

A G E N D A
CITY COUNCIL MEETING
November 28, 2022 @ 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 November 14, 2022.
- 5. PUBLIC FORUM**
Public comments.
- 6. PUBLIC HEARINGS**
- 7. ORDINANCES**
- 8. RESOLUTIONS**
Consider reviewing and adopting the City of Corsicana’s financial policies, to include the Capitalization Policy, Credit Card Policy, Financial Policy, Fraud Policy, Investment/Collateralization Policy, Purchasing Policy, and Records Management Policy. **PAGE 15**
- 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**

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- 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.

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Choose “Broadcasts”

Under “Live Broadcasts Meetings” –

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(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:

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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: November 28, 2022

Subject: Minutes

Comments:

Consider approving the Minutes for the City Council Regular Session of November 14, 2022.

Recommendation: Approve the Minutes as printed.

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

**CITY COUNCIL REGULAR SESSION MINUTES
MONDAY, NOVEMBER 14, 2022**

The City of Corsicana, Texas City Council met in a Regular Session on Monday, November 14, 2022, 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

City Council Members Absent:

Jeff Smith	Council Member, Precinct Four
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Staff Present:

Connie Standridge	City Manager
Kerri Anderson Donica	City Attorney
Robert Johnson	Police Chief
Ronny McGaha	Assistant Police Chief
Mike Ryan	Fire Chief
John Boswell	Economic Development Director
Amy Tidwell	Main Street Manager
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 October 24, 2022. The motion passed 4-0.

Public Forum

The following spoke in the public forum.

Main Street Manager Tidwell - Announced that the City of Corsicana won two awards: Best Digital Promotion and the People's Choice Award at the Texas Downtown Conference.

Jackie Sawicky – Address Not Listed – 214.684.9809 – Spoke against Bitcoin.

Alexa Neuendorff – 1500 Maplewood Ave – 512.669.0551 – Thanked Council Members Hale and Woolsey for addressing adding a park slide at Jester Park; and would like to see more parks in the community.

Public Hearings

Hearing: Receive public input regarding the creation and designation of the proposed Reinvestment Zone No. 22-03 pursuant to Chapter 312 of the Texas Tax Code; designating an authorized representative to act in all matters; and designating a liaison to act on all matters pertaining to the property development and tax abatement zone.

Presented by Economic Development Director Boswell.

The following spoke in the public hearing:

Alexa Neuendorff – 1500 Maplewood Ave – 512.669.0551 – Would like to see new businesses come to Corsicana.

Hearing: Receive public input regarding a proposed amendment to Chapter 7, entitled Offenses and Nuisances, Article 7.100 Noise Pollution, of the City Code of Ordinances concerning sound amplification in the Historic Downtown District.

Presented by Police Chief Johnson.

No one spoke regarding this item.

Ordinances:

Ordinance No. 3130 (approved)

Presented by Economic Development Director Boswell

The motion was made by Council Member Woolsey and seconded by Council Member Williams that **Ordinance No. 3130**, *to create and designate Reinvestment Zone 22-03 pursuant to Chapter 312, Texas Tax Code; designating authorized representative to act in all matters; designating a*

liaison to act on all matters pertaining to the property development and Tax Abatement Zone; and providing for an effective date, be passed and approved. The motion passed 4-0.

ORDINANCE NO. 3130

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, TO CREATE AND DESIGNATE REINVESTMENT ZONE 22-03 PURSUANT TO CHAPTER 312, TEXAS TAX CODE; DESIGNATING AN AUTHORIZED REPRESENTATIVE TO ACT IN ALL MATTERS; DESIGNATING A LIAISON TO ACT ON ALL MATTERS PERTAINING TO THE PROPERTY DEVELOPMENT AND TAX ABATEMENT ZONE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Corsicana, Texas (the “City”) desires to promote the development of a certain area within its jurisdiction by designating it a reinvestment zone; and

WHEREAS, the City Council desires to create the proper economic and social environment to induce the investment of private resources in productive business enterprises located in areas of the City and to provide employment to residents of the City; and

