



CITY OF BELTON

**City Council Meeting Agenda
Tuesday, June 26, 2018 - 5:30 p.m.
Wright Room, Harris Community Center
401 N. Alexander, Belton, Texas**

Pledge of Allegiance. The Pledge of Allegiance to the U.S. Flag will be led by Fire Chief Bruce Pritchard.

Texas Pledge. The Pledge of Allegiance to the Texas Flag will be led by Mayor Pro Tem Craig Pearson.

"Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible."

Invocation. The Invocation will be given by Councilmember Dan Kirkley.

1. Call to order.
2. Public Comments.

Citizens who desire to address the Council on any matter may register to do so prior to this meeting and speak during this item. Forms are located on the table outside of the south side entry to the meeting room. Please state your name and address for the record, and limit your comments to three minutes. Also, please understand that while the Council appreciates hearing your comments, State law (Texas Gov't Code §551.042) prohibits them from: (1) engaging in discussion other than providing a statement of specific factual information or reciting existing City policy, and (2) taking action other than directing Staff to place the matter on a future agenda.

3. Fire Department - Recognize Allen Sirois, Manuel Magadan, Manny Alvarez and Shirley Dickerson for their heroic efforts.

Consent Agenda

Items 4-5 under this section are considered to be routine by the City Council and may be enacted by one motion. If discussion is desired by the Council, any item may be

removed from the Consent Agenda prior to voting, at the request of any Councilmember, and it will be considered separately.

4. Consider minutes of previous meetings:

- A. June 12, 2018, City Council Workshop Meeting
- B. June 12, 2018, City Council Meeting

5. Consider a resolution adopting the Central Texas Council of Governments (CTCOG)'s Bell County Regional Hazard Mitigation Plan.

Planning and Zoning

6. Hold a public hearing and consider a zoning change from Planned Development Retail to Amended Planned Development Retail District to allow a reduction in the eastern side yard building setback on a 1.773 acre tract of land at 123 Lake Road, located at the southeast corner of Lake Road (FM439) and Commerce Street, west of Main Street (SH317).

7. Consider an ordinance adopting the following:

- 2015 International Building Code
- 2015 International Existing Building Code
- 2015 International Residential Code
- 2015 International Energy Conservation Code
- 2015 International Mechanical Code
- 2015 International Plumbing Code
- 2015 International Fuel Gas Code
- 2015 International Property Maintenance Code
- 2015 International Swimming Pool and Spa Code
- 2014 National Electrical Code

Public Works

8. Hold a public hearing and consider amending Chapter 8, Article II, Section 8-56 and 8-57 of the Code of Ordinances regarding garden trash and brush standards.

9. Consider authorizing the City Manager to renew the hot mix asphalt concrete contract for the annual construction materials for infrastructure projects for one year, and any change orders associated with the contract, not to exceed the amount authorized under state law.

Finance

10. Consider adopting an Ordinance Authorizing the Issuance of City of Belton, Texas Combination Tax and Limited Revenue Certificates of Obligation, Series 2018;

Levying an Ad Valorem Tax and Pledging Certain Surplus Revenues in Support of the Certificates; Authorizing Execution of a Paying Agent/Registrar Agreement and Other Agreements Related to the Sale and Issuance of the Certificates; and Ordaining Other Matters Relating to the Issuance of the Certificates.

11. Receive presentations from the following City departments concerning their mission, annual accomplishments and goals:

- A. Council and Administration
- B. Public Information Officer
- C. Finance and Legal
- D. Human Resources
- E. Information Technology

Executive Session

12. Executive Session pursuant to the provisions of the Texas Open Meetings Act, Chapter 551, Govt. Code, Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.072, for a deliberation regarding real property.

13. Executive Session pursuant to the provisions of the Texas Open Meetings Act, Chapter 551, Govt. Code, Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.071, for consultation with attorney concerning pending litigation.



CITY OF BELTON

OFFICE OF THE CITY MANAGER

**City Council Meeting Agenda
Tuesday, June 26, 2018 - 5:30 p.m.
Wright Room, Harris Community Center
401 N. Alexander, Belton, Texas**

Pledge of Allegiance. The Pledge of Allegiance to the U.S. Flag will be led by Fire Chief Bruce Pritchard.

Texas Pledge. The Pledge of Allegiance to the Texas Flag will be led by Mayor Pro Tem Craig Pearson.

"Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible."

Invocation. The Invocation will be given by Councilmember Dan Kirkley.

1. Call to order.
2. Public Comments.

Citizens who desire to address the Council on any matter may register to do so prior to this meeting and speak during this item. Forms are located on the table outside of the south side entry to the meeting room. Please state your name and address for the record, and limit your comments to three minutes. Also, please understand that while the Council appreciates hearing your comments, State law (Texas Gov't Code §551.042) prohibits them from: (1) engaging in discussion other than providing a statement of specific factual information or reciting existing City policy, and (2) taking action other than directing Staff to place the matter on a future agenda.

3. **Fire Department - Recognize Allen Sirois, Manuel Magadan, Manny Alvarez and Shirley Dickerson for their heroic efforts.**

Fire Chief Bruce Pritchard and other Fire Department Staff will be on hand to recognize Allen Sirois, Manuel Magadan and Manny Alvarez who helped pull a cement truck driver from his truck when it overturned and caught fire on May 26,

2018. They will also recognize Shirley Dickerson who helped save a life by applying direct pressure to a wound of a person who was severely bleeding in a separate incident on May 14, 2018.

Consent Agenda

Items 4-5 under this section are considered to be routine by the City Council and may be enacted by one motion. If discussion is desired by the Council, any item may be removed from the Consent Agenda prior to voting, at the request of any Councilmember, and it will be considered separately.

4. **Consider minutes of previous meetings:**

A. **June 12, 2018, City Council Workshop Meeting**

B. **June 12, 2018, City Council Meeting**

Copies are attached. Recommend approval.

5. **Consider a resolution adopting the Central Texas Council of Governments (CTCOG)'s Bell County Regional Hazard Mitigation Plan.**

See Staff Report from Fire Chief Bruce Pritchard. Recommend adoption of the Regional Hazard Mitigation Plan.

Planning and Zoning

6. **Hold a public hearing and consider a zoning change from Planned Development Retail to Amended Planned Development Retail District to allow a reduction in the eastern side yard building setback on a 1.773 acre tract of land at 123 Lake Road, located at the southeast corner of Lake Road (FM439) and Commerce Street, west of Main Street (SH317).**

See Staff Report from Director of Planning Cheryl Maxwell. At its meeting on June 19, 2018, the Planning and Zoning Commission unanimously recommended approval, and Staff concurs.

7. **Consider an ordinance adopting the following:**

- **2015 International Building Code**
- **2015 International Existing Building Code**
- **2015 International Residential Code**
- **2015 International Energy Conservation Code**
- **2015 International Mechanical Code**
- **2015 International Plumbing Code**
- **2015 International Fuel Gas Code**

- **2015 International Property Maintenance Code**
- **2015 International Swimming Pool and Spa Code**
- **2014 National Electrical Code**

See Staff Report from Director of Planning Cheryl Maxwell. Recommend adoption of the Building Codes as presented.

Public Works

8. **Hold a public hearing and consider amending Chapter 8, Article II, Section 8-56 and 8-57 of the Code of Ordinances regarding garden trash and brush standards.**

See Staff Report from Director of Public Works Angellia Points. Recommend adoption of the Ordinance amending Chapter 8, Article II, Section 8-56 and 8-57 of the Code of Ordinances relating to garden trash and brush as presented.

9. **Consider authorizing the City Manager to renew the hot mix asphalt concrete contract for the annual construction materials for infrastructure projects for one year, and any change orders associated with the contract, not to exceed the amount authorized under state law.**

See Staff Report from Director of Public Works Angellia Points. Recommend renewal of the contract with Oldcastle-Wheeler for HMA.

Finance

10. **Consider adopting an Ordinance Authorizing the Issuance of City of Belton, Texas Combination Tax and Limited Revenue Certificates of Obligation, Series 2018; Levying an Ad Valorem Tax and Pledging Certain Surplus Revenues in Support of the Certificates; Authorizing Execution of a Paying Agent/Registrar Agreement and Other Agreements Related to the Sale and Issuance of the Certificates; and Ordaining Other Matters Relating to the Issuance of the Certificates.**

See Staff Report from Director of Finance Brandon Bozon. Recommend adoption of the ordinance.

11. **Receive presentations from the following City departments concerning their mission, annual accomplishments and goals:**

- A. **Council and Administration**
- B. **Public Information Officer**
- C. **Finance and Legal**
- D. **Human Resources**
- E. **Information Technology**

Receive department budget presentations. No action is anticipated at this time. A copy of the FY2019 budget calendar is included in the packet.

Executive Session

12. Executive Session pursuant to the provisions of the Texas Open Meetings Act, Chapter 551, Govt. Code, Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.072, for a deliberation regarding real property.
13. Executive Session pursuant to the provisions of the Texas Open Meetings Act, Chapter 551, Govt. Code, Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.071, for consultation with attorney concerning pending litigation.

Belton City Council Workshop Meeting
June 12, 2018 – 5:30 P.M.

The Belton City Council met in workshop session in the Smith Room at the Harris Community Center with the following members present: Mayor Marion Grayson, Mayor Pro Tem Craig Pearson and Councilmembers David K. Leigh, Dan Kirkley, Guy O'Banion, John R. Holmes, Sr., and Wayne Carpenter. Staff present included Sam Listi, Gene Ellis, John Messer, Amy Casey, Brandon Bozon, Paul Romer, Cynthia Hernandez, Angellia Points, Jeremy Allamon and Cheryl Maxwell.

1. **Call to order.** Mayor Marion Grayson called the meeting to order at 4:30 p.m.

2. **Receive a presentation and discuss South Belton Sewer Phase II.**

Director of Public Works Angellia provided an update on the design of the South Belton Sewer Phase II. She presented two options for alignment of the sewer line as shown in Exhibit "A" and reviewed the cost of each.

Option A – Keep Phase II lift station as is and assume second lift station to serve rest of the area in the future.

Option B – Relocate lift station to Lampasas River to maximize gravity service area now.

Councilmember Guy O'Banion asked if there will be any issue with performance if there is only one lift station. Mrs. Points assured him that there would not be a decrease in performance.

Councilmember John Holmes asked if there will be a cost for the additional easements. Mrs. Points explained that all property owners up to this point have donated the easement in exchange for a sewer tap. She added that being connected to sewer will increase their property value, so she is optimistic that the easements will be donated.

Mrs. Points said that Staff's preference is Option B since there will be only one lift station to operate and maintain. She explained that the funding for this project is provided by the 2016 Water and Sewer COs, but the same funding source is being considered other projects as well.

Mrs. Points also reviewed the schedule for the remainder of the project.

Councilmember David Leigh said that upfront cost will be higher, but overall the cost will be lower by going with Option B. He supports the Staff's recommendation for Option B. Mayor Pro Tem Pearson agreed. City Manager Sam Listi said it is just a matter of funding it now. Mr. Pearson asked if BEDC could contribute. BEDC Executive Director Cynthia Hernandez said it is worthy of a discussion with the BEDC Board of Directors.

Councilmember Leigh discussed possible alternatives for recouping some of the costs. City Manager Sam Listi explained that the law allows for impact fees, but the process to impose impact fees must be followed.

Councilmember Wayne Carpenter asked how many property owners would be affected. Mrs. Points answered that there are four property owners affected by the relocation of the lift station.

There was discussion on whether to delay the construction of the North Belton Water Storage Tank due to funding constraints. City Attorney John Messer said that there have been complaints about water pressure in this area already. Mrs. Points said that the water tank and the water line will be bid separately, so if the money is not available, she recommends installing the water line and delaying the water tank.

3. **Adjourn.** There being no further business, the Mayor adjourned the meeting at 5:13 p.m.

Marion Grayson, Mayor

ATTEST:

Amy M. Casey, City Clerk

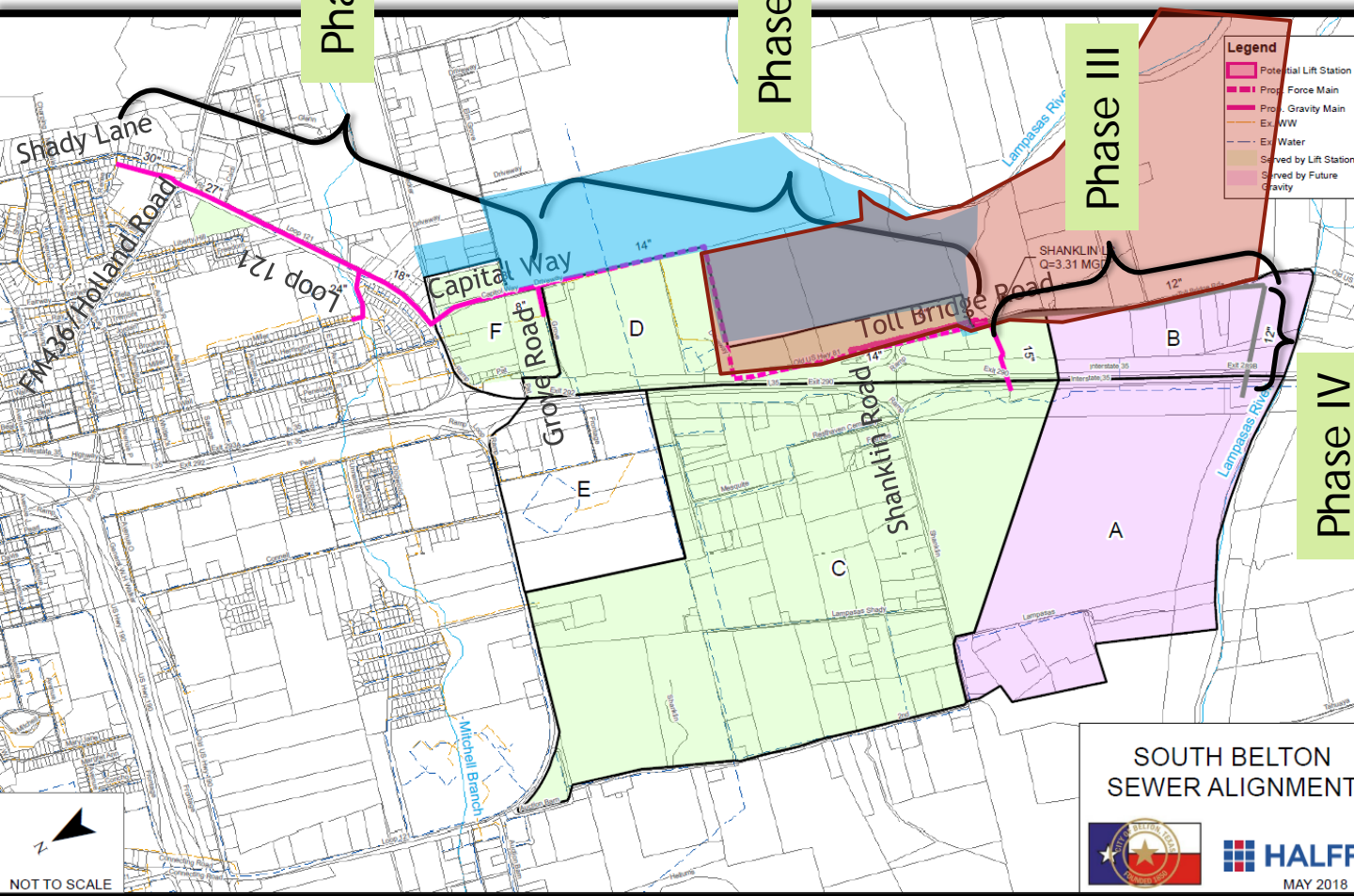
EXHIBIT "A"

South Belton Sewer System

Phase II Redesign Discussion
City Council Workshop

Status

- ▶ February 13, 2018 – Council awards Phase I Bid with Change Order No. 1 to increase line sizes. The change order assumed Phase II would be lowered, which required some redesign effort, or expanded to increase the service area and allow for more flow to be sent through the South Belton Sewer System.
- ▶ February 27, 2018 – Council awards Phase II Redesign Professional Services Contract to Halff Associates. This included looking at options for Phase II to maximize serviceability of the area.
- ▶ City Staff worked with Halff Associates on multiple scenarios for servicing South Belton with sewer. The two most feasible and economical ways to serve South Belton are being presented today.



Option A – Keep Phase II lift station as-is and assume 2nd lift station to serve rest of the area in the future

Construction Changes

- ★ Construct lift station and lines now, knowing a 2nd lift station will be required
- ★ Phase III: Construct 2nd lift station in conjunction with development (follows master plan of 2 lift stations)

Serviceability

- ❖ Phase II: The Phase II lift station allows gravity service to ~850 acres west of IH-35 via bore and gravity lines east side of IH-35
- ❖ Phase III: When Phase III lift station is constructed, it will serve an additional ~600 acres east of IH-35 (shown in light blue) by gravity
- ❖ Phase IV: The second bore west under IH-35 will allow for ~300 acres to be served by gravity
- ❖ Total service area is ~1750 acres with all combined improvements

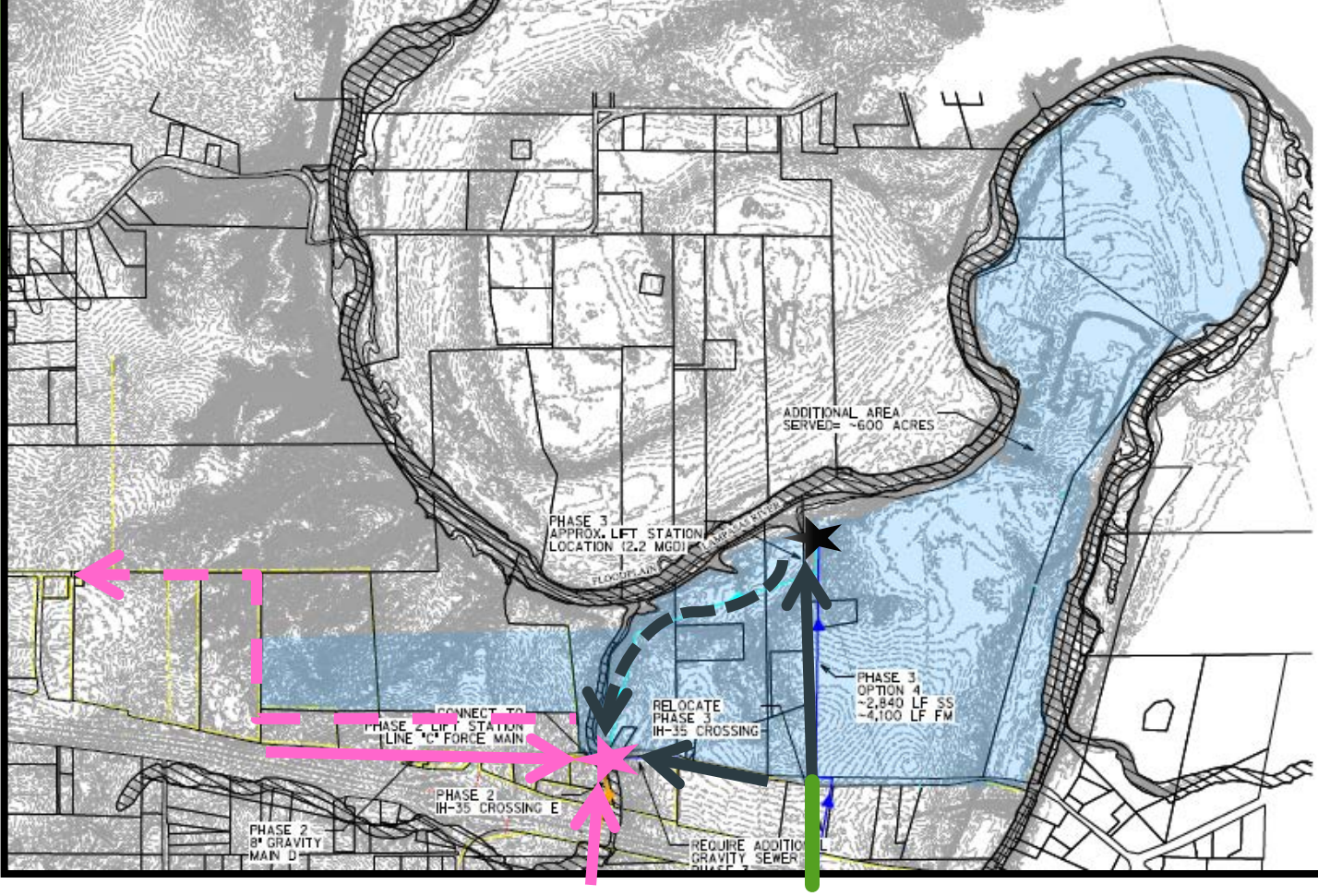
Costs

- ❖ Phase II costs now ~\$2.59M (pink)
- ❖ Phase III will cost ~\$3.13M (grey)
- ❖ Phase IV will cost ~\$0.4M (green)
- ❖ Total cost = ~\$6.12M
- ❖ Unit cost per 1,750 acres of gravity service area = \$3,500 per acre

Minimizes costs now to get sewer to South Belton

Phase III can be initiated and potentially funded by development

(Acres listed are approximate)



Option B - Relocate lift station to Lampasas River to maximize gravity service area now

Construction Changes

- ❖ Move Toll Bridge Road lift station to the river now
- ❖ One 1 ultimate lift station; built now
- ❖ Need 4+ easements now to do so
- ❖ Additional gravity lines to lift station to be installed when compared to Option A
- ❖ Essentially combining Option A's Phase II and III

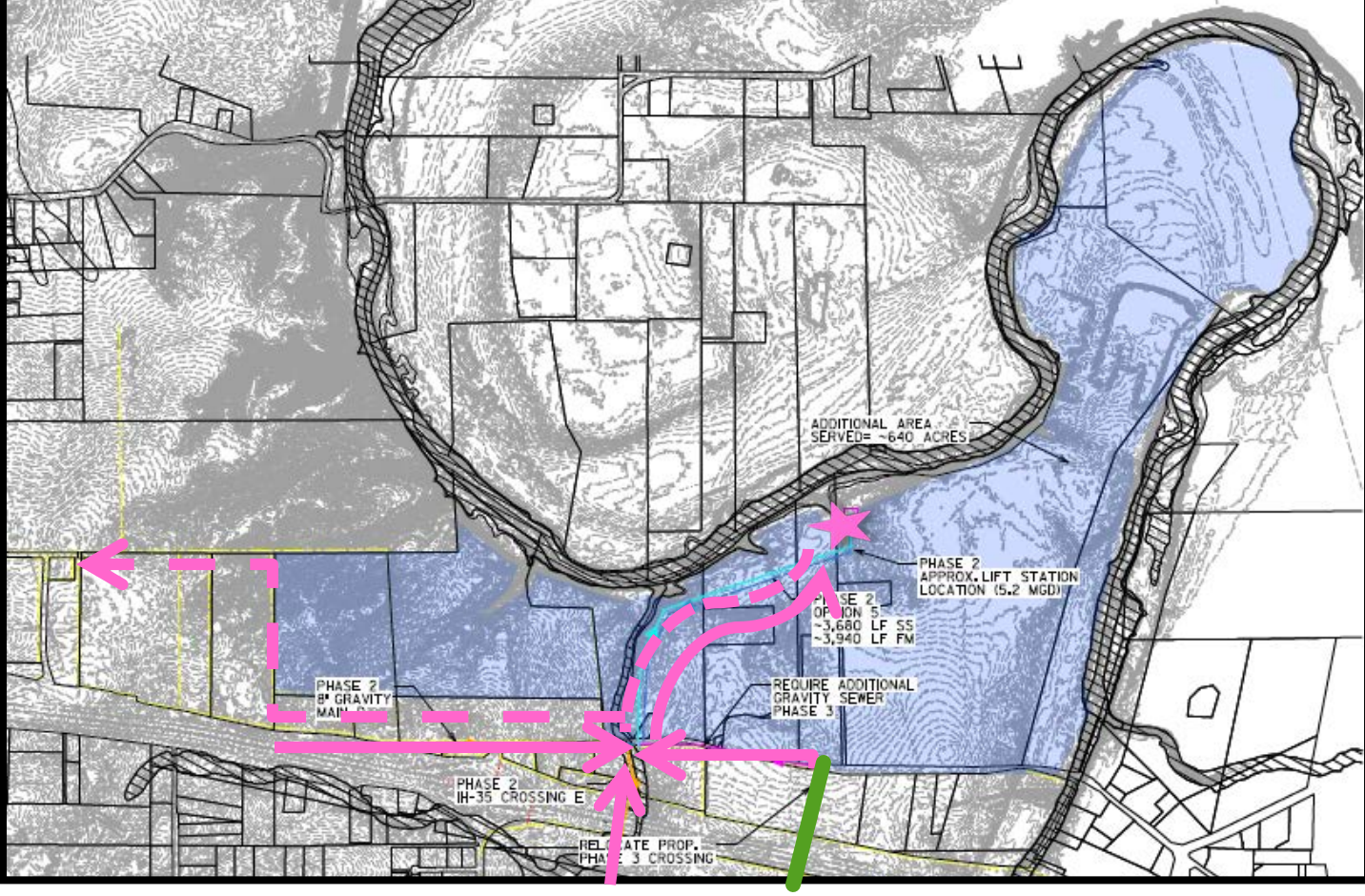
Serviceability

- ❖ The single lift station allows gravity service to the ~850 acres west of IH-35 via bore at the Lampasas River tributary, and ~640 acres east of IH-35 shown in light purple served by gravity lines east side of IH-35; total now = 1,490 acres
- ❖ Phase IV: The second bore under IH-35 will allow for ~300 acres to be served by gravity and routed to the single proposed lift station.
- ❖ Total service area is ~1,790 acres with all combined improvements

Costs

- ❖ Phase II+III: Costs ~\$4.14M now (pink)
- ❖ Phase IV will cost ~\$0.4M (green)
- ❖ Total cost = ~\$4.54M
- ❖ Unit cost per 1,790 acres of gravity service area = \$2,536 per acre

Maximizes service area for ultimate plan, 4+ additional easements are needed, constrained by available funding
Great potential for development to install the future gravity lines necessary for development
(Acres listed are approximate)



Summary of Alignment Options

Evaluation Parameters	A - Assume 2 nd LS in Future	B - Relocate LS to River
Costs Now: Phase II	\$2.59M	\$4.14M
Phase III	Future: \$3.13M - 2 nd LS and Lines	Installed with Phase II
Phase IV (2 nd Bore under 35)	Future: \$0.4M	Future: \$0.4M
Total Projected Investment	\$6.12M	\$4.54M
Phase II Service Area	850 acres	1,490 acres
Phase III Service Area	600 acres	N/A
Phase IV Service Area	<u>300 acres</u>	<u>300 acres</u>
Total Service Area	1,750 acres	1,790 acres
Cost per Ultimate Service Acreage	\$3,500/acre	\$2,536/acre
Easements to be obtained now	0	4+

In progress: Costs for Phase I with the Change Order to increase line sizes = \$2.6M
Costs shown in the table are estimates and do not include engineering services

Funding

Available Funding: \$9.7M in 2016 W/S CO

Committed Expenditures:

- ▶ \$2.6M Phase I + CO No. 1 Construction
- ▶ \$165,700 Shady Lane Sewer Design
- ▶ \$96,920 Phase II Redesign Current Contract

Approximate Remaining = \$7.0M (included interest earnings) to fund the following:

- ▶ Modifications to professional services contract
- ▶ Phase II construction (Option A = \$2.59M, Option B = \$4.14M)
- ▶ Shady Lane Sewer Construction (est. to be \$1.3M)
- ▶ North Belton Water Tank and Line (est. to be \$4M)

Considerations and Recommendation

- ▶ How is Option A different from what was bid?
 - ▶ Answer: The lift station previously bid needs to be lowered slightly to provide additional service to the east.
- ▶ Can the Phase II contract with McLean be awarded as-bid or renegotiated?
 - ▶ Answer: The Phase II contract cannot be awarded as-bid. Design modifications are needed which will affect the unit pricing. Renegotiation is possible, however quantities over 25% the original bid amount as well as new unit items have the ability to be re-bid.
- ▶ What is the cost of the gravity sewer line on Toll Bridge Road, south of the lift station as proposed with each option?
 - ▶ Answer: ~\$165,000
- ▶ Considerations and Staff Preference
 1. Option B: Results in 1 lift station, but available funding now is a constraint.
 2. Option A: Is doable, workable, but need to understand a 2nd LS will be required in the future.

Next Steps

1. Decide on Phase II Alignment
2. Revise professional services agreement with Halff
3. Design, Bid Phase II
4. Continue with the design of Shady Lane Sewer to accept South Belton Sewer flows
5. Design IH-35 waterline extension in preparation of growth funded by BEDC
6. Continue design and easement acquisition of North Belton Water Tank and Waterline

Belton City Council Meeting
June 12, 2018 – 5:30 P.M.

The Belton City Council met in regular session in the Wright Room at the Harris Community Center with the following members present: Mayor Marion Grayson, Mayor Pro Tem Craig Pearson and Councilmembers David K. Leigh, Dan Kirkley, Guy O'Banion, John R. Holmes, Sr., and Wayne Carpenter. Staff present included Sam Listi, Gene Ellis, John Messer, Amy Casey, Brandon Bozon, Chris Brown, Matt Bates, Paul Romer, Bob van Til, Bruce Pritchard, Kim Kroll, Judy Garrett, Charlotte Walker, Cynthia Hernandez, Angellia Points and Cheryl Maxwell.

The Pledge of Allegiance to the U.S. Flag was led by BEDC Executive Director Cynthia Hernandez, the Pledge of Allegiance to the Texas Flag was led by Councilmember John R. Holmes, Sr., and the Invocation was given by Andy Davis, Senior Pastor of the First Baptist Church of Belton.

1. **Call to order.** Mayor Marion Grayson called the meeting to order at 5:32 p.m.
2. **Public Comments.** Public Information Officer Paul Romer discussed the award received by the City at the recent TAMIO Conference for "The Best Use of Social Media."

Consent Agenda

Items 3-5 under this section are considered to be routine by the City Council and may be enacted by one motion. If discussion is desired by the Council, any item may be removed from the Consent Agenda prior to voting, at the request of any Councilmember, and it will be considered separately.

3. **Consider the minutes of previous meetings:**
 - A. **May 8, 2018, City Council Meeting**
 - B. **May 15, 2018, Special Called City Council Meeting**
 - C. **May 22, 2018, City Council Meeting**
4. **Consider appointments/reappointments to the following Boards/Commissions**
 - A. **Parks Board** – reappointed Josh Pearson and Daniel Bucher.
 - B. **Zoning Board of Adjustment** – reappointed Nelson Hutchison and Mat Naegle
 - C. **Library Board of Directors** – tabled.
5. **Consider adopting a resolution suspending the effective date for 90 days in connection with the rate increase filing made on or about June 1, 2018, by Atmos Energy for its MidTex Division and continue participation in the Atmos Texas Municipalities retaining Herrera Law & Associates to act as Special Counsel with regard to rate proceedings involving Atmos.**

Upon a motion by Councilmember David K. Leigh, and a second by Councilmember John R. Holmes, Sr., the Consent Agenda was unanimously approved by a vote of 7-0.

Strategic Plan

6. **Review current Priority 1 Goals in the FY2018 Strategic Plan and identify other priority needs.**

City Manager Sam Listi reviewed progress on the current Strategic Plan goals that were defined as Priority 1 (see Exhibit “A”). He said that maintaining an updated plan is very important to planning for the City’s future.

Councilmember Holmes asked if the Lake-to-Lake Road is still under consideration. Mr. Listi stated that it is, and the City has obtained all the right-of-way needed that is within the city limits with the exception of the Corps of Engineers property.

No action was required by the Council on this item.

FY2019 Budget

7. **Receive a presentation on the FY2019 budget process and offer input on key policies and initiatives.**

Director of Finance Brandon Bozon provided an overview of the FY2019 budget process (see Exhibit “B”). He also reviewed the budget schedule stating that the budget process started in March with Department Heads developing their proposed budgets. Department budget meetings were then held with the City Manager and the Finance Department.

Mr. Bozon said the General Fund Budget Initiatives for FY2019 include:

Capital Replacement Plan

- Successfully implemented (FD, HVAC, IT, PD, PW)
- IT plan proposed to expand in FY 2019 to bring in Network Infrastructure

Civil Service Pay Adjustments

- Three year, phased approach proposed in FY 2018 policy discussion
- 5% adjustment adopted into FY 2018 budget

Preventative Street Maintenance Plan

- Three years completed
- Year four is under construction now
- 3-Year plan to double FY 2017 budgeted funding of \$125,000
 - Increased annual funding to \$166,000 in FY 2018
 - “One time” additional funding of \$150,000 included in FY 2018

- FY 2019 proposed to increase annual funding to approximately \$170,000
- Long term funding goal of \$1-1.5 million

Mr. Bozon explained that the Water & Sewer Fund Initiatives for FY2019 include:

Cash Funded Capital Projects

- Mary Jane utility replacements (grant-match)
- Waco Road sewer replacement (under design)
- Leon Street utility replacements (bid)
- Ave S waterline replacement (under design)
- SCADA (under construction)
- Elevated storage tank design

Future Capital Projects: Schedule and Funding TBD

- East and 5th Street waterline replacement (under design)
- Loop 121 waterline relocation
- Old Golf Course Road waterline replacements
- 20 ½ Street waterline replacement
- West Avenue F sewer replacement
- West Avenue A sewer replacement
- Offload of Liberty Hill lift station

Mr. Bozon said the budget includes adjustments to the water and sewer rates as outlined in the five-year rate plan adopted by the Council. Each will increase \$0.50 on the base rate only. He added that a new rate study will occur in FY2020-2021 as this is the last year of the current plan.

Mr. Bozon said that the Drainage Fund initiatives include:

Capital Replacement

- No plan in place through FY 2018
- Plan proposed to be implemented beginning in FY 2019

Significant Projects (FY 2014 – FY 2018)

- Connell Street: \$521,606
- Sparta Road: \$252,077
- Wheat Road: \$193,327
- Studies (Nolan Creek, Dawson, Red Rock, Mesquite, Liberty Hill, MS4 Permit, Master Plan): \$241,684
- Development agreements (Dawson, Bella Rose): \$30,913
- Average of approximately \$248,000/year in project needs

Future Projects

- Liberty Hill drainage improvements

- Mesquite Road drainage improvements
- Mitchell Branch drainage study and improvements downstream of Connell
- Drainage improvements to Blair and 4th Ave
- Nolan Creek floodway study
- Red Rock pond improvements

Councilmember Leigh asked about the drainage fee. Mr. Listi explained that last year Staff had recommended an increase from \$3 per month to \$5 per month. Council preferred a more gradual increase, so the rate was changed to \$4 per month in FY 2018.

Councilmember Holmes asked how much debt service was in the drainage fund. Mr. Bozon said that it was approximately \$25,000.

No action was required by the Council on this item.

Miscellaneous

8. **Hold a public hearing to discuss the intention to issue combination tax and limited revenue certificates of obligation, series 2018, in a maximum principal amount not to exceed \$2,300,000, and other matters related thereto.**

Director of Finance Brandon Bozon explained that on May 8, 2018, the City Council passed a resolution directing the publication of notice of intention to issue combination tax and limited revenue certificates of obligation, series 2018. The maximum amount of the debt offering was set at \$2,300,000 to maintain bank qualified status. The proceeds will be used to reimburse the fund balance of the General Fund for the costs related to the acquisition of 85.82 acres adjacent to Heritage Park.

Mayor Grayson opened the public hearing on this item. Seeing no one wishing to speak, she closed the public hearing.

No action was required of the Council at this time.

9. **Hold a public hearing and discuss the following:**
- **2015 International Building Code**
 - **2015 International Existing Building Code**
 - **2015 International Residential Code**
 - **2015 International Energy Conservation Code**
 - **2015 International Mechanical Code**
 - **2015 International Plumbing Code**
 - **2015 International Fuel Gas Code**
 - **2015 International Property Maintenance Code**
 - **2015 International Swimming Pool and Spa Code**

- **2014 National Electrical Code**

Director of Planning Cheryl Maxwell said in 2017, the City received an Insurance Service Organization (ISO) Building Code Effectiveness Grading Schedule (BCEGS) evaluation. Staff was advised that the 2009 Building Codes and 2011 Electrical Code are in need of updating to current 2015 International Building and 2014 National Electrical Code in order to preserve the City's ISO Rating of Class 5 for 1 and 2 Family Residential Properties and Class 4 for Commercial and Industrial properties. Mrs. Maxwell said the ISO Rating contributes to a community's insurance pricing, with the lower number, the better. Without adoption of the updated codes, the City is subject to a downgrade to a Class 9 rating, which could be reflected in future rates.

In response to the evaluation last year, Staff worked with the BCEGS Agency in an effort to maintain our current ISO ratings and agreed to present the latest updated codes for Council adoption by June 2018. Maxwell explained that these Codes are already in place in area cities of Killeen, Harker Heights, Morgan's Point, and Georgetown, but not in Temple or Salado, at this time.

Mrs. Maxwell added that many of the local contractors are already complying with the updated codes since several surrounding cities have adopted them. Adopting the 2014/2015 codes will ensure consistency between the building codes and the City's Fire Code which was recently update to the 2015 version as well.

A Council briefing summarizing the proposed changes was provided on May 8th and a public workshop was held on May 17th. At the workshop, TABA Governmental Affairs Director, Marty Janczak, presented TABA's recommendations which are being analyzed by Staff. Additionally, a public hearing was held at the City Council meeting on May 22nd with only Mr. Janczak commenting.

Mayor Grayson asked about the requirement for a blower test noting that it was recommended for new residential construction but grandfathered for existing homes. She asked if the test should be required at all, adding that the test will add cost to the ultimate price of a house. Councilmember Kirkley did not think the test should be required in order to keep houses as affordable as possible.

Councilmember Leigh recommended that the Council perform an annual review of the codes to ensure that no onerous condition has inadvertently been added. Councilmember O'Banion said it is important for the City of Belton to maintain its reputation of compassionate enforcement, but should also maintain quality building standards.

Councilmember Leigh expressed concern with the Property Maintenance Code. He said there are several properties which will not be in compliance with this code. Mr. Listi recommended moving forward with adoption of the code and conducting the annual review as recommended by Mr. O'Banion.

Mayor Grayson opened the public hearing.

Marty Janczak, Governmental Affairs Director for Temple Area Builders Association, spoke in favor of adopting the new codes. He said that the majority of contractors are already following these codes. However, he added that the Council is allowed to amend the Codes as it sees fit. He provided a list of TABA's suggested modifications to the 2015 Codes.

Seeing no one else wishing to speak, she closed the public hearing. No other action was required of the Council at this time.

10. Consider authorizing a Façade Improvement Grant to Oakfire Pizza and Brew, 107 North East Street.

Director of Planning Cheryl Maxwell said the owner of 107 North East Street has performed restoration work on the interior of the building. Previous approval by the Historic Preservation Commission (HPC) was given for the removal of the stucco from the façade of the building to assess the condition of the brick façade and make any necessary repairs in order to prevent further deterioration of the structure. A major renovation took place at this location in the 1960s, and the windows and doors were replaced with aluminum framed glass windows and doors. Previously, the HPC granted approval for the applicant to remove the aluminum frames and replace these with wood framed glass windows and doors, reflective of the original 1895 storefront. Also, the applicant is in the process of restoring the original transom windows, currently covered with plywood, to wood framed, single pane glass transom windows, also reflective of the original storefront of 1895.

Mrs. Maxwell explained that since the HPC meeting in February, the applicant has evaluated the condition and location of the utilities serving this location. The current location of the gas line is an area proposed for the placement of a set of custom, wooden double doors. The gas line needs to be relocated to accommodate the appropriate restoration of the storefront. The applicant will remove the line entering the building just above the floor level and place a new line below grade to enter the building inconspicuously and provide a covered access to a cutoff valve just inside the building.

The applicant has applied for a Façade Improvement Grant which includes much of the work outlined as well as an addition to the rooftop with a balcony. These additions and work to the façade of the building are estimated to cost of \$39,473.87, and the applicant is requesting the maximum grant amount of \$10,000.

The Historic Preservation Committee met on June 7, 2018, and unanimously recommended approval of this FIG application in the amount of \$10,000. Staff is supportive of this recommendation.

Councilmember Holmes asked if the zoning was correct for alcohol sales. Mrs. Maxwell explained that the building is located in the Central Business District which allows for alcohol sales.

Councilmember Carpenter asked when the business would open. The applicant responded that he hoped to be open in late 2018.

Upon a motion by Councilmember Holmes, and a second by Mayor Pro Tem Pearson, Item #10 was unanimously approved by a vote of 7-0.

11. Consider authorizing the Executive Director of the Belton Economic Development Corporation to execute a contract for the sale of six acres in the Belton Business Park to American Builders & Contractors Supply Co., Inc.

Belton Economic Development Corporation's Executive Director, Cynthia Hernandez, explained that BEDC has received an offer from American Builders & Contractors (ABC) Supply Co., Inc. to purchase six acres in the Belton Business Park. The company is currently leasing a building on IH-14 in Nolanville, and is in need of more space.

ABC Supply is offering \$392,040 for the 6-acre site. The terms of the contract, attached, provide for a 90-day inspection period. The seller will cover costs related to survey and platting, commission, closing costs and utilities. The site is shovel ready, although BEDC will make some minor improvements to ensure that the adjacent site is served with water and wastewater. The total estimated cost to BEDC for items listed in the agreement is \$81,272.40.

In a meeting of the BEDC Board of Directors on June 8, 2018, the Board voted to approve the contract as presented.

Councilmember Leigh expressed concern with reimbursement of the broker's fees when the seller can contract for broker fees at any cost since they do not have to pay it. Mrs. Hernandez said that BEDC has negotiated brokerage fees in the past, but they want to remain easy to work with.

Upon a motion by Councilmember Kirkley, and a second by Councilmember O'Banion, Item #11 was unanimously approved by a vote of 7-0.

Work Session

12. Receive a presentation and consider alternative Elevated Storage Tank Graphic Options.

Assistant Director of Public Works Jeremy Allamon presented the Council with several alternatives for graphics on the proposed North Belton water tank (see Exhibit "C").

Councilmember Leigh asked about the cost of painting the tanks. Ginger Tolbert of KPA Engineers said that a special paint is used to paint the logo on the tank. If the entire tank is a mural and uses this special paint, the cost to paint it could be

upwards of \$200,000. Mayor Grayson asked if tanks could be wrapped. Mrs. Tolbert said that is an option that can be considered.

The Council narrowed the choices to a version of Option G as their first choice and Option C as their second choice. Councilmember O'Banion added that the background color on Option G should not be blue.

Executive Session

At 7:02 p.m., the Mayor announced the Council would go into Executive Session for the following items:

13. Executive Session pursuant to the provisions of the Texas Open Meetings Act, Chapter 551, Govt. Code, Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.072, for a deliberation regarding real property.
14. Executive Session pursuant to the provisions of the Texas Open Meetings Act, Chapter 551, Govt. Code, Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.071, consultation with attorney regarding pending or contemplated litigation.

Mayor Grayson left the meeting at 7:20 p.m. Mayor Pro Tem Pearson reopened the meeting at 7:31 p.m., and there being no further business, the meeting was adjourned.

