria Garcia
Kathy Henley
Jeremy Herrin
Rick Jarrell
Steve Martinez
Josh Davis
Doak Hodgson
Jennifer Mitchell
Robert Kingman, M.D.
Donald Washington
Murphy Johnston
Jim Hogan
John Yates

**Habitat for Humanity
of Navarro County**

101 N. 14th Street
Corsicana, TX 75110
903 872 4690
www.navarrohabitat.org
HFHNavarro@gmail.com

March 14, 2023

Ms. Connie Standridge
City Manager Corsicana, Texas
200 North 12th Street
Corsicana, Texas 75110

Dear Ms. Standridge:

The Board of Habitat Navarro has asked I contact you to acknowledge the release of two lots at the end of the Gioia Circle.

Habitat Navarro will not be utilizing these lots due to the large amount of concrete needed to build the lots up.

Please let me know if there is any additional information needed or you have any questions concerning this matter. I am in the office on Tuesdays and Thursdays.

A handwritten signature in cursive script that reads "Janis Hill".

Janis Hill Business Office Manager.

Habitat for Humanity, Navarro

Habitat reserves the right to re-verify the financial information contained in your application prior to the time you are scheduled to move into your home. This will determine your ability to still meet the minimum requirements to be considered as a Habitat partner.

ITEM NO. 8B

Date: March 27, 2023

Subject: **Fair Housing Month**

Comments: The purpose of this resolution is to designate April 2023 as Fair Housing Month and supporting Fair Housing activities within the City of Corsicana.

Title VIII of the Civil Rights Act of 1968 prohibits discrimination in housing and declares it a national policy to provide, within constitutional limits, for fair housing in the United States. Fair Housing is a national law and a national policy. By designating April as Fair Housing Month citizens will be made aware of and help support this law.

Recommendation: Designate April 2023 as Fair Housing Month within the City of Corsicana.

MOTION:

I MOVE TO (APPROVE/DENY) DESIGNATING APRIL 2023 AS FAIR HOUSING MONTH WITHIN THE CITY OF CORSICANA.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CORNICANA, TEXAS, DESIGNATING THE MONTH OF APRIL 2023 AS
FAIR HOUSING MONTH AND SUPPORTING FAIR HOUSING
ACTIVITIES WITHIN THE CITY.**

WHEREAS, Title VIII of the Civil Rights Act of 1968, as amended, prohibits discrimination in housing and declares it a national policy to provide, within constitutional limits, for fair housing in the United States; and

WHEREAS, the principle of Fair Housing is not only national law and national policy, but a fundamental human concept and entitlement for all Americans; and

WHEREAS, this proclamation, during the month of April, provides an opportunity for all Americans to recognize that complete success in the goal of equal housing opportunity can only be accomplished with the help and cooperation of all Americans.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORNICANA, TEXAS, that April 2023 be proclaimed as Fair Housing Month in the City of Corsicana and do hereby urge all citizens of this locality to become aware of and support the Fair Housing law.

PASSED and APPROVED by majority vote of the City Council of the City of Corsicana, Texas, on this 27th day of **March, 2023**.

Don Denbow, Mayor

ATTEST:

Cathy McMullan, Acting City Secretary

APPROVED AS TO FORM:

Kerri Anderson Donica, City Attorney

ITEM NO. 9

Date: March 27, 2023

Subject: **Appointments/Miscellaneous Business**

Comments: N/A

Recommendation: N/A

ITEM NO. 10

Date: March 27, 2023

Subject: Reports and Miscellaneous Announcements

Comments:

Mayor/Council

Items to Mention:

March 28 GW Jackson Legacy Park Dedication and Statue Unveiling Ceremony
11:00 a.m., (Corner of 5th and MLK Boulevard)

April 6 Easter Hop, 3:30 -5:30 p.m., Downtown

April 7 Good Friday (City offices closed)

Landfill Hours:

April 7 Friday – Open regular hours

April 8 Saturday - Closed

April 13 Candidates' Forum, 6:00 p.m. – 7:30 p.m., Corsicana Government Center

April 14 Food Truck Friday (Then every first Friday of the month through
the summer, 224 E. 5th Avenue 6:00 – 10:00 p.m.

April 15 E-Waste Day, 9:00 a.m. – 1:00 p.m., Youth Expo parking lot

April 18 Navarro County Day in Austin, 6:30 a.m. – 6:00 p.m.

April 22 Veterans Parade

April 29 Derrick Days

ITEM NO. 11 & 12

Date: March 27, 2023

Subject: **Executive Session**

- 11. EXECUTIVE SESSION:** The Council will recess into closed or executive session to receive attorney's advice on legal matters pursuant to Section 551.071 of the Texas Government Code, to deliberate on certain matters concerning real property pursuant to Section 551.072 of the Texas Government Code, and to discuss economic development negotiations pursuant to Section 551.087 of the Texas Government Code.
- 12. RETURN TO OPEN SESSION:** The Council will consider and act upon items discussed under Executive Session, as necessary.

Comments: N/A

Recommendation: N/A