WHEREAS, the City Council desires to promote the development or redevelopment of a certain geographic area within its jurisdiction by the creation of a reinvestment zone for commercial/industrial reinvestment, as authorized by the Property Redevelopment and Tax Abatement Act, Chapter 312, Texas Tax Code (the “Act”); and

WHEREAS, the City held a public hearing on November 14, 2022, after publishing notice of such hearing, and giving written notice to all taxing units overlapping the territory inside the proposed reinvestment zone; and

WHEREAS, the City at such hearing invited any interested person, or his attorney, to appear and contend for or against the creation of the reinvestment zone, whether all or part of the territory described in the ordinance calling such hearing should be included in such proposed reinvestment zone, and considered the concept of tax abatement; and

WHEREAS, by the approval of a Resolution on September 26, 2022, the City has approved Tax Abatement Guidelines, Criteria and Policies; and stating intent to participate in tax abatement; and

WHEREAS, it is the belief of the City Council that the premises do not include any property that is owned or leased by a member of the City Council or by a member of the City of Corsicana Planning and Zoning Commission or any other board or commission of the City having responsibility for the approval of the agreement. The parties recognize, and understand, that any property so owned is excluded by law from the property tax abatement.

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

SECTION 1.

FINDINGS OF CITY COUNCIL

The City Council, after conducting such hearings and having heard such evidence and testimony, has made the following findings and determinations based upon the testimony presented to it:

A. That a public hearing on the adoption of the reinvestment zone has been properly called, held and conducted and that notices of such hearings have been published as required by law and delivered to all taxing units overlapping the territory inside the proposed reinvestment zone; and

B. That the boundaries of the reinvestment zone should be approximately 39.12 acres as described and depicted in the attached Exhibit “A, and B”; and

C. That creation of the reinvestment zone for commercial/industrial tax abatement with the boundaries as described in Exhibit “A, and B” will result in benefits to the City and to the land included in the zone, the improvements sought are feasible and practical, and would be a benefit to the land included in the reinvestment zone after the expiration of an agreement entered into under Section 312.204 of the Act; and

D. That the reinvestment zone defined in Exhibit “A, and B” meets the criteria for the creation of a reinvestment zone as set forth in Section 312.201 of the Act; and

E. That it would reasonably be likely, as a result of the designation, to contribute to the retention or expansion of primary employment or to attract major investment in the reinvestment zone that would contribute to the economic development of the municipality.

SECTION 2.

Pursuant to the Act, the City hereby creates a reinvestment zone for commercial/industrial tax abatement encompassing the approximately 39.12 acres as described and depicted in Exhibit “A, and B” attached hereto and the reinvestment

zone is hereby designated and shall hereafter be designated as Reinvestment Zone Number 22-01, City of Corsicana, Texas.

SECTION 3.

The City Council hereby declares that, upon designation of the reinvestment zone, the City may provide, on a case-by-case basis, tax abatement incentives in accordance with the Act and the Guidelines, Criteria and Policies for the City of Corsicana, Texas.

SECTION 4.

The City Council directs and designates its City Manager as the City's authorized representative to set all matters pertaining to the nomination and designation of the area describes herein as a reinvestment zone.

SECTION 5.

The City Council further directs and designates the Economic Development Director of the City of Corsicana, Texas, as liaison for communication with the Texas Department of Economic

Development to oversee reinvestment zone activities and communications with applicable businesses.

SECTION 6.

This Ordinance shall become effective from and after its passage.

SECTION 7.

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

SECTION 8.

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

SECTION 9.

The zone shall take effect on the effective date of this Ordinance and shall be in effect for five (5) years from that date, unless a longer period is authorized by law.

PASSED and APPROVED on this 14th day of November, 2022.

Ordinance No. 3131 (approved)

Presented by Police Chief Johnson

The motion was made by Council Member Hale and seconded by Council Member Williams that **Ordinance No. 3131**, *to amend Chapter 7, entitled Offenses and Nuisances, Article 7.100, Noise Pollution, of the City Code of Ordinances concerning sound amplification in the Historic Downtown District*, be passed and approved. The motion passed 4-0.