Marion Grayson, Mayor

ATTEST:

Amy M. Casey, City Clerk

STRATEGIC PLAN

PRIORITY 1 GOAL REVIEW:

- *FY 2018
- *FY 2019
- *FY 2020

City Council Meeting

June 12, 2018

Exhibit "A"



CITY OF BELTON - STRATEGIC PLAN FY 2018

YEAR 1: THREE YEAR ACTION PLAN

PRIORITY 1 GOALS:

FY 2018

Goal Categories	Goals
1. Governance	<div>a) Implement Balanced Tax/Fee Schedules</div> <div>b) Implement Growth Management Strategy</div> <div>c) Implement Comprehensive Plan and Update Development Policies</div> <div>d) Develop analysis to determine whether to renew, expand, or replace the TIRZ</div> <div>e) Complete Comprehensive Analysis on Dog Ridge Water Supply Corporation (DRWSC)</div>
2. Public Safety	<div>a) Complete PD building expansion/renovation</div> <div>b) Implement PD and FD Strategic Plan Updates</div> <div>c) Prepare Fire Dept. Assessment on Station locations, response times, and future needs</div> <div>d) Plan for loss in FD EMS revenue and service area adjustment</div>
3. Quality of Life	<div>a) Develop 2018 CIP Process and Plan</div> <div>b) Implement Street Infrastructure Plan<ul style="list-style-type: none">Annual MaintenanceReconstruction/New Street Construction</div> <div>c) Analyze need for expanded Library Services</div> <div>d) Develop Other Infrastructure priorities/funding plan for Water/Sewer/Drainage Needs</div>

CITY OF BELTON - STRATEGIC PLAN FY 2018

YEAR 1: THREE YEAR ACTION PLAN

PRIORITY 1 GOALS:

FY 2018

Goal Categories	Goals
4. Economic Development	<div>a) Develop/Implement Downtown Revitalization Plan</div> <div>b) Plan/Implement S. IH 35 Sewer and IH Water Projects</div> <div>c) Continue Coordination between City/BEDC to maximize project success</div> <div>d) Complete Hotel/Conference Center Assessment</div> <div>e) Enhance Retail Development Strategy</div>
5. Connectivity	<div>a) Expand Linkages Provided by Comprehensive Trail System</div> <div>b) Continue planning for Lake to Lake Road Project</div> <div>c) Facilitate Cable/Fiber Service Expansion</div>
6. Parks / Natural Beauty	<div>a) Implement updated Parks and Recreation Master Plan, and explore additional Park enhancements</div> <div>b) Design Chisholm Hike/Bike Trail, from University Drive to Sparta under railroad</div> <div>c) Submit TxDOT grant for Trail connecting North/South Belton</div>

CITY OF BELTON - STRATEGIC PLAN FY 2018

YEAR 2: THREE YEAR ACTION PLAN

PRIORITY 1 GOALS:

FY 2019

Goal Categories	Goals
1. Governance	<ul style="list-style-type: none">a) Implement Balanced Tax/Fee Schedulesb) Update Growth Management Strategyc) Implement Comprehensive Pland) Address TIRZ boundary, strategic funding objectivese) Resolve City's interest in Dog Ridge Water Supply Corporation's Service Areaf) Complete Sunset Review of Design Standards and Develop Historic District Design Guidelines
2. Public Safety	<ul style="list-style-type: none">a) Complete Assessment on FD Station Needsb) Finalize steps to accommodate reduction in ambulance service area and revenuesc) Identify emerging Strategic Needs for PD
3. Quality of Life	<ul style="list-style-type: none">a) Take initial steps to implement CIP Process and Planb) Implement Street Infrastructure Plan Annual Maintenance and New Constructionc) Implement Plan for Library Servicesd) Schedule Other Infrastructure Priorities for Water; Sewer; and Drainage

CITY OF BELTON - STRATEGIC PLAN FY 2018

YEAR 2: THREE YEAR ACTION PLAN

PRIORITY 1 GOALS:

FY 2019

Goal Categories	Goals
4. Economic Development	<div>a) Implement Downtown Redevelopment Plan</div> <div>b) Build IH 35 Sewer/Water</div> <div>c) Coordinate City/BEDC efforts</div> <div>d) Address Hotel/Conference Center and Retail Strategy Recommendations</div>
5. Connectivity	<div>a) Construct Hike/Bike Trail Extension from University Drive to Sparta Road under railroad</div> <div>b) Continue planning for Lake to Lake Road ROW and Identify Phased Construction Funding</div> <div>c) Repair/replace Central Avenue Bridge in Yettie Polk Park</div> <div>d) Continue expansion of Temple/Belton Wastewater Treatment Plant</div>
6. Parks / Natural Beauty	<div>a) Implement Updated Parks and Recreation Strategic Master Plan and explore additional Park enhancements</div> <div>b) Update Nolan Creek Recreational Elements</div>

CITY OF BELTON - STRATEGIC PLAN FY 2018

YEAR 3: THREE YEAR ACTION PLAN

PRIORITY 1 GOALS:

FY 2020

Goal Categories	Goals
1. Governance	<ul style="list-style-type: none">a) Implement Balanced Tax/Fee Schedulesb) Update Growth Management Strategyc) Implement Comprehensive Pland) Address TIRZ boundary, strategic funding objectivese) Resolve City's interest in Dog Ridge Water Supply Corporation's Service Areaf) Complete Sunset Review of Design Standards and Develop Historic District Design Guidelines
2. Public Safety	<ul style="list-style-type: none">a) Complete Assessment on FD Station Needsb) Finalize steps to accommodate reduction in ambulance service area and revenuesc) Identify emerging Strategic Needs for PD
3. Quality of Life	<ul style="list-style-type: none">a) Take initial steps to implement CIP Process and Planb) Implement Street Infrastructure Plan Annual Maintenance and New Constructionc) Implement Plan for Library Servicesd) Schedule Other Infrastructure Priorities for Water; Sewer; and Drainage

CITY OF BELTON - STRATEGIC PLAN FY 2018

YEAR 3: THREE YEAR ACTION PLAN

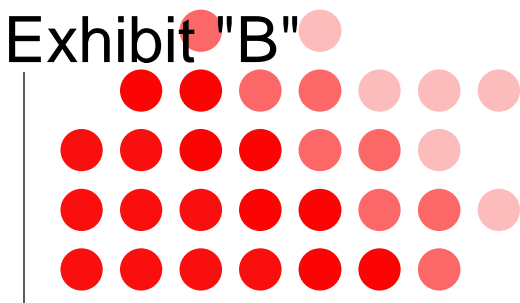
PRIORITY 1 GOALS:

FY 2020

Goal Categories	Goals
4. Economic Development	<div>a) Implement Downtown Redevelopment Plan</div> <div>b) Build IH 35 Sewer/Water</div> <div>c) Coordinate City/BEDC efforts</div> <div>d) Address Hotel/Conference Center and Retail Strategy Recommendations</div>
5. Connectivity	<div>a) Construct Hike/Bike Trail Extension from University Drive to Sparta Road under railroad</div> <div>b) Continue planning for Lake to Lake Road ROW and Identify Phased Construction Funding</div> <div>c) Repair/replace Central Avenue Bridge in Yettie Polk Park</div> <div>d) Continue expansion of Temple/Belton Wastewater Treatment Plant</div>
6. Parks / Natural Beauty	<div>a) Implement Updated Parks and Recreation Strategic Master Plan and explore additional Park enhancements</div> <div>b) Update Nolan Creek Recreational Elements</div>

Process & Policy

Fiscal Year 2019 Budget Discussion





2019 Budget Calendar

March – May

- Department budget development
- Revenue projection development
- Department budget review with City Manager and Finance

June – August

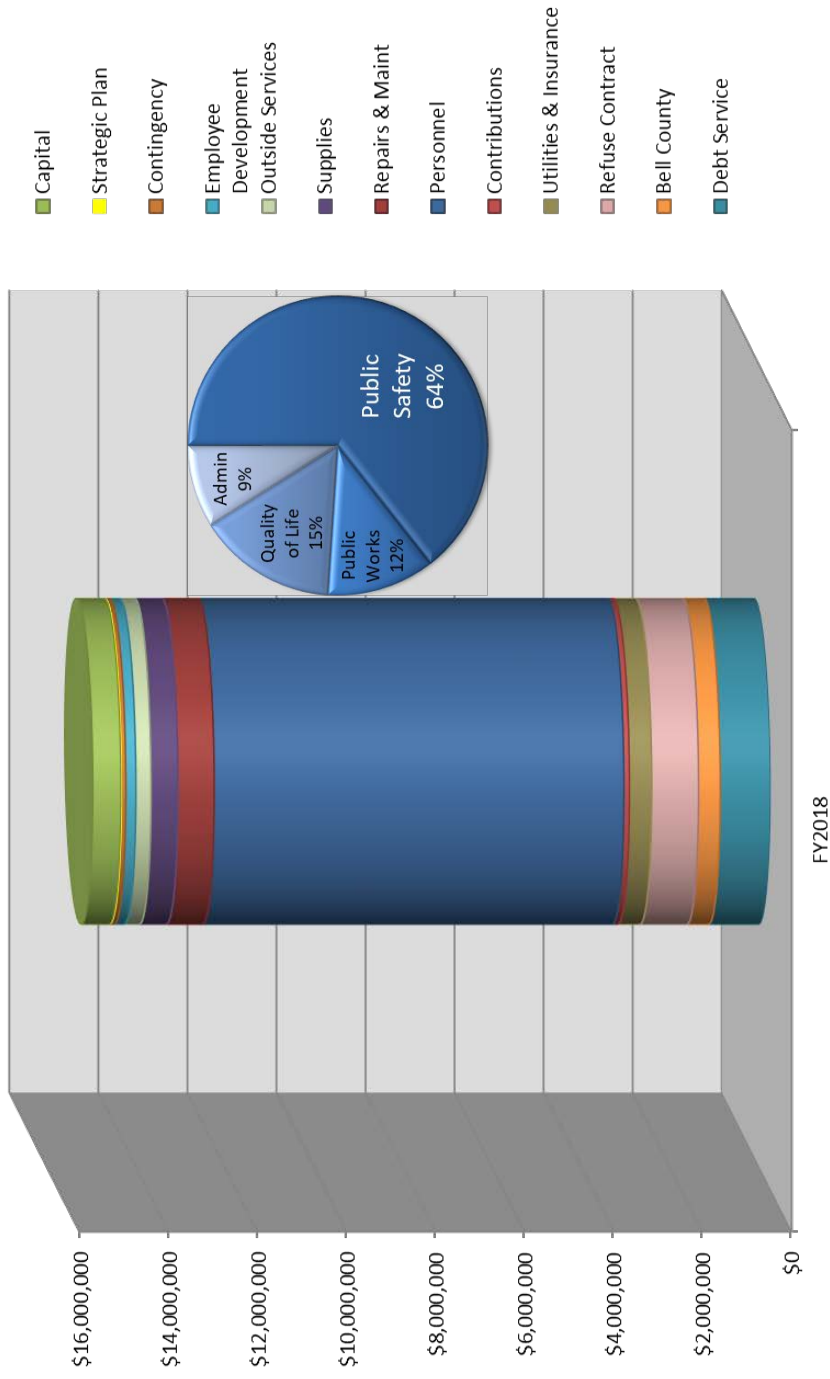
- Council input on policy directives
- Budget presentations to Council
- Strategic Plan review and update
- Proposed budget filing

September

- Public hearings
- Strategic Plan adoption
- Budget adoption

Fiscal Year 2018 Review

General Fund & Debt Service Fund





Personnel Pressures

Personnel Requests

- Assistant City Clerk
- Court Clerk
- Police Officer (long term staffing request +4)
- Fire Training Officer
- Three Firefighters (long term staffing request +6)
- Parks Maintenance Technician
- Recreation Coordinator
- Conversion of PT admin in public works to FT (W&S)
- Planning assistance
- Promotions
- Civil Service pay scale changes

Benefit Costs

- Anticipate 10%+ increase in health insurance from 2018 rates
- Retirement strategy



General Fund Budget Initiatives

Capital Replacement Plan

- Successfully implemented (FD, HVAC, IT, PD, PW)
- IT plan proposed to expand in FY 2019 to bring in Network Infrastructure

Civil Service Pay Adjustments

- Three year, phased approach proposed in FY 2018 policy discussion
- 5% adjustment adopted into FY 2018 budget

Preventative Street Maintenance Plan

- Three years completed
- Year four is under construction now
- Three year plan to double FY 2017 budgeted funding of \$125,000
 - Increased annual funding to \$166,000 in FY 2018
 - “One time” additional funding of \$150,000 included in FY 2018
 - FY 2019 proposed to increase annual funding to approximately \$170,000
- Long term funding goal of \$1 -1.5 million



General Fund Revenue

Preliminary estimates show total revenue growth at approximately 1.4% (\$200,000)

Trends and outlook

- Expect strong growth in certified values
- Expect strong growth in sales tax
- Positive trends in charges for services, franchise tax, interest and miscellaneous
- Effluent sales rebounding
- EMS revenue decreasing due to contract changes
- Court fines and fees decreasing



Policy Direction

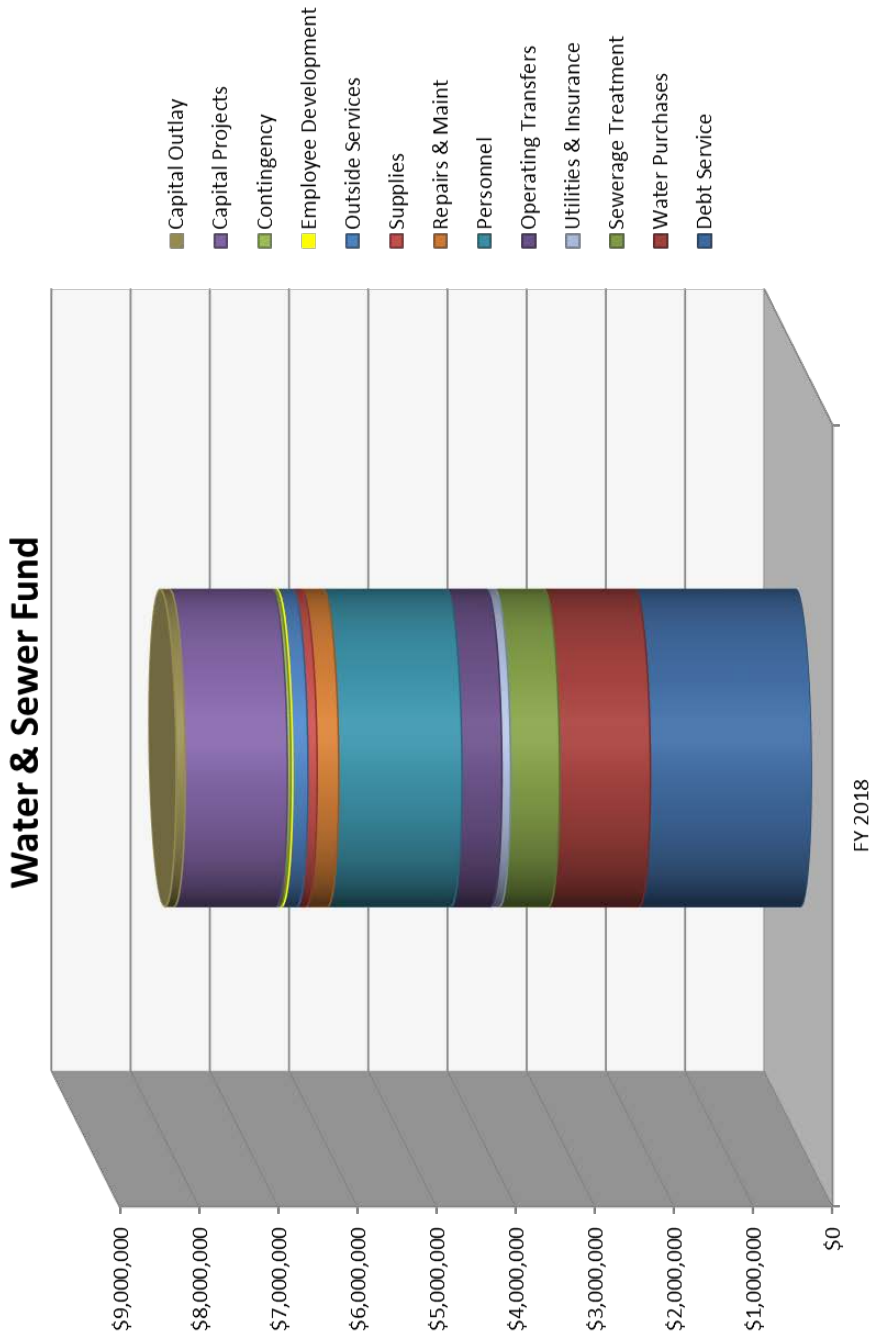
Fund Balance – General Fund

- Ended FY 2017 with a fund balance of \$5,108,100
- Balance in excess of minimum of \$1,727,045 at 10/1/17
- FY 2018 budget balanced
- Revenues anticipated to come in approximately \$350,000 over budget
- Anticipate proposed amendment requests
 - Cover additional refuse collection contract costs
 - Transfer to debt service as part of tax rate management strategy
 - Address Central Fire Station and Library recommendations
 - Provide a boost to street maintenance plan

Fund Balance – Debt Service Fund

- Ended FY 2017 with a fund balance of \$169,940
- FY 2018 budget was unbalanced by \$82,845
- Revenues anticipated to come in approximately \$10,000 over budget
- Request to use fund balance in FY 2019 budget development
 - Tax rate management strategy
 - Heritage Park CO support

Fiscal Year 2018 Review





Water & Sewer Budget Initiatives

Cash Funded Capital Projects

- Mary Jane utility replacements (grant-match)
- Waco Road sewer replacements (under design)
- Leon Street utility replacements (bid)
- Ave S waterline replacement (under design)
- SCADA (under construction)
- Elevated storage tank design

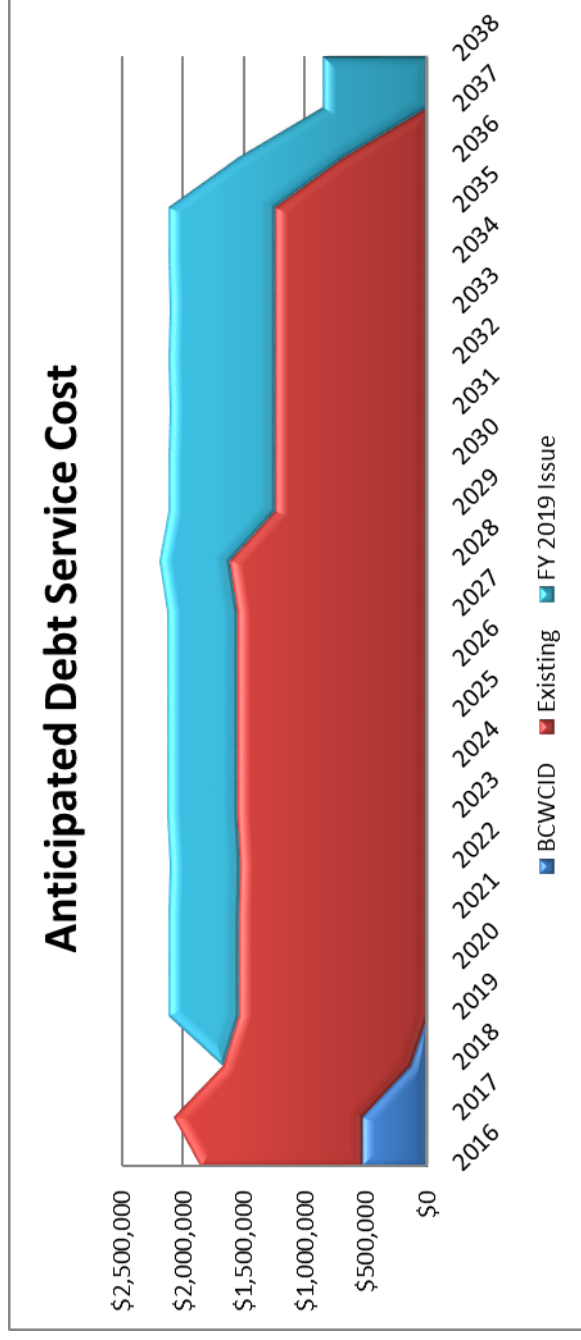
Future Capital Projects: Schedule and Funding TBD

- East and 5th Street waterline replacement (under design)
- Loop 121 waterline relocation
- Old Golf Course Road waterline replacements
- 20 ½ Street waterline replacement
- West Avenue F sewer replacement
- West Avenue A sewer replacement
- Offload of Liberty Hill lift station

FY 2019 Bond Issue

Key Projects

- TBWWTP Phase II
- TBWWTP force main replacements



Policy Direction – Utility Rate Plan

Table 1: Recommended Water Rates

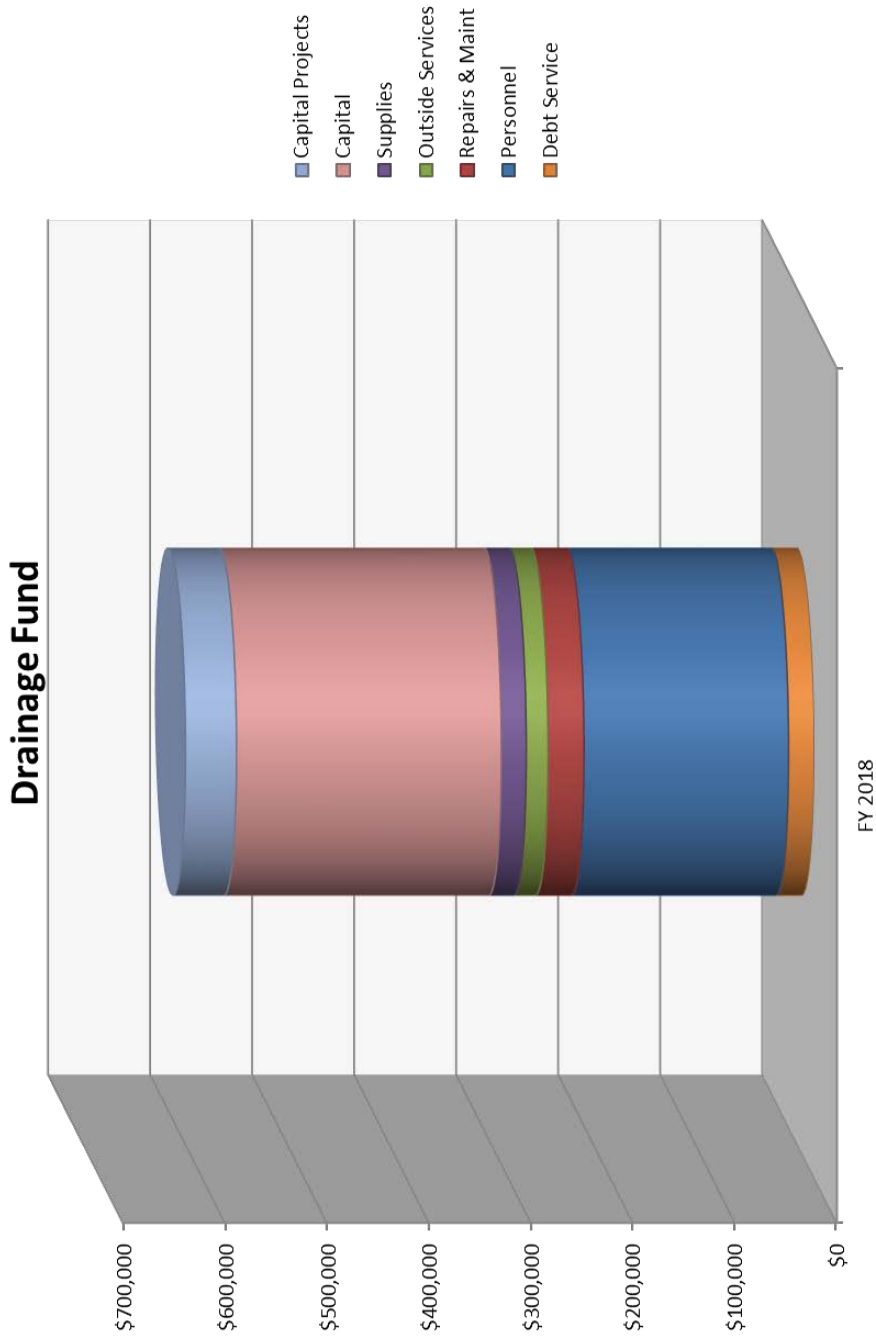
	2015	2016	2017	2018	2019
Minimum Bill	\$15.00	\$15.50	\$16.00	\$16.50	\$17.00
Volumetric Rate					
(Per Thousand Gallons)	\$3.49	\$3.49	\$3.70	\$3.70	\$3.70

Table 2: Recommended Wastewater Rates

	2015	2016	2017	2018	2019
Minimum Bill	\$12.00	\$12.50	\$13.00	\$13.50	\$14.00
Volumetric Rate					
(Per Thousand Gallons)	\$4.00	\$4.50	\$5.00	\$5.00	\$5.00

FY 2019 is the final year of the current study
Current study is capable of supporting the anticipated FY 2019 debt issue
Future study is anticipated in FY 2020 or FY 2021 depending on projects

Fiscal Year 2018 Review





Drainage Fund Initiatives

Capital Replacement

- No plan in place through FY 2018
- Plan proposed to be implemented beginning in FY 2019

Significant Projects (FY 2014 – FY 2018)

- Connell Street: \$521,606
- Sparta Road: \$252,077
- Wheat Road: \$193,327
- Studies (Nolan Creek, Dawson, Red Rock, Mesquite, Liberty Hill, MS4 Permit, Master Plan): \$241,684
- Development agreements (Dawson, Bella Rose): \$30,913
- Average of approximately \$248,000/year in project needs

Future Projects

- Liberty Hill drainage improvements
- Mesquite Road drainage improvements
- Mitchell Branch drainage study and improvements downstream of Connell
- Drainage improvements to Blair and 4th Ave
- Nolan Creek floodway study
- Red Rock pond improvements



Drainage Policy Direction

Fund Balance

- Ended FY 2017 with a fund balance of \$293,109
- Balance in excess of minimum of \$194,271 at 10/01/17
- Budgeted to use \$98,838 in fund balance to support purchase of street sweeper

Fee Change

- Current residential fee of \$4 per month, increased from \$3 per month in FY 2018, where it had been since FY 2008
- Proposed increase to \$5 per month for residential customers
- Commercial rates currently in line with comparator cities
- All neighboring communities have now increased to \$6 per month
- Each \$1 per month adjustment generates approximately \$65,000 in revenue
- Additional funding needed to complete capital projects



Recap & Direction

General and Debt Service Funds

- Use of Debt Service fund balance to manage tax rate
- Use of General fund balance to boost key initiatives

Water & Sewer and Drainage Funds

- Final year of Water & Sewer rate study
 - \$0.50 per month, per service base fee increase
 - Next study to occur in FY 2020 – FY 2021
- Proposed residential drainage fee increase
 - \$5 per month, \$1 increase over current fee
 - Increase proposed to fund key projects
 - Proposal consistent with other area cities

NORTH BELTON ELEVATED STORAGE TANK

Revised Graphics/Image Discussion

GOAL: Decide on the graphics concept to incorporate into the design.

Current Elevated Storage Tanks

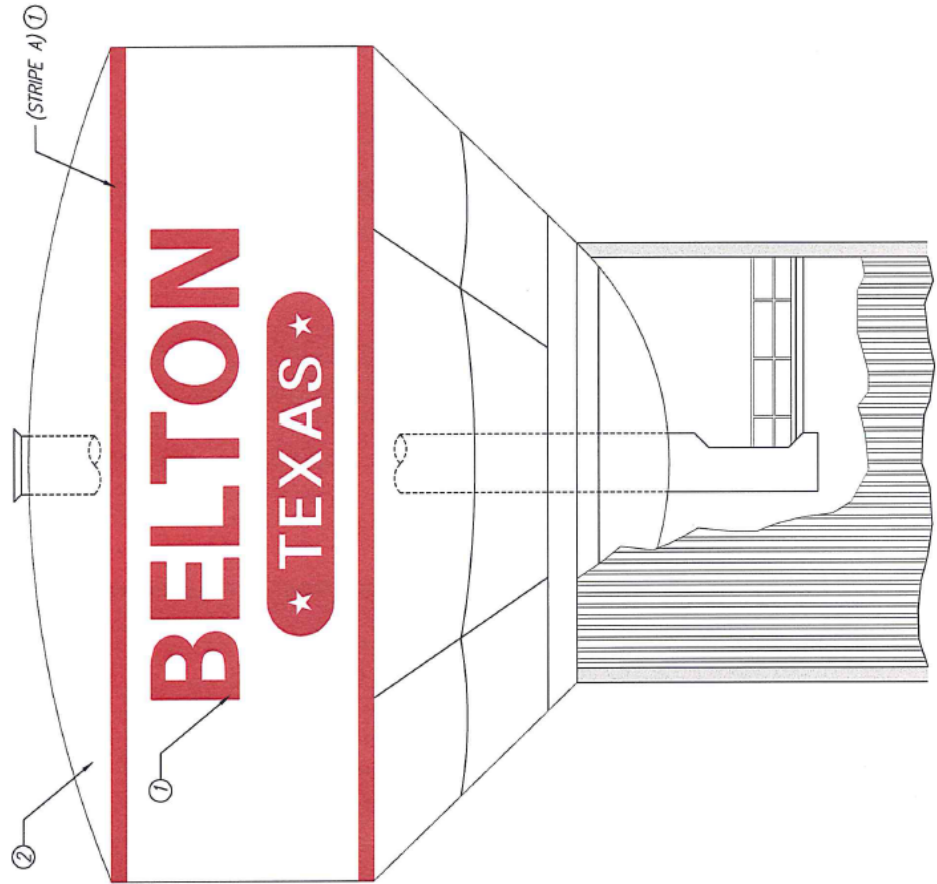


Loop 121

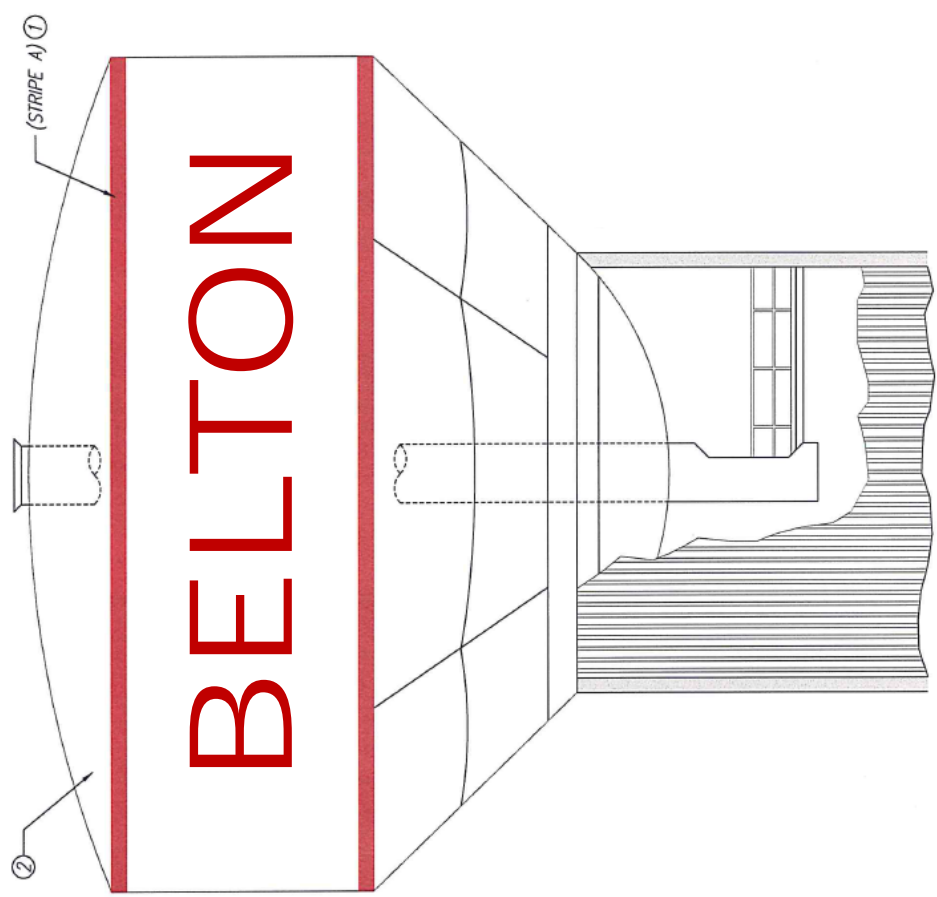


Miller Heights

Graphic Options – Matches Existing Elevated Tanks

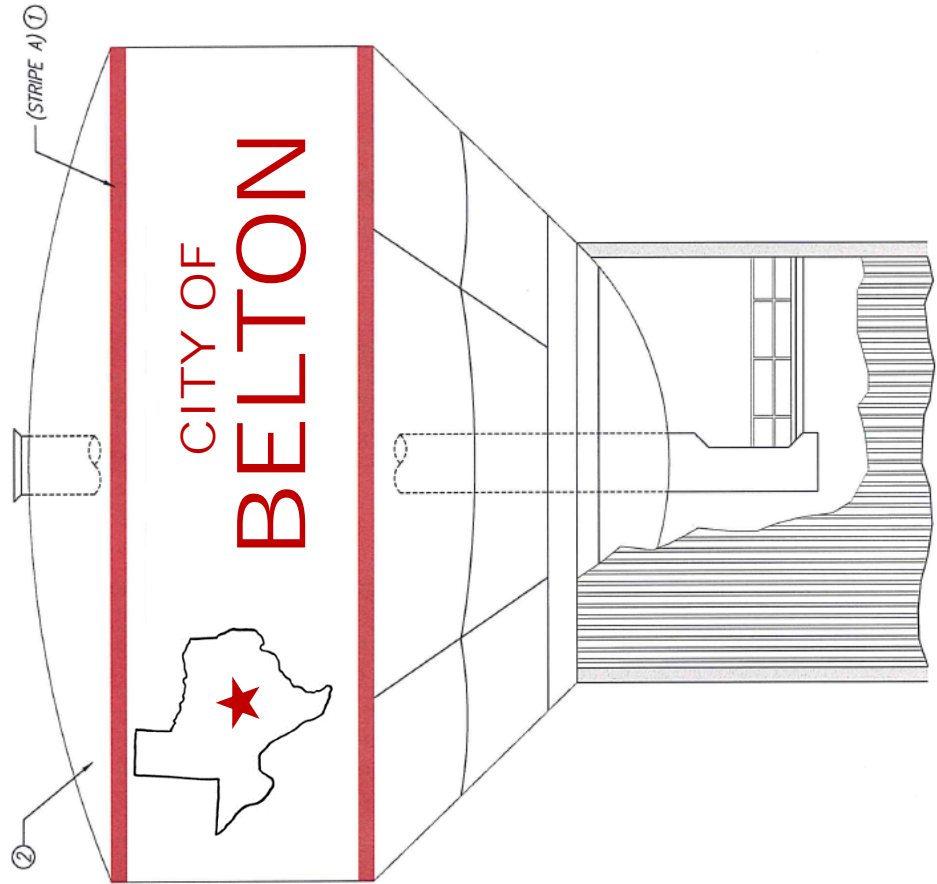


Option A – Matches Loop 12I Tank

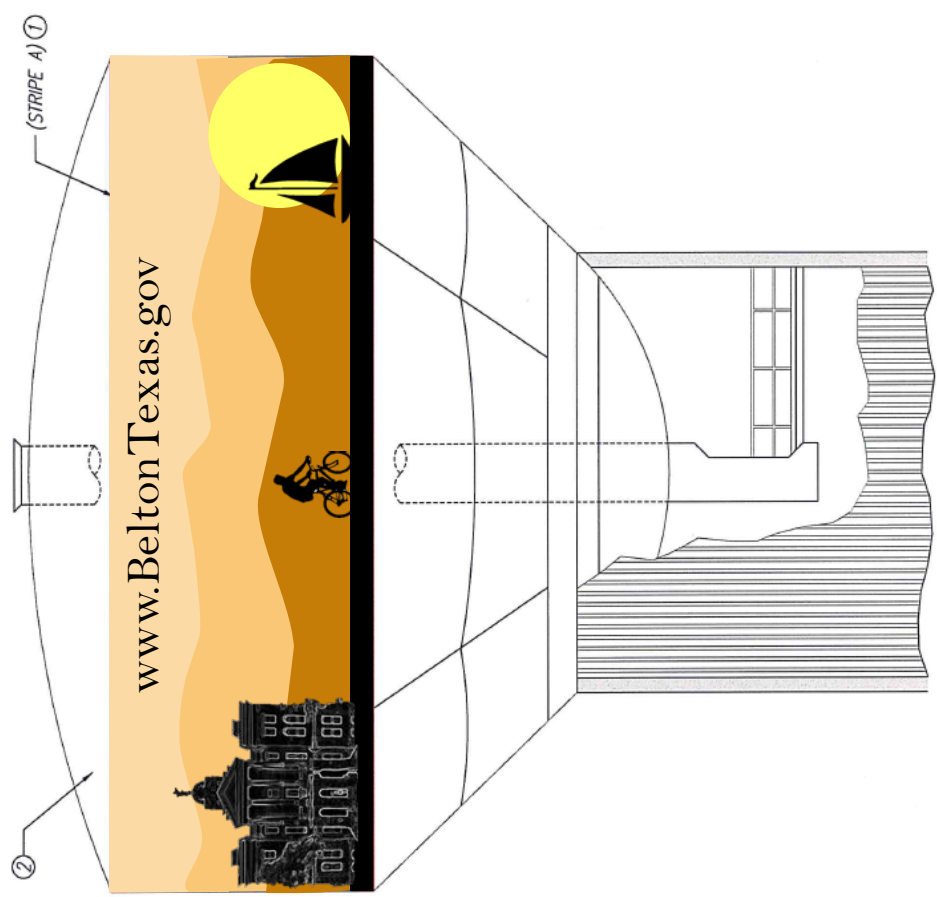


Option B – Matches Miller Heights Tank

Graphic Options



Option C – Texas Outline

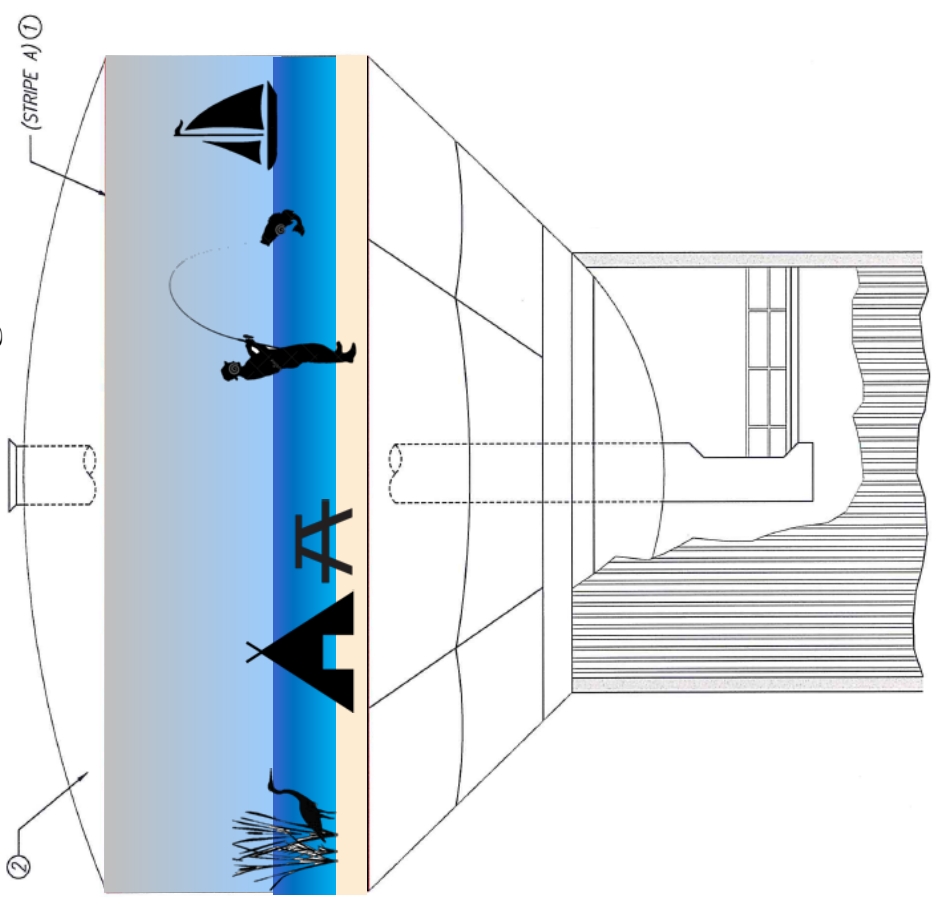


Option D – SeeBelton.gov

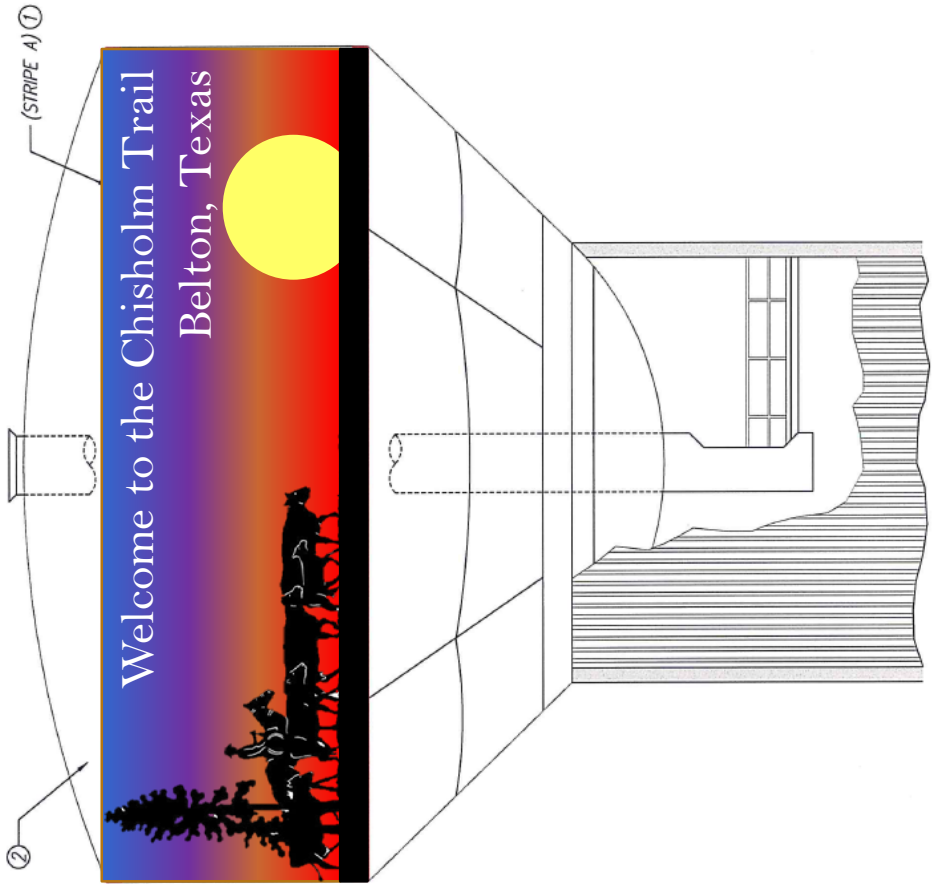
Graphic Options

Welcome to the Belton

www.BeltonTexas.gov

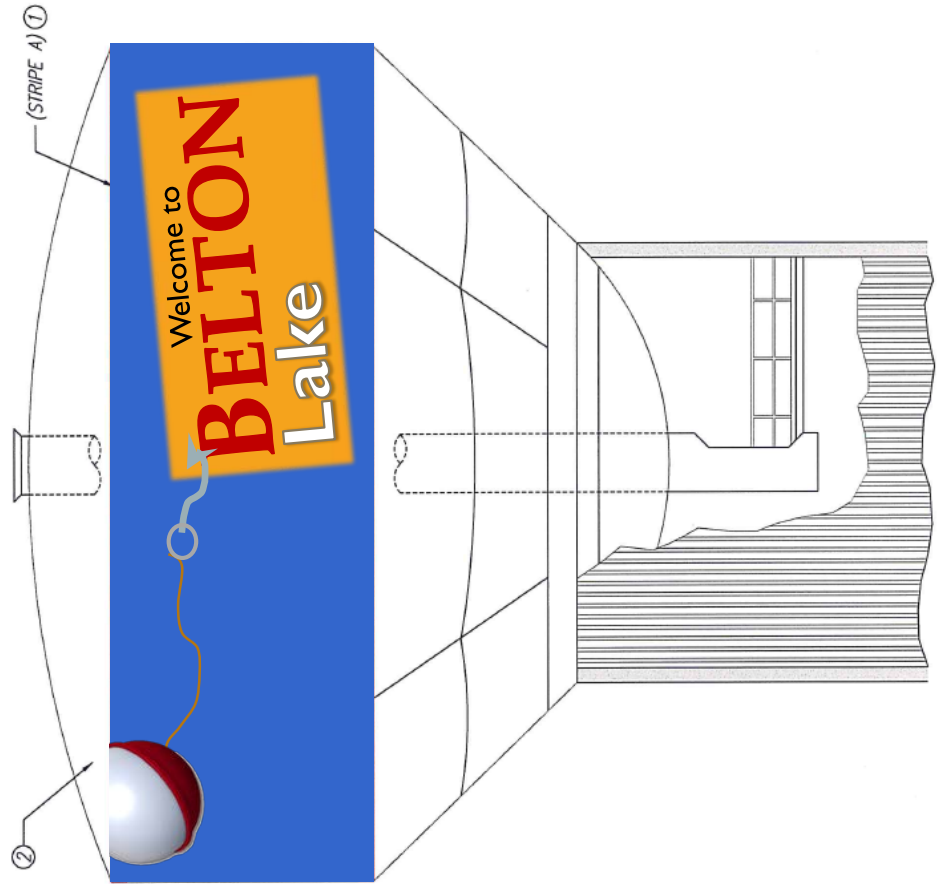


Option F – Belton Lake Amenities

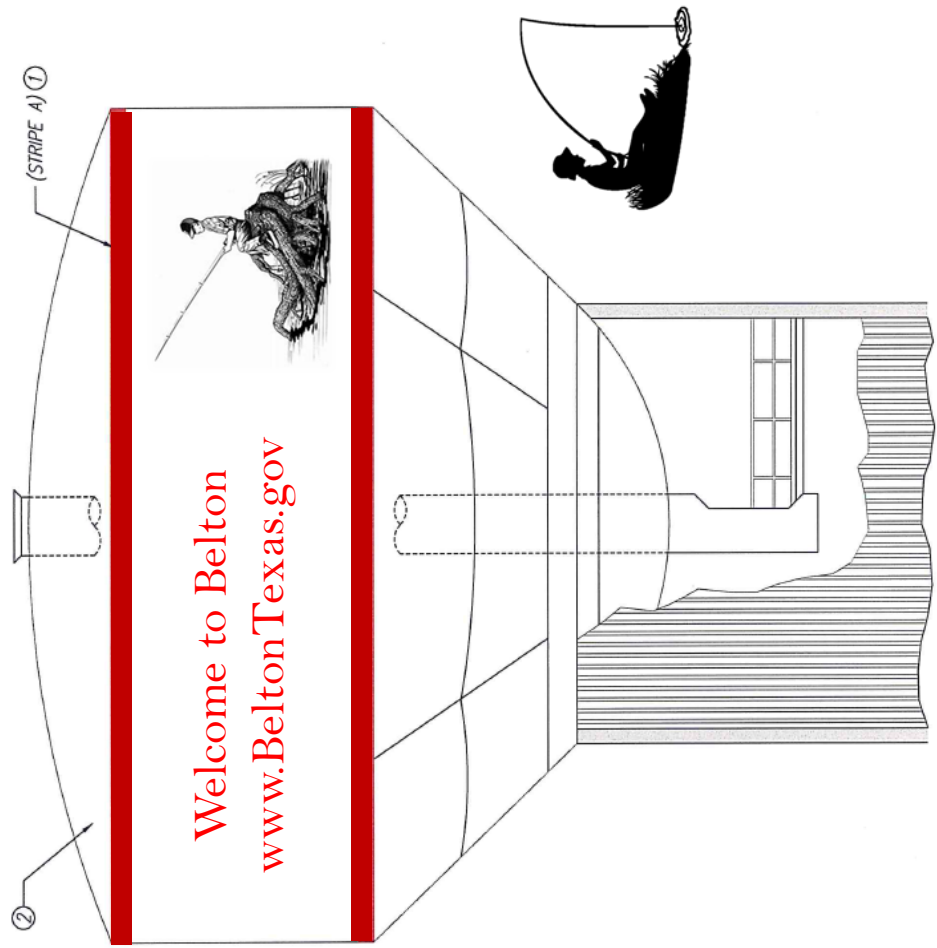


Option E – Chisholm Trail

Graphic Options



Option G – Belton Lake Mural



Option H – Belton Lake Fishing

SCHEDULE

- Today's Discussion: Revised tank graphics
- Easement acquisition is nearly complete
 - Dawson Ridge plat in development
 - Dickson Ranch development agreement in progress
- Finalize design drawings and specifications by end of June 2018
- Bid waterline and tank separately (1 month)
- Bid award, construction phase (12 months)

Staff Report – City Council Agenda Item



Agenda Item #5

Consider a resolution adopting the Central Texas Council of Governments (CTCOG)'s Bell County Regional Hazard Mitigation Plan.

Originating Department

Fire Department – Bruce Pritchard, Fire Chief

Summary Information

The Federal Emergency Management Administration (FEMA) requires all counties to have a Hazard Mitigation Plan. In 2017, CTCOG hired H2O Partners to develop a Bell County Hazard Mitigation Plan. The plan is now ready to be adopted by each agency in the County. Adopting this mitigation plan may also improve grant funding for future Hazard Mitigation projects by up to 75%. Projects such as removing the Nolan Creek low water crossing may be eligible. Key information can be found on pages:

Page 2 – Introduction

Page 3 – Scope and Purpose

Page 32/33 – Action items identified for the City of Belton

Fiscal Impact

Amount: None

Budgeted: ☐ Yes ☒ No ☐ Capital Project Funds

If not budgeted: ☐ Budget Transfer ☐ Contingency ☐ Amendment Needed

Recommendation

Staff recommends approval of the resolution adopting the Regional Hazard Mitigation Action Plan.

Attachments

Resolution
Plan

RESOLUTION NO. 2018-17-R

RESOLUTION BY THE CITY OF BELTON, TEXAS, REGARDING THE APPROVAL OF AND PARTICIPATION IN THE BELL COUNTY REGIONAL HAZARD MITIGATION PLAN

WHEREAS, natural hazards in the City of Belton, Texas, area historically have caused significant disasters with loss of life and property, as well as natural resources damage; and

WHEREAS, the Federal Disaster Mitigation Act of 2000 and Federal Emergency Management Agency (FEMA) require communities to adopt a hazard mitigation action plan to be eligible for the full range of pre-disaster and post-disaster federal funding for mitigation purposes; and

WHEREAS, FEMA requires that communities update hazard mitigation action plans every five years in order to be eligible for the full range of pre-disaster and post-disaster federal funding for mitigation purposes; and

WHEREAS, the City of Belton, Texas, has assessed the community's potential risks and hazards and is committed to planning for a sustainable community and reducing the long-term consequences of natural and man-caused hazards; and

WHEREAS, the Bell County Hazard Mitigation Plan outlines a mitigation vision, goals and objectives; assesses risk from a range of hazards; and identifies risk reduction strategies and actions for hazards that threaten the community.

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

1. The Bell County Hazard Mitigation Plan, attached as Exhibit "A," is approved in its entirety;
2. The City of Belton, Texas, will pursue available funding opportunities for implementation of the proposals designated therein, and will, upon receipt of such funding or other necessary resources, seek to implement the actions contained in the mitigation strategies;
3. The City of Belton, Texas, vests with the Mayor, or his/her designee, the responsibility, authority, and means to inform all parties of this action; assure that the Hazard Mitigation Plan will be reviewed at least annually; and that any needed adjustments will be presented to the City Council for consideration; and
4. The City of Belton, Texas, agrees to take such other action as may be reasonably necessary to carry out the objectives of the Plan and report on progress as required by FEMA and the Texas Division of Emergency Management (TDEM).

PASSED AND APPROVED this 26th day of June, 2018.

Marion Grayson, Mayor

ATTEST:

Amy M. Casey, City Clerk

Staff Report – City Council Agenda Item



Date: June 26, 2018
Case No.: Z-18-10
Request: PD-R to Amended PD-R for
Setback Reduction
Applicant: Tyler Furney, Tunnel Wash Mgmt. LLC

Agenda Item #6

Hold a public hearing and consider a zoning change from Planned Development-Retail District to Amended Planned Development-Retail District to allow a reduction in the eastern side yard setback on a 1.773 acre tract of land at 123 Lake Road, located at the southeast corner of Lake Road (FM 439) and Commerce Street, west of Main Street (SH 317).

Originating Department

Planning Department – Cheryl Maxwell, Director of Planning

Case Summary

This property was rezoned to a Planned Development-Retail District in January 2018 to allow for construction of a “tunnel” style car wash facility. A conceptual site plan was provided at that time. Upon developing the detailed site plan, the applicant noted difficulty in meeting all required setbacks and desires a reduction in the eastern side yard setback from 25’ to 17’. Existing surrounding uses in this vicinity include a single family structure to the east on property rezoned to PD-Retail in 2006, currently being used as a small research facility; a large tract of land to the south (Walmart property) which is undeveloped adjacent to this tract, except for large transmission lines running east/west, zoned PD-Retail; a three-story office/retail center recently completed on the west side of Commerce Street zoned PD-Retail; the Chappell Oaks Apartments zoned Multi-Family District and That Art Place zoned Retail District, both on the north side of Lake Road.

Current Zoning

Planned Development-Retail

Proposed Zoning

Amended Planned Development-Retail

Design Standards Type Area: 5

Recommended Type Area: 5

This property is located within Type Area 5 in the Design Standards and is projected for business uses with higher development standards applied. The Planned Development-Retail District use is required to comply with all Design Standards for Type Area 5.

Land Use Table/Allowable Uses

The PD-Retail zoning assigned to this property allows all uses allowed in the Retail District with the additional use of a car wash. The uses allowed in the base Retail Zoning District include:

- Any use permitted in the NS District
- Clothing and Apparel
- Convenience Store with Gasoline Sales
- Discount, Variety or Department Store
- Furniture and Appliance Store
- Home Improvement Center
- Restaurant

Project Analysis and Discussion

This 1.773 acre property was rezoned in January 2018 from Single Family-1 District to Planned Development-Retail with the additional use of a car wash. A conceptual site plan was provided at that time with the requirement of a detailed site plan to follow with the subdivision plat and building permit application.

A subdivision plat has been submitted and is under review for administrative approval. The applicant is developing a detailed site plan and requesting a reduction in the eastern side yard setback for the main structure. A 25' side yard setback is required in the Retail Zoning District, which is the base zoning district for this PD. A reduction in the side yard setback to 17' is requested to accommodate a 30' wide passage easement located west of the car wash tunnel. The passage easement provides a connection to the property to the east, providing needed circulation since this lot is limited to one access point via Commerce Street and no access via Lake Road. Even with the proposed reduction, staff believes the 17' setback provides adequate separation between this property and the property to the east. The eastern side of the building houses equipment and consists of a predominantly solid wall with a single door that will only be used by staff to access the equipment. Therefore, very little activity will occur near the joint property line and landscaping will be provided, enhancing the overall appearance.

After review of the detailed site plan, existing and proposed uses on this tract and the adjacent tract to the east, the requested amendment to the PD appears to be reasonable in this location. For these reasons, staff recommended approval of the proposed PD amendment.

P&ZC Meeting Update

At the P&ZC meeting on June 19, 2018, the adjacent property owner to the east was present and expressed opposition to the proposed amendment, voicing concern with the potential for increased trash and noise. Screening between the properties was discussed but is not required since both properties are zoned for non-residential use.

Recommendation

The Planning and Zoning Commission met on June 19, 2018 and unanimously recommended approval of the amended Planned Development-Retail Zoning District as shown below; staff concurs with their recommendation. Note: The only change from the original PD conditions is shown below in red text, Item 2.e.

1. The use of this property shall conform to the Retail Zoning District in all respects, and in addition, a car wash is a permitted use.
2. The development of the property shall conform to all applicable Type Area 5 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, and the conceptual site plan including:
 - a. Building Design Standards—minimum 90% masonry construction required (Section IV of the Design Standards);
 - b. Landscape Design Standards and Tree Preservation requirements—Sections V and VI of the Design Standards;
 - c. Screening/Fencing, Dumpster, Lighting Requirements per Section III of the Design Standards.
 - d. Covered parking/vacuum stations shall observe a minimum 10' setback to Commerce Street, and this 10' private property area shall be included in the landscape plan.
 - e. *A reduction in the eastern side yard setback requirement from 25' to 17' is allowed for the main car wash structure.*

A detailed site plan is required addressing items identified above with the building permit.

3. Sign Standards shall conform to Ordinance 2008-11.
4. Parking Requirements—a minimum of 5 dedicated parking spaces shall be provided for employees.
5. Approval of a final subdivision plat is required prior to issuance of a building permit.

Attachments:

Zoning application
Property Location Map
Zoning map
Aerial photo
Map with zoning notice boundary (200')
Zoning notice to owners
Owner notification list
Conceptual Site Plan and elevation renderings
P&Z Minutes Excerpt
Ordinance

City of Belton
Request for a Zoning Change

**To the City Council and the
Planning & Zoning Commission**

Fee: \$250.00

Date Received: 05-23 Date Due: 05-31 (All plans are to be returned to the Planning Department within 5 working days)

Applicant: Pedro Quintero w/Quintero Engineering, LLC Phone Number: 254-493-0744
Mailing Address: 415 E. Avenue D City: Killeen State: TX
Email Address: pquintero@quinteroeng.com

Owners Name: Tunnel Wash Management, LLC Phone Number: 254-258-6786
Mailing Address: _____ City: _____ State: TX
Email Address: tyler@todayscarwash.com

Applicant's Interest in Property:
Surveying and Engineering Consultant

Legal Description of Property:
1.78 Acre Tract out of the J. Bennett Survey, Abstract No. 71, Bell County, Texas

Is this property being simultaneously platted? No

Street Address: 123 Lake Road
Zoning Change From PD-Retail to PD-Retail per Ord.No. 2018-02 w/17' Building Side Setback

Signature of Applicant:  Date: _____

Signature of Owner (if not applicant): _____ Date: _____

Checklist for Zoning Items to be submitted with application:

- ☐ Signed Application
- ☐ Fees Paid
- ☐ Complete Legal Description of the property to be re-zoned
- ☐ Site Plans per Section 32, Planned Development, of the Zoning Ordinance. Please see the back for specific guidelines.
- ☐ In the event the request involves more than one lot or irregular tracts or acreage, a drawing of the property must be submitted.

Zoning Case # Z-18-10 Location

ZONING CHANGE:

PD-R
to
Amended PD-R

LEGAL DESCRIPTION:

A0071BC JAMES BENNETT
ACRES 1.773


PROPERTY OWNER:

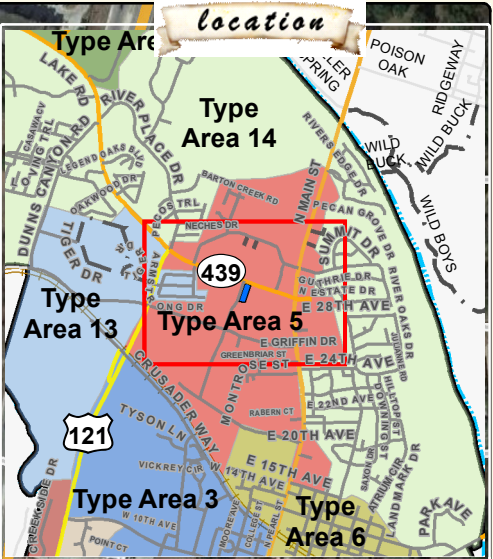
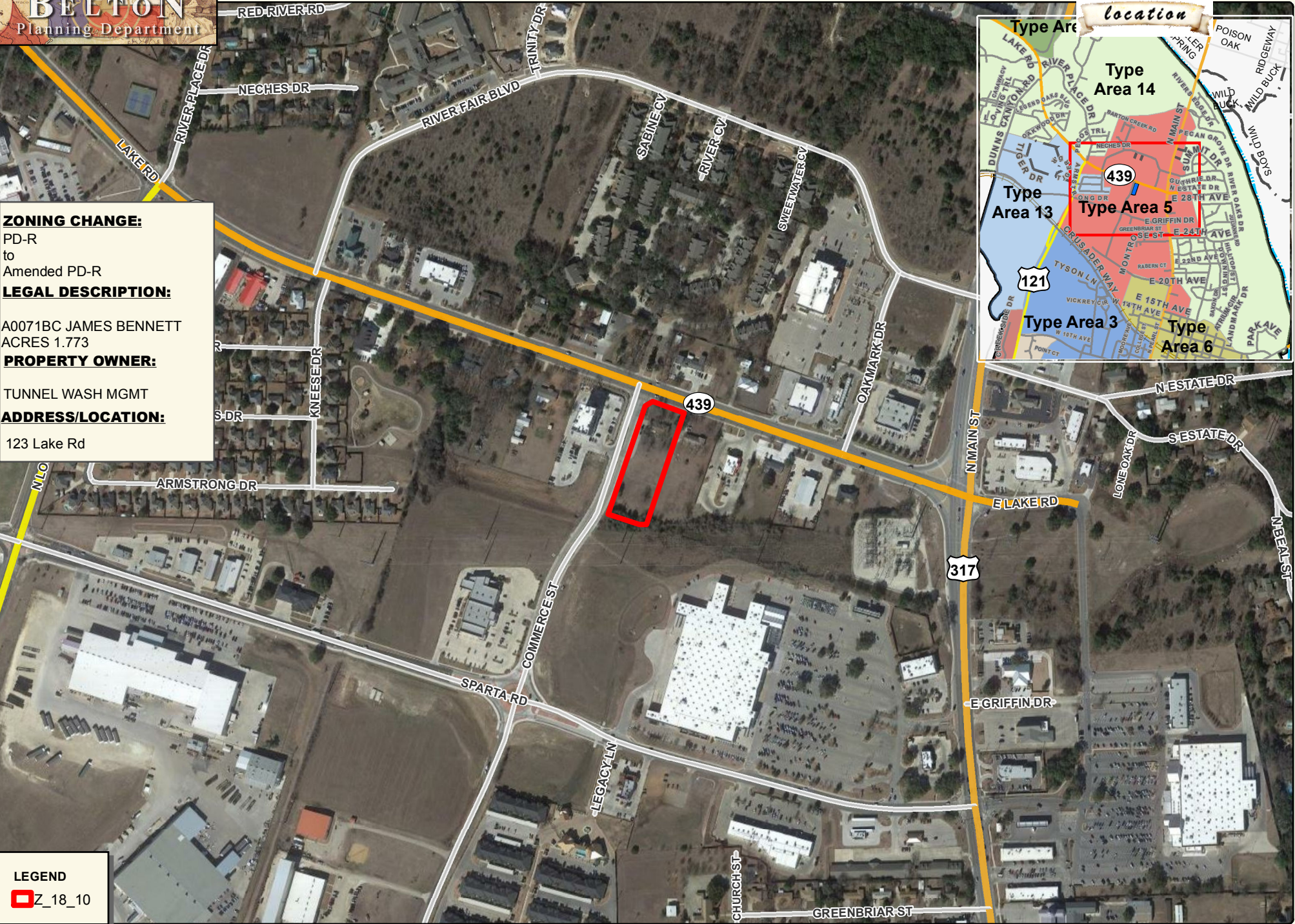
TUNNEL WASH MGMT

ADDRESS/LOCATION:

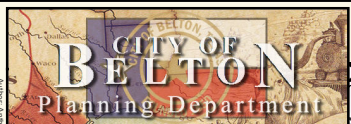
123 Lake Rd

LEGEND

 Z_18_10



Zoning Case # Z-18-10 Zoning



ZONING CHANGE:

PD-R
to
Amended PD-R

LEGAL DESCRIPTION:

A0071BC JAMES BENNETT
ACRES 1.773

PROPERTY OWNER:

TUNNEL WASH MGMT

ADDRESS/LOCATION:

123 Lake Rd

Legend

- City Limits
- Z-18-10
- Current_Zoning**
 - Agricultural
 - Commercial-1
 - Commercial-2
 - Light Industrial
 - Multi Family
 - Neighborhood Service
 - Planned Development
 - Retail
 - Single Family-1
 - Single Family-2
 - Specific Use Permit

Map Date: 5/24/2018



0 150 300 600 Feet

Maps and data are for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries. No warranty is made by the City of Belton regarding specific accuracy or completeness.

Zoning Case # Z-18-10 Aerial

ZONING CHANGE:

PD-R
to
Amended PD-R

LEGAL DESCRIPTION:

A0071BC JAMES BENNETT
ACRES 1.773


PROPERTY OWNER:

TUNNEL WASH MGMT

ADDRESS/LOCATION:

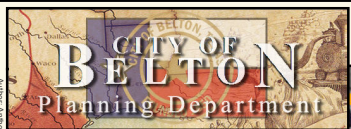
123 Lake Rd

LEGEND

 Z_18_10



Zoning Case # Z-18-10 Aerial



ZONING CHANGE:

PD-R
to
Amended PD-R

LEGAL DESCRIPTION:

A0071BC JAMES BENNETT
ACRES 1.773


PROPERTY OWNER:

TUNNEL WASH MGMT

ADDRESS/LOCATION:

123 Lake Rd

LEGEND

 Z_18_10



0 50 100 200
Feet



Maps and data are for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries. No warranty is made by the City of Belton regarding specific accuracy or completeness.

98767

BELTON CHICKEN LLC

632 IVY ANN DR

WOODWAY, TX 76712-3551

59027

CENTRAL TEXAS AUCTION SERVICES LLC

PO BOX 1775

BELTON, TX 76513

147162

ONCOR ELECTRIC DELIVERY

PO BOX 139100

DALLAS, TX 75313

397608

WAL-MART REAL ESTATE BUSINESS TRUST

PO BOX 8050

BENTONVILLE, AR 72712-8055

458716

BELTON SKYLINE LLC

500 N LOOP 121

BELTON, TX 76513

186299

CHAPPELL HILL EQUITY IV LTD

3106 SWEETWATER CV

BELTON, TX 76513

440861

POTTS, ROBERT ROY ETAL

3212 RIVER PLACE DR

BELTON, TX 76513-1016

60185

WEAVER, RICHARD C & SHEILA J

401 GUTHRIE DR

BELTON, TX 76513

96674

BONNER PROPERTIES LLC

718 CHATHAM RD

BELTON, TX 76513-6706

30424

DOYAL, MICHAEL D & BLEND L DOYAL REHBEIN

8133 BLUE GILL LN

TEMPLE, TX 76501

53209

TUNNEL WASH MGMT

P O BOX 2669

HARKER HEIGHTS, TX 76548

SUPERINTENDENT

DR. SUSAN KINCANNON

BELTON I.S.D.

P O Box 269

BELTON TEXAS 76513

**NOTICE OF APPLICATION
FOR AN
AMENDMENT TO THE ZONING ORDINANCE
OF THE
CITY OF BELTON**

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: QUINTERO ENGINEERING LLC,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 123 LAKE ROAD,
FROM A(N) PLANNED DEVELOPMENT-RETAIL ZONING DISTRICT,
TO A(N) AMENDED PLANNED DEVELOPMENT-RETAIL (Building Side Yard Setback Reduction)
ZONING DISTRICT.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, June 19, 2018**, IN THE WRIGHT ROOM AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, BELTON, TEXAS.

IF APPROVED BY THE PLANNING & ZONING COMMISSION, THIS ITEM WILL BE PLACED ON THE AGENDA FOR A PUBLIC HEARING BY THE CITY COUNCIL. THAT MEETING WILL BE AT **5:30 P.M., Tuesday, June 26, 2018**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN BY ATTENDING THESE HEARINGS. YOU MAY SUBMIT WRITTEN COMMENTS ABOUT THIS ZONING CHANGE BY COMPLETING THIS FORM AND RETURNING IT TO THE ADDRESS BELOW.

IF YOU REQUIRE INTERPRETER SERVICES FOR THE DEAF OR HEARING IMPAIRED, PLEASE CONTACT THE CITY CLERK AT CITY HALL AT LEAST 48 HOURS BEFORE THESE MEETINGS.

circle one

AS AN INTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE APPLICATION ABOVE FOR THE REASONS EXPRESSED BELOW:

1. _____
 2. _____
 3. _____
- (FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)

DATE: _____ SIGNATURE: _____

**PLANNING DEPARTMENT
CITY OF BELTON
P. O. Box 120
BELTON, TEXAS 76513
254-933-5812**

**NOTICE OF APPLICATION
FOR AN
AMENDMENT TO THE ZONING ORDINANCE
OF THE
CITY OF BELTON**

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: QUINTERO ENGINEERING LLC,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 123 LAKE ROAD,
FROM A(N) PLANNED DEVELOPMENT-RETAIL ZONING DISTRICT,
TO A(N) AMENDED PLANNED DEVELOPMENT-RETAIL (Building Side Yard Setback Reduction)
ZONING DISTRICT.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, June 19, 2018**, IN THE WRIGHT ROOM AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, BELTON, TEXAS.

IF APPROVED BY THE PLANNING & ZONING COMMISSION, THIS ITEM WILL BE PLACED ON THE AGENDA FOR A PUBLIC HEARING BY THE CITY COUNCIL. THAT MEETING WILL BE AT **5:30 P.M., Tuesday, June 26, 2018**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN BY ATTENDING THESE HEARINGS. YOU MAY SUBMIT WRITTEN COMMENTS ABOUT THIS ZONING CHANGE BY COMPLETING THIS FORM AND RETURNING IT TO THE ADDRESS BELOW.

IF YOU REQUIRE INTERPRETER SERVICES FOR THE DEAF OR HEARING IMPAIRED, PLEASE CONTACT THE CITY CLERK AT CITY HALL AT LEAST 48 HOURS BEFORE THESE MEETINGS.

AS AN INTERESTED PROPERTY OWNER, I ^{circle one} (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE APPLICATION ABOVE FOR THE REASONS EXPRESSED BELOW:

1. I am concerned about the amount of
 2. debris/trash and potential noise generated
 3. by moving the side yard setback.
- (FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)

DATE:

6/19/18

SIGNATURE:

Alita Bonner

96674

BONNER PROPERTIES LLC

718 CHATHAM RD

BELTON, TX 76513-6706

PLANNING DEPARTMENT
CITY OF BELTON
P. O. Box 120
BELTON, TEXAS 76513
254-933-5812

**NOTICE OF APPLICATION
FOR AN
AMENDMENT TO THE ZONING ORDINANCE
OF THE
CITY OF BELTON**

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: QUINTERO ENGINEERING LLC,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 123 LAKE ROAD,
FROM A(N) PLANNED DEVELOPMENT-RETAIL ZONING DISTRICT,
TO A(N) AMENDED PLANNED DEVELOPMENT-RETAIL (Building Side Yard Setback Reduction)
ZONING DISTRICT.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, June 19, 2018**, IN THE WRIGHT ROOM AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, BELTON, TEXAS.

IF APPROVED BY THE PLANNING & ZONING COMMISSION, THIS ITEM WILL BE PLACED ON THE AGENDA FOR A PUBLIC HEARING BY THE CITY COUNCIL. THAT MEETING WILL BE AT **5:30 P.M., Tuesday, June 26, 2018**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN BY ATTENDING THESE HEARINGS. YOU MAY SUBMIT WRITTEN COMMENTS ABOUT THIS ZONING CHANGE BY COMPLETING THIS FORM AND RETURNING IT TO THE ADDRESS BELOW.

IF YOU REQUIRE INTERPRETER SERVICES FOR THE DEAF OR HEARING IMPAIRED, PLEASE CONTACT THE CITY CLERK AT CITY HALL AT LEAST 48 HOURS BEFORE THESE MEETINGS.

circle one

AS AN INTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE APPLICATION ABOVE FOR THE REASONS EXPRESSED BELOW:

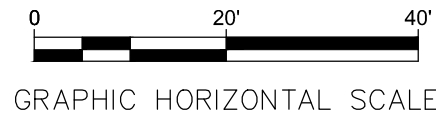
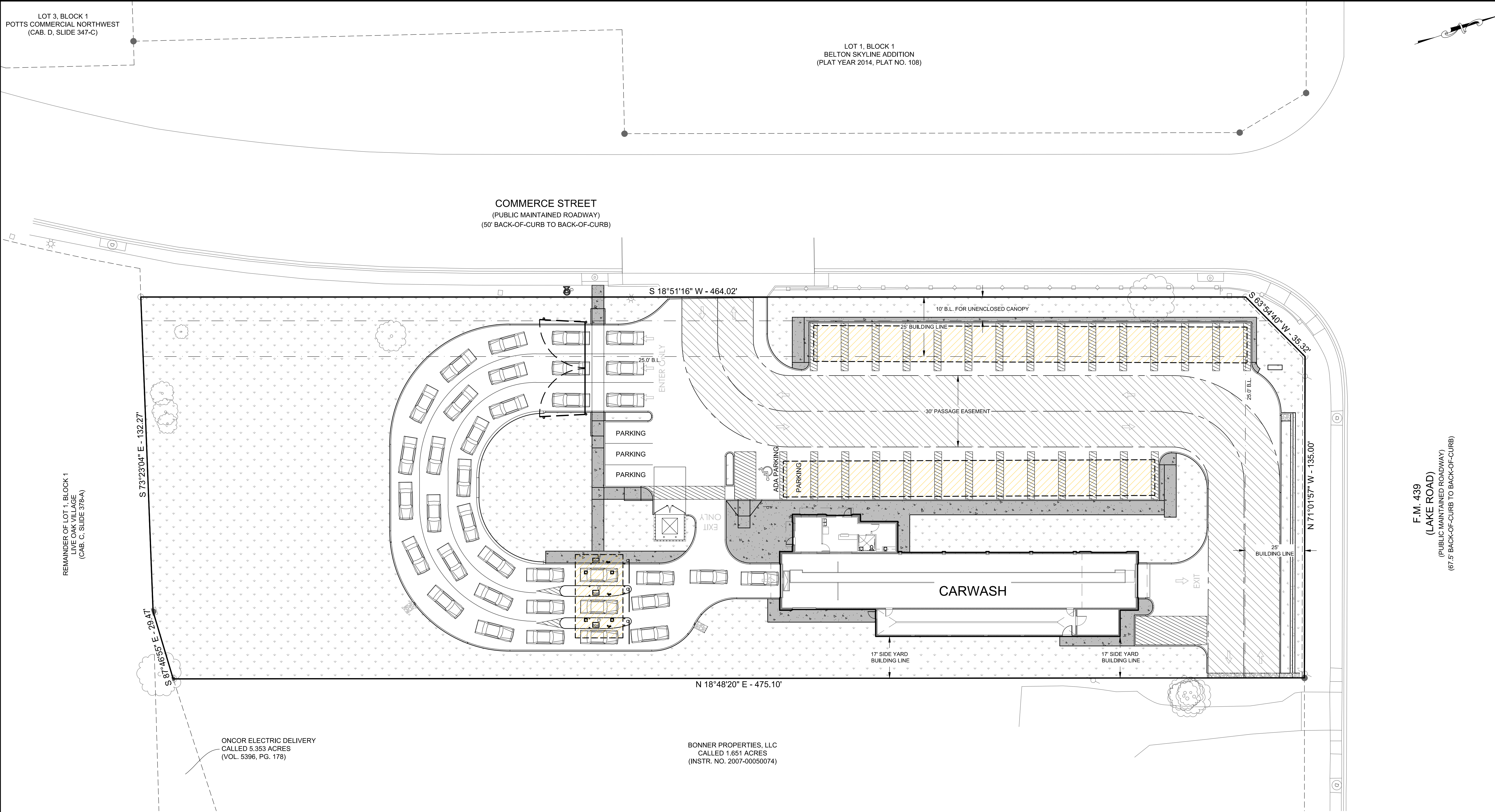
1. Improve site flow
2. _____
3. _____

(FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)

DATE: 19 June 2018 SIGNATURE: 

53209
TUNNEL WASH MGMT
P O BOX 2669
HARKER HEIGHTS, TX 76548

**PLANNING DEPARTMENT
CITY OF BELTON
P. O. Box 120
BELTON, TEXAS 76513
254-933-5812**



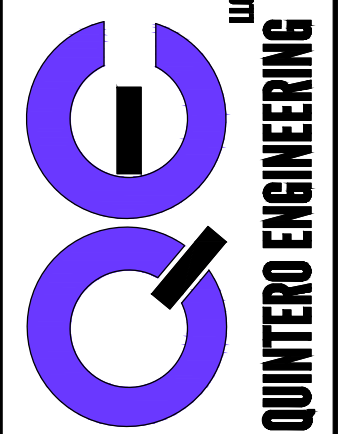
REVISIONS		DATE	REMARKS	BY

For Interim Review Only
These documents are released for the purpose of review and comment under the authority of: Pedro Quintero, P.E., P.E. No. 111656 on June 13, 2018. They are not to be used for construction purposes.

ISSUED FOR REVIEW, COMMENT

PROJECT NO.: 020-18
DATE: MAY 2018

QUINTERO ENGINEERING, LLC
415 E AVENUE D
KILLEEN, TEXAS 76541
PHONE: (254) 433-9982
FAX: (254) 432-7070
T.B.P.E. FIRM NO.: 14709
T.B.P.L.S. FIRM NO.: 10194110



TODAY'S CAR WASH NO. 5
123 LAKE ROAD
BELTON, BELL COUNTY, TEXAS

SHEET TITLE: **PLANNED DEVELOPMENT CONCEPT**

DRAWING NO.: **C1**

Copyright 2018: This document is an instrument of service, and as such remains the property of Quintero Engineering, LLC. Permission for use of this document is limited and can be extended only by written agreement with Pedro Quintero, P.E. This document is provided solely for the use of the current parties and no license has been created, express or implied to copy this document and written permission from Pedro Quintero, P.E. must be obtained to use of this document after a period of 12 months from the authorized date.



AERIAL VIEW

Today's Car Wash

Belton, Texas



A Plus Design Group

June 11 2018

©COPYRIGHT A PLUS DESIGN GROUP 2018



VIEW FROM COMMERCE STREET

Today's Car Wash

Belton, Texas



A Plus Design Group

June 11 2018

©COPYRIGHT A PLUS DESIGN GROUP 2018



VIEW FROM LAKE ROAD

Today's Car Wash

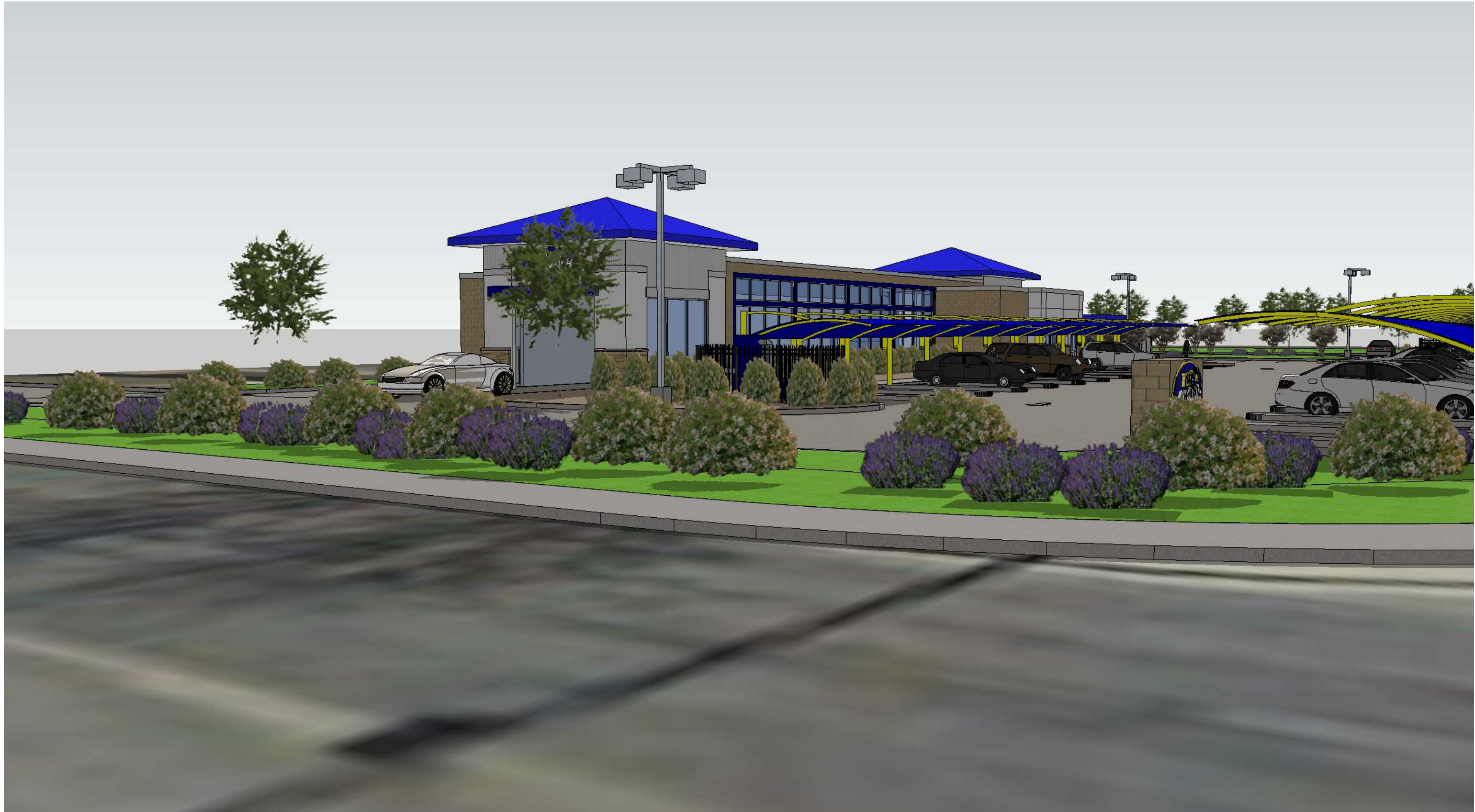
Belton, Texas



A Plus Design Group

June 11 2018

©COPYRIGHT A PLUS DESIGN GROUP 2018



VIEW FROM LAKE ROAD

Today's Car Wash

Belton, Texas



A Plus Design Group

June 11 2018

©COPYRIGHT A PLUS DESIGN GROUP 2018

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, June 19, 2018

The Planning and Zoning Commission met at 5:30 P.M. in the Kinchion Room at the Harris Community Center. The following members were present: Chair Brett Baggerly, Michael Pressley, David Jarratt, Ty Hendrick, Lewis Simms, Stephanie O'Banion, and Rae Schmuck. Commission members DJ Fuller and Dave Covington were absent. The following staff members were present: Director of Planning Cheryl Maxwell, Director of IT Chris Brown and Planning Clerk Laura Livingston.

3. Z-18-10 Hold a public hearing and consider a zoning change from Planned Development-Retail to Amended Planned Development-Retail District to allow a reduction in the eastern side yard building setback on a 1.773 acre tract of land at 123 Lake Road, located at the southeast corner of Lake Road (FM439) and Commerce Street, west of Main Street (SH317).

Ms. Maxwell presented the staff report (Exhibit A).

Chair Baggerly opened the public hearing.

Tyler Furney, 123 Lake Road, Belton, spoke in favor of the zoning change. This setback change would provide a better passage for cars, and due to the fact that they cannot have access on Lake Road, this will allow better flow through to the multiple businesses within the area. The vacuum stalls are very wide with wide striping around it, making it easier to pull in and out, Mr. Furney said. To prevent cars from backing into one another, the wider that area is the better, he added. Their reasoning behind this decision also considers the traffic flow to the neighboring businesses. It is a few extra feet that will make a big difference, Mr. Furney said.

Dr. Aleta Bonner, owns a small medical research facility located at 121 Lake Road. She said they are fairly incognito with no signage and a lot of people have no idea what is inside the building. Dr. Bonner assured that it is nothing dangerous; mainly a lot of paperwork. They have been next door to Bush's Chicken since she purchased the property in 2007. There is a fair amount of noise during Bush's business hours, the nonstop aroma of frying chicken and trash issue. In spite of an 8-foot privacy fence, people still find a way to throw bags and trash from the restaurant into their property, Dr. Bonner said. She is left with trash duty before the lawn can be mowed, Dr. Bonner said. She's not sure if she will keep the property long term or not because if someone walks up and offers her the right amount of money she could be persuaded to part with the building. At this point, her biggest concern is getting squeezed in that space. Dr. Bonner said she doesn't mind the concept and she did not attend the meeting to oppose the project when it was initially proposed. She did say she is surprised to learn a curb cut will be taken away if she ever sells the property, so maybe she will just keep it. Her biggest concerns are trash and noise, Dr. Bonner said. She has seen the conceptual drawings which show small bushes for landscaping but she would appreciate more detail as far as the height and type of landscape choices as the buffer. Those are her concerns and she would like the Commission to consider her small business interests.

With no one else requesting to speak, Chair Baggerly closed the public hearing.

Ms. Schmuck asked the hours of the carwash business. Mr. Furney said their hours during the summer months are 8 a.m. to 8 p.m. Monday through Saturday and 10 a.m. to 8 p.m. on Sundays. After Daylight Savings, they close at 7 p.m.

Chair Baggerly asked Ms. Maxwell about the screening at the adjacent property and if she could remind the Commission of the requirements. Ms. Maxwell said there is not a requirement because it is not zoned Residential. If it was a Residential zoning district there would be a requirement of a solid, 6-foot fence, she said. In this case, there is no requirement because they are both non-residentially zoned, nor are they used as residences, she added.

Ms. O'Banion asked about the landscaping requirements and if that would address the issue of type and size. Ms. Maxwell said there are landscaping requirements, considering a certain number of trees, bushes and shrubs. There is flexibility as to where to place it and they will work with the applicant to perhaps have additional landscaping along that side, Ms. Maxwell said. Perhaps taller bushes can be added to provide a more solid screening, she said. Ms. O'Banion asked if there was a piece in the Zoning Ordinance that would require that? Ms. Maxwell said no, not related to the screening between properties for this situation. There are some minimum requirements for the size of the shrubs and the trees at the time of planting and when they come to fruition.

Mr. Jarratt said as a general observation, he has looked at other businesses of this type of carwash and he drives by one every day, so he has formed two general observations. Mr. Jarratt said they are exceptionally well-maintained and regularly maintained. His other observation is that the business is able to make some considerations for their final layout. He used other examples in the area describing the locations of their vacuum stations. His sense of this carwash layout is that the vast majority of activity will be on the westside of the building as the traffic flow shows, Mr. Jarratt said.

Mr. Simms said he thinks this is a good plan and the request is reasonable and congruent with the future use of this area. He's also a resident of Lake Road and he's happy to see something like this come to the area. He doesn't see any reason to not support the request.

Mr. Simms made a motion to approve Z-18-10 to consider a zoning change from Planned Development-Retail to Amended Planned Development-Retail District to allow reduction in the eastern side yard building setback at 123 Lake Road. Mr. Hendrick seconded the motion. The item was approved with 7 ayes, 0 nays.

ORDINANCE NO. 2018-19

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM PLANNED DEVELOPMENT-RETAIL TO AMENDED PLANNED DEVELOPMENT-RETAIL ZONING DISTRICT ON A 1.773 ACRE TRACT, WITH DEVELOPMENT TO BE REGULATED UNDER TYPE AREA 5 DESIGN STANDARDS.

WHEREAS, Tunnel Wash Management, LLC, owner of the following described property has presented a petition duly signed, to the City Planning & Zoning Commission and filed said petition with the City Clerk of the City of Belton, and due notice of filing of said petition and hearing on said petition has been given as required by the City Zoning Ordinance and by law, and a hearing on said petition before the City Planning & Zoning Commission of the City of Belton was set for the 19th day of June, 2018, at 5:30 p.m. for hearing and adoption, said district being described as follows:

123 Lake Road, 1.773 acres, Belton, Texas
(location map attached as Exhibit "A")

WHEREAS, said application for such amendment was duly recommended by the said City Planning & Zoning Commission and the date, time and place of the hearing on said application by the City Council of the City of Belton was set for the 26th day of June, 2018, at 5:30 p.m. at the Harris Community Center and due notice of said hearing was given as required by ordinances and by law; and

WHEREAS, a hearing was held upon the application by the City Council of the City of Belton at the time, place and date herein before set forth and no valid objection to said amendments was presented.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Belton, Texas, that the said district located on a tract of land as more fully and completely described above, be and is hereby changed from a Planned Development-Retail Zoning District to Amended Planned Development-Retail Zoning District, in accordance with Section 21 – Retail Zoning District, and the Design Standards in Ordinance No. 2014-17, Section 7.1 of the Zoning Ordinance. The Zoning Ordinance of the City of Belton is hereby amended, subject to the following conditions:

1. The use of this property shall conform to the Retail Zoning District in all respects, and in addition, a car wash is a permitted use.
2. The development of the property shall conform to the all applicable Type Area 5 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, and the conceptual site plan (Exhibit "B") including:
 - a. Building Design Standards—minimum 90% masonry construction required (Section IV of the Design Standards);

- b. Landscape Design Standards and Tree Preservation requirements—Sections V and VI of the Design Standards;
- c. Screening/Fencing, Dumpster, Lighting Requirements per Section III of the Design Standards.
- d. Covered parking/vacuum stations shall observe a minimum 10' setback to Commerce Street, and this 10' private property area shall be included in the landscape plan.
- e. A reduction in the eastern side yard setback requirement from 25' to 17' is allowed for the main car wash structure.

A detailed site plan is required addressing items identified above with the building permit.

- 3. Sign Standards shall conform to Ordinance 2008-11.
- 4. Parking Requirements—a minimum of five dedicated parking spaces shall be provided for employees.
- 5. Approval of a final subdivision plat is required prior to issuance of a building permit.

This ordinance was presented at the stated meeting of the City Council of the City of Belton and upon reading was passed and adopted by the City Council on the 26th day of June, 2018, by a vote of _____ ayes and _____ nays.

SIGNED AND APPROVED by the Mayor and attested by the City Clerk on this the 26th day of June, 2018.