ORDINANCE NO. 3131

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, AMENDING CHAPTER 7, ENTITLED OFFENSES AND NUISANCES, ARTICLE 7.100, NOISE POLLUTION, OF THE CITY CODE OF ORDINANCES CONCERNING SOUND AMPLIFICATION IN THE HISTORIC DOWNTOWN DISTRICT.

WHEREAS, in accordance with the provisions of the laws of the State of Texas, the City Council has conducted a public hearing for the purpose of considering the amendment to the Code of Ordinances for the City of Corsicana, Texas.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Corsicana, Texas, that Chapter 7, entitled Offenses and Nuisances, Article 7.100, Noise Pollution, of the City Code of Ordinances, shall be amended and hereafter read as follows:

CHAPTER 7 OFFENSES AND NUISANCES
Article 7.100 Noise Pollution

(c) Sound amplification within the Historic Downtown District in an entertainment venue or restaurant within the District may use amplification during periods of operation of the business during days and times of day that coincide with the alcoholic beverage permit in use by the venue, and in no event shall the measurement of the sound exceed 70 dB at the point of sound mixing or 10 feet from the amplification device. If no alcoholic beverage permit is applicable, sound amplification shall cease at 2:00 a.m. on Saturday and Sunday and at midnight during the remaining days. Outdoor music events with or without amplification shall end at midnight. Events which are held inside of a venue and utilizes an electronic amplification device will be considered outdoors if any doors or windows are opened or raised for extended periods of time and for any reason other than egress and ingress. Variances may be considered by the Council for special events on a case-by-case basis.

PASSED, APPROVED and ADOPTED this 14th day of November, 2022

Resolutions:

Resolution No. 4429 (approved)

Presented by Main Street Manager Tidwell.

The motion was made by Council Member Hale and seconded by Council Member Woolsey that **Resolution No. 4429**, *to authorize award of bid for catering services for the City of Corsicana's 175th Birthday Gala in 2023*, be passed and approved. The motion passed 4-0.

RESOLUTION NO. 4429

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, AUTHORIZING AWARD OF BID FOR CATERING SERVICES FOR THE CITY OF CORSICANA'S 175TH BIRTHDAY GALA IN 2023.

WHEREAS, the City has solicited proposals for catering services for the City of Corsicana's 175th Birthday Gala; and

WHEREAS, four (4) proposals were received; and

WHEREAS, Kamar Chambers, K&K BBQ submitted the best bid.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS THAT Kamar Chambers, K&K BBQ be awarded the contract to provide catering services for the City of Corsicana's 175th Birthday Gala.

PASSED and APPROVED by majority vote of the City Council of the City of Corsicana, Texas, this 14th day of November, 2022.

Resolution No. 4430 (approved)

Presented by City Manager Standridge.

The motion was made by Council Member Hale and seconded by Council Member Woolsey that **Resolution No. 4430**, *to declare certain property as Surplus and authorizing the City Manager to execute disposal of said property*, be passed and approved. The motion passed 4-0.

RESOLUTION NO. 4430

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, DECLARING CERTAIN PROPERTY AS SURPLUS AND AUTHORIZING THE CITY MANAGER TO EXECUTE 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, trade, donation, or disposal of said property.

PASSED and APPROVED by majority vote of the City Council of the City of Corsicana, Texas this 14th day of November, 2022.

Appointments:

There were no appointments.

Executive Session:

Mayor Denbow recessed meeting into closed or executive session at 6:28 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 **7:36 p.m.**

Adjourn:

There being no further business, Mayor Denbow declared the meeting adjourned at **7:36 p.m.**

**Attested This, the 28th day
of November 2022**

**Attested This, the 28th day
of November 2022**

Acting Director of Finance/City Secretary

Mayor

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

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

ITEM NO. 5

Date: November 28, 2022

Subject: **Public Forum**

Comments:

Receive comments from public, if any.

Recommendation: No action required.