Marion Grayson, Mayor

ATTEST:

Amy M. Casey, City Clerk

Zoning Case # Z-18-10 Location



ZONING CHANGE:

PD-R
to
Amended PD-R

LEGAL DESCRIPTION:

A0071BC JAMES BENNETT
ACRES 1.773

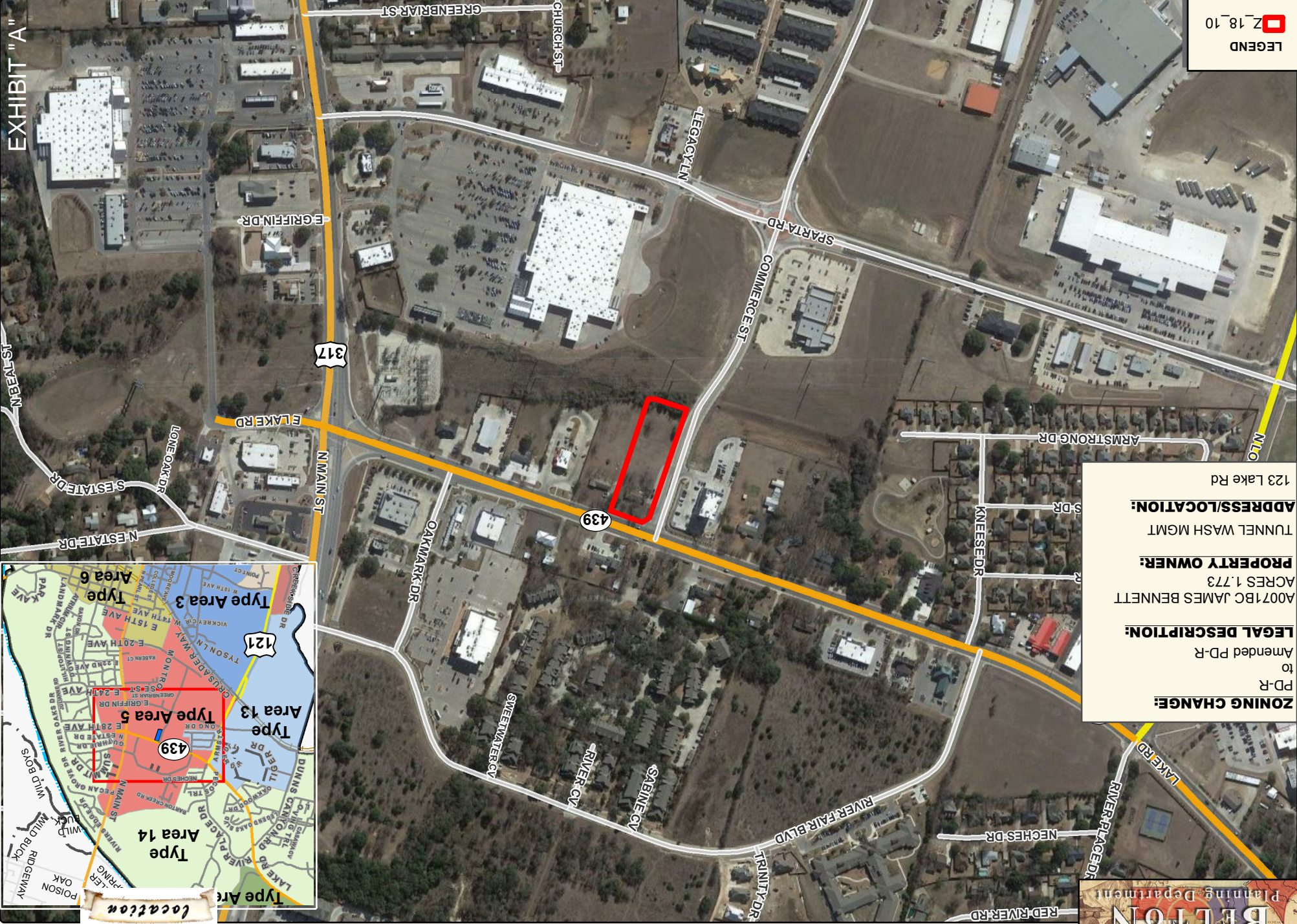
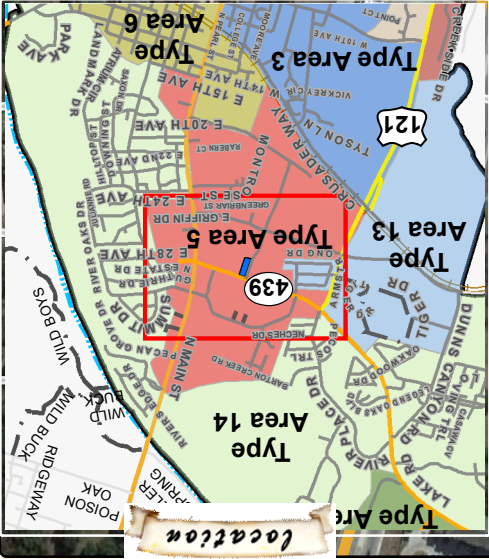
PROPERTY OWNER:

TUNNEL WASH MGMT

ADDRESS/LOCATION:

123 Lake Rd

LEGEND
Z_18_10

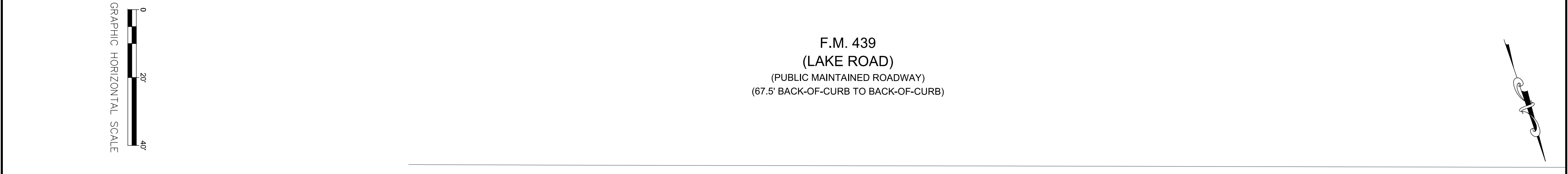
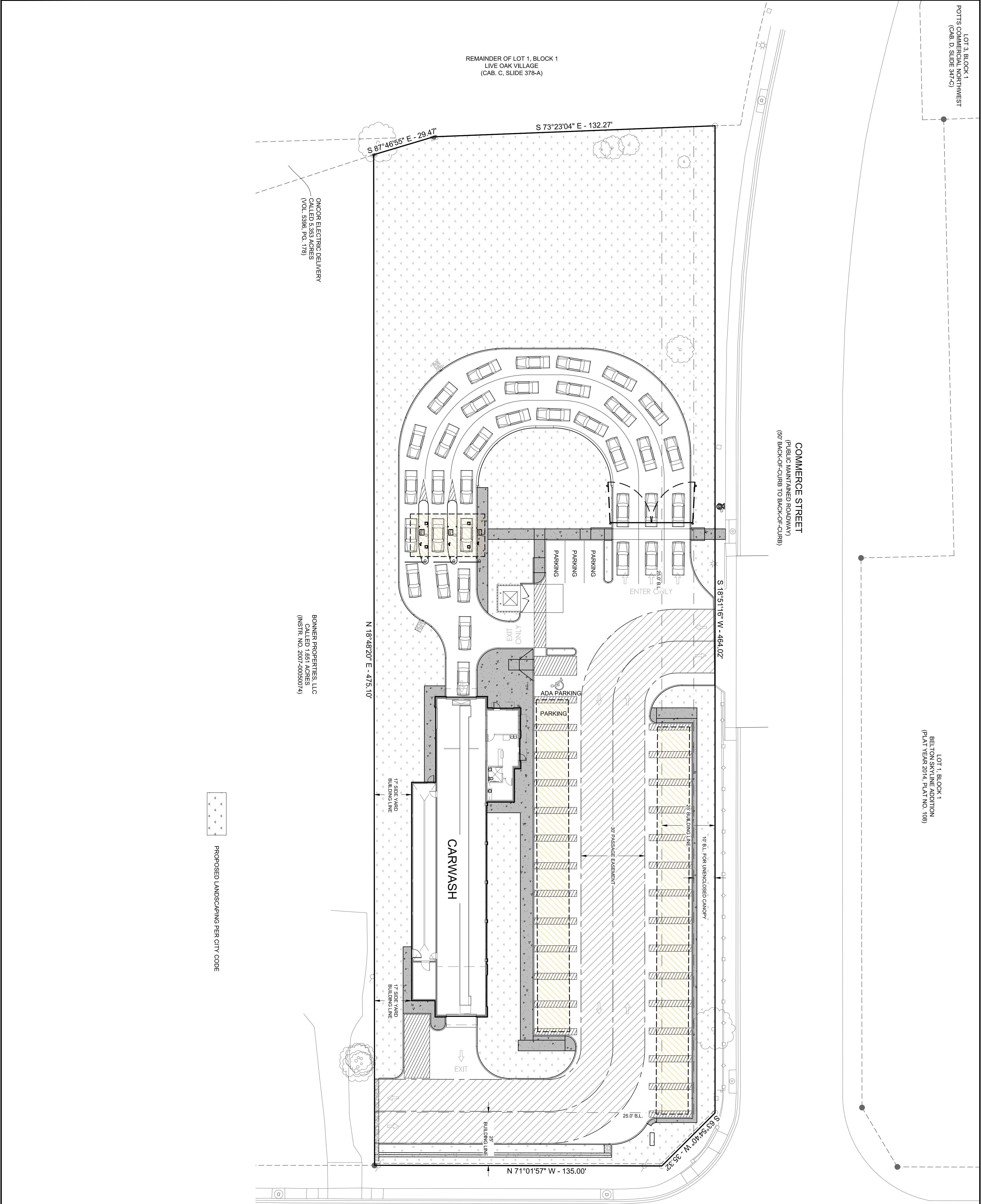


Maps and data are for informational purposes and may not have been prepared for an on-the-ground survey and represent only the approximate relative location of property boundaries. No warranty is made by the City of Belton regarding specific accuracy or completeness.

Map Date: 5/24/2018 Aerial Imagery Date: 2017

EXHIBIT "A"

EXHIBIT "B"



DRAWING NO.: C1	TODAY'S CAR WASH NO. 5 123 LAKE ROAD BELTON, BELL COUNTY, TEXAS		 QUINTERO ENGINEERING, LLC 415 E. AVENUE D KILLEEN, TEXAS 76541 PHONE: (254) 493-9962 FAX: (254) 432-7070 T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 10194110	ISSUED FOR REVIEW, COMMENT PROJECT NO.: 020-18 DATE: MAY 2018	For Interim Review Only These documents are not to be used for construction purposes under the authority of: Pedro Quintero, P.E. on June 13, 2018. They are not to be used for construction purposes.	<table><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																

Staff Report – City Council Agenda Item



Agenda Item #7

Consider an ordinance adopting the following:

- 2015 International Building Code
- 2015 International Existing Building Code
- 2015 International Residential Code
- 2015 International Energy Conservation Code
- 2015 International Mechanical Code
- 2015 International Plumbing Code
- 2015 International Fuel Gas Code
- 2015 International Property Maintenance Code
- 2015 International Swimming Pool and Spa Code
- 2014 National Electrical Code

Originating Department

Planning – Cheryl Maxwell, Director of Planning

Summary Information

In 2017, the City received an Insurance Service Organization (ISO) Building Code Effectiveness Grading Schedule (BCEGS) evaluation. We were advised our 2009 Building Codes and 2011 Electrical Code are in need of updating to current 2015 International Building and 2014 National Electrical Code in order to preserve the City's ISO Rating of Class 5 for 1 and 2 Family Residential Properties and Class 4 for Commercial and Industrial properties. The ISO Rating contributes to a community's insurance pricing, with the lower number the better. Without adoption of the updated codes, we are subject to a downgrade to a Class 9 rating, which could be reflected in future rates.

In response to the evaluation last year, we worked with the BCEGS Agency in an effort to maintain our current ISO ratings. We agreed to present the latest updated codes for Council adoption by close of June 2018. These Codes are already in place in area cities of Killeen, Harker Heights, Morgan's Point, and Georgetown, but not in Temple or Salado, as we understand it.

A summary of the proposed changes is available on the City's website. Many of the local contractors are already complying with the updated codes since several surrounding cities have adopted them. Adopting the 2014/2015 codes will ensure consistency between the building codes and the City's Fire Code which was recently update to the 2015 version as well.

A council briefing summarizing the proposed changes that will result if the 2015 Codes are adopted was provided on May 8th, a public workshop was held on May 17th, and public hearings held at the May 22nd and June 12th Council meetings. TABA Governmental Affairs Director, Marty Janczak, presented the group's recommendations (attached) which identifies suggested variances to the International Energy Conservation Code. We have reviewed the suggested variances, and Staff recommendation is to delete the mandatory requirement for the blower door and duct testing for residential remodels and additions, but to require this testing for new home construction. We have relayed this to Mr. Janczak and he has indicated his support.

Revisions to the City Code of Ordinances Section 4, Building and Building Regulations have been prepared. This section includes local amendments to the I-Codes that are in some cases more restrictive than the I-Codes proposed for adoption.

As one example, under the International Residential Code (IRC), certain work or improvements are exempt from permitting, such as accessory buildings less than 200 square feet, fences 6' high or less, and driveways. Our City Code deletes these exemptions; we require permits for these improvements, even if not required in the IRC.

In other cases, we are less restrictive. For example, the IRC requires all one and two family dwellings to have an automatic fire sprinkler system installed. Our City Code deletes this requirement. In instances where we have opted to be less restrictive than the I-Codes, we are allowed to do so by the State.

As previously discussed, we propose to keep the local amendments that are currently in place, which are detailed in the final ordinance.

Tentative Schedule:

May 8:	Council Workshop
May 10 – June 12:	Information available to public;
May 17:	Hold public workshop
May 22:	Council Meeting—public hearing and discussion
June 12:	Council Meeting—2 nd public hearing and discussion
June 26:	Council Meeting—Adoption of updated codes
Oct 1:	Effective Date

Fiscal Impact

None

Recommendation

Adopt the ordinance.

Attachments

Summary of Code Changes—PowerPoint Slides

ISO Brochure on Building Code Effectiveness Classifications
TABAs Recommendations
Staff Proposal
Pricing for Duct Test and Blower Door
Ordinance

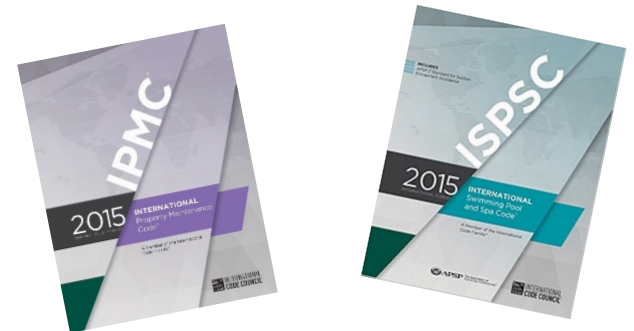


2015 I-Codes Adoption

May 2018

Codes

- 2015 International Building Code
 - 2015 International Existing Building Code
 - 2015 International Residential Code
 - 2015 International Energy Conservation Code
 - 2015 International Mechanical Code
 - 2015 International Plumbing Code
 - 2015 International Fuel Gas Code
 - 2014 National Electrical Code
-
- 2015 International Property Maintenance Code - new
 - 2015 International Swimming Pool and Spa Code – pulled from IBC and IRC



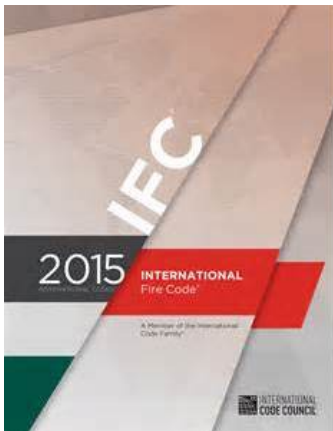
Code Updates

- 2009 Building Codes—Currently in use
- 2008 Electrical Code—Currently in use
- Codes updated every 3 years
 - Building Codes: 2009, 2012, 2015, 2018
 - Electrical Codes: 2008, 2011, 2014, 2017
- 2012 not used by many in our region
- 2015 adopted by Copperas Cove, Killeen, Harker Heights (Belton under 2015 Fire Code)
- 2018 recently released—not vetted

Code Update Proposed

Review the significant code changes:

- 2009 to 2015 I-Codes
- 2008 to 2014 NEC



**2015 Fire Code (Chapter 11)
By Fire Marshal's Office**

Benefits of Adopting New Codes

- Provide consistency with adopted Fire Code—
overlap between Fire Code and Building Codes
- Provide the highest quality codes, standards and products in which to construct.
- Protect the health, safety and welfare of our citizens by creating safe buildings and community.
- Provide standards for energy-efficient buildings.
- Provide consistent codes across Region.
- Maintain and Possibly Improve our ISO Rating.

ISO's Building Code Effectiveness Grading Schedule (BCEGS)

- Assesses the building codes in effect.
- Well-enforced, up-to-date codes demonstrate less loss experience during natural hazards.
- Benefits are safer buildings, less damage and lower insured losses from catastrophes.
- Grading is based upon adoption of newer codes; level of certified staff; use of check list in plans review and inspections; and level of enforcement (Stop Work).

ISO's Building Code Effectiveness Grading Schedule (BCEGS)

- Adoption of these codes will allow City of Belton to:
 - Maintain Class 5 for 1 & 2 Family Residential Property
 - Improve to Class 4 for Commercial and Industrial Property
- GCEGS classifications may be used by insurers to offer premium discounts
- GCEGS classifications used by FEMA to rank funding applications

Proposed Adoption Schedule

May 8:	Council Workshop
May 10:	Newspaper Notice of May 22 nd CC Meeting
May 10 – June 12:	Information available to public...post on website and send letters to stakeholders
May 17:	Hold public workshop
May 22:	Council Meeting —public hearing/discussion
May 25:	Newspaper Notice of June 12 th CC Meeting
June 12:	Council Meeting —2 nd public hearing and proposed adoption
June 26:	Council Meeting if needed for late-June deadline
Oct 1:	Effective Date

2015 International Residential Code



2012/2015 IRC

Chapter 3 Building Planning and Construction

CHANGE SUMMARY:

R308.4.6 Glazing Adjacent Stairs and Ramps. For **glazing** not to be considered to be in a **hazardous location** the **minimum** height above a tread at the side of a stairway is now **36."**



2015 IRC

Chapter 3 Building Planning and Construction

CHANGE SUMMARY:

R315.2 Where required.

A **carbon monoxide alarm** is required in bedrooms when there is a **fuel-fired appliance** in the bedroom or adjoining bathroom.



Carbon monoxide alarm

© Creations/Shutterstock.com.



2015 IRC

Chapter 4 Foundations

CHANGE SUMMARY:

R404.4 Retaining walls.

Freestanding **retaining walls** not supported at the top, with more than 48 inches of unbalanced backfill must be designed by an **engineer**.

Retaining walls resisting additional lateral loads and with more than 24 inches of unbalanced backfill must also be designed in accordance with **accepted engineering practice**.



2015 IRC

Chapter 6 Wall Framing

CHANGE SUMMARY:

TABLE R602.10.3(1) Bracing Requirements Based on Wind Speed.

Values in Table R602.10.3(1) for required minimum bracing length changed slightly as the new **ultimate design wind speeds** were used to calculate bracing.

Previously, there were **four** wind speed categories—85, 90, 100, and 110 mph.

Now there are **five** categories—110, **115**, 120, 130, and 140 mph.



2012 & 2015 IECC – Residential

International Energy Conservation Code

R402.1.2 Insulation and Fenestration Requirements

R-Value	2009	2012	2015
Attic	R30	R38	R38
Wood Frame Wall	R13	R13	R13
Wood Floor	R13	R13	R13
U-factor	0.65	0.40	0.40
Skylight	0.75	0.65	0.65
SHGC	0.30	0.25	0.25

2012 & 2015 IECC - Residential

R402.4 Air Leakage (Mandatory)

The 2012 IECC deleted the option to ***inspect*** or ***test*** for air leakage. It is now mandatory to perform both and the code increased the tightness requirements.

In most cases, **mechanical ventilation** will be required in houses that meet the air tightness requirements.



© Retrotec Inc

A blower door is used to test the tightness of the house

2012/2015 IRC

International Residential Code

Chapter 3 Building Planning and Construction

CHANGE SUMMARY:

R303.4 Mechanical Ventilation. Where the **air infiltration rate** of a dwelling unit is less than **5 air changes/hour** when tested with a blower door at a pressure of **0.2 inch w.c. (50 Pa)**, the dwelling unit shall be provided with **whole house** mechanical ventilation in accordance with Section M1507.3.

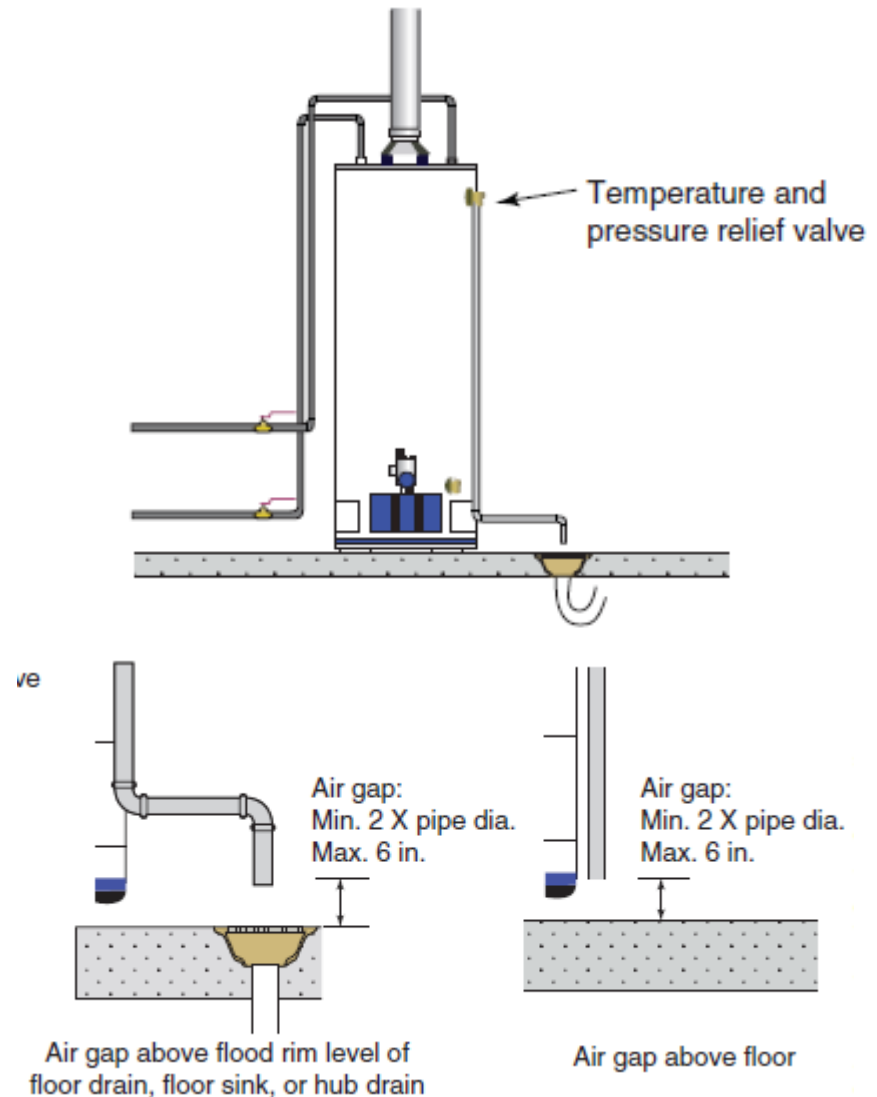


Residential Plumbing

Chapter 25-33

P2804.6.1 The **T&P relief valve discharge pipe** termination must have an **air gap**.

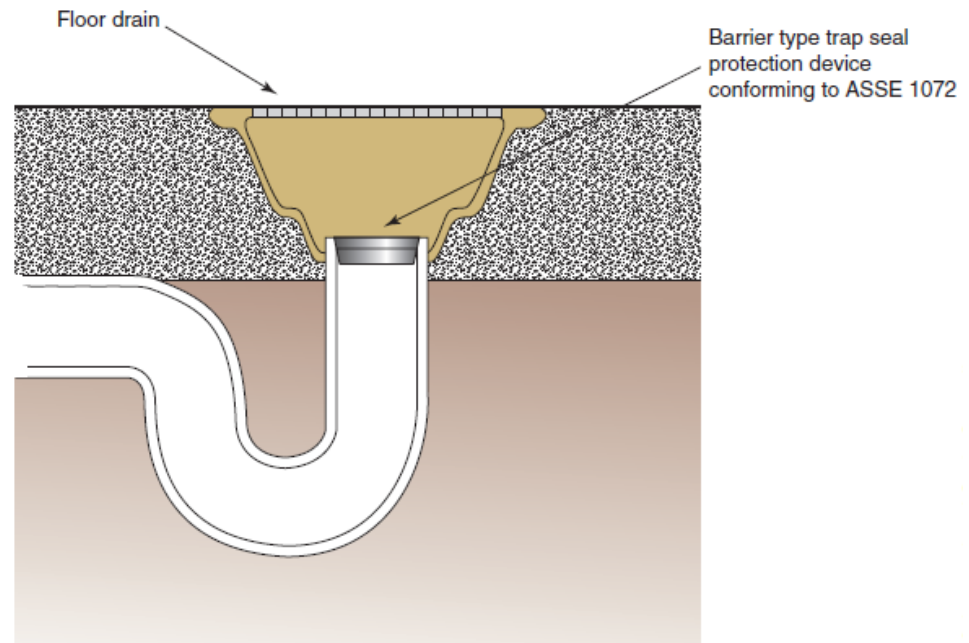
PEX and **PE-RT tubing** used for relief valve discharge piping must be one size larger than the **T&P valve discharge outlet** and the outlet end of the tubing must be fastened in place.



Residential Plumbing

Chapter 25-33

P3201.2 **Trap seal** protection against evaporation can now be: **Trap seal primer valves** supplied with **non-potable water** and **Barrier-type trap seal protection devices**.



A barrier-type trap seal protection device is one of four methods of protecting the floor drain trap seal from evaporation.

2014 NEC--Residential Electrical

National Electrical Code

State Law:

- State adopted the **2014 NEC Sept 01, 2014**
- All licensed electricians must wire to **2014 NEC**
- Local municipalities may not reduce requirements of the state adopted code.
- Local municipalities may create local amendments that are more stringent.



2014 NEC

210.8(A)(10) – GFCI for Laundry Areas

GFCI protection is required for all 125 volt, single phase 15- and 20-amp receptacles installed in **Laundry Areas**.

(Note: Laundry area is not defined)



2014 NEC

210.8(D) – GFCI for Dishwashers

GFCI protection shall be provided for outlets that supply dishwashers installed in dwelling unit locations.



2014 NEC

210.12(A) AFCI Protection

The list of rooms in dwelling units has been expanded to include:

Kitchens

Laundry rooms

(Leaves bathroom & garage)



AFCI Combination Device



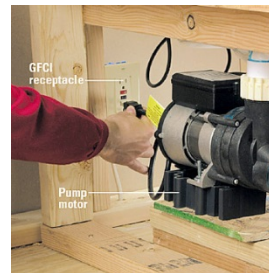
AFCI Device



2014 NEC

680.73 Hydromassage Bathtubs - Accessibility

Hydromassage bathtub electrical equipment shall be **accessible** without damaging the **structure** or **finish**. Cord & plug connected motor's receptacle shall be located within **1 foot** of service opening.

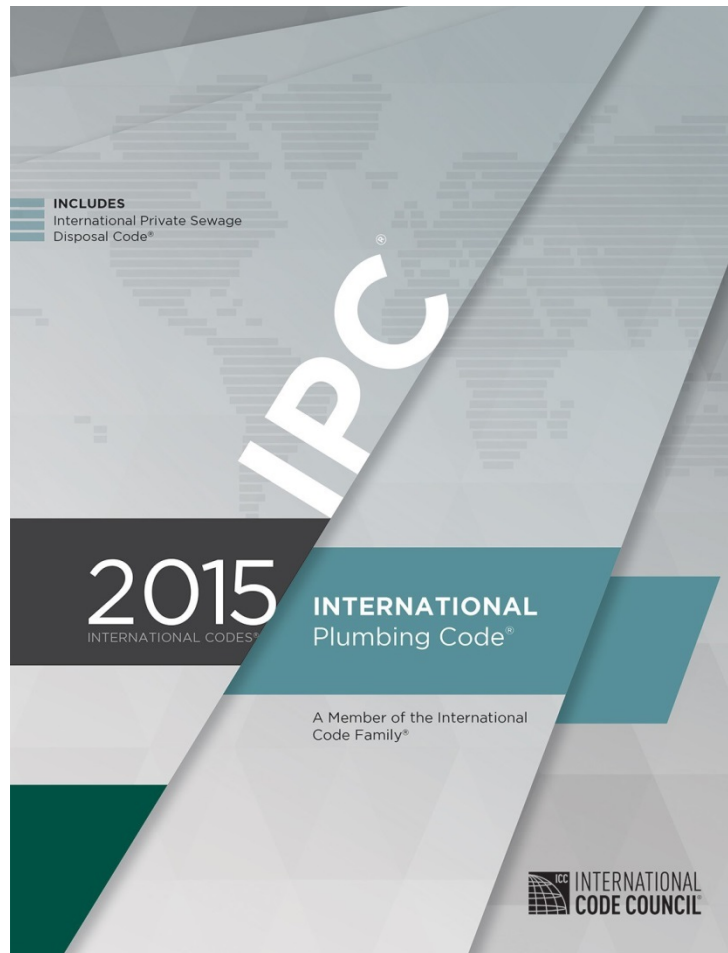


Hydro-spa motor must be accessible and access large enough to service and / or remove

www.checkthishouse.com

2015 IPC (Commercial)

International Plumbing Code



Example of some
changes on
following slides

2015 IPC

Chapter 4 – 403.3 Required public toilet facilities.

CHANGE SUMMARY:

Structures and tenant spaces intended for **quick transactions**, including takeout and pickup & dropoff having a public access area **300** sq ft or less is not required to have **public restrooms**.



Examples:

- Dry Cleaners
- Pizza Pickup
- Check Cashing



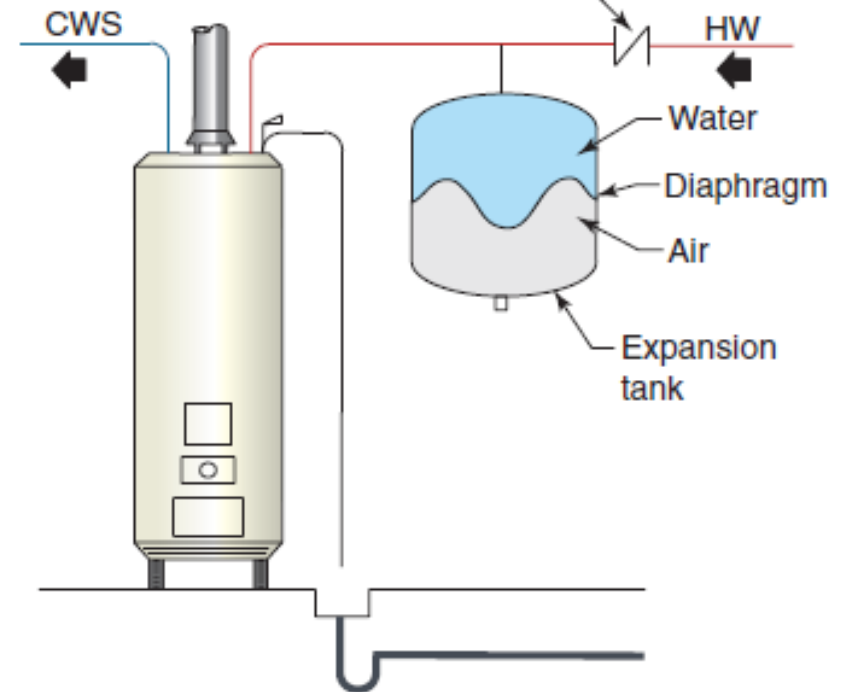
2015 IPC

Chapter 6 – 607.3 Thermal expansion control

CHANGE SUMMARY:

The only available method to control **closed-system** pressure increases caused by the **heating of water** has been limited to the use of **thermal expansion tanks**.

Where the cold water supply to a storage water heating system passes through a backflow preventer, a check valve or a required pressure reducing valve, thermal expansion control is required



Thermal expansion control required

2015 IPC

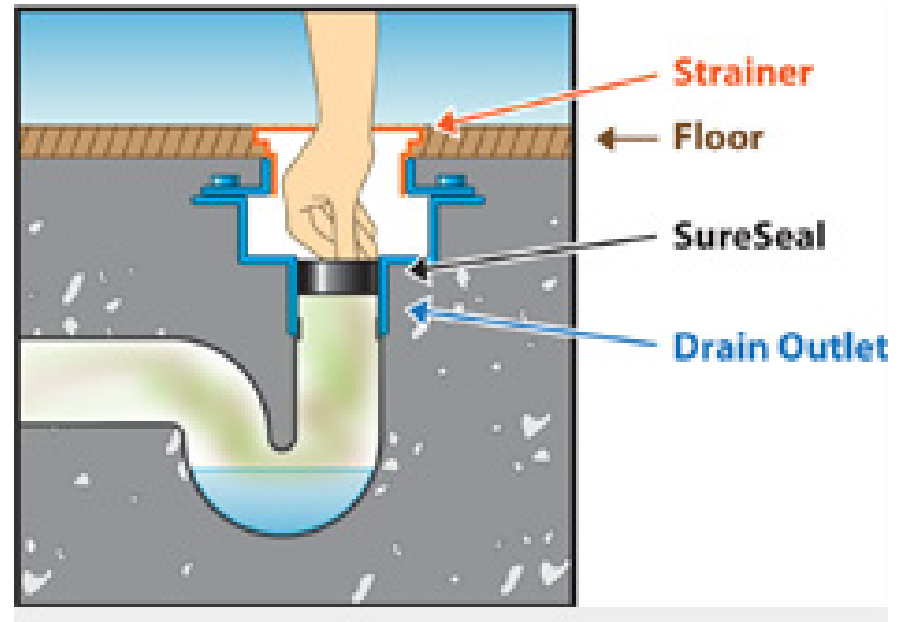
Chapter 10 – 1002.4.1.4 Barrier-type trap seal protection device.

CHANGE SUMMARY:

A **barrier-type** trap seal protection device shall protect the floor drain trap seal from evaporation.

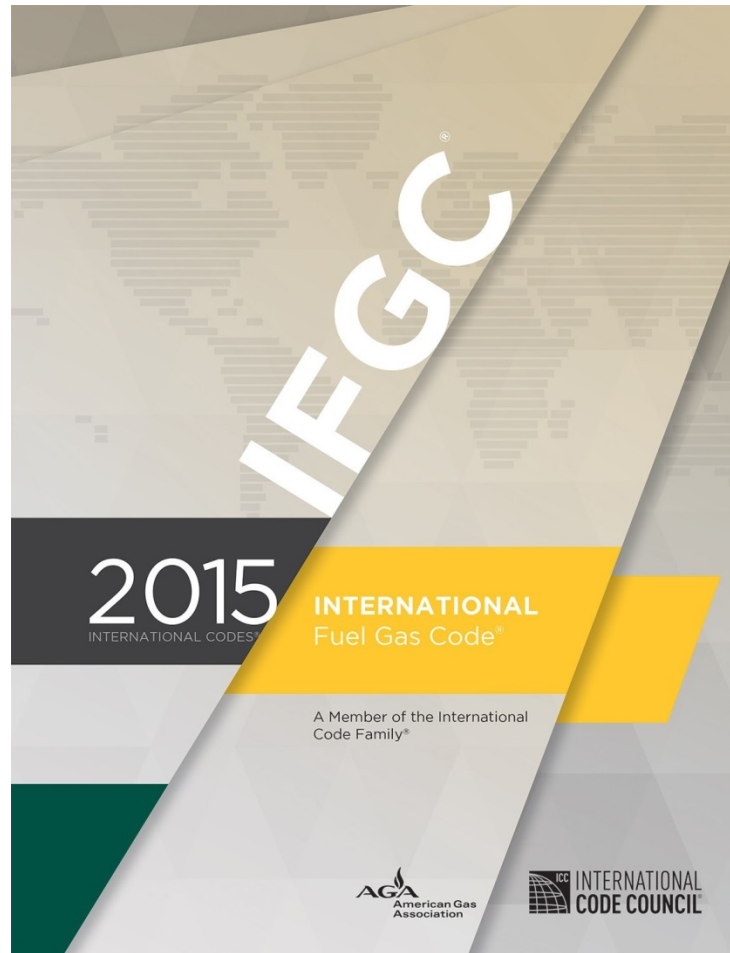
When water runs into the floor drain, the insert allows the water to pass and then closes to significantly reduce evaporation of the trap seal.

ASSE 1072



2015 IFGC (Commercial)

International Fuel Gas Code



Example of some
changes on
following slides

2015 IFGC

Chapter 3 – 310.1.1 CSST

CHANGE SUMMARY:

CSST shall be bonded to the electrical service grounding electrode system.



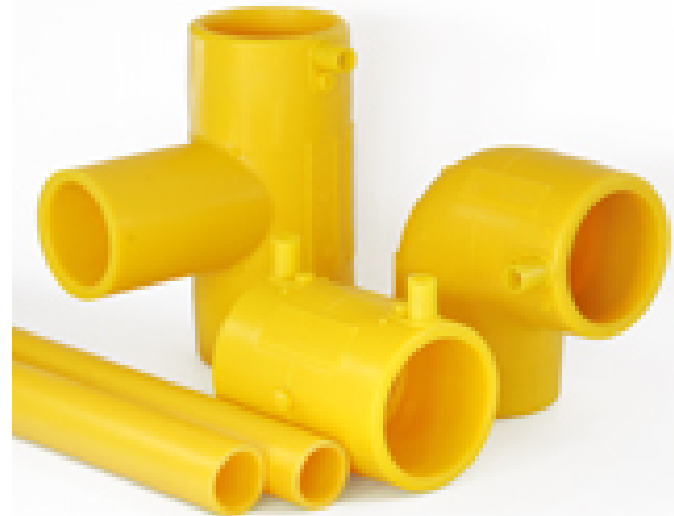
2015 IFGC

Chapter 4 – 403.6 Plastic pipe, tubing and fittings

CHANGE SUMMARY:

PVC and **CPVC** pipe are expressly prohibited materials for supplying fuel gas.

Can use approved polyethylene gas piping listed by ASTM D 2513

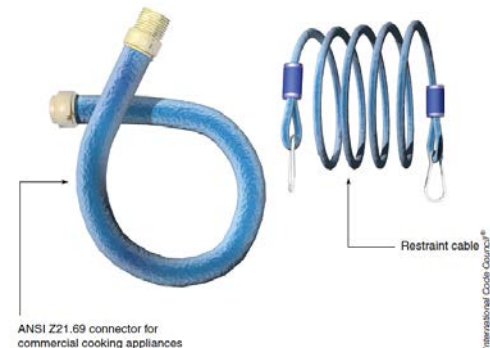


2015 IFGC

Chapter 4 – 411.1.1 Commercial cooking appliances

CHANGE SUMMARY:

Movement of commercial cooking appliances with casters shall be limited by a **restraining device**.



New Water Heater Standards

April 16, 2015



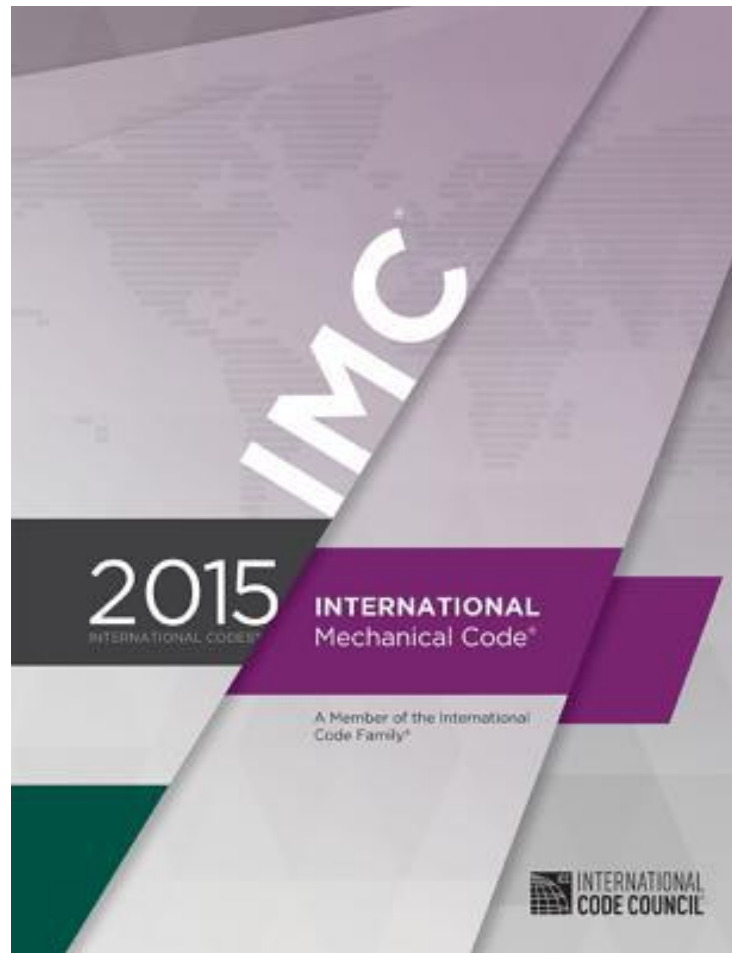
2 to 8 inches taller
2 to 6 inches wider
Up to 35% cost increase

Can save 25% to 50% in
utility bills



2015 IMC (Commercial)

International Mechanical Code



Example of some
changes on
following slides

2015 IMC

Chapter 3 – 304.11 Fall Arresting Restraint Systems

CHANGE SUMMARY:

The code allows for **fall-arresting restraint systems** to be installed instead of guard rails on roof tops.



2012/2015 IMC

Chapter 3 – 306.5 Equipment on Roofs / Elevated Structures

CHANGE SUMMARY:

Permanent access is required to equipment and appliances on a **roof** or **elevated structure** higher than **16 feet** above grade.

Such access shall not require the use of portable ladders.



2015 IMC

Chapter 5 – 502.20 Manicure and Pedicure Station Exhaust

CHANGE SUMMARY:

Pedicure stations are now required to have exhaust systems the same as manicure stations. The exhaust system must be located within **12 inches** from the point of chemical application.



International Code Council®



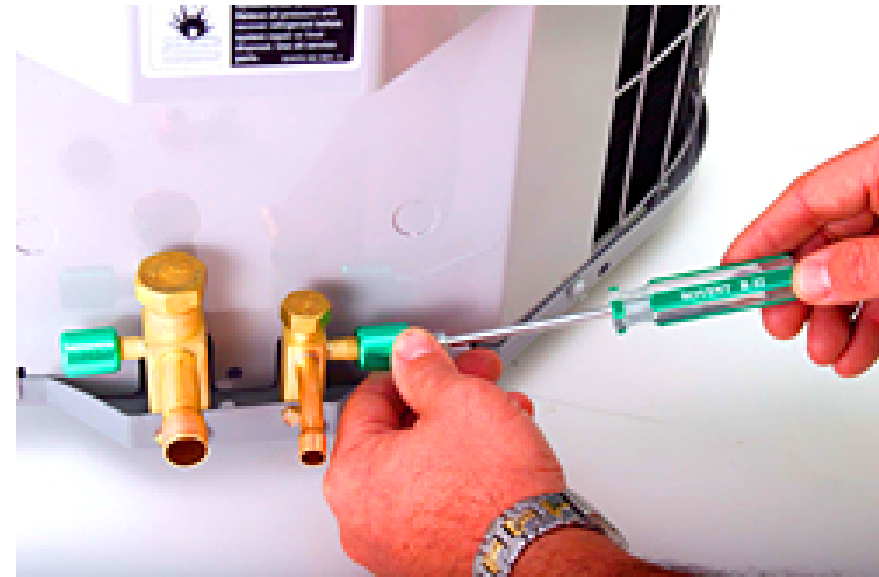
2015 IMC

Chapter 11 – 1102.3 Access Port Protection

CHANGE SUMMARY:

Locking caps are required whenever refrigerant is added or recovered from refrigeration or air conditioning systems.

Unless the ports are located indoors, on roofs with restricted access or behind barriers.



Commercial Energy



2015 IECC Commercial

International Energy Conservation Code

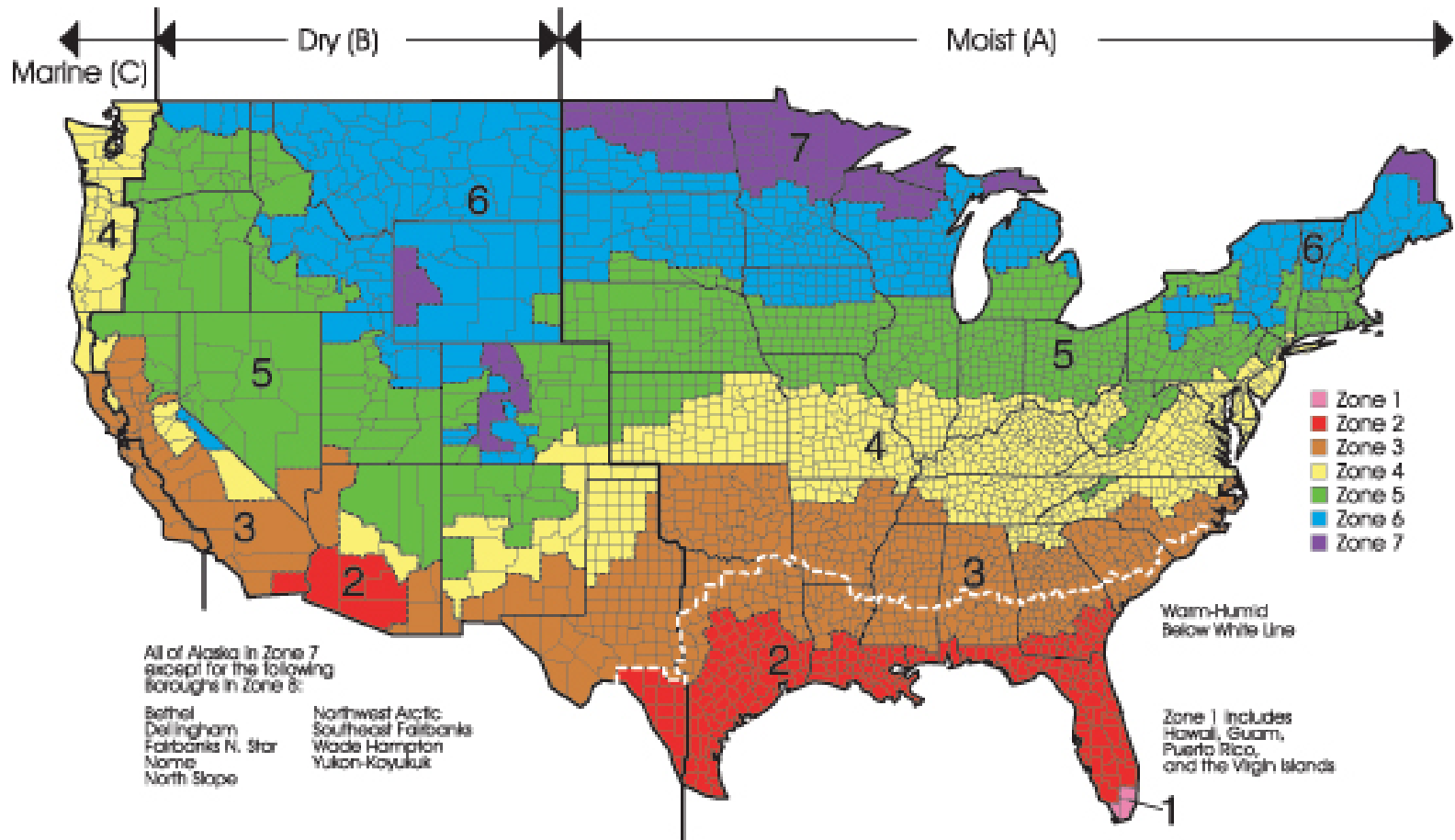
C103.2 Information on Construction Drawings

1. **Insulation materials** and their R-values.
2. **Fenestration** U-factors and solar heat gain coefficients (SHGCs).
3. **Mechanical system** design criteria.
4. **Water heating** system and equipment types, sizes and efficiencies.
5. **Economizer** description.
6. **Equipment and system controls**.
7. **Fan motor** horsepower (hp) and controls.
8. **Duct** sealing, duct and pipe insulation and location.
9. **Lighting** fixture schedule with wattage and control narrative.
10. **Location of daylight zones on floor plans**.
11. **Air sealing** details.

2015 IECC Commercial

Figure C301.1 Climate Zones

(Bell Co = 2(A) Moist / Warm-Humid)



2015 IECC Commercial

C402.1.1 Low Energy Buildings

CHANGE SUMMARY:

Low energy buildings are exempt from the building thermal envelope requirements.

- Energy usage less than **3.4 Btu/h ft²**
- **1.0 watt per sq ft** of floor area for space conditioning purposes
- **No** conditioned space



Greenhouses were added to the list of Low Energy Buildings.

2012 & 2015 IECC Commercial

C402.1.3 Opaque Thermal Envelope Insulation

CHANGE SUMMARY:

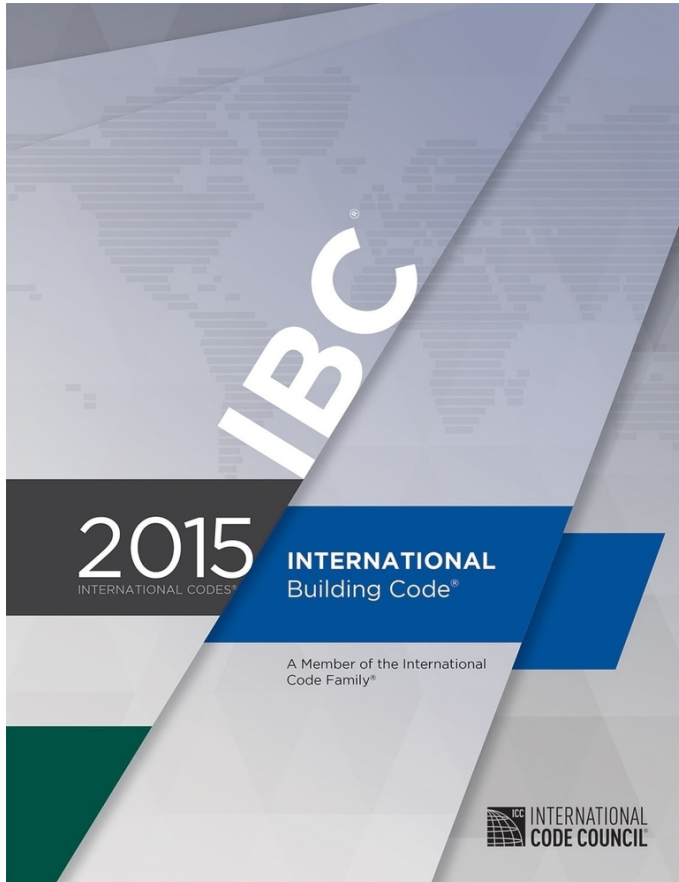
Table C402.1.3

(Prescriptive) has some changes.

Commercial buildings include hotels and residential buildings over 3 stories in height

R-Value	2009	2012	2015
Attic	R30	R38	R38
Wood Frame Wall	R13	R13 + 3.8 ci or R20	R13 + 3.8 ci or R20
Wood Floor	R13	R13 + 3.8 ci or R20	R13 + 3.8 ci or R20
Insulation at Roof Deck	R20ci	R20ci	R25ci

Commercial Building Code



Example of some
changes on
following slides



2012/2015 IBC

Chapter 4 Special Use and Occupancy

CHANGE SUMMARY:

419 Live Work Area

A dwelling unit or sleeping unit in which a significant portion of the space includes a nonresidential use that is operated by the tenant.



3,000 sq ft max

50% NR area

First or main floor

Up to 5 employees



2015 IBC

International Building Code

Chapter 9 Fire Protection Systems

CHANGE SUMMARY:

[F] 907.2.3 Group E.

Manual fire alarm systems in **Group E** occupancies are required where the occupant load exceeds **50**. **Emergency voice/alarm communication (EVAC) system** are required where the occupant load exceeds **100**.



2012 IBC

Chapter 9 Fire Protection Systems

CHANGE SUMMARY:

[F] 903.2.7 Group M.

An **automatic sprinkler system** shall be provided throughout all buildings containing a **Group M** occupancy where ... used for the display and sale of **upholstered furniture** or **mattresses** exceeds **5,000 sq ft.**



2012/2015 IBC

Chapter 10 Means of Egress

CHANGE SUMMARY:

1011.2 Floor-level exit signs in Group R-1.

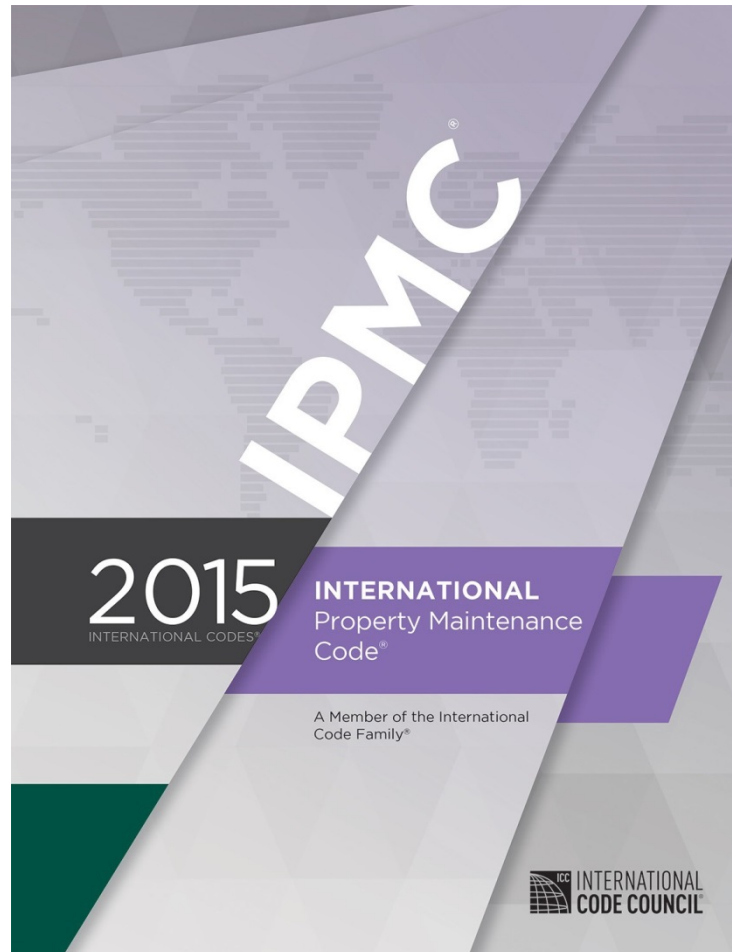
Where **exit signs** are required in Group R-1 ... additional low-level exit signs shall be provided in all areas serving **guestrooms**.

The bottom of the sign shall be between **10** to **12"** above the floor level, flush mounted to the door or wall and be within **4"** of the door frame on the latch side.



2015 IPMC

International Property Maintenance Code



Example of some
changes on
following slides

2015 IPMC

Chapter 1 – Scope and Administration

CHANGE SUMMARY:

Sec 107.6 Transfer of ownership. If a **NOV** has been served, then it is unlawful to sell, lease or transfer the property to another without first complying with the **NOV** or submit a notarized statement that the new owner accepts responsibility for making the corrections or repairs.



2012/2015 IPMC

Chapter 3 – 304 Exterior Structure

CHANGE SUMMARY:

304.15 Doors. All exterior doors and hardware shall be maintained in good condition.

304.19 Gates. All exterior gates and hardware shall be maintained in good condition.



2015 IPMC

Chapter 6 – 602 Heating Facilities

CHANGE SUMMARY:

602.2 Residential Occupancies.

Cooking appliances and portable unvented fuel-burning space heaters shall not be used to provide **required heating**.



Min 68 ° F

2015 IPMC

Chapter 6 – 605 Electrical Equipment

CHANGE SUMMARY:

605.4 Wiring.

Flexible cords shall not be used for permanent wiring and cannot run through doors, windows, cabinets, or be concealed in walls, floors and ceilings.



2015 ISPSC

International Swimming Pool and Spa Code

No significant changes,
just its own code now,
pulled from IBC & IRC



Proposed Adoption Schedule

May 8:	Council Workshop
May 10:	Newspaper Notice of May 22 nd CC Meeting
May 10 – June 12:	Information available to public...post on website and send letters to stakeholders
May 17:	Hold public workshop
May 22:	Council Meeting —public hearing/discussion
May 25:	Newspaper Notice of June 12 th CC Meeting
June 12:	Council Meeting —2 nd public hearing and proposed adoption
June 26:	Council Meeting if needed for late-June deadline
Oct 1:	Effective Date

Contact Info

Bruce Ebbert

Building Official

254-933-5814

bebbert@beltontexas.gov

Abel Turner

Building Inspector

254-933-5815

aturner@beltontexas.gov

Cheryl Maxwell

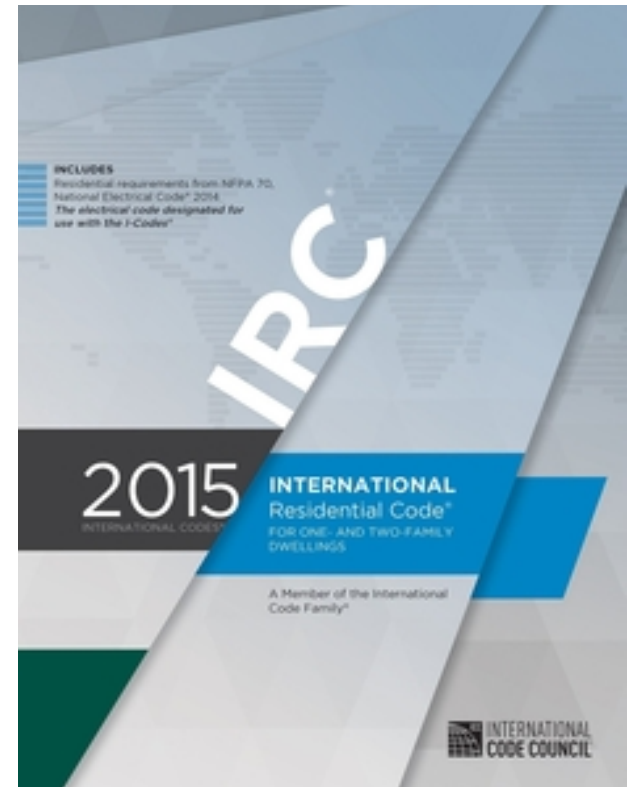
Planning Director

254-933-5816

cmaxwell@beltontexas.gov

Website: www.beltontexas.gov

Questions?





Building code enforcement protects your citizens every day

Maximize your community's resilience with ISO's BCEGS® program



Building code enforcement can have a major influence on the economic well-being of a municipality and the safety of its citizens. Municipalities that adopt up-to-date, unamended codes — and rigorously enforce them using a sufficient number of trained and certified code enforcement professionals — minimize damage from natural hazards, fire, and other perils, ultimately reducing insurance costs.

How can you determine the effectiveness of code enforcement in your community?

Building Code Effectiveness Grading Schedule (BCEGS®)

ISO, an independent statistical, rating, and advisory organization that serves the insurance industry, manages the BCEGS® program. BCEGS is an evaluation system that has reviewed building code enforcement for more than 20,000 communities nationwide. Approximately 87 percent of the U.S. population lives in jurisdictions classified in the BCEGS program. Since 1995, trained ISO field representatives have visited communities to survey and collect information on building code adoption and enforcement practices. We analyze the data and develop a Building Code Effectiveness Classification from 1 to 10 for both commercial and residential construction. In some parts of the country there are significant differences in enforcement efforts for one- and two-family dwellings and all other construction. Class 1 communities represent exemplary commitment to building code enforcement. Insurers can use the classifications to grant premium credits for buildings constructed in jurisdictions that enforce the latest code revisions.

Why should you participate in ISO's BCEGS program?

When your community participates in the BCEGS program, you get a free independent review of your building department by highly qualified field representatives. Program participation has many other benefits:

- Property owners can benefit from insurance premium discounts or decreased deductibles.
- FEMA's National Flood Insurance Program's Community Rating System (NFIP/CRS) uses the BCEGS information and classification as a component of the community rating schedule that determines flood insurance discounts in participating communities.
- After the review is complete, ISO provides a comprehensive benchmarking report that explains where your community earned points, allowing you to identify potential areas for improvement. This report also contains valuable comparisons between your community's building code enforcement efforts and those of similar communities in your county and state and across the country.

Building Code Effectiveness Classifications

- Participation may help your residents be in a better position to secure property coverage that might not otherwise have been available.
- The BCEGS program encourages good public policy and rigorous code enforcement.



Saint Louis County, Missouri, officials receive a Class 1 BCEGS rating plaque from ISO. Pictured, from left to right, are Daniel W. Dreisewerd, P.E., Code Enforcement Division Manager; Ralph Dorio, ISO Community Mitigation Manager; David R. Kasl, R.A., Code Enforcement Division Assistant Manager; Sheryl L. Hodges, D.E., P.E., L.P.G., Director, St. Louis County Departments of Highways & Traffic and Public Works; Dale Thomure, CBO, CFM, ISO Field Representative; Charles A. Dooley, St. Louis County Executive; and David Wrone, St. Louis County Public Information Manager.

How does ISO evaluate a community?

Here are the steps in the evaluation process:

- ISO gives the community's building official a detailed questionnaire to complete.
- A trained ISO field representative meets with the building official to review and verify the community's commitment to code enforcement.
- ISO analyzes the questionnaire data and arrives at a total score, which determines the community's Building Code Effectiveness Classification for both commercial and residential construction.
- ISO notifies the community of the results and publishes the classification for participating insurers.

"The Federal Alliance for Safe Homes (FLASH®) is a not-for-profit corporation with the mission to promote life safety, property protection, and economic well-being by strengthening homes and safeguarding families from natural and man-made disasters. We achieve our goals through education programs and other projects and initiatives.

"Building code adoption and enforcement are key elements in accomplishing our mission. The BCEGS program from Verisk Insurance Solutions — Commercial Property offers an unbiased nationwide snapshot of a given community's commitment to building code enforcement efforts — yet the BCEGS program maintains its local relevance. BCEGS classification has demonstrated a strong correlation to hazard resilience and day-to-day building safety."



Leslie Chapman-Henderson
President
The Federal Alliance
for Safe Homes

The BCEGS analysis and ultimately the community's classification depend on some key criteria, including staffing levels and qualifications of plan reviewers and field inspectors, code adoption and amendments, and the community's commitment to building code enforcement.

ISO also takes into account:

- public awareness programs and code development activities in a community

"The BCEGS rating system is an invaluable tool that confirms – in an unbiased, external manner – our commitment to the safety and well-being of our community. Our ISO rating sends a powerful and unmistakable message to the residents and business owners of St. Louis County that our plan reviewers and inspectors are among the best-qualified in the entire nation."

Charles A. Dooley
County Executive
Saint Louis County, Missouri
Class 1 BCEGS community – commercial construction
Class 2 BCEGS community – one- and two-family residential construction

- details of the building department's review of plans for residential and commercial buildings
- thoroughness of the inspection process
- zoning provisions in force to mitigate natural hazards

During the evaluation, we also collect and analyze additional data when determining the classification:

- underwriting information, including natural hazard data in the area
- number of permits issued
- number of plan reviews conducted
- number of inspections completed
- building department funding and expenses
- size and population of jurisdiction
- fair market value of all buildings

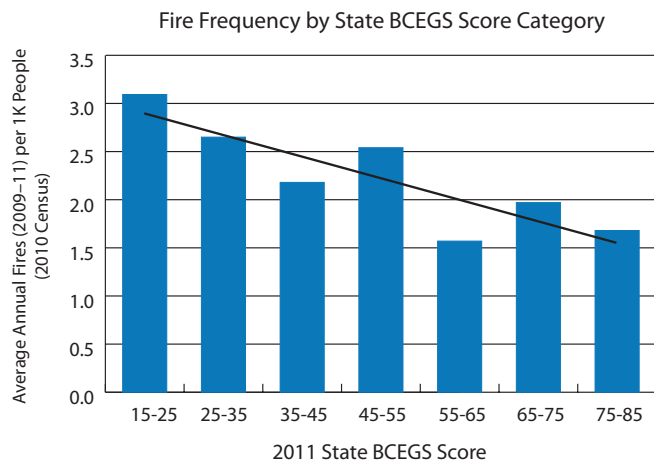
Building departments and code enforcement efforts change frequently. That's why our field representatives evaluate communities approximately every five years. Or we can survey a community sooner if its building code enforcement agency has made significant changes or when a community requests a resurvey.

Mitigation reduces building damage and economic loss

Here are just a few examples of how improved building codes can save billions of dollars and reduce damage from all types of natural disasters:

- Louisiana State University (LSU) conducted a modeling study to determine the mitigation effectiveness of the latest building code improvements following Hurricane Katrina. The study results, released in January 2006, were similar to results of studies conducted in Florida following Hurricane Andrew in 1992. The LSU study concluded that if communities had adopted and effectively enforced the latest building codes, the residential wind damage suffered in Mississippi during Hurricane Katrina would have been 65 percent less, a reduction from \$4.8 billion to \$1.7 billion.
- A 2005 study conducted by a council of the National Institute of Building Sciences concluded that funds directed toward hazard mitigation before an event reduce losses by almost four dollars for every dollar spent. The federal government supports that concept with predisaster grants to communities that effectively institutionalize natural hazard mitigation strategies in their building code adoption and enforcement.
- A 2013 study from the Wharton Risk Center looked at residential losses due to hailstorm damage, focusing on storms in Missouri between 2008 and 2010. The study found that proper roof construction and enforcement of related building code provisions resulted in less hail damage. Communities with effective building code enforcement experienced a 10-to-20 percent reduction in losses due to hailstorms. The study concluded that strong building code enforcement could reduce the average loss per claim by \$1,500 per home. We used BCEGS classifications to quantify the level of code enforcement for the communities in the study. Communities with more favorable BCEGS classifications experienced less financial loss due to hailstorm damage.

Building Code Effectiveness Classifications



This chart is the result of an internal study comparing fire frequency to points earned in the BCEGS program. The study indicates that rigorously enforced codes reduce the frequency of fires.

For more information about the BCEGS program, please call ISO at 1-800-444-4554 or send e-mail to BCEGS3@iso.com. Be sure to visit ISO Mitigation Online at www.isomitigation.com — your source for up-to-date information on community efforts to mitigate the risk of losses from fire and natural hazards.



A Verisk Analytics Company

545 Washington Boulevard
Jersey City, NJ 07310-1686
www.iso.com

1. Comprehensive Amendment

This is a comprehensive amendment that provides flexibility for meeting the energy code requirements while maintaining energy performance. It provides a "true" unrestricted performance path that will allow for cost-optimized construction of an energy-equivalent house. (Includes Amendments 5, 6, 8, 9)

Revise as follows:

R402.4 Air leakage (Mandatory). The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Sections N1102.4.1 through N1102.4.4.

R402.4.1 Building thermal envelope. The *building thermal envelope* shall comply with Sections N1102.4.1.1 and N1102.4.1.2. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.

R402.4.1.1 Installation (Mandatory). The components of the *building thermal envelope* as listed in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria listed in Table R402.4.1.1, as applicable to the method of construction. Where required by the *code official*, an *approved* third party shall inspect all components and verify compliance.

R402.4.1.2 Testing (Mandatory). The building or dwelling unit shall be tested ~~and verified as having an air leakage rate of not exceeding 5 air changes per hour in Climate Zones 1 and 2, and 3 air changes per hour in Climate Zones 3 through 8 for air leakage.~~ Testing shall be conducted with a blower door at a pressure of 0.2 inches w.g. (50 Pascals). Where required by the *code official*, testing shall be conducted by an *approved* third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the *code official*. Testing shall be performed at any time after creation of all penetrations of the *building thermal envelope*. During testing:

1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures;
2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures;
3. Interior doors, if installed at the time of the test, shall be open;
4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed;
5. Heating and cooling systems, if installed at the time of the test, shall be turned off; and
6. Supply and return registers, if installed at the time of the test, shall be fully open.

R402.4.1.3 Leakage rate (Prescriptive). The building or dwelling unit shall have an air leakage rate not exceeding 5 air changes per hour in Climate Zones 1 and 2, and 3 air changes per hour in Climate Zones 3 through 8, when tested in accordance with Section N1102.4.1.2.

that encourage innovation and the use of materials and equipment to result in a home which is at least equivalent to that prescribed in the 2015 energy code.

The modifications will reinstate many of the changes made since the 2006 IRC Chapter 11 that restricted the flexibility of the builder/designer to construct an energy efficient code compliant home while still meeting the energy performance levels of the current code.

Items included in this amendment:

Energy-neutral building tightness tradeoffs

Credit for more energy-efficient buildings which incorporate reduced window area

Energy-neutral heating, cooling and water heating equipment efficiency tradeoffs

As drafted in the 2015 IECC, all homes have a “mandatory” requirement to be equal to or tighter than 3ACH50 or 5ACH50, depending on climate zone. Proposed changes will allow for homes to be less tight provided other efficiency changes are made to the house to offset energy lost due to the change in air infiltration.

In the 2015 IECC, when conducting a performance analysis, a building glazing area greater than 15% of the conditioned floor area (CFA) is penalized for using more energy. However, a building with less than 15% window to CFA does not get credit for saving energy. This amendment (14) allows the builder/designer to optimize window area that is both energy efficient and pleasing to the consumer.

[Return to IECC](#)

2. Remove Mandatory Requirements for Above Code Program

This proposal eliminates the need to meet all "Mandatory" requirements identified by the IRC/IECC as long as the program exceeds the energy-efficiency levels required.

Revise as follows:

R102.1.1 Above code programs.

The *code official* or other authority having jurisdiction shall be permitted to deem a national, state or local energy efficiency program to exceed the energy efficiency required by this code. Buildings *approved* in writing by such an energy efficiency program shall be considered in compliance with this code. ~~The requirements identified as "mandatory" in Chapter 4 shall be met.~~

Reason:

The key element of an above-code program is that it must meet or exceed the energy-efficiency requirements of the 2015 IECC. Requiring such a program to also meet the detailed prescriptive requirements labeled as "mandatory" in the 2015 IECC defeats the purpose of performance based above code program. This code change proposal will allow flexibility in the methodology used for any above-code program to meet or exceed 2015 IECC minimums.

[Return to IECC](#)

3. Overhang Credit for SHGC (Climate Zone 1-4)

This amendment allows for the use of overhangs to meet the solar heat gain coefficient requirements within the IECC.

Add new text as follows:

PROJECTION FACTOR. The ratio of the horizontal depth of an overhang, eave, or permanently attached shading device, divided by the distance measured vertically from the bottom of the fenestration glazing to the underside of the overhang, eave, or permanently attached shading device.

R402.3.2.1 Glazed fenestration SHGC exception. In Climate Zones 1 through 4, permanently shaded vertical fenestration shall be permitted to satisfy the SHGC requirements. The projection factor of an overhang, eave, or permanently attached shading device shall be greater than or equal to the value listed in table 402.3.3 for the appropriate orientation. The minimum projection shall extend beyond each side of the glazing a minimum of 12 inches (0.3 m). Each orientation shall be rounded to the nearest cardinal orientation (+/-45 degrees or 0.79 rad) for purposes of calculations and demonstrating compliance.

TABLE R402.3.2.1
MINIMUM PROJECTION FACTOR REQUIRED BY ORIENTATION FOR SHGC EXCEPTION

ORIENTATION	PROJECTION FACTOR
North	$\geq 0.40^a$
South	≥ 0.20
East	≥ 0.50
West	≥ 0.50

a. For the north orientation, a vertical projection located on the west-edge of the fenestration with equivalent PF ≥ 0.15 shall also satisfy the minimum projection factor requirement.

Reason:

The concept of using shading to reduce heat gain is integral to the architecture of some of the oldest cultures. Shading in modern construction offers many possibilities. This proposed code change allows for the use of overhangs to meet the solar heat gain coefficient requirements within the 2015 IECC.

Permanent exterior shading features such as overhangs are allowed to be used in IECC Chapter 5 as a prescriptive tradeoff to meeting SHGC requirements. The calculation for determining the projection factor for overhangs has been in the 2000, 2003, 2006, and 2009 IECC for commercial buildings and has been proven to be very simple to calculate, fitting well into a prescriptive approach.

The use of shading devices was allowed under the 2003 IECC and is currently allowed as a tradeoff under the commercial provisions of the IECC. Allowing flexibility in meeting the solar heat gain coefficient through the use of proven shading alternatives will increase the usability of the code for the building and design community while ensuring that the new fenestration is energy efficient. When credit for shading is permitted in the building code, it encourages an integrated approach to building designs, energy use, construction materials and renewable resources particularly as part of urban infrastructure, site and town planning and building design to be considered holistically. It also creates the opportunity for aesthetically pleasing and ingenious designs that might not otherwise be permitted.

[Return to IECC](#)

4. Multi-Family Air Leakage Testing

This amendment adds an exception to allow compliance to the air barrier requirements as and allow builders to test the entire building as a whole, as is permitted for commercial buildings.

Revise as follows:

R402.4 Air leakage (Mandatory). The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Section R402.4.1 through R402.4.4.

Exception: Dwelling units of R-2 Occupancies and multiple single family dwellings shall be permitted to comply with IECC Section C402.5

Reason:

Air tightness testing for single-family detached homes is very straightforward; however, it is much more difficult to accurately test attached dwelling units, including multi-family buildings. Currently the IECC treats low-rise multifamily buildings of three stories or less like single-family homes and multifamily buildings of four stories or more like commercial buildings. Regardless of height, all multifamily buildings have the same air-tightness testing complications, such as: Does the entire building need to be tested at one time? What about multifamily buildings with open corridors? Does every dwelling need to be tested? Can the leakages be averaged between units? Is the leakage tested only to the "outside" or should it include leakage to adjacent units?

By approving this change, low-rise multifamily buildings and attached single-family dwellings will avoid these complications, but still held to the same level of performance as high-rise (R-2) residential as well as all commercial buildings.

[Return to IECC](#)

5. Air Leakage Trade-Offs

This Amendment allows builders to trade improvements in other building energy components for less stringent building envelope pressure test results. This performance option provides flexibility in meeting the air tightness requirements and provides options for recovering from an unexpected air tightness test failure. (Part of Amendment E1)

Revise as follows:

R402.4 Air leakage (Mandatory). The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Sections R402.4.1 through R402.4.4.

R402.4.1 Building thermal envelope. The *building thermal envelope* shall comply with Sections R402.4.1.1 and R402.4.1.2. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.

R402.4.1.1 Installation (Mandatory). The components of the *building thermal envelope* as listed in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria listed in Table R402.4.1.1, as applicable to the method of construction. Where required by the *code official*, an *approved* third party shall inspect all components and verify compliance.

R402.4.1.2 Testing (Mandatory). The building or dwelling unit shall be tested ~~and verified as having an air leakage rate of not exceeding 5 air changes per hour in Climate Zones 1 and 2, and 3 air changes per hour in Climate Zones 3 through 8~~ for air leakage. Testing shall be conducted with a blower door at a pressure of 0.2 inches w.g. (50 Pascals). Where required by the *code official*, testing shall be conducted by an *approved* third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the *code official*. Testing shall be performed at any time after creation of all penetrations of the *building thermal envelope*. During testing:

7. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures;
8. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures;
9. Interior doors, if installed at the time of the test, shall be open;
10. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed;
11. Heating and cooling systems, if installed at the time of the test, shall be turned off; and
12. Supply and return registers, if installed at the time of the test, shall be fully open.

R402.4.1.3 Leakage rate (Prescriptive). The building or dwelling unit shall have an air leakage rate not exceeding 5 air changes per hour in Climate Zones 1 and 2, and 3 air changes per hour in Climate Zones 3 through 8, when tested in accordance with Section R402.4.1.2.

Reason:

These modifications remove the mandatory maximum air-tightness requirement and provide designers and builders the flexibility to trade off building tightness with other performance path measures. Currently the building tightness requirement is mandatory and the 3 and 5 ACH tightness levels, even under ideal circumstances, are very difficult to achieve. This will provide energy neutral tradeoffs for expensive and sometimes unattainable requirements with other building improvements. This proposal does not change the stringency or efficiency of the code; it only increases the flexibility.

[Return to IECC](#)

6. Prescriptive Table Requirements

This amendment replaces 2015 IECC Tables R402.1.2 and R402.1.4 in the residential section of the 2015 with the following tables and proposes a revision to R403.3.1 on Duct Insulation.

Revise as follows:

Delete Table 402.1.1 and Table 402.1.3 in their entirety and replace with the following:

TABLE R402.1.2
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT^a

CLIMATE ZONE	FENESTRATION U-FACTOR ^b	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{b, e}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE ⁱ	FLOOR R-VALUE	BASEMENT ^c WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE ^e WALL R-VALUE
1	1.20	0.75	0.30	30	13	3 / 4	13	0	0	0
2	0.65 ^f	0.75	0.30	30	13	4 / 6	13	0	0	0
3	0.50 ^f	0.60	0.30	30	13	5 / 8	19	5/13 ^f	0	5/13
4 except Marine	0.35	0.60	NR	38	13	5 / 10	19	10/13	10, 2ft	10/13
5 and Marine 4	0.35	0.60	NR	38	20 or 13+5 ^h	13 / 17	30 ^g	10/13	10, 2ft	10/13
6	0.35	0.60	NR	49	20 or 13+5 ^h	15 / 19	30 ^g	15/19	10, 4ft	10/13
7 and 8	0.35	0.60	NR	49	21	19 / 21	38 ^g	15/19	10, 4ft	10/13

For SI: 1 foot = 304.8 mm.

- R-values are minimums. U-factors and SHGC are maximums. R-19 batts compressed into a nominal 2 x 6 framing cavity such that the R-value is reduced by R-1 or more shall be marked with the compressed batt R-value in addition to the full thickness R-value.
- The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
- "15/19" means R-15 continuous insulated sheathing on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulated sheathing on the interior or exterior of the home. "10/13" means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.
- R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Zones 1 through 3 for heated slabs.
- There are no SHGC requirements in the Marine Zone.
- Basement wall insulation is not required in warm-humid locations as defined by Figure 301.1 and Table 301.1.
- Or insulation sufficient to fill the framing cavity, R-19 minimum.
- "13+5" means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25 percent or less of the exterior, insulating sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25 percent of exterior, structural sheathing shall be supplemented with insulated sheathing of at least R-2.
- The second R-value applies when more than half the insulation is on the interior of the mass wall.
- For impact rated fenestration complying with Section R301.2.1.2 of the *International Residential Code* or Section 1608.1.2 of the *International Building Code*, the maximum U-factor shall be 0.75 in Zone 2 and 0.65 in Zone 3.

TABLE 402.1.4
EQUIVALENT U-FACTORS^a

Climate Zone	Fenestration U-Factor	Skylight U-Factor	Ceiling U-Factor	Frame Wall U-Factor	Mass Wall U-Factor ^b	Floor U-Factor	Basement Wall U-Factor	Crawl Space Wall U-Factor
1	1.20	0.75	0.035	0.082	0.197	0.064	0.360	0.477
2	0.75	0.75	0.035	0.082	0.165	0.064	0.360	0.477
3	0.65	0.65	0.035	0.082	0.141	0.047	0.360	0.136
4 except Marine	0.40	0.60	0.030	0.082	0.141	0.047	0.059	0.065
5 and Marine 4	0.35	0.60	0.030	0.057	0.082	0.033	0.059	0.065
6	0.35	0.60	0.026	0.057	0.060	0.033	0.050	0.065
7 and 8	0.35	0.60	0.026	0.057	0.057	0.033	0.050	0.065

Footnotes remain unchanged

Nonfenestration Ufactors shall be obtained from measurement, calculation or an approved source.

- a. When more than half the insulation is on the interior, the mass wall Ufactors shall be a maximum of 0.17 in Zone 1, 0.14 in Zone 2, 0.12 in Zone 3, 0.10 in Zone 4 except Marine, and the same as the frame wall Ufactor in Marine Zone 4 and Zones 5 through 8.
- b. Basement wall Ufactor of 0.360 in warm-humid locations as defined by Figure 301.1 and Table 301.2.
- c. Foundation Ufactor requirements shown in Table 402.1.3 include wall construction and interior air films but exclude soil conductivity and exterior air films. Ufactors for determining code compliance in accordance with Section 402.1.4 (total/4 alternative) of Section 405 (Simulated Performance Alternative) shall be modified to include soil conductivity and exterior air films.

Revise R403.3.1 as follows

R403.3.1 Insulation (Prescriptive). Supply ducts in attics shall be insulated to a minimum of R-8. All other ducts shall be insulated to a minimum of R-6.

Reason:

The increased table values in the 2012 IECC and the 2015 IECC did not show justification for the cost increases from the 2009 IECC. Studies indicate nationally almost a \$6,000 increase to the cost of constructing a single-family detached dwelling with a 13-year simple payback. With statistics showing that for every \$1,000 increase to the cost of construction nearly 206,000 potential home buyers will not qualify for a mortgage. This, increase disqualifies approximately 1.3 million families from purchasing a home every year. That equates to approximately \$24,000,000 in potential taxes revenues never being generated for municipalities.

7. Ceiling R-Value/U-Factors Reduction (Climate Zones 2-5)

This amendment reinstates the appropriate minimum ceiling R-Values in climate zones 2, 3, 4 and 5, those published in the 2009 IRC Chapter 11.

Revise as follows:

CLIMATE ZONE	FENESTRATION U-FACTOR ^b	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{b,e}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE ^f	FLOOR R-VALUE	BASEMENT WALL R-VALUE ^c	SLAB ^d R-VALUE AND DEPTH	CRAWL SPACE ^c WALL R-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38 30	13	4/6	13	0	0	0
3	0.35	0.55	0.25	38 30	20 or 13+5 ^{h,i}	8/13	19	5/13 ^f	0	5/13
4 except Marine	0.35	0.55	0.40	49 38	20 or 13+5 ^{h,i}	8/13	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.32	0.55	NR	49 38	20 or 13+5 ^{h,i}	13/17	30 ^g	15/19	10, 2 ft	15/19
6	0.32	0.55	NR	49	20+5 or 13+10 ^{h,i}	15/20	30 ^g	15/19	10, 4 ft	15/19
7 and 8	0.32	0.55	NR	49	20+5 or 13+10 ^{h,i}	19/21	38 ^g	15/19	10, 4 ft	15/19

Footnotes remain unchanged

Climate Zone	Fenestration U-Factor	Skylight U-Factor	Ceiling U-Factor	Frame Wall U-Factor	Mass Wall U-Factor ^b	Floor U-Factor	Basement Wall U-Factor	Crawl Space Wall U-Factor
1	0.50	0.75	0.035	0.084	0.197	0.064	0.360	0.477
2	0.40	0.65	0.030 0.035	0.084	0.165	0.064	0.360	0.477
3	0.35	0.55	0.030 0.035	0.060	0.098	0.047	0.091 ^c	0.136
4 except Marine	0.35	0.55	0.026 0.030	0.060	0.098	0.047	0.059	0.065
5 and Marine 4	0.32	0.55	0.026 0.030	0.060	0.082	0.033	0.050	0.055
6	0.32	0.55	0.026	0.045	0.060	0.033	0.050	0.055
7 and 8	0.32	0.55	0.026	0.045	0.057	0.028	0.050	0.055

Footnotes remain unchanged

Reason:

There were four changes in the Ceiling R-value requirements in the 2012 IECC, none of which should have been considered cost effective. An energy and cost analysis was performed to show that the simple paybacks are in the 80-130 year range.

Climate Zone	Representative City	Change	Energy Savings	Incremental Cost	Simple Payback
2	Orlando, FL	R-38->R-30	\$10/yr	\$1,305	130 years
3	Atlanta, GA	R-38->R-30	\$16/yr	\$1,305	82 years
4	Richmond, VA	R-49->R-38	\$15/yr	\$1,379	92 years
5	Indianapolis, IN	R-49->R-38	\$15/yr	\$1,379	92 years

The energy modeling was done using the Energy Plus simulation engine and BEopt version 1.4, Cost figures came from ASHRAE RP-1481. Vaulted or cathedral ceiling are very problematic when trying to achieve R-49, which is about 16 inches thick. This would require a rafter at least 17" tall (which does not exist) or an insulated panel, which represents a very small portion of the market.

[Return to IECC](#)

8. Mechanical Equipment Trade-Off

This amendment reinstates the performance option in IRC Chapter 11 to reduce prescriptive requirements by installing HVAC equipment with higher energy-efficiency performance ratings than required by the code.

Revise as follows:

TABLE R405.5.2(1)
SPECIFICATIONS FOR THE STANDARD REFERENCE AND PROPOSED DESIGNS

BUILDING COMPONENT	STANDARD REFERENCE DESIGN	PROPOSED DESIGN
Heating systems ^{d,e}	<p>As proposed for other than electric heating without a heat pump. Where the proposed design utilizes electric heating without a heat pump the standard reference design shall be an air source heat pump meeting the requirements of Section R403 of the IECC-Commercial Provisions.</p> <p>Fuel type: same as proposed design Efficiencies:</p> <p>Electric: air-source heat pump with prevailing federal minimum standards</p> <p>Nonelectric furnaces: natural gas furnace with prevailing federal minimum standards</p> <p>Nonelectric boilers: natural gas boiler with prevailing federal minimum standards</p> <p>Capacity: sized in accordance with Section R403.6</p>	<p>As proposed</p> <p>As proposed</p> <p>As proposed</p> <p>As proposed</p> <p>As proposed</p>
Cooling systems ^{d,e}	<p>As proposed</p> <p>Fuel type: Electric</p> <p>Efficiency: in accordance with prevailing federal minimum standards</p> <p>Capacity: sized in accordance with Section R403.6</p>	<p>As proposed</p> <p>As proposed</p> <p>As proposed</p>
Service Water Heating ^{d,e,f,g}	<p>As proposed</p> <p>Fuel type: same as proposed design</p> <p>Efficiency: in accordance with prevailing federal minimum standards</p> <p>Use: $\text{gal/day} = 30 + 10 \times N_{br}$</p> <p>Tank temperature: 120°F</p> <p>Use: same as proposed design</p>	<p>As proposed</p> <p>As proposed</p> <p>Same as standard reference</p> <p>Same as standard reference</p> <p>$\text{gal/day} = 30 + (10 \times N_{br})$</p>

Footnotes remain unchanged

Reason:

This amendment serves to retain energy-neutral equipment trade-off provisions from the 2006 IECC for heating and cooling systems and service water heating. By retaining these, builders have an opportunity to optimize a code-compliant house design by using energy-efficient equipment. Quite often, the use of this high-efficiency equipment provides a more cost-effective solution to achieve code compliance. Eliminating this ability discourages the concept of the "house as a system" approach, which is a cornerstone of building science.

Rejecting this amendment will reduce any incentive to install state-of-the-art, energy-efficient equipment. It will increase the cost of construction by driving builders to often use less efficient equipment. If there are no trade-off values, the builder has less incentive to put a higher performing system in the house.

Significant improvements in the efficiency of HVAC and water heating equipment have been made in the last 20 years. With the increased emphasis on new and improved technologies, this trend is expected to continue and will result in even higher energy savings in future years. If builders are forced to comply with the energy code by installing requirements which are not cost-effective, there will be a resistance to install higher efficiency equipment. This could end up hurting energy efficiency in the long term, consumers which have non-condensing furnaces will be less likely to install a higher efficiency condensing replacement furnace because of the additional cost to run an exhaust vent.

Industries such as log home manufacturers may no longer be able to construct to projected higher envelope requirements. The combination of increases in envelope thermal requirements, building tightness and duct tightness combined with the elimination of energy neutral trade-offs pose a serious threat to the viability of the log home industry. There are practical limitations to the thickness of log home walls. Increasing requirements for the log diameter has a exponential increase in the cost of the logs, making log walls with a U- factor of 0.082 or lower prohibitively expensive

[Return to IECC](#)

9. Window Area Trade-Off

This amendment will provide the building designer the ability to reduce window area and get credit for the energy saved. (Part of Amendment E1)

Revise as follows:

TABLE R405.5.2(1)
SPECIFICATIONS FOR THE STANDARD REFERENCE AND PROPOSED DESIGNS

BUILDING COMPONENT	STANDARD REFERENCE DESIGN	PROPOSED DESIGN
Vertical fenestration other than opaque doors	Total area ^b = (a) The proposed glazing area; where proposed glazing area is less than 15% of the conditioned floor area. (b) 15% of the conditioned floor area; where the proposed glazing area is 15% or more of the conditioned floor area.	As proposed
	Orientation: equally distributed to four cardinal compass orientations (N, E, S, & W)	As proposed
	U-factor: from Table R402.1.3	As proposed
	SHGC: From Table R402.1.1 except that for climates with no requirement (NR) SHGC = 0.40 shall be used.	As proposed
	Interior shade fraction: $0.92 - (0.21 \times \text{SHGC for the standard reference design})$	$0.92 - (0.21 \times \text{SHGC as proposed})$
	External shading: none	As proposed

Footnotes remain unchanged

Reason:

Walls generally have better thermal performance than windows. There is no incentive in the performance path for the building designer to optimize the window area to save energy and provide daylighting, egress and views that makes for a safe and comfortable house. These modifications will provide the building designer the ability to reduce window area and get credit for the energy saved.

As this section is now written, the house is penalized for having more than 15% window area yet receives no credit toward code compliance when the window area is reduced below 15%. This change rectifies this disparity and makes the performance path more representative of actual energy use.

[Return to IECC](#)

Amy Casey

Subject: FW: IRC 2015 Editorial Comments
Attachments: 2015 IRC with Redline edits.pdf; Pricing for Duct Test and Blower Door May 2018.pdf

From: Cheryl Maxwell
Sent: Tuesday, June 5, 2018 2:45 PM
To: 'Marty.Janczak@tahb.org'
Cc: Sam Listi ; Bruce Ebbert ; Abel Turner
Subject: FW: IRC 2015 Editorial Comments

Marty,

We have reviewed the attached comments you provided us on May 17th showing suggested changes to the International Energy Conservation Code. We agree with the changes which would remove the mandatory blower door and duct testing for remodels and additions; however, we propose that it be required for new home construction. Therefore, we support revisions to the 2015 International Energy Conservation Code (IECC) as noted below:

IECC:

R402.4 Air leakage (Mandatory). The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Sections R402.4.1 through R402.4.4 **for new 1 and 2 family dwelling construction.** (Item #5 on list of attached comments provided on May 17th)

This is repeated in the International Residential Code:

IRC:

R402.4 Air leakage (Mandatory). The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Sections N1102.4.1 through N1102.4.4 **for new 1 and 2 family dwelling construction.** (Item #1 on list of attached comments provided on May 17th)

We have attached a list of five local companies that provide blower door and duct testing with their estimated cost for your consideration.

With regard to the other suggested changes, the City of Belton would like to stay on track with the State of Texas requirements and enforce the Energy Code as other cities in the surrounding areas are doing. This ensures consistency throughout our region as most contractors are already complying with the 2015 codes.

The second public hearing on the 2015 Codes will be held at the June 12, 2018 City Council meeting at 5:30 p.m. at the Harris Community Center. Adoption of the Codes will be deferred to the June 26th Council meeting so we can receive all public comments and attempt to address them. Please let us know your thoughts on the proposal outlined above.

We appreciate your assistance in this review. Please contact me at 254-933-5816 or via email at cmaxwell@beltontexas.gov.

Thank you!

Cheryl Maxwell, AICP

Bruce Ebbert

Sent: Friday, May 18, 2018 9:30 AM
Subject: 2015 Energy code requirements

Duct test and Blower door companies

- Josh Pirkle with Southern blasting \$300 for both
- Steve Rinehart with RREIS \$175 duct test and \$100 blower door
- Mike Brasier with Town and Country Home Inspections \$250 both
- Dan Alcozer with Central Texas Insulation Contractors \$250 both
- Dusty Deorsam with Deorsam Energy Solutions \$125 duct test and \$100 blower door

ORDINANCE NO. 2018-20

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, AMENDING CHAPTER 4 OF THE CODE OF ORDINANCES OF THE CITY OF BELTON DEALING WITH 2014/2015 BUILDINGS CODES; PROVIDING A SAVINGS CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

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

PART 1: Chapter 4, Building and Building Regulations, of the Code of Ordinances of the City of Belton, Texas, is hereby amended to read as follows:

Article III. - Building Standards

This article is hereby replaced in its entirety as follows:

Sec. 4-31. - Codes adopted.

The City does hereby adopt the International Building Code, 2015 edition, Appendices A through J, with the amendments indicated in Section 4-32, the International Existing Building Code, 2015 edition, the International Energy Conservation Code, 2015 edition, and the International Residential Code 2015 edition, Appendices A through L, as published by the International Code Council, with the amendments indicated in Section 4-33, establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including permits, as fully as if they were copied at length herewith, but subject to any amendments adopted within this article. A copy of the International Building Code, 2015 edition, the International Existing Building Code, 2015 edition, the International Energy Conservation Code, 2015 edition, and the International Residential Code for 2015 edition, shall be maintained in the office of the Building Official. The City Council shall adopt by ordinance a schedule of permit fees required or authorized by the International Building Code, 2015 edition, the International Existing Building Code, 2015 edition, the International Energy Conservation Code, 2015 edition, and the International Residential Code for One- and Two-Family Dwellings, 2015 edition, a copy of which shall be maintained in the office of the City Clerk.

Sec. 4-32. - Amendments to the International Building Code.

The following sections are hereby amended to read as follows:

- (1) *Section 101.1. Title.* These regulations shall be known as the building code of the City of Belton, hereinafter referred to as "this code."

- (2) *Section 1612.3. Establishment of flood hazard areas.* To establish flood hazard areas, the governing body shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for the City of Belton," dated September 26, 2008, as amended or revised with the accompanying flood insurance rate map (FIRM) and flood boundary and floodway map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section. The finished floor needs to be eighteen (18) inches above the flood plain.

Sec. 4-33 – Amendments to the International Existing Building Code.

Section 101.4.7 Applicability. Structures existing prior to the effective date of this article, in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this section or the provisions of Sections 3403 through 3407. The provisions in Sections 3410.2.1 through 3410.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, S and U. These provisions shall not apply to buildings with occupancies in Group H or I.

Sec. 4-34 – Amendments to the International Energy Conservation Code.

Section R402.4 Air leakage. The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Sections R402.4.1 through R402.4.4 for new 1 and 2 family dwelling construction.

Sec. 4--35. - Amendments to the International Residential Code.

The City of Belton adopts the following amendments to the International Residential Code for One- and Two-Family Dwellings, 2015 Edition:

The following sections are hereby amended to read as follows:

- (1) Section R105.2. Work exempt from permit.

Building: 1.

Delete: One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.58 m²).

Building: 2.

Delete: Fences not over 6 feet (1829 mm) high.

Building: 5.

Delete: Sidewalks and Driveways.

Building: 10.

Delete: Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4.

(2) Section R301.2 Climatic and Geographic Design Criteria.