ITEM NO. 6

Date: November 28, 2022

Subject: **Public Hearings**

Comments: N/A

Recommendation: N/A

ITEM NO. 7

Date: November 28, 2022

Subject: **Ordinances**

Comments: N/A

Recommendation: N/A

ITEM NO. 8

Date: November 28, 2022

Subject: **Financial Policies**

Comments: This resolution will adopt the City of Corsicana Financial Policies, including: Capitalization Policy; Credit Card Policy; Financial Policy; Fraud Policy; Investment/Collateralization Policy; Purchasing Policy; and Records Management Policy.

Recommendation: Approve a resolution adopting the financial policies: including Capitalization Policy; Credit Card Policy; Financial Policy; Fraud Policy; Investment/Collateralization Policy; Purchasing Policy; and Records Management Policy.

MOTION:

I MOVE TO (APPROVE/DENY) ADOPTING THE CITY'S FINANCIAL POLICIES STATED ABOVE.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CORSIKANA, TEXAS, ADOPTING FINANCIAL POLICIES.**

WHEREAS, the proposed Financial Policies, including: Capitalization Policy, Credit Card Policy, Financial Policy, Fraud Policy, Investment/Collateralization Policy, Purchasing Policy, and Records Management Policy will provide sound guidelines in planning the City’s financial future; and

WHEREAS, the Capitalization Policy will ensure that consistent and proper procedures are followed in the recognition of assets held and/or owned by the City and to maintain that a written requirement for the responsible authority of the City shall maintain financial and other records containing sufficient quantitative information in such a manner as to sufficiently serve to safeguard these items as public investments and to assure stewardship of all such assets held in public trust; and

WHEREAS, the Credit Card Policy is required by the Payment Card Industry Data Security Standard Program and the City is committed to these security policies to protect information utilized by the City; and

WHEREAS, the Financial Policy will provide sound guidelines in planning the City’s financial future, help ensure long-term financial stability a healthy financial position for the City; and

WHEREAS, the Fraud Policy will facilitate the development of controls that will aid in the detection and prevention of fraud or abuse against the City of Corsicana; and

WHEREAS, the Investment and Collateralization Policy will provide guidance for maximum security and the highest return in accordance with the Public Funds Investment Act, Chapter 2256, Texas Government code, the City Council of the City of Corsicana; and

WHEREAS, the Purchasing Policy guides employees in the purchase of all items and to avoid separate, sequential, and component purchases which are monitored by the State Attorney General’s office for the State of Texas; and

WHEREAS, the Records Management Policy is to guide the efficient, economical, and effective control over the records management process from creation through distribution, according to requirements of the Texas Local Government Records Act; and

WHEREAS, these policies must be approved annually by City Council, with acknowledgement of said approval in the revision history.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORSICANA, TEXAS, THAT the City of Corsicana Capitalization Policy, Credit Card Policy, Financial Policy, Fraud Policy, Investment/Collateralization Policy, Purchasing Policy, and Records Management Policy is adopted, effective November 28, 2022.

PASSED and APPROVED by majority vote of the City Council of the City of Corsicana, Texas this **28th** day of **November, 2022**.

CITY OF CORSICANA:

Don Denbow, Mayor

ATTEST:

Cathy McMullan, Acting City Secretary

APPROVED AS TO FORM:

Kerri Anderson Donica, City Attorney

ITEM NO. 9

Date: November 28, 2022

Subject: **Appointments/Miscellaneous Business**

Comments: N/A

Recommendation: N/A

ITEM NO. 10

Date: November 28, 2022

Subject: **Reports and Miscellaneous Announcements**

Comments:

Mayor/Council

Items to Mention:

December 2 Heritage Bowl Downtown Pep Rally, 5:30 p.m.

December 2 Food Truck Friday, 5:00 p.m. – 10:00 p.m.,
5th Avenue across from the Corsicana Opry

December 3 Heritage Bowl, Kickoff at Noon

December 3 Festival of Lights Christmas Parade, 6:00 p.m., Downtown Corsicana

December 6 December Economic Development Partnership Meeting,
9:00 a.m., Corsicana Public Library

ITEM NO. 11 & 12

Date: November 28, 2022

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