TABLE R301.2(1)

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^d (mph)	Topographic effects ^k	Special Wind region ^l	Wind- borne debris zone ^m		Weathering ^a	Frost Line depth ^b	Termite ^c					
5 lb/ft ²	115	NO	NO	NO	A	Mod.	4"	Heavy	26 F	NO	9/26/08	58 F	66.6 F

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

- Weathering may require a higher strength concrete or *grade* of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index, "negligible," "moderate" or "severe" for concrete as determined from Figure R301.2(3). The *grade* of masonry units shall be determined from ASTM C34, C55, C62, C73, C90, C129, C145, C216 or C652.
- The frost line depth may require deeper footings than indicated in Figure R403.1(1). The *jurisdiction* shall fill in the frost line depth column with the minimum depth of footing below finish *grade*.
- The *jurisdiction* shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- The *jurisdiction* shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)A]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- The outdoor design dry-bulb temperature shall be selected from the columns of 97¹/₁ -percent values for winter from Appendix D of the *International Plumbing Code*. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the *Building Official*.
- The *jurisdiction* shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- The *jurisdiction* shall fill in this part of the table with (a) the date of the *jurisdiction's* entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of the currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having *jurisdiction*, as amended.
- In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the *jurisdiction* shall fill in this part of the table with "YES." Otherwise, the *jurisdiction* shall fill in this part of the table with "NO."
- The *jurisdiction* shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data

table "Air Freezing Index-USA Method (Base 32°F)."

- j. The *jurisdiction* shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."
- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the *jurisdiction* shall fill in this part of the table with "YES." Otherwise, the *jurisdiction* shall indicate "NO" in this part of the table.
- l. In accordance with Figure R301.2(4)A, where there is local historical data documenting unusual wind conditions, the *jurisdiction* shall fill in this part of the table with "YES" and identify any specific requirements. Otherwise, the *jurisdiction* shall indicate "NO" in this part of the table.
- m. In accordance with Section R301.2.1.2.1, the *jurisdiction* shall indicate the wind-borne debris wind zone(s). Otherwise, the *jurisdiction* shall indicate "NO" in this part of the table.

(3) Section R313.2. One and two family dwellings automatic fire sprinkler systems.

Delete: One- and two-family dwellings automatic fire sprinkler systems. Effective January 1, 2011, an automatic residential fire sprinkler system shall be installed in one- and two-family dwellings.

(4) Section G2408.3. Private garages.

Delete: Appliances located in private garages shall be installed with a minimum clearance of 6 feet (1829 mm) above the floor.

(5) Section P2906.4 Water service pipe.

Amend Table P2906.4 Water service pipe materials to delete following materials:

- i. Acrylonitrile butadiene styrene (ABS) plastic pipe.
- ii. Polyethylene (PE) plastic pipe.
- iii. Polyethylene (PE) plastic tubing.
- iv. Polyethylene/aluminum/polyethylene (PE-AL-PE) pipe.
- iv. Galvanized steel pipe.

(6) Section P2906.5 Water-distribution pipe.

Amend Table P2906.5 Water distribution pipe materials to delete following materials:

- i. Polyethylene/aluminum/polyethylene (PE-AL-PE) composite pipe.
- ii. Galvanized steel pipe.

(7) Section P2603.5.1. Sewer Depth. Building sewers that connect to private sewage disposal systems shall be a not less than 12 inches below finished grade at the point of septic tank connection. Building sewers shall be not less than 12 inches below grade.

- (8) Section R402.4 Air leakage. The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Sections N1102.4.1 through N1102.4.4 for new 1 and 2 family dwelling construction.

Secs. 4-36—4-50. - Reserved.

Article IV. – Electrical Code

Sec. 4-161. - Adoption of electrical code.

There is hereby adopted by the City of Belton, the National Electrical Code, 2014 Edition, as published by the National Fire Protection Association, which is on file in the Building Official's office. The National Electrical Code is adopted herein with the following exceptions:

- (1) 230.70 Service Disconnecting Means.

(A)(1) Readily Accessible Location. The service disconnect will be located at the same location as the meter base on the outside.

Article V. – Plumbing Code

Sections 4-206 through 4-207 are hereby amended to read as follows:

Sec. 4-206. - Code adopted.

The City does hereby adopt by reference the International Plumbing Code, 2015 edition, as published by the International Code Council, Appendices A through G, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said plumbing code on file in the office of the Building Official are hereby referred to, adopted and made a part hereof, as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in section 4-207 of this article.

Sec. 4-207. - Amendments to the International Plumbing Code.

The following sections are hereby amended to read as follows:

- (1) Section 305.4.1 Sewer depth. Building sewer pipe shall be installed with a minimum of twelve (12) inches of cover. Where conditions prohibit the required amount of cover, cast iron pipe with approved joints may be used unless other means of protecting the pipe is provided as approved by the Building Official.
- (2) Section 605.3. Water service pipe.

Amend Table 605.3 Water service pipe materials to delete following materials:

- i. Acrylonitrile butadiene styrene (ABS) plastic pipe.
- ii. Polyethylene (PE) plastic pipe.
- iii. Polyethylene (PE) plastic tubing.
- iv. Polyethylene/aluminum/polyethylene (PE-AL-PE) pipe.
- v. Galvanized steel pipe.

(3) Section 605.4 Water-distribution pipe.

Amend Table 605.4 Water distribution pipe materials to delete following materials:

- i. Polyethylene/aluminum/polyethylene (PE-AL-PE) composite pipe.
- ii. Galvanized steel pipe.

(4) Section 608.16.5. Connections to lawn irrigation systems. The potable water supply to lawn irrigation systems shall be protected against backflow by a pressure vacuum breaker assembly or a reduced pressure principle backflow prevention assembly according to the City of Belton irrigation ordinance, located in Chapter 23 Utilities, Article VIII Installation of Irrigation Systems, Section 23-325 Specific conditions and cross-connection control.

Article VI. – Swimming Pools

This article is hereby replaced in its entirety as follows:

ARTICLE VI. - SWIMMING POOLS AND SPAS

Sec. 4-221. - Code adopted.

The City does hereby adopt by reference the International Swimming Pool and Spa Code, 2015 edition, as published by the International Code Council, Appendices A through G, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of swimming pools and spas as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said swimming pool and spa code on file in the office of the Building Official are hereby referred to, adopted and made a part hereof, as if fully set out in this article.

Secs. 4-228—4-240. - Reserved.

Article VII. – Minimum Housing Code

Section 4-305 is moved under Division 5. Standards, and amended to read as follows:

Sec. 4-305. – Code Adopted.

The City does hereby adopt by reference the International Property Maintenance Code 2015 edition, as published by the International Code Council, Appendices A and B, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of property as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said property maintenance code on file in the office of the Building Official are hereby referred to, adopted and made a part hereof, as if fully set out in this article.

Article VIII. – Gas Code

Section 4-336 is hereby amended to read as follows:

Sec. 4-336. - Adopted; fees.

- (a) There is hereby adopted the 2015 International Fuel Gas Code including Appendix A and Appendices C through E, as if the Gas Code were copied at length herewith. A copy which shall be kept on file in the office of the Building Official at all times.
- (b) Permit fees for work governed by the 2015 International Fuel Gas Code adopted in section 4-336 (a) shall be as set out in the schedule of fees which is on file in the City Clerk's office.

Article IX. – Mechanical Code

Section 4-351 is hereby revised to read as follows:

Sec. 4-351. - Code adopted.

The City does hereby adopt by reference the International Mechanical Code, 2015 edition, as published by the International Code Council, Appendices A and B, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said mechanical code on file in the office of the Building Official are hereby referred to, adopted and made a part hereof, as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in section 4-352 of this article.

PART 2: If any provision of this ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision

or application, and to this end the provisions of this ordinance are declared to be severable.

PART 3: This ordinance shall take effect on October 1, 2018, in accordance with the provisions of the Charter of the City of Belton, Texas, and it is accordingly so ordained.

PART 4: The Code of Ordinances of the City of Belton, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

PART 5: It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on this the 26th day of June, 2018.

Marion Grayson, Mayor

ATTEST:

Amy M. Casey, City Clerk

Staff Report – City Council Agenda Item



Agenda Item #8

Hold a public hearing to amend Chapter 8, Article II, Section 8-56 and 8-57 of the Code of Ordinances amending garden trash and brush standards.

Originating Department

Public Works – Angellia Points, Director of Public Works/City Engineer

Summary Information

Current Ordinance

Section 8-56 through 57 currently reads as follows.

Sec. 8-56. - Preparation.

All brush, shrubs, tree trimmings, cuttings and the like which are to be removed by the city's contractor shall be cut in lengths no longer than fifteen (15) feet and the diameter of the material not larger than six (6) inches. The city's contractor will not accept any brush that has nails, wire or any form of metal attached thereto.

Sec. 8-57. - Residents and private collectors of brush.

Residents and private collectors of brush for hire or otherwise shall be allowed, notwithstanding any other provision of this chapter, to collect and transport brush. Persons so transporting brush shall not allow it to blow or spill while being transported.

Proposed Ordinance

The Public Works Department operates a brush collection route on a daily basis. A dedicated brush collection employee is responsible for driving the daily routes throughout the City, documenting the loads from each pick-up location. The driver also is responsible for hauling the collected brush to the Temple-Belton Wastewater Treatment Plant for processing into mulch and compost. Brush mixed with trash, metals, or anything other than tree trimmings are not currently accepted. Brush piles must be no larger than six (6) cubic yards, or a fee can be assessed. Although the current fee and rate schedule addresses the volume of brush and respective fees, the current ordinance does not fully speak to the excess brush issues or questions. Also, the brush ordinance needs to be expanded to address the location of the brush pile, brush generated by professional tree trimming services and franchised utilities, and bagged yard waste. Therefore, Section 8-56 and 8-57 is proposed to be replaced with the following to align with the current operations and practices.

Sec. 8-56. – Preparation, Collection, and Fees.

- (a) Items placed within three (3) feet of the pavement edge or curb line of the street shall be considered a request for service. Items cannot be placed under any low lines or wires or tree limbs and must be at least six (6) feet from any other object (mailbox, car, garbage containers, water meter, etc.). Items shall not be placed on a sidewalk or street pavement or cause obstruction of a sidewalk, trail path, or street. When a sidewalk is present, place items behind the sidewalk.
- (b) Brush items must be placed at the curb, street, or sidewalk no later than 7:00 am on the scheduled route collection day or scheduled pick-up day.
- (c) All brush, shrubs, and tree trimmings and the like shall be cut in lengths no longer than fifteen (15) feet and the diameter of the material not larger than eight (8) inches.
- (d) Six (6) cubic yards are allowed to be picked up weekly from each person who pays the brush pick-up fee. Six (6) cubic yards is defined as the size of a full sized truck bed or a pile approximately twelve (12) feet long, four (4) feet wide, and four (4) feet tall. If more than six cubic yards are placed at the curb, street, or sidewalk, the placement is considered a request to be charged additional fees for excess brush pick-up fees beyond the six allotted cubic yards. Excess brush pick up charges are set by resolution of the City Council.
- (e) Brush and tree trimmings shall be placed in a separate pile from any bagged or boxed items or trash containers. Mixed brush and bulk will not be accepted for pick-up. The city will not accept any brush that has nails, wire or any form of metal attached thereto.
- (f) If a tree is trimmed or cut down by a professional service, the company performing the work is required to haul off the trimmings. The City brush collection will not accept brush from a professional service or company, unless the appropriate fees are paid.
- (g) A special brush pickup may be requested by the property owner for an out of cycle brush collection. A request for an out-of-cycle brush pick-up will constitute a request for service and special pickup charges shall apply. Special pickup charges are set by resolution of the City Council.
- (h) Utility companies franchised by the City in easements or right-of-way or otherwise authorized to provide utility service are exempted from the provisions of this ordinance for the purposes of trimming/removing trees for routine maintenance or emergency conditions that endanger public safety and welfare by interfering with utility service or during the course of reestablishing utility service. Franchised utilities are required to dispose of brush, trimmings, and any debris generated by their maintenance activities in a proper landfill.
- (i) The property owner is responsible for site cleanup of leaves, twigs, etc. after the brush pile has been picked up.
- (j) All leaves, lawn cuttings, and tree trimmings are recommended to remain on the resident's lawn or a vegetative area. For disposal, leaves and lawn cuttings shall be placed in the City-furnished containers insofar as is possible and the container's capacity will allow.

Sec. 8-57. – Residents and private collectors of brush.

Residents and private collectors of brush for hire or otherwise shall be allowed, notwithstanding any other provision of this chapter, to collect and transport brush. Persons so transporting brush shall not allow it to blow or spill while being transported. Brush disposed of by residents with private disposal of the brush or private collectors of brush shall dispose of the brush in a properly suited landfill. All personal protective equipment and tipping fees required for landfill disposal shall be the responsibility of the person performing the drop-off.

Fiscal Impact

None

Recommendation

Hold a public hearing for the amended Chapter 8, Article II, Section 8-56 and 8-57 of the Code of Ordinances.

Attachments

Section 8-56 and 8-57 Ordinance Amendment

ORDINANCE NO. 2018-18

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, AMENDING CHAPTER 8, ARTICLE II, SECTION 8-56 AND 8-57 OF THE CODE OF ORDINANCES AMENDING GARDEN TRASH AND BRUSH STANDARDS; PROVIDING A SAVINGS CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

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

PART 1: Chapter 8, Article II, Section 8-56 and 8-57 “Preparation” and “Residents and private collectors of brush”, respectively, of the Code of Ordinances of the City of Belton, Texas, is hereby amended to read as follows:

Sec. 8-56. – Preparation, Collection, and Fees.

- (a) Items placed within three (3) feet of the pavement edge or curb line of the street shall be considered a request for service. Items cannot be placed under any low lines or wires or tree limbs and must be at least six (6) feet from any other object (mailbox, car, garbage containers, water meter, etc.). Items shall not be placed on a sidewalk or street pavement or cause obstruction of a sidewalk, trail path, or street. When a sidewalk is present, place items behind the sidewalk.
- (b) Brush items must be placed at the curb, street, or sidewalk no later than 7:00 am on the scheduled route collection day or scheduled pick-up day.
- (c) All brush, shrubs, and tree trimmings and the like shall be cut in lengths no longer than fifteen (15) feet and the diameter of the material not larger than eight (8) inches.
- (d) Six (6) cubic yards are allowed to be picked up weekly from each person who pays the brush pick-up fee. Six (6) cubic yards is defined as the size of a full sized truck bed or a pile approximately twelve (12) feet long, four (4) feet wide, and four (4) feet tall. If more than six cubic yards are placed at the curb, street, or sidewalk, the placement is considered a request to be charged additional fees for excess brush pick-up fees beyond the six allotted cubic yards. Excess brush pick up charges are set by resolution of the City Council.
- (e) Brush and tree trimmings shall be placed in a separate pile from any bagged or boxed items or trash containers. Mixed brush and bulk will not be accepted for pick-up. The city will not accept any brush that has nails, wire or any form of metal attached thereto.
- (f) If a tree is trimmed or cut down by a professional service, the company performing the work is required to haul off the trimmings. The City brush collection will not accept brush from a professional service or company, unless the appropriate fees are paid.
- (g) A special brush pickup may be requested by the property owner for an out of cycle brush collection. A request for an out-of-cycle brush pick-up will constitute

a request for service and special pickup charges shall apply. Special pickup charges are set by resolution of the City Council.

- (h) Utility companies franchised by the City in easements or right-of-way or otherwise authorized to provide utility service are exempted from the provisions of this ordinance for the purposes of trimming/removing trees for routine maintenance or emergency conditions that endanger public safety and welfare by interfering with utility service or during the course of reestablishing utility service. Franchised utilities are required to dispose of brush, trimmings, and any debris generated by their maintenance activities in a proper landfill.
- (i) The property owner is responsible for site cleanup of leaves, twigs, etc. after the brush pile has been picked up.
- (j) All leaves, lawn cuttings, and tree trimmings are recommended to remain on the resident's lawn or a vegetative area. For disposal, leaves and lawn cuttings shall be placed in the City-furnished containers insofar as is possible and the container's capacity will allow.

Sec. 8-57. – Residents and private collectors of brush.

Residents and private collectors of brush for hire or otherwise shall be allowed, notwithstanding any other provision of this chapter, to collect and transport brush. Persons so transporting brush shall not allow it to blow or spill while being transported. Brush disposed of by residents with private disposal of the brush or private collectors of brush shall dispose of the brush in a properly suited landfill. All personal protective equipment and tipping fees required for landfill disposal shall be the responsibility of the person performing the drop-off.

PART 2: It is hereby declared to be the intention of the City Council that if any sections, paragraphs, sentences, clauses and phrases of this ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance of any such invalid phrase, clause, sentence, paragraph or section.

PART 3: This ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Belton, Texas, and it is accordingly so ordained.

PART 4: The Code of Ordinances of the City of Belton, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

PART 5: It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on this the _____ day of _____, 2018.

Marion Grayson, Mayor

ATTEST:

Amy M. Casey, City Clerk



Amending Chapter 8 of the Code of Ordinances

CITY COUNCIL

JUNE 26, 2018



Existing Ordinance

Chapter 8, Article II, Section 8-56 through 57 of the Code of Ordinances lists the requirements for brush collection. The ordinance is brief and needs to be expanded to cover the services and questions regarding brush collection.

Sec. 8-56. - Preparation.

All brush, shrubs, tree trimmings, cuttings and the like which are to be removed by the city's contractor shall be cut in lengths no longer than fifteen (15) feet and the diameter of the material not larger than six (6) inches. The City's contractor will not accept any brush that has nails, wire or any form of metal attached thereto.

Sec. 8-57. - Residents and private collectors of brush.

Residents and private collectors of brush for hire or otherwise shall be allowed, notwithstanding any other provision of this chapter, to collect and transport brush. Persons so transporting brush shall not allow it to blow or spill while being transported.



Proposed Ordinance

Section 8-56 is proposed to address the following.

1. Placement of brush piles
 - a) Within 3 feet of the curb or pavement edge is considered a request for service. When a sidewalk is present, place the pile behind the sidewalk.
 - b) Do not place under low lines/wires or tree limbs and must be 6 feet from any other object (mailbox, cars, etc.).
 - c) Do not place items on the street or on a sidewalk.
 - d) Brush must be placed at the curb no later than 7:00 am on the scheduled route collection day or scheduled pick-up day.
2. Volume, type, and size of brush piles
 - a) Lengths no longer than 15 feet and trunks no larger than 6" in diameter.
 - b) Brush shall be separate from any trash items. Mixed brush with debris will not be accepted.
 - c) The monthly brush collection fee covers up to 6 cubic yards each week. If more than 6 CY is placed along the curb or sidewalk, the placement is a request to be charged additional fees for excess brush collection fees beyond the allotted 6 CY.
 - d) Tree trimmings from a professional service or company will not be accepted, unless the fees are paid. Brush generated by utility companies franchised by the City will also not be accepted.
3. Other brush-related items
 - a) An out-of-cycle brush collection pick-up may be requested, but a fee will be assessed.
 - b) The property owner is responsible for site clean-up of leaves, twigs, etc. after the brush has been picked up.
 - c) All leaves, lawn cuttings, and tree trimmings are recommended to remain on the resident's lawn or a vegetative area. For disposal, leaves and lawn cuttings shall be placed in the City-furnished containers.



Proposed Ordinance

Section 8-57 is proposed to address the following.

Residents and private collectors of brush for hire or otherwise shall be allowed, notwithstanding any other provision of this chapter, to collect and transport brush. Persons so transporting brush shall not allow it to blow or spill while being transported. Brush disposed of by residents with private disposal of the brush or private collectors of brush shall dispose of the brush in a properly suited landfill. All personal protective equipment and tipping fees required for landfill disposal shall be the responsibility of the person performing the drop-off.



Next Steps

1. Today's Council meeting: Conduct public hearing.
2. July 10, 2018: Possible Council action to adopt revised text.

Staff Report – City Council Agenda Item



Agenda Item #9

Consider authorizing the City Manager to renew the hot mix asphalt concrete contract for the annual construction materials for infrastructure projects for one year, and any change orders associated with the contract, not to exceed the amount authorized under state law.

Originating Department

Public Works – Angellia Points, P.E., Director of Public Works /City Engineer

Background

Annually, the City enters into a contract with a construction company or materials provider to have access to items such as hot mix asphaltic concrete (HMAC), construction of sidewalks, bedding materials, and crushed limestone road base. The materials are used for typical maintenance work, internal capital improvement projects, and other miscellaneous work that the City participates in. In addition to these materials, Public Works provides the excavation, preparation of right-of-way, preparation of subgrade, processing of limestone base, traffic control, and final site restoration.

On May 9, 2017, contracts were awarded to the following firms, with two one-year extensions possible:

- Concrete – Dixon Paving
- HMAC – Oldcastle-Wheeler
- Pipe Bedding – Lonestar Grading and Materials
- Road Base - Lonestar Grading and Materials

On May 22, 2018, the Lonestar Grading and Materials contracts were renewed for pipe bedding and road base.

After review of the HMAC bid and determining no changes were needed from the 2017 contract, Staff would like to renew the contracts for HMAC as well. The contract for concrete will be reworked, advertised, and bid in the upcoming weeks. The concrete contract will need to include turn-key sidewalk and curb construction, which is different from the current contract.

As done in previous years, materials are ordered on an as-needed basis by the Director of Public Works. The City reserves the right to reduce quantities and/or the total contract amount at the sole discretion of the City. Due to this stipulation, the approved amounts do not represent the absolute cost of the contract, but are guaranteed unit prices from the company for stated quantities.

Fiscal Impact

Bid summaries are attached for the renewing contracts, and fiscal impact will vary from project to project. The funding sources will be operating budget, capital project funds, and bond funds as appropriate.

Budgeted: ☒ Yes ☐ No ☒ Capital Project Funds, TIRZ Funds, Etc.

If not budgeted: ☐ Budget Transfer ☐ Contingency ☐ Amendment Needed

Recommendation

Authorize the City Manager to renew the contract for the hot mix asphalt concrete materials for infrastructure projects with Oldcastle-Wheeler, and any change orders associated with the contract for one year, not to exceed the amount authorized under state law.

Attachments

Bid schedule for renewing contract

BID B
BID SCHEDULE

Annual Construction Materials for Infrastructure Projects - 2017

Hot Mix Asphaltic Concrete Components

Item Code			Approx. Quantity	Unit	Description and Unit Price in Words	Unit Price	Total Amount (in numerals)
Desc. Code	Item No.	S.P. No.					
1	COB		2	EA	Mobilization & Move-In for 1-500 Tons of HMAC Placement, Complete For two thousand, five hundred Dollars and no Cents per Each.	\$ 2,500.00	\$ 5,000.00
2	COB		2	EA	Mobilization & Move-In for Over 500 Tons of HMAC Placement, Complete For two thousand, five hundred Dollars and no Cents per Each.	\$ 2,500.00	\$ 5,000.00
3	340		8,000	SY	Provide & Install 2-inch HMAC Type "C" including sweeping Limestone Base and Prime Coat Application, Complete For ten Dollars and ninety-two Cents per Square Yard.	\$ 10.92	\$ 87,360.00
4	340		100	TN	Provide & Install HMAC Type "C" Overage, Complete For sixty-one Dollars and no Cents per Ton.	\$ 61.00	\$ 6,100.00
5	340		5,000	SY	Provide & Install 2-inch HMAC Type "D" Including Sweeping, Limestone Base and Prime Coat Application, Complete For ten Dollars and ninety-two Cents per Square Yard.	\$ 10.92	\$ 54,600.00

BID B
BID SCHEDULE

Annual Construction Materials for Infrastructure Projects - 2017

Hot Mix Asphaltic Concrete Components

Item Code			Approx. Quantity	Unit	Description and Unit Price in Words	Unit Price	Total Amount (in numerals)
Desc. Code	Item No.	S.P. No.					
6	340		300	TN	Provide & Install HMA Type "D" Overage, Complete For sixty-one Dollars and no Cents per Ton.	\$ 61.00	\$ 18,300.00
7	316		13,000	SY	Provide & Install Single Course Chip Seal, Complete For four Dollars and ninety Cents per Square Yard.	\$ 4.90	\$ 63,700.00

Total Amount Bid (In Numerals) for BID B: Hot Mix Asphaltic Concrete Components

\$ 240,060.00

Total Amount Bid (In Words) for BID B: Hot Mix Asphaltic Concrete Components

City Council

Annual Construction Materials Bid

HMAC One-year contract extension

Summary of Work

- Annually, the City awards a contract following a bid process for construction-related materials for projects.
- Materials are used in a variety of projects and maintenance work by City crews.
- A bid was developed with estimated quantities that may be needed throughout the year. The City will order materials on an as-needed basis, and is not obligated to use the full quantities shown in the bid document.
- In 2017, the materials included sidewalk construction, curb and gutter, asphalt, pipe bedding, and road base (crushed limestone).

Materials Contract

4 Contracts:

Concrete Work - Dixon Paving

Asphalt – Oldcastle Materials

Pipe Bedding - Lonestar Grading & Materials

Road Base - Lonestar Grading & Materials

The bid packages explained the City's participation (i.e., prepping subgrade, traffic control, site restoration, etc.).

- Staff does not need to obtain additional quotes for every item (bid up front) every time a project and maintenance requires materials.
- Contract is valid for 1 calendar year with two 1-year extensions.
- First year was May 2017 – May 2018.
- **First 1-year extension was award for Pipe Bedding and Road Base on May 22, 2018.**
- **HMAC bid was evaluated, and Staff determined no changes were required.**
- **Concrete bid will be reworked, advertised, and bid in the upcoming weeks.**

Bid Results – Low Bidders

Bidder	Bid A Concrete	Bid B HMAC	Bid C Pipe Bedding	Bid D Road Base
Oldcastle Materials	No bid	\$240,060	No bid	No bid
Austin Materials	No bid	\$260,750	\$18,100	\$270,000
Dixon Paving	\$301,975	No bid	\$14,400	\$240,000
Lonestar Grading & Materials	\$564,800	No bid	\$13,874	\$238,800

Recommendation

Authorize the City Manager to renew contracts for the annual construction materials with Oldcastle Materials for hot mix asphalt concrete for infrastructure projects, and any change orders associated with the contract for one year, not to exceed the amount authorized under state law.

Staff Report – City Council Agenda Item



Agenda Item #10

Consider an ordinance authorizing the issuance of the City of Belton, Texas Combination Tax and Limited Revenue Certificates of Obligation, Series 2018.

Originating Department

Finance Department – Brandon Bozon, Director of Finance

Summary Information

On May 8, 2018, Council passed a resolution directing the publication of notice of intention to issue combination tax and limited revenue certificates of obligation, series 2018. The maximum amount of the debt offering was set at \$2,300,000 to maintain bank qualified status. The proceeds will be used to reimburse the fund balance of the General Fund for the costs related to the acquisition of 85.24 acres adjacent to Heritage Park. The final maturity of the bonds sold will be 12 years, and the principal maturity schedule will complement the City's existing GO debt service schedule.

One public hearing is required by City Charter, and that required public hearing was held at the June 12, 2018, City Council meeting.

Belton received a rating from Standard & Poor's on June 18, 2018, of AA- with a stable outlook. This rating was consistent with the rating the City of Belton received in the previous bond issuance. Based on our newly affirmed credit rating and recent market conditions, the City expects to receive bids in the range of 3.25% to 3.75%. Due to the nature of the competitive sale, bids will not be received until the morning of June 26, 2018, so the interest rate is not known at this time. With Belton's track record of fiscal prudence, City Staff and our Financial Advisors are optimistic about underwriter participation and the prospects of receiving a competitive rate.

Fiscal Impact

The exact fiscal impact will not be known until the afternoon of June 26, 2018. That information will be distributed to the Council as soon as it is available, and presented for discussion at the meeting. For illustrative purposes, the debt service schedule at an interest rate of 3.55% is attached.

Recommendation

Based on the current market outlook, City Staff anticipates a recommendation to sell the bonds to be given at the meeting. Should an unforeseen shift in the credit markets that negatively affects the bids received, City Council will be notified ahead of the meeting of a potential change in recommendation.

Attachments

Example debt service schedule at 3.55% interest (All Inclusive Cost).

S&P Bond Rating Letter

S&P Bond Rating Report

Preliminary

City of Belton, Texas

\$2,225,000 Combination Tax & Revenue Certificates of Obligation, Series 2018

For Purposes of Illustration Only

12 Year Scenario

Sources & Uses

Dated 07/19/2018 | Delivered 07/19/2018

Sources Of Funds

Par Amount of Bonds	\$2,225,000.00
Reoffering Premium	44,483.95
Original Issue Discount (OID)	(22,564.15)

Total Sources	\$2,246,919.80
----------------------	-----------------------

Uses Of Funds

Total Underwriter's Discount (1.000%)	22,250.00
Costs of Issuance	53,200.00
Deposit to Project Construction Fund	2,167,699.00
Deposit to Debt Service Fund (Rounding)	3,770.80

Total Uses	\$2,246,919.80
-------------------	-----------------------

Preliminary

City of Belton, Texas

\$2,225,000 Combination Tax & Revenue Certificates of Obligation, Series 2018

For Purposes of Illustration Only

12 Year Scenario

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
07/19/2018	-	-	-	-	-
02/01/2019	-	-	38,670.00	38,670.00	-
08/01/2019	25,000.00	2.500%	36,253.13	61,253.13	-
09/30/2019	-	-	-	-	99,923.13
02/01/2020	-	-	35,940.63	35,940.63	-
08/01/2020	30,000.00	3.000%	35,940.63	65,940.63	-
09/30/2020	-	-	-	-	101,881.26
02/01/2021	-	-	35,490.63	35,490.63	-
08/01/2021	30,000.00	3.000%	35,490.63	65,490.63	-
09/30/2021	-	-	-	-	100,981.26
02/01/2022	-	-	35,040.63	35,040.63	-
08/01/2022	30,000.00	3.000%	35,040.63	65,040.63	-
09/30/2022	-	-	-	-	100,081.26
02/01/2023	-	-	34,590.63	34,590.63	-
08/01/2023	40,000.00	3.000%	34,590.63	74,590.63	-
09/30/2023	-	-	-	-	109,181.26
02/01/2024	-	-	33,990.63	33,990.63	-
08/01/2024	90,000.00	3.000%	33,990.63	123,990.63	-
09/30/2024	-	-	-	-	157,981.26
02/01/2025	-	-	32,640.63	32,640.63	-
08/01/2025	95,000.00	3.000%	32,640.63	127,640.63	-
09/30/2025	-	-	-	-	160,281.26
02/01/2026	-	-	31,215.63	31,215.63	-
08/01/2026	255,000.00	4.000%	31,215.63	286,215.63	-
09/30/2026	-	-	-	-	317,431.26
02/01/2027	-	-	26,115.63	26,115.63	-
08/01/2027	275,000.00	4.000%	26,115.63	301,115.63	-
09/30/2027	-	-	-	-	327,231.26
02/01/2028	-	-	20,615.63	20,615.63	-
08/01/2028	440,000.00	3.000%	20,615.63	460,615.63	-
09/30/2028	-	-	-	-	481,231.26
02/01/2029	-	-	14,015.63	14,015.63	-
08/01/2029	450,000.00	3.000%	14,015.63	464,015.63	-
09/30/2029	-	-	-	-	478,031.26
02/01/2030	-	-	7,265.63	7,265.63	-
08/01/2030	465,000.00	3.125%	7,265.63	472,265.63	-
09/30/2030	-	-	-	-	479,531.26
Total	\$2,225,000.00	-	\$688,766.99	\$2,913,766.99	-

Yield Statistics

Bond Year Dollars	\$21,219.17
Average Life	9.537 Years
Average Coupon	3.2459663%
Net Interest Cost (NIC)	3.2475224%
True Interest Cost (TIC)	3.2517034%
Bond Yield for Arbitrage Purposes	3.1182669%
All Inclusive Cost (AIC)	3.5526506%

IRS Form 8038

Net Interest Cost	3.1267698%
Weighted Average Maturity	9.492 Years

2018 \$2.22mm c/os (6/12) | SINGLE PURPOSE | 6/12/2018 | 2:28 PM

June 18, 2018

Belton
100 South Davis Street
Belton, TX 76513
Attention: Mr. Brandon Bozon, Finance Director

Re: *US\$2,220,000 City of Belton, Texas, Combination Tax And Revenue Certificates of Obligation, Series 2018, dated: July 19, 2018, due: February 1, 2030*

Dear Mr. Bozon:

Pursuant to your request for an S&P Global Ratings rating on the above-referenced obligations, S&P Global Ratings has assigned a rating of "AA-" . S&P Global Ratings views the outlook for this rating as stable. A copy of the rationale supporting the rating is enclosed.

This letter constitutes S&P Global Ratings' permission for you to disseminate the above-assigned ratings to interested parties in accordance with applicable laws and regulations. However, permission for such dissemination (other than to professional advisors bound by appropriate confidentiality arrangements) will become effective only after we have released the rating on standardandpoors.com. Any dissemination on any Website by you or your agents shall include the full analysis for the rating, including any updates, where applicable.

To maintain the rating, S&P Global Ratings must receive all relevant financial and other information, including notice of material changes to financial and other information provided to us and in relevant documents, as soon as such information is available. Relevant financial and other information includes, but is not limited to, information about direct bank loans and debt and debt-like instruments issued to, or entered into with, financial institutions, insurance companies and/or other entities, whether or not disclosure of such information would be required under S.E.C. Rule 15c2-12. You understand that S&P Global Ratings relies on you and your agents and advisors for the accuracy, timeliness and completeness of the information submitted in connection with the rating and the continued flow of material information as part of the surveillance process. Please send all information via electronic delivery to: pubfin_statelocalgovt@spglobal.com. If SEC rule 17g-5 is applicable, you may post such information on the appropriate website. For any information not available in electronic format or posted on the applicable website,

Please send hard copies to:

S&P Global Ratings
Public Finance Department
55 Water Street
New York, NY 10041-0003

The rating is subject to the Terms and Conditions, if any, attached to the Engagement Letter applicable to the rating. In the absence of such Engagement Letter and Terms and Conditions, the rating is subject to the attached Terms and Conditions. The applicable Terms and Conditions are incorporated herein by reference.

S&P Global Ratings is pleased to have the opportunity to provide its rating opinion. For more information please visit our website at www.standardandpoors.com. If you have any questions, please contact us. Thank you for choosing S&P Global Ratings.

Sincerely yours,

S&P Global Ratings
a division of Standard & Poor's Financial Services LLC

mb
enclosures

cc: ***Ms. Jennifer Ritter Douglas***
Ms. Monica Melvin

S&P Global Ratings
Terms and Conditions Applicable To Public Finance Credit Ratings

General. The credit ratings and other views of S&P Global Ratings are statements of opinion and not statements of fact. Credit ratings and other views of S&P Global Ratings are not recommendations to purchase, hold, or sell any securities and do not comment on market price, marketability, investor preference or suitability of any security. While S&P Global Ratings bases its credit ratings and other views on information provided by issuers and their agents and advisors, and other information from sources it believes to be reliable, S&P Global Ratings does not perform an audit, and undertakes no duty of due diligence or independent verification, of any information it receives. Such information and S&P Global Ratings' opinions should not be relied upon in making any investment decision. S&P Global Ratings does not act as a "fiduciary" or an investment advisor. S&P Global Ratings neither recommends nor will recommend how an issuer can or should achieve a particular credit rating outcome nor provides or will provide consulting, advisory, financial or structuring advice. Unless otherwise indicated, the term "issuer" means both the issuer and the obligor if the obligor is not the issuer.

All Credit Rating Actions in S&P Global Ratings' Sole Discretion. S&P Global Ratings may assign, raise, lower, suspend, place on CreditWatch, or withdraw a credit rating, and assign or revise an Outlook, at any time, in S&P Global Ratings' sole discretion. S&P Global Ratings may take any of the foregoing actions notwithstanding any request for a confidential or private credit rating or a withdrawal of a credit rating, or termination of a credit rating engagement. S&P Global Ratings will not convert a public credit rating to a confidential or private credit rating, or a private credit rating to a confidential credit rating.

Publication. S&P Global Ratings reserves the right to use, publish, disseminate, or license others to use, publish or disseminate a credit rating and any related analytical reports, including the rationale for the credit rating, unless the issuer specifically requests in connection with the initial credit rating that the credit rating be assigned and maintained on a confidential or private basis. If, however, a confidential or private credit rating or the existence of a confidential or private credit rating subsequently becomes public through disclosure other than by an act of S&P Global Ratings or its affiliates, S&P Global Ratings reserves the right to treat the credit rating as a public credit rating, including, without limitation, publishing the credit rating and any related analytical reports. Any analytical reports published by S&P Global Ratings are not issued by or on behalf of the issuer or at the issuer's request. S&P Global Ratings reserves the right to use, publish, disseminate or license others to use, publish or disseminate analytical reports with respect to public credit ratings that have been withdrawn, regardless of the reason for such withdrawal. S&P Global Ratings may publish explanations of S&P Global Ratings' credit ratings criteria from time to time and S&P Global Ratings may modify or refine its credit ratings criteria at any time as S&P Global Ratings deems appropriate.

Reliance on Information. S&P Global Ratings relies on issuers and their agents and advisors for the accuracy and completeness of the information submitted in connection with credit ratings and the surveillance of credit ratings including, without limitation, information on material changes to information previously provided by issuers, their agents or advisors. Credit ratings, and the maintenance of credit ratings, may be affected by S&P Global Ratings' opinion of the information received from issuers, their agents or advisors.

Confidential Information. S&P Global Ratings has established policies and procedures to maintain the confidentiality of certain non-public information received from issuers, their agents or advisors. For these purposes, "Confidential Information" shall mean verbal or written information that the issuer or its agents or advisors have provided to S&P Global Ratings and, in a specific and particularized manner, have marked or otherwise indicated in writing (either prior to or promptly following such disclosure) that such information is "Confidential."

S&P Global Ratings Not an Expert, Underwriter or Seller under Securities Laws. S&P Global Ratings has not consented to and will not consent to being named an "expert" or any similar designation under any applicable securities laws or other regulatory guidance, rules or recommendations, including without limitation, Section 7 of the U.S. Securities Act of 1933. S&P Global Ratings has not performed and will not perform the role or tasks associated with an "underwriter" or "seller" under the United States federal securities laws or other regulatory guidance, rules or recommendations in connection with a credit rating engagement.

Disclaimer of Liability. S&P Global Ratings does not and cannot guarantee the accuracy, completeness, or timeliness of the information relied on in connection with a credit rating or the results obtained from the use of such information. S&P GLOBAL RATINGS GIVES NO EXPRESS OR IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE. S&P Global Ratings, its affiliates or third party providers, or any of their officers, directors, shareholders, employees or agents shall not be liable to any person for any inaccuracies, errors, or omissions, in each case regardless of cause, actions, damages (consequential, special, indirect, incidental, punitive, compensatory, exemplary or otherwise), claims, liabilities, costs, expenses, legal fees or losses (including, without limitation, lost income or lost profits and opportunity costs) in any way arising out of or relating to a credit rating or the related analytic services even if advised of the possibility of such damages or other amounts.

No Third Party Beneficiaries. Nothing in any credit rating engagement, or a credit rating when issued, is intended or should be construed as creating any rights on behalf of any third parties, including, without limitation, any recipient of a credit rating. No person is intended as a third party beneficiary of any credit rating engagement or of a credit rating when issued.

RatingsDirect®

Summary:

Belton, Texas; General Obligation

Primary Credit Analyst:

Chase C Ashworth, Centennial + 1 (303) 721 4289; chase.ashworth@spglobal.com

Secondary Contact:

Karolina Norris, Dallas 972-367-3341; Karolina.Norris@spglobal.com

Table Of Contents

Rationale

Outlook

Summary:

Belton, Texas; General Obligation

Credit Profile

US\$2.22 mil comb tax and rev certs of oblig ser 2018 dtd 07/19/2018 due 02/01/2030

<i>Long Term Rating</i>	AA-/Stable	New
-------------------------	------------	-----

Belton comb tax and ltd rev certs of oblig

<i>Long Term Rating</i>	AA-/Stable	Affirmed
-------------------------	------------	----------

Belton comb tax and rev certs of oblig ser 2013 dtd 08/01/2013 due 08/01/2033

<i>Long Term Rating</i>	AA-/Stable	Affirmed
-------------------------	------------	----------

Belton Comb Tax & Ltd Rev Certs of Oblig ser 2015 dtd 04/01/2015 due 08/01/2035

<i>Long Term Rating</i>	AA-/Stable	Affirmed
-------------------------	------------	----------

Rationale

S&P Global Ratings assigned its 'AA-' long-term rating to Belton, Texas' series 2018 combination tax and revenue certificates of obligation. At the same time, S&P Global Ratings affirmed its 'AA-' long-term ratings on the city's previously issued general obligation (GO) debt. The outlook is stable.

The series 2018 certificates, and parity obligations are a direct obligation of the city, payable from a combination of the levy and collection of a continuing annual ad valorem tax, within the limits prescribed by law, on all taxable property in the city, as well as a limited pledge not to exceed \$1,000 of the surplus net revenues of the city's waterworks and sewer system. Given the limited nature of the revenue pledge, we rate the certificates based on the city's ad valorem pledge alone. Texas statutes provide for a maximum ad valorem tax rate of \$2.50 per \$100 of taxable assessed valuation (AV) for all purposes, including a maximum of \$1.50 of the \$2.50 for all ad valorem tax obligation debt service. Belton's total tax rate was well below the maximum at 65.98 cents per \$100 of taxable AV, including 10.53 cents for debt service. We do not believe that the taxable base is measurably smaller, and we believe that resources are fungible. Based on the application of our criteria, titled "Issue Credit Ratings Linked To U.S. Public Finance Obligors' Creditworthiness" (published Jan. 22, 2018, on RatingsDirect), we do not differentiate between the city's limited-tax GO debt and its general creditworthiness.

The proceeds of the series 2018 certificates will be used to pay contractual obligations incurred by the city for constructing, improving, renovating and equipping City parks, including the purchase of land for the expansion of Heritage Park.

The 'AA-' rating reflects our view of Belton's:

- Weak economy, with market value per capita of \$53,927 and projected per capita effective buying income at 85% of the national level;
- Strong management, with "good" financial policies and practices under our Financial Management Assessment

methodology;

- Adequate budgetary performance, with a slight operating surplus in the general fund but an operating deficit at the total governmental fund level in fiscal 2017;
- Very strong budgetary flexibility, with an available fund balance in fiscal 2017 of 43% of operating expenditures;
- Very strong liquidity, with total government available cash at 1.6x total governmental fund expenditures and 20.7x governmental debt service, and access to external liquidity we consider strong;
- Weak debt and contingent liability position, with debt service carrying charges at 7.9% of expenditures and net direct debt that is 99.6% of total governmental fund revenue, as well as significant medium-term debt plans; and
- Strong institutional framework score.

Weak economy

We consider Belton's economy weak. The city, with an estimated population of 19,605, is located in Bell County. The city has a projected per capita effective buying income of 85% of the national level and per capita market value of \$53,927. Overall, the city's market value grew by 6% over the past year to \$1.1 billion in 2018. The county unemployment rate was 4.2% in 2017.

Belton serves as the county seat and principal commercial center for Bell County and is located roughly 65 miles north of Austin and 40 miles south of Waco, off the interstate 35 corridor. The city is only 18 miles east of Ft. Hood, the largest military base in Texas, and the University of Mary Harden Baylor is located within the city, which has approximately 3,900 students enrolled. The city encompasses only approximately 20 square miles, but has seen strong economic growth in recent years, in large part to its favorable location along the interstate. As of 2017, Belton's assessed value (AV) has grown by 30% over the past five years, with a population increase of 15% over the same period. The city has several economic development projects underway, including commercial developments in the form of hotel and retail construction projects. Belton has several single-family residential subdivisions under construction, as well as a recently completed apartment complex and another complex under construction. With the ongoing development, city officials are expecting a nearly 6% growth in AV over the next two years, evenly attributable to new property and organic appraisal growth.

We consider the city's taxpayer concentration diverse, with the city's top taxpayers accounting for only 11.6% of the city's total AV. The city's major taxpayers are a mix of real estate investors, manufacturing, and retail companies, while the top employers include the city's school district and local government.

Given current ongoing development and the city's expected future valuation growth, we do not anticipate the city's economic profile to deteriorate.

Strong management

We view the city's management as strong, with "good" financial policies and practices under our Financial Management Assessment methodology, indicating financial practices exist in most areas, but that governance officials might not formalize or monitor all of them on a regular basis.

The city has historically budgeted conservatively, and utilizes historical data for revenue and expenditure assumptions when formulating the budget. Officials provide quarterly budget-to-actual reports to council and has the flexibility to

make budget amendments, as needed. The city has a rolling long-term financial plan that is updated during the budget process and includes revenue and expenditure assumptions for the current plus three to four preceding fiscal years. The city's five-year rolling strategic plan is updated annually with the budget process, with a comprehensive update every five years. The strategic plan identifies projects and funding sources for three years, although some projects lack funding sources.

Belton has a formal investment policy that follows state guidelines, and provides quarterly investment reports to council. The city has a formalized debt policy that is reviewed annually and identifies conditions for debt issuance, types of debt that can be issued, interfund borrowing, and the debt issuance process. Finally, the city has a formal reserve policy with a goal to maintain an unassigned general fund balance equivalent to 25% of expenditures, in addition to an amount equal to any annual debt service paid out of the fund. Alternatively, public safety is the city's largest expense in the general fund, account for 53% of total general fund expenditures.

Adequate budgetary performance

Belton's budgetary performance is adequate in our opinion. The city had slight surplus operating results in the general fund of 1.4% of expenditures, but a deficit result across all governmental funds of negative 6.2% in fiscal 2017.

The city practices conservative budgeting in the general fund, displayed by consecutive years of revenues outperforming budgeted figures, while expenditures come in under budget. The city's total governmental deficit is primarily due to the spending of \$4.4 million in capital expenditures, of which roughly \$2.2 was funded with bond proceeds, which we adjust out of the total governmental expenditures. After adjusting for recurring transfers into and out of the general fund, the city displayed an operating surplus of 1.4% in the general fund in fiscal 2017. We view the city's general fund revenue base as diverse, with property taxes accounting for roughly 36% of total general fund revenues, followed by sales taxes accounting for 24%, and charges for services accounting for 20%.

Budget-to-actual financials through nearly two-thirds of the fiscal year currently show the city will be expecting another surplus for fiscal 2018. City officials credit the potential surplus to higher general fund revenues than anticipated, primarily sales tax collections and investment earnings. The city expects steady growth across revenues for fiscal 2019, though it will take a slight loss from ambulance response revenue due to the discontinuance of ambulance service provided by the city to surrounding rural areas of the city in late 2018. City officials plan to address this revenue loss by scaling back some funding for the ongoing street maintenance plan, and cutting down on discretionary expenditures in fiscal 2019. We see potential for improvement in budgetary performance based on expected fiscal 2018 results, depending on the amount of future capital expenditures funded out of total governmental funds. Given expectations for fiscal 2018 year end results and anticipated revenue growth in 2019, we do not expect the city's financial performance to deteriorate over the next two years.

Very strong budgetary flexibility

Belton's budgetary flexibility is very strong, in our view, with an available fund balance in fiscal 2017 of 43% of operating expenditures, or \$6 million. We expect the available fund balance to remain above 30% of expenditures for the current and next fiscal years, which we view as a positive credit factor. Over the past three years, the total available fund balance has remained at a consistent level overall, totaling 44% of expenditures in 2016 and 45% in 2015.

Belton's very strong reserve position is primarily derived from its history of surpluses in the general fund, including consistent operating surpluses (after transfers) in each of the past 10 years, with the exception of two fiscal years. Given the current budget-to-actual financial results for fiscal 2018, we believe the city's reserves will remain very strong over the medium term, and well above the city's formal reserve policy of 25% of operating expenditures.

Very strong liquidity

In our opinion, Belton's liquidity is very strong, with total government available cash at 1.6x total governmental fund expenditures and 20.7x governmental debt service in 2017. In our view, the city has strong access to external liquidity if necessary.

In our opinion, the city's strong access to external liquidity is by its issuance of GO and certificates of obligation debt over the two decades. The city has historically maintained very strong cash balances, and we do not anticipate its cash position to materially weaken over the near term, given our expectations for fiscal 2018. Currently, all of the city's investments are in state pools, in compliance with the city's internal investment policy, which is in line with Texas statutes.

A portion of the city's GO debt has been privately placed, though the bond documents do not include any non-standard events of default, cross-default, or acceleration provisions. Therefore, we do not believe the obligations would put any additional or extraordinary stress on the city's liquidity position.

Weak debt and contingent liability profile

In our view, Belton's debt and contingent liability profile is weak. Total governmental fund debt service is 7.9% of total governmental fund expenditures, and net direct debt is 99.6% of total governmental fund revenue. Negatively affecting our view of the city's debt profile is its significant medium-term debt plans.

After the 2018 issuance, the city plans to issue an additional \$10 million in fiscal 2019 to fund the expansion of the Temple-Belton Wastewater Treatment Plant and other related utility projects. The city has no variable rate debt nor any swaps outstanding. Despite the city's additional debt plans, we do not expect its debt profile to weaken over the next two to three years.

Belton's combined required pension and actual other postemployment benefits (OPEB) contributions totaled 3.3% of total governmental fund expenditures in 2017. The city made its full annual required pension contribution in 2017. The city participates in the Texas Municipal Retirement System (TMRS), an agent multiemployer public employee retirement system, administered by the state of Texas.

Belton contributed \$586,051 to the plan in fiscal 2017. The city has consistently contributed 100% of its annual required contribution, which is based on an actuary study and is calculated at the state level. At Dec. 31, 2016, the city's plan fiduciary net position as a percentage of total pension liability was 88.12% funded, up from 87.43% in the prior year. It also participates in the cost-sharing, multiple-employer, defined-benefit group term life insurance plan operated by TMRS known as the supplemental death benefits fund and contributes at a contractually required rate, which was \$12,689 in fiscal 2017. Therefore, we do not anticipate pension and OPEB costs to become a budgetary pressure over the next two years.

Strong institutional framework

The institutional framework score for Texas municipalities is strong.

Outlook

The stable outlook reflects our anticipation that Belton's budgetary flexibility and liquidity position will continue to remain very strong. The outlook also reflects our opinion that the city's debt profile will remain elevated, given plans for additional debt issuance over the medium term. Therefore, we do not expect to change the rating in the next two years.

Upside scenario

We could raise the rating if continued economic expansion leads to improvement in the city's assessed valuation and income levels, in line with those of higher rated peers.

Downside scenario

We could take a negative rating action if the city's budgetary performance were to deteriorate, forcing the city to have to significantly draw on its very strong reserve position.

Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at www.standardandpoors.com for further information. Complete ratings information is available to subscribers of RatingsDirect at www.capitaliq.com. All ratings affected by this rating action can be found on S&P Global Ratings' public website at www.standardandpoors.com. Use the Ratings search box located in the left column.

Copyright © 2018 by Standard & Poor's Financial Services LLC. All rights reserved.

No content (including ratings, credit-related analyses and data, valuations, model, software or other application or output therefrom) or any part thereof (Content) may be modified, reverse engineered, reproduced or distributed in any form by any means, or stored in a database or retrieval system, without the prior written permission of Standard & Poor's Financial Services LLC or its affiliates (collectively, S&P). The Content shall not be used for any unlawful or unauthorized purposes. S&P and any third-party providers, as well as their directors, officers, shareholders, employees or agents (collectively S&P Parties) do not guarantee the accuracy, completeness, timeliness or availability of the Content. S&P Parties are not responsible for any errors or omissions (negligent or otherwise), regardless of the cause, for the results obtained from the use of the Content, or for the security or maintenance of any data input by the user. The Content is provided on an "as is" basis. S&P PARTIES DISCLAIM ANY AND ALL EXPRESS OR IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE, FREEDOM FROM BUGS, SOFTWARE ERRORS OR DEFECTS, THAT THE CONTENT'S FUNCTIONING WILL BE UNINTERRUPTED OR THAT THE CONTENT WILL OPERATE WITH ANY SOFTWARE OR HARDWARE CONFIGURATION. In no event shall S&P Parties be liable to any party for any direct, indirect, incidental, exemplary, compensatory, punitive, special or consequential damages, costs, expenses, legal fees, or losses (including, without limitation, lost income or lost profits and opportunity costs or losses caused by negligence) in connection with any use of the Content even if advised of the possibility of such damages.

Credit-related and other analyses, including ratings, and statements in the Content are statements of opinion as of the date they are expressed and not statements of fact. S&P's opinions, analyses and rating acknowledgment decisions (described below) are not recommendations to purchase, hold, or sell any securities or to make any investment decisions, and do not address the suitability of any security. S&P assumes no obligation to update the Content following publication in any form or format. The Content should not be relied on and is not a substitute for the skill, judgment and experience of the user, its management, employees, advisors and/or clients when making investment and other business decisions. S&P does not act as a fiduciary or an investment advisor except where registered as such. While S&P has obtained information from sources it believes to be reliable, S&P does not perform an audit and undertakes no duty of due diligence or independent verification of any information it receives.

To the extent that regulatory authorities allow a rating agency to acknowledge in one jurisdiction a rating issued in another jurisdiction for certain regulatory purposes, S&P reserves the right to assign, withdraw or suspend such acknowledgment at any time and in its sole discretion. S&P Parties disclaim any duty whatsoever arising out of the assignment, withdrawal or suspension of an acknowledgment as well as any liability for any damage alleged to have been suffered on account thereof.

S&P keeps certain activities of its business units separate from each other in order to preserve the independence and objectivity of their respective activities. As a result, certain business units of S&P may have information that is not available to other S&P business units. S&P has established policies and procedures to maintain the confidentiality of certain non-public information received in connection with each analytical process.

S&P may receive compensation for its ratings and certain analyses, normally from issuers or underwriters of securities or from obligors. S&P reserves the right to disseminate its opinions and analyses. S&P's public ratings and analyses are made available on its Web sites, www.standardandpoors.com (free of charge), and www.ratingsdirect.com and www.globalcreditportal.com (subscription), and may be distributed through other means, including via S&P publications and third-party redistributors. Additional information about our ratings fees is available at www.standardandpoors.com/usratingsfees.

STANDARD & POOR'S, S&P and RATINGSDIRECT are registered trademarks of Standard & Poor's Financial Services LLC.

ORDINANCE NO. 2018-21

**ORDINANCE AUTHORIZING THE ISSUANCE OF CITY OF BELTON, TEXAS
COMBINATION TAX AND LIMITED REVENUE CERTIFICATES OF OBLIGATION,
SERIES 2018; LEVYING AN AD VALOREM TAX AND PLEDGING CERTAIN
SURPLUS REVENUES IN SUPPORT OF THE CERTIFICATES; AUTHORIZING
EXECUTION OF A PAYING AGENT/REGISTRAR AGREEMENT AND OTHER
AGREEMENTS RELATED TO THE SALE AND ISSUANCE OF THE CERTIFICATES;
AND ORDAINING OTHER MATTERS RELATING TO THE ISSUANCE OF THE
CERTIFICATES**

THE STATE OF TEXAS	§
COUNTY OF BELL	§
CITY OF BELTON	§

WHEREAS, the City Council (the "City Council") of the City of Belton, Texas (the "City") deems it advisable to issue certificates of obligation in the amount of \$_____ (the "Certificates") for the purpose of paying in whole or in part contractual obligations incurred or to be incurred by the City for: (1) constructing, improving renovating and/or equipping City parks, including the purchase of land for the expansion of Heritage Park and (2) the payment of professional services in connection therewith including legal, fiscal and engineering fees and the costs of issuance in connection with the certificates; and

WHEREAS, the Certificates hereinafter authorized and designated are to be issued and delivered for cash pursuant to Subchapter C of Chapter 271, Local Government Code, as amended, and Section 1502.052, Texas Government Code, as amended; and

WHEREAS, on May 8, 2018 the City Council passed a resolution authorizing and directing the City Clerk to give notice of intention to issue the Certificates; and

WHEREAS, such notice was published on May 10, 2018, May 17, 2018 and May 24, 2018 in the *Temple Daily Telegram*, which is a newspaper of general circulation in the City in accordance with Section 2051.044, Government Code; and

WHEREAS, on June 12, 2018, the City held a public hearing regarding the issuance of the Certificates as required by the City's Charter; and

WHEREAS, the City has not received a petition from the qualified electors of the City protesting the issuance of the Certificates; and

WHEREAS, no bond proposition to authorize the issuance of bonds for the same purpose as any of the projects being financed with the proceeds of the Certificates was submitted to the voters of the City during the preceding three years and failed to be approved;

WHEREAS, it is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and public notice of the time, place and purpose of the meeting was given, all as required by Chapter 551, Texas Government Code; and

WHEREAS, it is considered to be in the best interest of the City that the interest bearing Certificates be issued.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS:

Section 1. RECITALS, AMOUNT AND PURPOSE OF THE CERTIFICATES. The recitals set forth in the preamble hereof are incorporated herein and shall have the same force and effect as if set forth in this Section. The certificates of the City of Belton, Texas (the "City") are hereby authorized to be issued and delivered in the aggregate principal amount of \$_____ for the purpose of (1) constructing, improving renovating and/or equipping City parks, including the purchase of land for the expansion of Heritage Park and (2) the payment of professional services in connection therewith including legal, fiscal and engineering fees and the costs of issuance in connection with the certificates; and

Section 2. DESIGNATION, DATE, DENOMINATIONS, NUMBERS, AND MATURITIES OF CERTIFICATES. Each Certificate issued pursuant to this Ordinance shall be designated: "CITY OF BELTON, TEXAS COMBINATION TAX AND LIMITED REVENUE CERTIFICATES OF OBLIGATION, SERIES 2018", and initially there shall be issued, sold, and delivered hereunder one fully registered certificate, without interest coupons, dated July 19, 2018, in the denomination and principal amount hereinafter stated, numbered consecutively from R-1 upward (except the initial Certificate delivered to the Attorney General of the State of Texas which shall be numbered T-1), payable to the respective initial registered owner thereof (as designated in Section 12 hereof), or to the registered assignee or assignees of said Certificate or any portion or portions thereof (in each case, the "Registered Owner"), and the outstanding principal amount of the Certificates shall mature and be payable on August 1 in each of the years and in the principal amounts, respectively, as set forth in the following schedule:

<u>YEAR</u>	<u>AMOUNT</u>	<u>YEAR</u>	<u>AMOUNT</u>
2019	\$	2025	\$
2020		2026	
2021		2027	
2022		2028	
2023		2029	
2024		2030	

The term "Certificates" as used in this Ordinance shall mean and include collectively the Certificates initially issued and delivered pursuant to this Ordinance and all substitute Certificates exchanged therefor, as well as all other substitute Certificates and replacement Certificates issued pursuant hereto.

Section 3. INTEREST. The Certificates scheduled to mature during the years, respectively, set forth below shall bear interest from the dates specified in the FORM OF CERTIFICATE set forth in this Ordinance to their respective dates of maturity at the following rates per annum:

<u>YEAR</u>	<u>RATE</u>	<u>YEAR</u>	<u>RATE</u>
2019	%	2025	%
2020		2026	
2021		2027	
2022		2028	
2023		2029	
2024		2030	

Interest shall be payable in the manner provided and on the dates stated in the FORM OF CERTIFICATE set forth in this Ordinance.

Section 4. CHARACTERISTICS OF THE CERTIFICATES. Registration, Transfer, Conversion and Exchange; Authentication. (a) The City shall keep or cause to be kept at BOKF, NA, Dallas, Texas (the "Paying Agent/Registrar") books or records for the registration of the transfer, conversion and exchange of the Certificates (the "Registration Books"), and the City hereby appoints the Paying Agent/Registrar as its registrar and transfer agent to keep such books or records and make such registrations of transfers, conversions and exchanges under such reasonable regulations as the City and Paying Agent/Registrar may prescribe; and the Paying Agent/Registrar shall make such registrations, transfers, conversions and exchanges as herein provided. The Paying Agent/Registrar shall obtain and record in the Registration Books the address of the Registered Owner of each Certificate to which payments with respect to the Certificates shall be mailed, as herein provided; but it shall be the duty of each Registered Owner to notify the Paying Agent/Registrar in writing of the address to which payments shall be mailed, and such interest payments shall not be mailed unless such notice has been given. The City shall have the right to inspect the Registration Books during regular business hours of the Paying Agent/Registrar, but otherwise the Paying Agent/Registrar shall keep the Registration Books confidential and, unless otherwise required by law, shall not permit their inspection by any other entity. The Paying Agent/Registrar shall make the Registration Books available within the State of Texas. The City shall pay the Paying Agent/Registrar's standard or customary fees and charges for making such registration, transfer, conversion, exchange and delivery of a substitute Certificate or Certificates.

Registration of assignments, transfers, conversions and exchanges of Certificates shall be made in the manner provided and with the effect stated in the FORM OF CERTIFICATE set forth in this Ordinance. Each substitute Certificate shall bear a letter and/or number to distinguish it from each other Certificate.

Except as provided in Section 4(c) of this Ordinance, an authorized representative of the Paying Agent/Registrar shall, before the delivery of any such Certificate, date and manually sign said Certificate, and no such Certificate shall be deemed to be issued or outstanding unless such Certificate is so executed. The Paying Agent/Registrar promptly shall cancel all paid Certificates and Certificates surrendered for conversion and exchange. No additional ordinances, orders, or resolutions need be passed or adopted by the governing body of the City or any other body or person so as to accomplish the foregoing conversion and exchange of any Certificate or portion thereof, and the Paying Agent/Registrar shall provide for the printing, execution, and delivery of the substitute Certificates in the manner prescribed herein, and said Certificates shall be printed or typed on paper of customary weight and strength. Pursuant to Chapter 1201, Texas Government Code, as amended, and particularly Subchapter D thereof, the duty of conversion and exchange of Certificates as aforesaid is hereby imposed upon the Paying Agent/Registrar, and, upon the execution of said Certificate, the converted and exchanged Certificate shall be valid, incontestable, and enforceable in the same manner and with the same effect as the Certificates which initially were issued and delivered pursuant to this Ordinance, approved by the Attorney General and registered by the Comptroller of Public Accounts.

(b) Payment of Certificates and Interest. The City hereby further appoints the Paying Agent/Registrar to act as the paying agent for paying the principal of and interest on the Certificates, all as provided in this Ordinance. The Paying Agent/Registrar shall keep proper records of all payments made by the City and the Paying Agent/Registrar with respect to the Certificates, and of all conversions and exchanges of Certificates, and all replacements of Certificates, as provided in this Ordinance. However, in the event of a nonpayment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the past due interest shall be sent at least five (5) business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each Registered Owner appearing on the Registration Books at the close of business on the fifteenth business day next preceding the date of mailing of such notice.

(c) In General. The Certificates (i) shall be issued in fully registered form, without interest coupons, with the principal of and interest on such Certificates to be payable only to the Registered Owners thereof, (ii) may be redeemed prior to their scheduled maturities (notice of which shall be given to the Paying Agent/Registrar by the City at least 45 days prior to any such redemption date), (iii) may be converted and exchanged for other Certificates, (iv) may be transferred and assigned, (v) shall have the characteristics, (vi) shall be signed, sealed, executed and authenticated, (vii) the principal of and interest on the Certificates shall be payable, and (viii) shall

be administered and the Paying Agent/Registrar and the City shall have certain duties and responsibilities with respect to the Certificates, all as provided, and in the manner and to the effect as required or indicated, in the FORM OF CERTIFICATE set forth in this Ordinance. The Certificate initially issued and delivered pursuant to this Ordinance is not required to be, and shall not be, authenticated by the Paying Agent/Registrar, but on each substitute Certificate issued in conversion of and exchange or substitute for any Certificate or Certificates issued under this Ordinance the Paying Agent/Registrar shall execute the PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE, in the form set forth in the FORM OF CERTIFICATE.

(d) Substitute Paying Agent/Registrar. The City covenants with the Registered Owners of the Certificates that at all times while the Certificates are outstanding the City will provide a competent and legally qualified bank, trust company, financial institution, or other agency to act as and perform the services of Paying Agent/Registrar for the Certificates under this Ordinance, and that the Paying Agent/Registrar will be one entity. The City reserves the right to, and may, at its option, change the Paying Agent/Registrar upon not less than 30 days written notice to the Paying Agent/Registrar, to be effective at such time which will not disrupt or delay payment on the next principal or interest payment date after such notice. In the event that the entity at any time acting as Paying Agent/Registrar (or its successor by merger, acquisition, or other method) should resign or otherwise cease to act as such, the City covenants that promptly it will appoint a competent and legally qualified bank, trust company, financial institution, or other agency to act as Paying Agent/Registrar under this Ordinance. Upon any change in the Paying Agent/Registrar, the previous Paying Agent/Registrar promptly shall transfer and deliver the Registration Books (or a copy thereof), along with all other pertinent books and records relating to the Certificates, to the new Paying Agent/Registrar designated and appointed by the City. Upon any change in the Paying Agent/Registrar, the City promptly will cause a written notice thereof to be sent by the new Paying Agent/Registrar to each Registered Owner of the Certificates, by United States mail, first-class postage prepaid, which notice also shall give the address of the new Paying Agent/Registrar. By accepting the position and performing as such, each Paying Agent/Registrar shall be deemed to have agreed to the provisions of this Ordinance, and a certified copy of this Ordinance shall be delivered to each Paying Agent/Registrar.

(e) Book-Entry-Only System. The Certificates issued in exchange for the Certificates initially issued as provided in Section 4(i) shall be issued in the form of a separate single fully registered Certificate for each of the maturities thereof registered in the name of Cede & Co., as nominee of The Depository Trust Company of New York ("DTC") and except as provided in subsection (f) hereof, all of the outstanding Certificates shall be registered in the name of Cede & Co., as nominee of DTC.

With respect to Certificates registered in the name of Cede & Co., as nominee of DTC, the City and the Paying Agent/Registrar shall have no responsibility or obligation to any securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations on whose behalf DTC was created to hold securities to facilitate the clearance and settlement of

securities transactions among DTC participants (the "DTC Participant") or to any person on behalf of whom such a DTC Participant holds an interest in the Certificates. Without limiting the immediately preceding sentence, the City and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Certificates, (ii) the delivery to any DTC Participant or any other person, other than a Registered Owner, as shown on the Registration Books, of any notice with respect to the Certificates, or (iii) the payment to any DTC Participant or any person, other than a Registered Owner, as shown in the Registration Books of any amount with respect to principal of or interest on the Certificates. Notwithstanding any other provision of this Ordinance to the contrary, but to the extent permitted by law, the City and the Paying Agent/Registrar shall be entitled to treat and consider the person in whose name each Certificate is registered in the Registration Books as the absolute owner of such Certificate for the purpose of payment of principal of and interest, with respect to such Certificate, for the purposes of registering transfers with respect to such Certificate, and for all other purposes of registering transfers with respect to such Certificates, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of and interest on the Certificates only to or upon the order of the respective Registered Owners, as shown in the Registration Books as provided in this Ordinance, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to payment of principal of and interest on the Certificates to the extent of the sum or sums so paid. No person other than a Registered Owner, as shown in the Registration Books, shall receive a Certificate evidencing the obligation of the City to make payments of principal, and interest pursuant to this Ordinance. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in this Ordinance with respect to interest checks being mailed to the registered owner at the close of business on the Record Date the word "Cede & Co." in this Ordinance shall refer to such new nominee of DTC.

(f) Successor Securities Depository; Transfer Outside Book-Entry-Only System. In the event that the City determines to discontinue the book-entry system through DTC or a successor or DTC determines to discontinue providing its services with respect to the Certificates, the City shall either (i) appoint a successor securities depository, qualified to act as such under Section 17(a) of the Securities and Exchange Act of 1934, as amended, notify DTC and DTC Participants of the appointment of such successor securities depository and transfer one or more separate Certificates to such successor securities depository or (ii) notify DTC and DTC Participants of the availability through DTC of Certificates and transfer one or more separate Certificates to DTC Participants having Certificates credited to their DTC accounts. In such event, the Certificates shall no longer be restricted to being registered in the Registration Books in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names the Registered Owner transferring or exchanging Certificate shall designate, in accordance with the provisions of this Ordinance.

(g) Payments to Cede & Co. Notwithstanding any other provision of this Ordinance to the contrary, so long as any Certificate is registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of, and interest on such Certificate and all notices with respect to such Certificate shall be made and given, respectively, in the manner provided in the Letter of Representations of the City to DTC.

(h) DTC Blanket Letter of Representations. The City confirms execution of a Blanket Issuer Letter of Representations with DTC establishing the Book-Entry-Only System which will be utilized with respect to the Certificates.

(i) Cancellation of Initial Certificate. On the closing date, one Initial Certificate representing the entire principal amount of the Certificates, payable in stated installments to the order of the purchaser of the Certificates or its designee set forth in Section 12 of this Ordinance, executed by manual or facsimile signature of the Mayor or Mayor Pro-tem and City Clerk, approved by the Attorney General of Texas, and registered and manually signed by the Comptroller of Public Accounts of the State of Texas, will be delivered to such Purchaser set forth in Section 12 of this Ordinance or its designee. Upon payment for the Initial Certificate, the Paying Agent/Registrar shall cancel the Initial Certificate and deliver to DTC on behalf of such Purchaser one registered definitive Certificate for each year of maturity of the Certificates, in the aggregate principal amount of all the Certificates for such maturity.

Section 5. FORM OF CERTIFICATE. The form of the Certificates, including the form of Paying Agent/Registrar's Authentication Certificate, the form of Assignment and the form of Registration Certificate of the Comptroller of Public Accounts of the State of Texas to be attached to the Certificates initially issued and delivered pursuant to this Ordinance, shall be, respectively, substantially as follows, with such appropriate variations, omissions or insertions as are permitted or required by this Ordinance.

FORM OF CERTIFICATE

NO. R-1	UNITED STATES OF AMERICA STATE OF TEXAS COUNTY OF BELL CITY OF BELTON, TEXAS COMBINATION TAX AND LIMITED REVENUE CERTIFICATE OF OBLIGATION, SERIES 2018	PRINCIPAL AMOUNT \$_____
----------------	--	---

<u>INTEREST RATE</u>	<u>DATED DATE</u>	<u>MATURITY DATE</u>	<u>CUSIP NO.</u>
____%	July 19, 2018	August 1, 20__	

REGISTERED OWNER:

PRINCIPAL AMOUNT:

DOLLARS

ON THE MATURITY DATE specified above, the CITY OF BELTON, in the County of Bell, State of Texas (the "City"), being a political subdivision of the State of Texas, hereby promises to pay to the Registered Owner set forth above, or registered assigns (hereinafter called the "Registered Owner") the principal amount set forth above, and to pay interest thereon from the Dated Date, on February 1, 2019 and semiannually on each August 1 and February 1 thereafter to the maturity date specified above, or the date of redemption prior to maturity, at the interest rate per annum specified above; except that if this Certificate is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such principal amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Certificate or Certificates, if any, for which this Certificate is being exchanged or converted from is due but has not been paid, then this Certificate shall bear interest from the date to which such interest has been paid in full.

THE PRINCIPAL OF AND INTEREST ON this Certificate are payable in lawful money of the United States of America, without exchange or collection charges. The principal of this Certificate shall be paid to the Registered Owner hereof upon presentation and surrender of this Certificate at maturity, or upon the date fixed for its redemption in whole or in part prior to maturity, at BOKF, NA, which is the "Paying Agent/Registrar" for this Certificate at their office in Dallas, Texas (the "Designated Payment/Transfer Office"). The payment of interest on this Certificate shall be made by the Paying Agent/Registrar to the Registered Owner hereof on each interest payment date by check or draft, dated as of such interest payment date, drawn by the Paying Agent/Registrar on, and payable solely from, funds of the City required by the ordinance authorizing the issuance of this Certificate (the "Certificate Ordinance") to be on deposit with the Paying Agent/Registrar for such purpose as hereinafter provided; and such check or draft shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid, on each such interest payment date, to the Registered Owner hereof, at its address as it appeared as of the close of business on the fifteenth business day of the month preceding each such date (the "Record Date") on the registration books kept by the Paying Agent/Registrar (the "Registration Books"). In addition, interest may be paid by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the Registered Owner. In the event of a non-payment of interest on a scheduled payment date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be 15 days after the Special Record

Date) shall be sent at least five business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each owner of a Certificate appearing on the Registration Books at the close of business on the fifteenth business day next preceding the date of mailing of such notice.

ANY ACCRUED INTEREST due at maturity or upon the redemption in whole or in part of this Certificate prior to maturity as provided herein shall be paid to the Registered Owner upon presentation and surrender of this Certificate for redemption and payment at the Designated Payment/Transfer Office of the Paying Agent/Registrar. The City covenants with the Registered Owner of this Certificate that on or before each principal and interest payment date for this Certificate it will make available to the Paying Agent/Registrar, from the "Interest and Sinking Fund" created by the Certificate Ordinance, the amounts required to provide for the payment, in immediately available funds, of all principal of and interest on the Certificates, when due.

IF THE DATE for the payment of the principal of or interest on this Certificate shall be a Saturday, Sunday, a legal holiday or a day on which banking institutions in the city where the principal corporate trust office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not such a Saturday, Sunday, legal holiday or day on which banking institutions are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due.

THIS CERTIFICATE is dated July 19, 2018, authorized in accordance with the Constitution and laws of the State of Texas in the principal amount of \$_____, for the purpose of paying contractual obligations to be incurred by the City for (1) constructing, improving renovating and/or equipping City parks, including the purchase of land for the expansion of Heritage Park and (2) the payment of professional services in connection therewith including legal, fiscal and engineering fees and the costs of issuance in connection with the certificates.

ON AUGUST 1, 2026, or on any date thereafter, the Certificates of this Series maturing on and after August 1, 2027 may be redeemed prior to their scheduled maturities, at the option of the City, with funds derived from any available and lawful source, at par plus accrued interest to the date fixed for redemption as a whole, or in part, and, if in part, the particular maturities to be redeemed shall be selected and designated by the City and if less than all of a maturity is to be redeemed, the Paying Agent/Registrar shall determine by lot the Certificates, or a portion thereof, within such maturity to be redeemed (provided that a portion of a Certificate may be redeemed only in an integral multiple of \$5,000).

THE CERTIFICATES maturing on August 1 in the year 20__ (the "Term Certificates") are subject to mandatory sinking fund redemption by lot prior to maturity in the following amounts, on the following dates and at a price of par plus accrued interest to the redemption date.

Certificates Maturing August 1, 20__*	
Redemption Date	Principal Amount
August 1, 20__	\$
August 1, 20__	\$
August 1, 20__	\$
August 1, 20__	\$
August 1, 20__*	\$*

*Final Maturity

THE PRINCIPAL AMOUNT of the Term Certificates required to be redeemed pursuant to the operation of the mandatory sinking fund redemption provisions shall be reduced, at the option of the City by the principal amount of any Term Certificates of the stated maturity which, at least 50 days prior to a mandatory redemption date, (1) shall have been acquired by the City at a price not exceeding the principal amount of such Term Certificates plus accrued interest to the date of purchase thereof, and delivered to the Paying Agent/Registrar for cancellation, (2) shall have been purchased and canceled by the Paying Agent/Registrar at the request of the City with monies in the Interest and Sinking Fund at a price not exceeding the principal amount of the Term Certificates plus accrued interest to the date of purchase thereof, or (3) shall have been redeemed pursuant to the optional redemption provisions and not theretofore credited against a mandatory sinking fund redemption requirement.

NO LESS THAN 30 DAYS PRIOR to the date fixed for any such redemption, the City shall cause the Paying Agent/Registrar to send notice by United States mail, first-class postage prepaid to the Registered Owner of each Certificate to be redeemed at its address as it appeared on the Registration Books of the Paying Agent/Registrar at the close of business on the 45th day prior to the redemption date and to major securities depositories, national bond rating agencies and bond information services; provided, however, that the failure to send, mail or receive such notice, or any defect therein or in the sending or mailing thereof, shall not affect the validity or effectiveness of the proceedings for the redemption of the Certificate. By the date fixed for any such redemption due provision shall be made with the Paying Agent/Registrar for the payment of the required redemption price for the Certificates. If due provision for such payment is made, all as provided above, the Certificates thereby automatically shall be treated as redeemed prior to its scheduled maturity, and it shall not bear interest after the date fixed for redemption, and it shall not be regarded as being outstanding except for the right of the Registered Owner to receive the redemption price from the Paying Agent/Registrar out of the funds provided for such payment. If a portion of any Certificates shall be redeemed a substitute Certificate or Certificates having the same maturity date, bearing interest at the same rate, in any denomination or denominations in any integral multiple of \$5,000, at the written request of the Registered Owner, and in aggregate principal amount equal to the unredeemed portion thereof, will be issued to the Registered Owner upon the surrender thereof for cancellation, at the expense of the City, all as provided in the Certificate Ordinance.

WITH RESPECT TO any optional redemption of the Certificates, unless certain prerequisites to such redemption required by the Certificate Ordinance have been met and moneys sufficient to pay the principal of and premium, if any, and interest on the Certificates to be redeemed shall have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice shall state that said redemption may, at the option of the City, be conditional upon the satisfaction of such prerequisites and receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon any prerequisite set forth in such notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption and sufficient moneys are not received, such notice shall be of no force and effect, the City shall not redeem such Certificates and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Certificates have not been redeemed.

DURING ANY PERIOD in which ownership of the Certificates is determined only by a book entry at a securities depository for the Certificates, if fewer than all of the Certificates of the same maturity and bearing the same interest rate are to be redeemed, the particular Certificates of such maturity and bearing such interest rate shall be selected in accordance with the arrangements between the City and the securities depository.

ALL CERTIFICATES OF THIS SERIES are issuable solely as fully registered certificates, without interest coupons, in the denomination of any integral multiple of \$5,000. As provided in the Certificate Ordinance, this Certificate may, at the request of the Registered Owner or the assignee or assignees hereof, be assigned, transferred, converted into and exchanged for a like aggregate principal amount of fully registered certificates, without interest coupons, payable to the appropriate Registered Owner, assignee or assignees, as the case may be, having the same denomination or denominations in any authorized denomination as requested in writing by the appropriate Registered Owner, assignee or assignees, as the case may be, upon surrender of this Certificate to the Paying Agent/Registrar for cancellation, all in accordance with the form and procedures set forth in the Certificate Ordinance. Among other requirements for such assignment and transfer, this Certificate must be presented and surrendered to the Paying Agent/Registrar, together with proper instruments of assignment, in form and with guarantee of signatures satisfactory to the Paying Agent/Registrar, evidencing assignment of this Certificate or any portion or portions hereof in any authorized denomination to the assignee or assignees in whose name or names this Certificate or any such portion or portions hereof is or are to be registered. The form of Assignment printed or endorsed on this Certificate may be executed by the Registered Owner to evidence the assignment hereof, but such method is not exclusive, and other instruments of assignment satisfactory to the Paying Agent/Registrar may be used to evidence the assignment of this Certificate or any portion or portions hereof from time to time by the Registered Owner. The Paying Agent/Registrar's reasonable standard or customary fees and charges for assigning, transferring, converting and exchanging any Certificate or portion thereof will be paid by the City. In any circumstance, any taxes or governmental charges required to be paid with respect thereto shall be paid by the one requesting such assignment, transfer, conversion or exchange, as a condition precedent to the exercise of such privilege. The Paying Agent/Registrar shall not be required to

make any such transfer, conversion, or exchange within 45 days of the date fixed for redemption; provided, however, such limitation of transfer shall not be applicable to an exchange by the Registered Owner of the uncalled balance of a Certificate.

WHENEVER the beneficial ownership of this Certificate is determined by a book entry at a securities depository for the Certificate, the foregoing requirements of holding, delivering or transferring this Certificate shall be modified to require the appropriate person or entity to meet the requirements of the securities depository as to registering or transferring the book entry to produce the same effect.

IN THE EVENT any Paying Agent/Registrar for the Certificates is changed by the City, resigns, or otherwise ceases to act as such, the City has covenanted in the Certificate Ordinance that it promptly will appoint a competent and legally qualified substitute therefor, and cause written notice thereof to be mailed to the Registered Owners of the Certificate.

IT IS HEREBY certified, recited and covenanted that this Certificate has been duly and validly authorized, issued and delivered; that all acts, conditions and things required or proper to be performed, exist and be done precedent to or in the authorization, issuance and delivery of this Certificate have been performed, existed and been done in accordance with law; that this Certificate is a general obligation of said City, issued on the full faith and credit thereof; and that annual ad valorem taxes sufficient to provide for the payment of the interest on and principal of this Certificate, as such interest comes due and such principal matures, have been levied and ordered to be levied against all taxable property in said City, and have been pledged for such payment, within the limit prescribed by law, and that this Certificate, together with other obligations of the City, is additionally secured by and payable from the surplus revenues of the City's waterworks and sewer system, remaining after payment of all operation and maintenance expenses thereof, and all debt service, reserve and other requirements in connection with all of the City's revenue bonds or other obligations (now or hereafter outstanding), which are payable from all or part of the net revenues of the City's waterworks and sewer system, which amount shall not exceed \$1,000, all as provided in the Certificate Ordinance.

BY BECOMING the Registered Owner of this Certificate, the Registered Owner thereby acknowledges all of the terms and provisions of the Certificate Ordinance, agrees to be bound by such terms and provisions, acknowledges that the Certificate Ordinance is duly recorded and available for inspection in the official minutes and records of the governing body of the City, and agrees that the terms and provisions of this Certificate and the Certificate Ordinance constitute a contract between each Registered Owner hereof and the City.

IT IS FURTHER CERTIFIED that the City has designated the Certificates as "qualified tax-exempt obligations" within the meaning of Section 265(b) of the Internal Revenue Code of 1986.

IN WITNESS WHEREOF, the City has caused this Certificate to be signed with the manual or facsimile signature of the Mayor of the City Council of the City and countersigned with the manual or facsimile signature of the City Clerk of said City, and has caused the official seal of the City to be duly impressed, or placed in facsimile, on this Certificate.

City Clerk

Mayor

[CITY SEAL]

FORM OF PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE

PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE

(To be executed if this Certificate is not accompanied by an
executed Registration Certificate of the Comptroller
of Public Accounts of the State of Texas)

It is hereby certified that this Certificate has been issued under the provisions of the Certificate Ordinance described in the text of this Certificate; and that this Certificate has been issued in conversion or replacement of, or in exchange for, a certificate, certificates, or a portion of a certificate or certificates of a Series which originally was approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas.

Dated: _____

BOKF, NA,
as Paying Agent/Registrar

By: _____
Authorized Representative

FORM OF ASSIGNMENT:

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto

Please insert Social Security or Taxpayer

Identification Number of Transferee

(Please print or typewrite name and address,
including zip code, of Transferee)

the within Certificate and all rights thereunder, and hereby irrevocably constitutes and appoints _____, attorney, to register the transfer of the within Certificate on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

NOTICE: This signature must be guaranteed by a member of the New York Stock Exchange or a commercial bank or trust company.

NOTICE: This signature must correspond with the name of the Registered Owner appearing on the face of the Certificate.

**FORM OF REGISTRATION CERTIFICATE OF
THE COMPTROLLER OF PUBLIC ACCOUNTS:**

COMPTROLLER'S REGISTRATION CERTIFICATE: REGISTER NO. _____

I hereby certify that this Certificate has been examined, certified as to validity and approved by the Attorney General of the State of Texas, and that this Certificate has been registered by the Comptroller of Public Accounts of the State of Texas.

Witness my signature and seal this _____.

(COMPTROLLER'S SEAL)

Comptroller of Public Accounts
of the State of Texas

INSERTIONS FOR THE INITIAL CERTIFICATE

The Initial Certificate shall be in the form set forth in this Section, except that:

A. immediately under the name of the Certificates, the headings "INTEREST RATE" and "MATURITY DATE" shall both be completed with the words "As Shown Below" and "CUSIP NO." shall be deleted.

B. the first paragraph shall be deleted and the following will be inserted:

"ON THE DATE SPECIFIED BELOW, the City of Belton, Texas (the "City"), being a political subdivision, hereby promises to pay to the Registered Owner specified above, or registered assigns (hereinafter called the "Registered Owner"), on August 1 in each of the years, in the principal installments and bearing interest at the per annum rates set forth in the following schedule:

<u>Year</u>	<u>Amount</u>	<u>Rate</u>
-------------	---------------	-------------

(Information from Sections 2 and 3 to be inserted)

The City promises to pay interest on the unpaid principal amount hereof (calculated on the basis of a 360-day year of twelve 30-day months) from the Dated Date at the respective Interest Rate per annum specified above. Interest is payable on February 1, 2019 and semiannually on each August 1 and February 1 thereafter to the date of payment of the principal installment specified above; except, that if this Certificate is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such principal amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Certificate or Certificates, if any, for which this Certificate is being exchanged is due but has not been paid, then this Certificate shall bear interest from the date to which such interest has been paid in full."

C. The Initial Certificate shall be numbered "T-1."

Section 6. INTEREST AND SINKING FUND. A special "Interest and Sinking Fund" is hereby created and shall be established and maintained by the City at an official depository bank of said City. Said Interest and Sinking Fund shall be kept separate and apart from all other funds and accounts of said City, and shall be used only for paying the interest on and principal of said Certificates. All ad valorem taxes levied and collected for and on account of said Certificates shall be deposited, as collected, to the credit of said Interest and Sinking Fund. During each year while any of said Certificates are outstanding and unpaid, the governing body of said City shall compute and ascertain a rate and amount of ad valorem tax which will be sufficient to raise and produce the money required to pay the interest on said Certificates as such interest comes due, and to provide and maintain a sinking fund adequate to pay the principal of said Certificates as such principal

matures (but never less than 2% of the original amount of said Certificates as a sinking fund each year); and said tax shall be based on the latest approved tax rolls of said City, with full allowances being made for tax delinquencies and the cost of tax collection. Said rate and amount of ad valorem tax is hereby levied, and is hereby ordered to be levied, against all taxable property in said City, for each year while any of said Certificates are outstanding and unpaid, and said tax shall be assessed and collected each such year and deposited to the credit of the aforesaid Interest and Sinking Fund. Said ad valorem taxes sufficient to provide for the payment of the interest on and principal of said Certificates, as such interest comes due and such principal matures, are hereby pledged for such payment, within the limit prescribed by law. Accrued interest and any premium on the Certificates shall be deposited in the Interest and Sinking Fund and used to pay interest on the Certificates.

Section 7. REVENUES. The Certificates together with other obligations of the City, are additionally secured by and shall be payable from the surplus revenues of the City's waterworks and sewer system remaining after payment of all operation and maintenance expenses thereof, and all debt service, reserve, and other requirements in connection with all of the City's revenue bonds or other obligation (now or hereafter outstanding) which are payable from all or any part of the net revenues of the City's waterworks and sewer system, with such amount not to exceed \$1,000 constituting "Surplus Revenues." The City shall deposit such Surplus Revenues to the credit of the Interest and Sinking Fund created pursuant to Section 6, to the extent necessary to pay the principal of and interest on the Certificates. Notwithstanding the requirements of Section 6, if Surplus Revenues are actually on deposit or budgeted for deposit in the Interest and Sinking Fund in advance of the time when ad valorem taxes are scheduled to be levied for any year, then the amount of taxes which otherwise would have been required to be levied pursuant to Section 6 may be reduced to the extent and by the amount of the Surplus Revenues then on deposit in the Interest and Sinking Fund or budgeted for deposit therein.

The Mayor of the City Council of the City and the City Clerk of the City are hereby ordered to do any and all things necessary to accomplish the transfer of monies to the Interest and Sinking Fund of this issue in ample time to pay such items of principal and interest.

Section 8. DEFEASANCE OF CERTIFICATES. (a) Any Certificate and the interest thereon shall be deemed to be paid, retired and no longer outstanding (a "Defeased Certificate") within the meaning of this Ordinance, except to the extent provided in subsections (c) and (e) of this Section 8, when payment of the principal of such Certificate, plus interest thereon to the due date or dates (whether such due date or dates be by reason of maturity, upon redemption, or otherwise) either (i) shall have been made or caused to be made in accordance with the terms thereof (including the giving of any required notice of redemption or the establishment of irrevocable provisions for the giving of such notice) or (ii) shall have been provided for on or before such due date by irrevocably depositing with or making available to the Paying Agent/Registrar or an eligible trust company or commercial bank for such payment (1) lawful money of the United States of America sufficient to make such payment, (2) Defeasance Securities, certified by an independent public accounting firm of national reputation to mature as to principal and interest in such amounts and at such times as will

ensure the availability, without reinvestment, of sufficient money to provide for such payment and when proper arrangements have been made by the City with the Paying Agent/Registrar or an eligible trust company or commercial bank for the payment of its services until all Defeased Certificates shall have become due and payable or (3) any combination of (1) and (2). At such time as a Certificate shall be deemed to be a Defeased Certificate hereunder, as aforesaid, such Certificate and the interest thereon shall no longer be secured by, payable from, or entitled to the benefits of, the ad valorem taxes or revenues herein levied and pledged as provided in this Ordinance, and such principal and interest shall be payable solely from such money or Defeasance Securities and thereafter the City will have no further responsibility with respect to amounts available to such Paying Agent/Registrar (or other financial institution permitted by applicable law) for the payment of such Defeased Certificate, including any insufficiency therein caused by the failure of the Paying Agent/Registrar (or other financial institution permitted by law) to receive payment when due on the Defeasance Securities.

(b) The deposit under clause (ii) of subsection (a) shall be deemed a payment of a Certificate as aforesaid when proper notice of redemption of such Certificates shall have been given or upon the establishment of irrevocable provisions for the giving of such notice, in accordance with this Ordinance. Any money so deposited with the Paying Agent/Registrar or an eligible trust company or commercial bank as provided in this Section may at the discretion of the City Council of the City also be invested in Defeasance Securities, maturing in the amounts and at the times as hereinbefore set forth, and all income from all Defeasance Securities in possession of the Paying Agent/Registrar or an eligible trust company or commercial bank pursuant to this Section which is not required for the payment of such Certificate and premium, if any, and interest thereon with respect to which such money has been so deposited, shall be remitted to the City Council of the City.

(c) Notwithstanding any provision of any other Section of this Ordinance which may be contrary to the provisions of this Section, all money or Defeasance Securities set aside and held in trust pursuant to the provisions of this Section for the payment of principal of the Certificates and premium, if any, and interest thereon, shall be applied to and used solely for the payment of the particular Certificates and premium, if any, and interest thereon, with respect to which such money or Defeasance Securities have been so set aside in trust. Until all Defeased Certificates shall have become due and payable, the Paying Agent/Registrar shall perform the services of Paying Agent/Registrar for such Defeased Certificates the same as if they had not been defeased, and the City shall make proper arrangements to provide and pay for such services as required by this Ordinance.

(d) Notwithstanding anything elsewhere in this Ordinance, if money or Defeasance Securities have been deposited or set aside with the Paying Agent/Registrar or an eligible trust company or commercial bank pursuant to this Section for the payment of Certificates and such Certificates shall not have in fact been actually paid in full, no amendment of the provisions of this Section shall be made without the consent of the registered owner of each Certificate affected thereby.

(e) Notwithstanding the provisions of subsection (a) immediately above, to the extent that, upon the defeasance of any Defeased Certificate to be paid at its maturity, the City retains the right under Texas law to later call that Defeased Certificate for redemption in accordance with the provisions of this Ordinance, the City may call such Defeased Certificate for redemption upon complying with the provisions of Texas law and upon the satisfaction of the provisions of subsection (a) immediately above with respect to such Defeased Certificate as though it was being defeased at the time of the exercise of the option to redeem the Defeased Certificate and the effect of the redemption is taken into account in determining the sufficiency of the provisions made for the payment of the Defeased Certificate.

As used in this section, "Defeasance Securities" means (i) Federal Securities, (ii) noncallable obligations of an agency or instrumentality of the United States of America, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality and that, on the date the City Council of the City adopts or approves proceedings authorizing the issuance of refunding bonds or otherwise provide for the funding of an escrow to effect the defeasance of the Certificates are rated as to investment quality by a nationally recognized investment rating firm not less than "AAA" or its equivalent, (iii) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date the City Council of the City adopts or approves proceedings authorizing the issuance of refunding bonds or otherwise provide for the funding of an escrow to effect the defeasance of the Certificates, are rated as to investment quality by a nationally recognized investment rating firm no less than "AAA" or its equivalent, and (iv) any other then authorized securities or obligations under applicable Texas law that may be used to defease obligations such as the Certificates. "Federal Securities" as used herein means direct, noncallable obligations of the United States of America, including obligations that are unconditionally guaranteed by the United States of America.

Section 9 DAMAGED, MUTILATED, LOST, STOLEN, OR DESTROYED CERTIFICATES. (a) Replacement Certificates. In the event any outstanding Certificate is damaged, mutilated, lost, stolen or destroyed, the Paying Agent/Registrar shall cause to be printed, executed and delivered, a new certificate of the same principal amount, maturity and interest rate, as the damaged, mutilated, lost, stolen or destroyed Certificate, in replacement for such Certificate in the manner hereinafter provided.

(b) Application for Replacement Certificates. Application for replacement of damaged, mutilated, lost, stolen or destroyed Certificates shall be made by the Registered Owner thereof to the Paying Agent/Registrar. In every case of loss, theft or destruction of a Certificate, the Registered Owner applying for a replacement certificate shall furnish to the City and to the Paying Agent/Registrar such security or indemnity as may be required by them to save each of them harmless from any loss or damage with respect thereto. Also, in every case of loss, theft or destruction of a Certificate, the Registered Owner shall furnish to the City and to the Paying Agent/Registrar evidence to their satisfaction of the loss, theft or destruction of such Certificate, as the case may be. In every case of damage or mutilation of a Certificate, the Registered Owner shall

surrender to the Paying Agent/Registrar for cancellation the Certificate so damaged or mutilated.

(c) No Default Occurred. Notwithstanding the foregoing provisions of this Section, in the event any such Certificate shall have matured, and no default has occurred which is then continuing in the payment of the principal of, redemption premium, if any, or interest on the Certificate, the City may authorize the payment of the same (without surrender thereof except in the case of a damaged or mutilated Certificate) instead of issuing a replacement Certificate, provided security or indemnity is furnished as above provided in this Section.

(d) Charge for Issuing Replacement Certificates. Prior to the issuance of any replacement certificate, the Paying Agent/Registrar shall charge the Registered Owner of such Certificate with all legal, printing, and other expenses in connection therewith. Every replacement certificate issued pursuant to the provisions of this Section by virtue of the fact that any Certificate is lost, stolen or destroyed shall constitute a contractual obligation of the City whether or not the lost, stolen or destroyed Certificate shall be found at any time, or be enforceable by anyone, and shall be entitled to all the benefits of this Ordinance equally and proportionately with any and all other Certificates duly issued under this Ordinance.

(e) Authority for Issuing Replacement Certificates. In accordance with Subchapter B of Chapter 1206, Texas Government Code, this Section 9 of this Ordinance shall constitute authority for the issuance of any such replacement certificate without necessity of further action by the governing body of the City or any other body or person, and the duty of the replacement of such certificates is hereby authorized and imposed upon the Paying Agent/Registrar, and the Paying Agent/Registrar shall authenticate and deliver such Certificate in the form and manner and with the effect, as provided in Section 4(a) of this Ordinance for the Certificates issued in conversion and exchange for other Certificates.

Section 10. CUSTODY, APPROVAL, AND REGISTRATION OF THE CERTIFICATE; BOND COUNSEL'S OPINION; CUSIP NUMBERS AND CONTINGENT INSURANCE PROVISION, IF OBTAINED. The Mayor of the City Council of the City is hereby authorized to have control of the Certificate initially issued and delivered hereunder and all necessary records and proceedings pertaining to the Certificate pending their delivery and their investigation, examination, and approval by the Attorney General of the State of Texas, and their registration by the Comptroller of Public Accounts of the State of Texas. Upon registration of the Certificate said Comptroller of Public Accounts (or a deputy designated in writing to act for said Comptroller) shall manually sign the Comptroller's Registration Certificate attached to such Certificate, and the seal of said Comptroller shall be impressed, or placed in facsimile, on such Certificate. The approving legal opinion of the City's Bond Counsel and the assigned CUSIP numbers, if any, may, at the option of the City, be printed on the Certificates issued and delivered under this Ordinance, but neither shall have any legal effect, and shall be solely for the convenience and information of the Registered Owners of the Certificates. In addition, if bond insurance is obtained, the Certificates may bear an appropriate legend as provided by the insurer.

Section 11. COVENANTS REGARDING TAX EXEMPTION OF INTEREST ON THE CERTIFICATES. (a) Covenants. The City covenants to take any action necessary to assure, or refrain from any action which would adversely affect, the treatment of the Certificates as obligations described in section 103 of the Internal Revenue Code of 1986, as amended (the "Code"), the interest on which is not includable in the "gross income" of the holder for purposes of federal income taxation. In furtherance thereof, the City covenants as follows:

(1) to take any action to assure that no more than 10 percent of the proceeds of the Certificates or the projects financed therewith (less amounts deposited to a reserve fund, if any) are used for any "private business use," as defined in section 141(b)(6) of the Code or, if more than 10 percent of the proceeds or the projects financed therewith are so used, such amounts, whether or not received by the City, with respect to such private business use, do not, under the terms of this Ordinance or any underlying arrangement, directly or indirectly, secure or provide for the payment of more than 10 percent of the debt service on the Certificates, in contravention of section 141(b)(2) of the Code;

(2) to take any action to assure that in the event that the "private business use" described in subsection (1) hereof exceeds 5 percent of the proceeds of the Certificates or the projects financed therewith (less amounts deposited into a reserve fund, if any) then the amount in excess of 5 percent is used for a "private business use" which is "related" and not "disproportionate," within the meaning of section 141(b)(3) of the Code, to the governmental use;

(3) to take any action to assure that no amount which is greater than the lesser of \$5,000,000, or 5 percent of the proceeds of the Certificates (less amounts deposited into a reserve fund, if any) is directly or indirectly used to finance loans to persons, other than state or local governmental units, in contravention of section 141(c) of the Code;

(4) to refrain from taking any action which would otherwise result in the Certificates being treated as "private activity bonds" within the meaning of section 141(b) of the Code;

(5) to refrain from taking any action that would result in the Certificates being "federally guaranteed" within the meaning of section 149(b) of the Code;

(6) to refrain from using any portion of the proceeds of the Certificates, directly or indirectly, to acquire or to replace funds which were used, directly or indirectly, to acquire investment property (as defined in section 148(b)(2) of the Code) which produces a materially higher yield over the term of the Certificates, other than investment property acquired with –

(A) proceeds of the Certificates invested for a reasonable temporary period of 3 years or less or, in the case of a refunding bond, for a period of 30 days or less until such proceeds are needed for the purpose for which the Certificates are

issued,

(B) amounts invested in a bona fide debt service fund, within the meaning of section 1.148-1(b) of the Treasury Regulations, and

(C) amounts deposited in any reasonably required reserve or replacement fund to the extent such amounts do not exceed 10 percent of the proceeds of the Certificates;

(7) to otherwise restrict the use of the proceeds of the Certificates or amounts treated as proceeds of the Certificates, as may be necessary, so that the Certificates do not otherwise contravene the requirements of section 148 of the Code (relating to arbitrage) and, to the extent applicable, section 149(d) of the Code (relating to advance refundings);

(8) to refrain from using the proceeds of the Certificates or proceeds of any prior bonds to pay debt service on another issue more than 90 days after the date of issue of the Certificates in contravention of the requirements of section 149(d) of the Code (relating to advance refundings);

(9) to pay to the United States of America at least once during each five-year period (beginning on the date of delivery of the Certificates) an amount that is at least equal to 90 percent of the "Excess Earnings," within the meaning of section 148(f) of the Code and to pay to the United States of America, not later than 60 days after the Certificates have been paid in full, 100 percent of the amount then required to be paid as a result of Excess Earnings under section 148(f) of the Code; and

(10) to assure that the proceeds of the Certificates will be used solely for new money projects.

(b) Rebate Fund. In order to facilitate compliance with the above covenant (9), a "Rebate Fund" is hereby established by the City for the sole benefit of the United States of America, and such fund shall not be subject to the claim of any other person, including without limitation the bondholders. The Rebate Fund is established for the additional purpose of compliance with section 148 of the Code.

(c) Proceeds. The City understands that the term "proceeds" includes "disposition proceeds" as defined in the Treasury Regulations and, in the case of refunding bonds, transferred proceeds (if any) and proceeds of the refunded bonds expended prior to the date of issuance of the Certificates. It is the understanding of the City that the covenants contained herein are intended to assure compliance with the Code and any regulations or rulings promulgated by the U.S. Department of the Treasury pursuant thereto. In the event that regulations or rulings are hereafter promulgated which modify or expand provisions of the Code, as applicable to the Certificates, the City will not be required to comply with any covenant contained herein to the extent that such failure to comply, in

the opinion of nationally recognized bond counsel, will not adversely affect the exemption from federal income taxation of interest on the Certificates under section 103 of the Code. In the event that regulations or rulings are hereafter promulgated which impose additional requirements which are applicable to the Certificates, the City agrees to comply with the additional requirements to the extent necessary, in the opinion of nationally recognized bond counsel, to preserve the exemption from federal income taxation of interest on the Certificates under section 103 of the Code. In furtherance of such intention, the City hereby authorizes and directs the Mayor of the City Council of the City to execute any documents, certificates or reports required by the Code and to make such elections, on behalf of the City, which may be permitted by the Code as are consistent with the purpose for the issuance of the Certificates. This Ordinance is intended to satisfy the official intent requirements set forth in section 1.150-2 of the Treasury Regulations.

(d) Allocation Of, and Limitation On, Expenditures for the Project. The City covenants to account for the expenditure of sale proceeds and investment earnings to be used for the purposes described in Section 1 of this Ordinance (the "Project") on its books and records in accordance with the requirements of the Code. The City recognizes that in order for the proceeds to be considered used for the reimbursement of costs, the proceeds must be allocated to expenditures within 18 months of the later of the date that (1) the expenditure is made, or (2) the Project is completed; but in no event later than three years after the date on which the original expenditure is paid. The foregoing notwithstanding, the City recognizes that in order for proceeds to be expended under the Code, the sale proceeds or investment earnings must be expended no more than 60 days after the earlier of (1) the fifth anniversary of the delivery of the Certificates, or (2) the date the Certificates are retired. The City agrees to obtain the advice of nationally-recognized bond counsel if such expenditure fails to comply with the foregoing to assure that such expenditure will not adversely affect the tax-exempt status of the Certificates. For purposes of this subsection, the City shall not be obligated to comply with this covenant if it obtains an opinion of nationally-recognized bond counsel to the effect that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.

(e) Disposition of Project. The City covenants that the property constituting the Project will not be sold or otherwise disposed in a transaction resulting in the receipt by the City of cash or other compensation, unless the City obtains an opinion of nationally-recognized bond counsel that such sale or other disposition will not adversely affect the tax-exempt status of the Certificates. For purposes of this subsection, the portion of the property comprising personal property and disposed of in the ordinary course shall not be treated as a transaction resulting in the receipt of cash or other compensation. For purposes of this subsection, the City shall not be obligated to comply with this covenant if it obtains an opinion of nationally-recognized bond counsel to the effect that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.

(f) Designation as Qualified Tax-Exempt Bonds. The City hereby designates the Certificates as "qualified tax-exempt bonds" as defined in section 265(b)(3) of the Code. In

furtherance of such designation, the City represents, covenants and warrants the following: (a) that during the calendar year in which the Certificates are issued, the City (including any subordinate entities) has not designated nor will designate bonds, which when aggregated with the Certificates, will result in more than \$10,000,000 of "qualified tax-exempt bonds" being issued; (b) that the City reasonably anticipates that the amount of tax-exempt obligations issued, during the calendar year in which the Certificates are issued, by the City (or any subordinate entities) will not exceed \$10,000,000; and (c) that the City will take such action or refrain from such action as necessary, and as more particularly set forth in this Section, in order that the Certificates will not be considered "private activity bonds" within the meaning of section 141 of the Code.

Section 12. SALE OF CERTIFICATES. The Certificates are hereby sold to the bidder whose bid produced the lowest true interest cost, pursuant to the taking of public bids therefor, on this date, and shall be delivered to a syndicate of the purchaser represented by _____ (the "Purchaser") at a price of \$_____ representing the par amount of the Certificates of \$_____, plus a reoffering premium of \$_____. The Certificates shall initially be registered in the name of the Cede & Co.

Section 13. DEFAULT AND REMEDIES.

(a) Events of Default. Each of the following occurrences or events for the purpose of this Ordinance is hereby declared to be an Event of Default: (i) the failure to make payment of the principal of or interest on any of the Certificates when the same becomes due and payable; or (ii) default in the performance or observance of any other covenant, agreement or obligation of the City, the failure to perform which materially, adversely affects the rights of the Registered Owners of the Certificates, and the continuation thereof for a period of 60 days after notice of such default is given by any Registered Owner to the City.

(b) Remedies for Default. (i) Upon the happening of any Event of Default, then and in every case, any Registered Owner or an authorized representative thereof, including, but not limited to, a trustee or trustees therefor, may proceed against the City, or any official, officer or employee of the City in their official capacity, for the purpose of protecting and enforcing the rights of the Registered Owners under this Ordinance, by mandamus or other suit, action or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief permitted by law, including the specific performance of any covenant or agreement contained herein, or thereby to enjoin any act or thing that may be unlawful or in violation of any right of the Registered Owners hereunder or any combination of such remedies; (ii) It is provided that all such proceedings shall be instituted and maintained for the equal benefit of all Registered Owners of Certificates then outstanding.

(c) Remedies Not Exclusive. (i) No remedy herein conferred or reserved is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or under the Certificates or now or hereafter existing at law or in equity; provided, however, that notwithstanding any other

provision of this Ordinance, the right to accelerate the debt evidenced by the Certificates shall not be available as a remedy under this Ordinance. (ii) The exercise of any remedy herein conferred or reserved shall not be deemed a waiver of any other available remedy. (iii) By accepting the delivery of a Certificate authorized under this Ordinance, such Registered Owner agrees that the certifications required to effectuate any covenants or representations contained in this Ordinance do not and shall never constitute or give rise to a personal or pecuniary liability or charge against the officers, employees or trustees of the City or the City Council. (iv) None of the members of the City Council, nor any other official or officer, agent, or employee of the City, shall be charged personally by the Registered Owners with any liability, or be held personally liable to the Registered Owners under any term or provision of this Ordinance, or because of any Event of Default or alleged Event of Default under this Ordinance.

Section 14. ESTABLISHMENT OF CONSTRUCTION FUND AND INTEREST EARNINGS. (a) Construction Fund. A special fund or account, to be designated the City of Belton Series 2018 Certificate of Obligation Construction Fund (the "2018 Construction Fund") is hereby created and shall be established and maintained by the City at a depository bank of the City. The 2018 Construction Fund shall be kept separate and apart from all other funds and accounts of the City. A portion of the proceeds from the sale of the Certificates shall be deposited in the 2018 Construction Fund. The Construction Fund and the Interest and Sinking Fund shall be invested in accordance with the Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended, and the City's Investment Policy.

(b) Interest Earnings. Interest earnings derived from the investment of proceeds from the sale of the Certificates shall be used along with the Certificate proceeds for the purpose for which the Certificates are issued as set forth in Section 1 hereof or to pay principal or interest payments on the Certificates; provided that after completion of such purpose, if any of such interest earnings remain on hand, such interest earnings shall be deposited in the Interest and Sinking Fund. It is further provided, however, that any interest earnings on bond proceeds which are required to be rebated to the United States of America pursuant to Section 11 hereof in order to prevent the Certificates from being arbitrage bonds shall be so rebated and not considered as interest earnings for the purposes of this Section.

Section 15. APPROVAL OF OFFICIAL STATEMENT. The City hereby approves the form and content of the Official Statement relating to the Certificates and any addenda, supplement or amendment thereto, and approves the distribution of such Official Statement in the reoffering of the Certificates by the Purchaser in final form, with such changes therein or additions thereto as the officer executing the same may deem advisable, such determination to be conclusively evidenced by his execution thereof. The distribution and use of the Preliminary Official Statement dated June 18, 2018 prior to the date hereof is confirmed, approved and ratified. The City Council hereby finds and determines that the Preliminary Official Statement and final Official Statement were "deemed final" (as that term is defined in 17 CFR Section 240.15c(2)-12) as of their respective dates.

Section 16. APPROVAL OF PAYING AGENT/REGISTRAR AGREEMENT.

Attached hereto as Exhibit "A" is a substantially final form of the Paying Agent/Registrar Agreement. The Mayor of the City Council of the City is hereby authorized to amend, complete or modify such agreement as necessary and is further authorized to execute such agreement and the City Clerk is hereby authorized to attest such agreement.

Section 17. CONTINUING DISCLOSURE UNDERTAKING. (a) Annual Reports.

The City shall provide annually to the MSRB, (1) within six months after the end of each fiscal year of the City ending in or after 2018, financial information and operating data with respect to the City of the general type included in the final Official Statement authorized by Section 15 of this Ordinance, being information of the type described in Exhibit "B" hereto, including financial statements of the City if audited financial statements of the City are then available, and (2) if not provided as part of such financial information and operating data, audited financial statements of the City, when and if available. Any financial statements to be provided shall be (i) prepared in accordance with the accounting principles described in Exhibit "B" hereto, or such other accounting principles as the City may be required to employ from time to time pursuant to state law or regulation, and in substantially the form included in the Official Statement, and (ii) audited, if the City commissions an audit of such financial statements and the audit is completed within the period during which they must be provided. If the audit of such financial statements is not complete within 12 months after any such fiscal year end, then the City shall file unaudited financial statements within such 12-month period and audited financial statements for the applicable fiscal year, when and if the audit report on such statements becomes available.

If the City changes its fiscal year, it will file notice of the change (and of the date of the new fiscal year end) with the MSRB prior to the next date by which the City otherwise would be required to provide financial information and operating data pursuant to this Section.

(b) Event Notices. The City shall file notice of any of the following events with respect to the Bonds with the MSRB in a timely manner and not more than 10 business days after the occurrence of the event:

- (1) Principal and interest payment delinquencies;
- (2) Non-payment related defaults, if material;
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (5) Substitution of credit or liquidity providers, or their failure to perform;
- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB), or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
- (7) Modifications to rights of holders of the Bonds, if material;

- (8) Bond calls, if material, and tender offers;
- (9) Defeasances;
- (10) Release, substitution, or sale of property securing repayment of the Bonds, if material;
- (11) Rating changes;
- (12) Bankruptcy, insolvency, receivership, or similar event of the City;
- (13) The consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; and
- (14) Appointment of a successor or additional trustee or the change of name of a trustee, if material.

For these purposes, any event described in the immediately preceding paragraph (12) is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the City in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers of the City in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City.

The City shall file notice with the MSRB, in a timely manner, of any failure by the City to provide financial information or operating data in accordance with subsection (a) of this Section by the time required by such subsection.

(c) Limitations, Disclaimers, and Amendments. The City shall be obligated to observe and perform the covenants specified in this Section for so long as, but only for so long as, the City remains an "obligated person" with respect to the Bonds within the meaning of the Rule, except that the City in any event will give notice of any deposit made in accordance with Section 8 of this Ordinance that causes the Bonds no longer to be outstanding.

The provisions of this Section are for the sole benefit of the holders and beneficial owners of the Bonds, and nothing in this Section, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The City undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Section and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the City's financial results, condition, or prospects or hereby undertake to update any information provided in

accordance with this Section or otherwise, except as expressly provided herein. The City makes no representation or warranty concerning such information or its usefulness to a decision to invest in or sell Bonds at any future date.

UNDER NO CIRCUMSTANCES SHALL THE CITY BE LIABLE TO THE HOLDER OR BENEFICIAL OWNER OF ANY BOND OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE CITY, WHETHER NEGLIGENT OR WITH OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS SECTION, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR *MANDAMUS* OR SPECIFIC PERFORMANCE.

No default by the City in observing or performing its obligations under this Section shall constitute a breach of or default under this Ordinance for purposes of any other provision of this Ordinance.

Nothing in this Section is intended or shall act to disclaim, waive, or otherwise limit the duties of the City under federal and state securities laws.

The provisions of this Section may be amended by the City from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the City, but only if (1) the provisions of this Section, as so amended, would have permitted an underwriter to purchase or sell Bonds in the primary offering of the Bonds in compliance with the Rule, taking into account any amendments or interpretations of the Rule to the date of such amendment as well as such changed circumstances, and (2) either (a) the holders of a majority in aggregate principal amount of the Outstanding Bonds consent to such amendment or (b) a person that is unaffiliated with the City (such as nationally recognized bond counsel) determines that such amendment will not materially impair the interests of the holders and beneficial owners of the Bonds. The City may also repeal or amend the provisions of this Section if the SEC amends or repeals the applicable provisions of the Rule or any court of final jurisdiction enters judgment that such provisions of the Rule are invalid, and the City also may amend the provisions of this Section in its discretion in any other manner or circumstance, but in either case only if and to the extent that the provisions of this sentence would not have prevented an underwriter from lawfully purchasing or selling Bonds in the primary offering of the Bonds, giving effect to (i) such provisions as so amended and (ii) any amendments or interpretations of the Rule. If the City so amends the provisions of this Section, the City shall include with any amended financial information or operating data next provided in accordance with this subsection (a) of this Section an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in the type of financial information or operating data so provided.

(d) Format, Identifying Information, and Incorporation by Reference. All financial information, operating data, financial statements, and notices required by this Section to be provided to the MSRB shall be provided in an electronic format and be accompanied by identifying information prescribed by the MSRB.

Financial information and operating data to be provided pursuant to subsection (a) of this Section may be set forth in full in one or more documents or may be included by specific reference

to any document (including an official statement or other offering document) available to the public on the MSRB's Internet Web site or filed with the SEC.

Section 18. METHOD OF AMENDMENT. The City hereby reserves the right to amend this Ordinance subject to the following terms and conditions, to-wit:

(a) The City may from time to time, without the consent of any holder, except as otherwise required by paragraph (b) below, amend or supplement this Ordinance in order to (i) cure any ambiguity, defect or omission in this Ordinance that does not materially adversely affect the interests of the holders, (ii) grant additional rights or security for the benefit of the holders, (iii) add events of default as shall not be inconsistent with the provisions of this Ordinance and that shall not materially adversely affect the interests of the holders, (v) qualify this Ordinance under the Trust Indenture Act of 1939, as amended, or corresponding provisions of federal laws from time to time in effect, or (iv) make such other provisions in regard to matters or questions arising under this Ordinance as shall not be inconsistent with the provisions of this Ordinance and that shall not in the opinion of the City's Bond Counsel materially adversely affect the interests of the holders.

(b) Except as provided in paragraph (a) above, the holders of Certificates aggregating in principal amount 51% of the aggregate principal amount of then outstanding Certificates that are the subject of a proposed amendment shall have the right from time to time to approve any amendment hereto that may be deemed necessary or desirable by the City; provided, however, that without the consent of 100% of the holders in aggregate principal amount of the then outstanding Certificates, nothing herein contained shall permit or be construed to permit amendment of the terms and conditions of this Ordinance or in any of the Certificates so as to:

- (1) Make any change in the maturity of any of the outstanding Certificates;
- (2) Reduce the rate of interest borne by any of the outstanding Certificates;
- (3) Reduce the amount of the principal of, or redemption premium, if any, payable on any outstanding Certificates;
- (4) Modify the terms of payment of principal or of interest or redemption premium on outstanding Certificates or any of them or impose any condition with respect to such payment; or
- (5) Change the minimum percentage of the principal amount of any series of Certificates necessary for consent to such amendment.

(c) If at any time the City shall desire to amend this Ordinance under this Section, the City shall send by U.S. mail to each registered owner of the affected Certificates a copy of the proposed amendment and cause notice of the proposed amendment to be published at least once in a financial publication published in The City of New York, New York or in the State of Texas. Such

published notice shall briefly set forth the nature of the proposed amendment and shall state that a copy thereof is on file at the office of the City for inspection by all holders of such Certificates.

(d) Whenever at any time within one year from the date of publication of such notice the City shall receive an instrument or instruments executed by the holders of at least 51% or 100%, as applicable, in aggregate principal amount of all of the Certificates then outstanding that are required for the amendment, which instrument or instruments shall refer to the proposed amendment and that shall specifically consent to and approve such amendment, the City may adopt the amendment in substantially the same form.

(e) Upon the adoption of any amendatory Ordinance pursuant to the provisions of this Section, this Ordinance shall be deemed to be modified and amended in accordance with such amendatory Ordinance, and the respective rights, duties, and obligations of the City and all holders of such affected Certificates shall thereafter be determined, exercised, and enforced, subject in all respects to such amendment.

(f) Any consent given by the holder of a Certificate pursuant to the provisions of this Section shall be irrevocable for a period of six months from the date of the publication of the notice provided for in this Section, and shall be conclusive and binding upon all future holders of the same Certificate during such period. Such consent may be revoked at any time after six months from the date of the publication of said notice by the holder who gave such consent, or by a successor in title, by filing notice with the City, but such revocation shall not be effective if the holders of 51% or 100%, as applicable, in aggregate principal amount of the affected Certificates then outstanding, have, prior to the attempted revocation, consented to and approved the amendment.

For the purposes of establishing ownership of the Certificates, the City shall rely solely upon the registration of the ownership of such Certificates on the registration books kept by the Paying Agent/Registrar.

Section 19. NO RECOURSE AGAINST CITY OFFICIALS. No recourse shall be had for the payment of principal of or interest on the Certificates or for any claim based thereon or on this Ordinance against any official of the City or any person executing any Certificates.

Section 20. FURTHER ACTIONS. The officers and employees of the City are hereby authorized, empowered and directed from time to time and at any time to do and perform all such acts and things and to execute, acknowledge and deliver in the name and under the corporate seal and on behalf of the City all such instruments, whether or not herein mentioned, as may be necessary or desirable in order to carry out the terms and provisions of this Ordinance, the Certificates, the initial sale and delivery of the Certificates, the Paying Agent/Registrar Agreement, and any insurance commitment letter or insurance policy. In addition, prior to the initial delivery of the Certificates, the Mayor, the City Clerk, the City Manager or Assistant City Manager, the City Attorney and Bond Counsel are hereby authorized and directed to approve any technical changes or corrections to this Ordinance or to any of the instruments authorized and approved by this Ordinance

necessary in order to (i) correct any ambiguity or mistake or properly or more completely document the transactions contemplated and approved by this Ordinance and as described in the Official Statement, (ii) obtain a rating from any of the national bond rating agencies or satisfy requirements of any bond insurer, or (iii) obtain the approval of the Certificates by the Attorney General's office.

In case any officer of the City whose signature shall appear on any Certificate shall cease to be such officer before the delivery of such Certificate, such signature shall nevertheless be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

Section 21. INTERPRETATIONS. All terms defined herein and all pronouns used in this Ordinance shall be deemed to apply equally to singular and plural and to all genders. The titles and headings of the articles and sections of this Ordinance have been inserted for convenience of reference only and are not to be considered a part hereof and shall not in any way modify or restrict any of the terms or provisions hereof. This Ordinance and all the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein and to sustain the validity of the Certificates and the validity of the lien on and pledge to secure the payment of the Certificates.

Section 22. INCONSISTENT PROVISIONS. All ordinances, orders or resolutions, or parts thereof, which are in conflict or inconsistent with any provisions of this Ordinance are hereby repealed to the extent of such conflict and the provisions of this Ordinance shall be and remain controlling as to the matters contained herein.

Section 23. INTERESTED PARTIES. Nothing in this Ordinance expressed or implied is intended or shall be construed to confer upon, or to give to, any person or entity, other than the City and the registered owners of the Certificates, any right, remedy or claim under or by reason of this Ordinance or any covenant, condition or stipulation hereof, and all covenants, stipulations, promises and agreements in this Ordinance contained by and on behalf of the City shall be for the sole and exclusive benefit of the City and the registered owners of the Certificates.

Section 24. INCORPORATION OF RECITALS. The City hereby finds that the statements set forth in the recitals of this Ordinance are true and correct, and the City hereby incorporates such recitals as a part of this Ordinance.

Section 25. SEVERABILITY. The provisions of this Ordinance are severable; and in case any one or more of the provisions of this Ordinance or the application thereof to any person or circumstance should be held to be invalid, unconstitutional, or ineffective as to any person or circumstance, the remainder of this Ordinance nevertheless shall be valid, and the application of any such invalid provision to persons or circumstances other than those as to which it is held invalid shall not be affected thereby.

Section 26. PERFECTION. Chapter 1208, Government Code, applies to the issuance of the Certificates and the pledge of ad valorem taxes and revenues granted by the City under Sections

6 and 7 of this Ordinance, and such pledge is therefore valid, effective and perfected. If Texas law is amended at any time while the Certificates are outstanding and unpaid such that the pledge of ad valorem taxes and revenues granted by the City under Sections 6 and 7 of this Ordinance is to be subject to the filing requirements of Chapter 9, Business & Commerce Code, then in order to preserve to the registered owners of the Certificates the perfection of the security interest in said pledge, the City agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Chapter 9, Business & Commerce Code and enable a filing to perfect the security interest in said pledge to occur.

Section 27. EFFECTIVE DATE. This Ordinance shall become effect immediately from and after its passage on first and final reading in accordance with Section 1201.028, Texas Government Code, as amended.

Section 28. NO PERSONAL LIABILITY. No covenant or agreement contained in the Certificates, this Ordinance or any corollary instrument shall be deemed to be the covenant or agreement of any member of the City Council or any officer, agent, employee or representative of the City Council in his individual capacity, and neither the directors, officers, agents, employees or representatives of the City Council nor any person executing the Certificates shall be personally liable thereon or be subject to any personal liability for damages or otherwise or accountability by reason of the issuance thereof, or any actions taken or duties performed, whether by virtue of any constitution, statute or rule of law, or by the enforcement of any assessment or penalty, or otherwise, all such liability being expressly released and waived as a condition of and in consideration for the issuance of the Certificates.

IN ACCORDANCE WITH SECTION 1201.028, Texas Government Code, passed and approved on the final reading on the 26th day of June, 2018.

Mayor
City of Belton, Texas

ATTEST:

City Clerk
City of Belton, Texas

[Ordinance Signature Page]

EXHIBIT "A"

PAYING AGENT/REGISTRAR AGREEMENT

[See Separate Tab of Transcript]

EXHIBIT "B"

DESCRIPTION OF ANNUAL FINANCIAL INFORMATION

The following information is referred to in Section 17 of this Ordinance.

Annual Financial Statements and Operating Data

The financial information and operating data with respect to the City to be provided annually in accordance with such Section are as specified (and included in the Appendix or under the headings of the Official Statement referred to) below:

- (1) Table 1 – Valuation, Exemptions and Ad Valorem Tax Debt;
- (2) Table 2 – Valuation and General Obligation Debt History;
- (3) Table 3 – Tax Rate, Levy and Collection History;
- (4) Table 4 – Ten Largest Taxpayers;
- (5) Table 5 – Tax Adequacy;
- (6) Table 6 – Estimated Overlapping Debt;
- (7) Table 8 – General Fund Revenues and Expenditure History;
- (8) Table 9 – Municipal Sales Tax History;
- (9) Table 10 – Current Investments
- (10) Appendix B

Accounting Principles

The accounting principles referred to in such Section are the accounting principles described in the notes to the financial statements referred to in the paragraph above.

CITY OF BELTON
Budget & Tax Calendar
FY 2019

Date	Event	Requirement/Action
March 5, 2018	Budget Instructions Distributed to Departments	► Budget printouts & request forms distributed to departments.
April 20, 2018	Department Budget Requests Due	► Departments enter detailed line item requests into budget software & submit other forms electronically
May/June	Budget Preparation	► City Manager & staff review requests; department heads meet w/Manager; staff prepares draft budgets.
May 14 – May 18, 2018	Budget meetings with DH	► Departments meet with CM, FD, AFD
June 12, 2018	Regular Council Meeting	► Director of Finance presents a brief overview of the budget process to Council and seeks Council input on key budget policies and initiatives
June 26, 2018	Regular Council Meeting	► Department Presentations: Council & Administration, PIO, Finance & Legal, Human Resources, IT
July 9, 2018	BEDC Board Meeting	► BEDC budget workshop
July 10, 2018	Regular Council Meeting	► Water & Sewer Fund ► Drainage Fund ► Department Presentations: Police, Parks & Rec, Library, Public Works
July 13, 2018	Certified Tax Roll	► BCAD delivers certified ad valorem tax values
July 24, 2018	Regular Council Meeting	► Hotel/Motel Fund ► Department Presentations: Fire, Planning & Inspections, Tourism & Retail Dev
July 25, 2018	TIRZ Board Meeting	► TIRZ draft budget to Board
August 7, 2018	BEDC Board Meeting	► 2 nd BEDC Board budget workshop
August 14, 2018	Regular Council Meeting	► Ad Valorem Tax Rate, Debt Service Fund ► General Fund Budget ► BEDC, TIRZ Fund ► Call for 2 Public Hearings (PH) on Tax Rate (if exceeds effective rate)
August 16, 2018	Notice of Public Hearings	► Publish in newspaper and on City website notice of PH's on tax rate (if exceeds effective rate - must be at least 7 days before 1 st PH)
August 17, 2018	File proposed budget with City Clerk	► Must be at least 30 days before budget adoption (budget may be modified after this date) ► Post proposed budget on City website
August 28, 2018	Regular Council Meeting	► 1 st PH on tax rate (if exceeds effective rate – at least 3 days before 2 nd PH) ► Presentation of fee schedule changes ► Call for PH on budget
August 30, 2018	Newspaper Notice	► Publish notice of PH on budget (at least 10 days before PH)
September 11, 2018	Regular Council Meeting	► 2 nd PH on tax rate (if exceeds effective rate - 3 to 14 days before adoption) ► PH on budget (at least 15 days after filing with City Clerk) ► Council vote to consider budget at Sept 18, 2018 meeting ► Public input on strategic plan ► Adopt fee schedule
September 18, 2018	Special Called Council Meeting	► Adopt strategic plan ► Adopt budget ► Adopt tax rate (at least 3 days after 2 nd PH on tax rate)



City Council and Administration

FY 2019

**Mission/Accomplishments/Goals
Presentation**

June 26, 2018

City Council - Mission

- Formulates public policy to meet community needs
- Gathers input from Boards/Commissions and citizens
- Approves City Strategic Plan Update
- Adopts Annual Budget and CIP

Mayor Marion Grayson

Mayor Pro-Tem Craig Pearson

Councilmember Guy O'Banion

Councilmember David K. Leigh

Councilmember Dan Kirkley

Councilmember Wayne Carpenter

Councilmember John R. Holmes, Sr.

FY 2018 Accomplishments

- Adopted 2018-2022 Strategic Plan Update
- Maintained City operations within balanced budget, with unchanged tax rate
- Continued to implement CIP Program
- Conducted Growth Management Study, annexed 120 acres



City Council

FY 2019 Goals/Priorities

- Analyze principal City Funding Sources – sales tax, property tax, and fees. Achieve consensus on balancing resources and needs.
- Determine a permanent, ongoing funding source for street maintenance.
- Implement Updated Comprehensive Plan, integrate Plan Elements, and update Codes as needed.
- Continue CIP IH 35 Sewer, Water Project Implementation.
- Plan Enhancements for East Street and 6th Ave from IH 35 to Main Street.
- Continue Downtown Revitalization efforts.
- Expand Hike/Bike Trail by building Phase IV (University/Crusader/Sparta) and design Phase V (IH 35/Confederate Park to FM 436).
- Work with TxDOT/KTMPO on Loop 121 widening.
- Resolve Lake to Lake Road alignment with US Army Corps of Engineers.
- Implement Parks & Recreation Strategic Master Plan and plan for Heritage Park.
- Implement results of Retail and Hotel/Conference Center Assessments.



City Manager - Mission

Provides professional city management by implementing City Council policy decisions through municipal departments.

Sam A. Listi, City Manager

Michelle Garcia, Admin. Exec. Assistant to City Manager

FY 2018 Accomplishments

- Updated 2018-2022 Strategic Plan
- Coordinated Growth Management Study and analyzed limited Annexation.
- Coordinated acquisition of Heritage Park expansion.
- Coordinated City economic development efforts.
- Coordinated communication with State Reps. before, during, and after Legislative Session.
- Selected Management Team Members – Angellia Points, Director of Public Works and Cheryl Maxwell, Director of Planning.



City Manager

FY 2019 Goals/Priorities

- Implement the updated Strategic Plan.
- Construct South IH-35 Sewer, Water.
- Continue to facilitate Downtown Redevelopment.
- Identify permanent funding source for street maintenance.
- Update Code of Ordinances.
- Prepare for 2019 Legislative Term.
- Implement enhanced Tourism Program.
- Implement Retail and Hotel/Conference Center Assessments.
- Manage loss of County EMS revenue.
- Plan for improvements/funding at Heritage Park.



City Clerk - Mission

Provides professional administrative support to the Council and City Manager. Responsible for Agendas, Code of Ordinances, Resolutions, Ordinances, Proclamations, Elections, Open Records, Records Management, Boards/Commissions, and Alcohol Permitting.

City Clerk: Amy Casey

FY 2018 Accomplishments

- Codified approved ordinances through MuniCode (Supplement 10).
- Obtained Texas Registered Municipal Clerk certification.
- Prepared agendas and minutes for numerous meetings including:
 - Regular City Council Meetings
 - Special Council Meetings & Workshops
 - Joint City Council/BEDC Meetings
 - Annual Meetings of Ethics Commission, TIRZ, and Employee Benefits Trust
 - Posted all City Board Meetings
- Conducted May 5, 2018, City of Belton General Election



City Clerk

FY 2019 Goals/Priorities

- Prepare for possible November 2018 or May 2019 Local Option election.
- Prepare for/Conduct May 2019 General Election for four Council seats.
- Prepare Code of Ordinances – Supplement No. 11.
- Continue entering digital records into Records Management System and organizing physical records.
- Continue destruction of physical records as allowed by City records management guidelines.
- Continue seeking International Municipal Clerk Certification while simultaneously working on TRMC recertification through the University of North Texas.
- Complete Procedures Manual for City Clerk duties.
- Update/Revise City of Belton Off-Premise Beer/Wine Permit/Application.



Grants/Special Projects Coordinator - Mission

Provides professional administrative support to the City Manager and manages multiple grants/contracts with outside agencies and consultants.

Grants/Special Projects Coordinator: Bob van Til

FY 2018 Accomplishments

- Assisted with City grant programs including the HOME Program, S. Main Sidewalk Project, Public Safety grants, Chisholm Trail II Project, and the S. Belton SUP Project.
- Provided administrative support for City projects as needed.
- Assisted in property, easement and right-of-way transactions.
- Served as Co-Coordinator for United Way campaign with Director of Parks & Recreation Matt Bates.
- Completed Leadership Belton.



Grants/Special Projects Coordinator

FY 2019 Goals/Priorities

- Assist with applications to Texas Parks and Wildlife.
- Assist with the completion of the 2018 HOME Program projects.
- Assist with the implementation of the TxDOT TAP Projects.
- Assist with the submittal of projects to KTMPO.
- Continue to monitor public and private funding sources to help implement the City's Strategic Plan.
- Assist with property or easement acquisition.
- Assist in preparing reports to funding agencies.
- Participate in the local United Way Campaign.
- Continue to participate in local and regional initiatives as needed.
- Provide research and administrative assistance as needed.



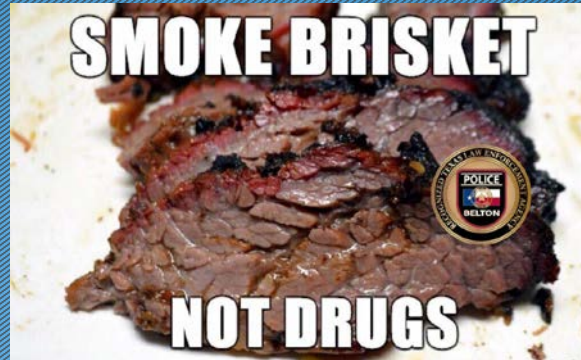
Public Information Office

Foster *open* and *honest* communication
to establish and maintain *trust* and
credibility.



PIO 2018 Accomplishments

- Awards
 - 2018 Chief's Award
 - Award of Honor, TAMIO, Best Use of Social Media
- Social Media
 - Facebook
 - Two 100K posts
 - FD: 85 percent increase
 - Instagram
 - beltontxparcs
 - beltontx_police
- Belton 101
- Website
 - Revize – Intro Video



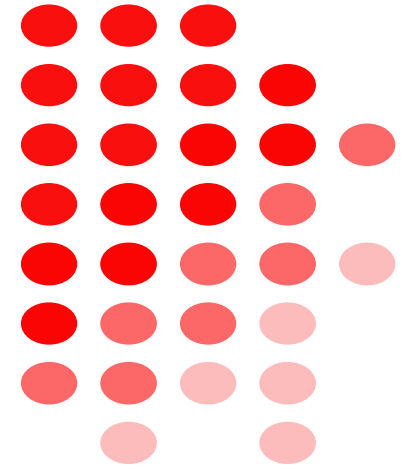
PIO FY2019 Goal/Priorities

- Increase website/social media statistics by 10 percent
- Bi-monthly *get to know you* feature on Facebook
- Customer Service Crisis Playbook
- Review/Amend Social Media Policy
- Mentor/Train Staff on TV interviews

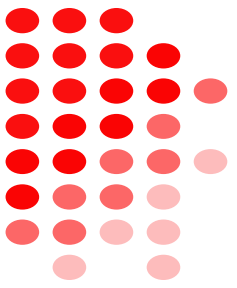


Finance Department

Mission: To administer the financial affairs of the City



Accomplishments & Goals



FY 2018 Accomplishments

- Received 26th consecutive GFOA Distinguished Budget Presentation Award
- Received 32nd consecutive GFOA Certificate of Achievement for Excellence in Financial Reporting
- Received Texas Comptroller Transparency Star for Debt Obligations
- Issued Certificates of Obligation to fund the purchase of Heritage Park
- Began scanning utility records for digital storage

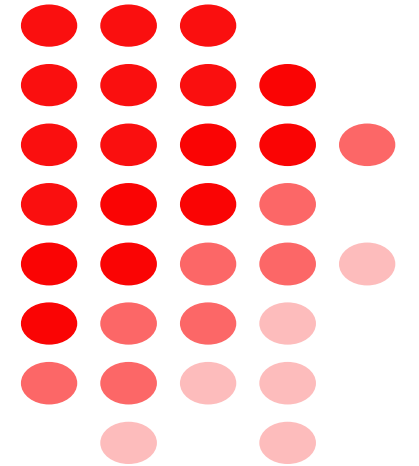
FY 2019 Goals

- Develop a long-term recommendation for the TIRZ
- Upgrade accounting software
- Issue Water and Sewer Certificates of Obligation to finance the expansion of the Temple-Belton Wastewater Plant, Phase II and other key utility projects.
- Explore online forms and bill presentation for utility bills

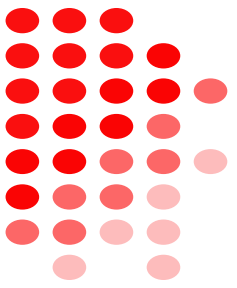
Legal

Mission – Attorney: To advise the City Council in all legal matters and to ensure compliance with all City codes and ordinances

Mission – Operations: To process violations of City ordinances resulting from citizen complaints, traffic citations, and misdemeanor arrests



Accomplishments & Goals



FY 2018 Accomplishments

- Implemented drivers license hold process
- Began automated reminder calls for missed payments
- Developed online court docket and calendar

FY 2019 Goals

- Achieve Court Clerk III certification for Utility Billing Supervisor and Court Administrator
- Achieve Court Clerk I certification for Customer Service Representatives
- Increase pre-trial meeting hours

Human Resources

Charlotte Walker – Director of HR

Megan Odiorne – Staff Accountant

Provide effective human resource management by developing and implementing policies, programs and services that result in recruiting and retaining the most effective, productive, and empowered employees.



Accomplishments

- **Employee Satisfaction Survey** – Conducted this past April, with 86% participation.
- **Personnel Policy Manual** – Review and update the City of Belton Personnel Policy Manual.
- **Civil Service** – Review and update the Local Civil Service rules.
- **Training** – Enhanced training opportunities for employees.
 - **Sexual Harassment/Civility Training** – Conducted by TMLIRP for all employees
 - **TML Leadership Academy** – Attended by Director of HR
- **Wellness Program** – Enhanced Wellness initiatives to include focus on:
“Belton 360-Mental, Physical Fitness, Financial, and Nutritional Health”
 - **Lunch ‘n Learns** – Quarterly lunch meetings for all interested employees.
 - **Gym Reimbursement** – Bi-Annual gym membership reimbursements continue.
- **Employee Appreciation/Recognition Program**
 - **Department Head Appreciation** – Serve their employees
 - **Round Rock Express** - City wide employee/family fun at Dell Diamond!
- **Belton 101 / Belton News** – Enhancements to new hire orientation.

Goals & Priorities

- **Employee Time Reporting** – Enhance efficiencies in payroll processing.
- **Wellness Program** – Continue to brand our Wellness initiative: *“Belton 360-Mental, Physical Fitness, Financial and Nutritional Health”*
- **Employee Recognition Program** – Broaden this program in FY19.
- **Training** - HR for Supervisors, and continued training from TMLIRP for Police, Fire and Public Works employees.
- **Desk Manual** – Prepare desk manuals for both positions in HR.
- **E-Verify** – Enroll in E-Verify to confirm employment eligibility.

*“Belton 360 – Mental, Physical Fitness,
Financial and Nutritional Health”*



Questions?





Information Technology

Accomplishments

- Upgraded audio system in Evans Room
- Upgraded audio system in Council Chambers
- Installed new PTZ cameras on Pavillion
- Renovated gun range classroom
- Replaced aging server at Library and upgrade software
- Migrated PD to cell phone ticket writers
- Installed wireless tower at Parks office
- Upgraded tablets at FD and implemented AVL dispatching
- Upgraded wireless infrastructure at PD
- Replaced all equipment in accordance with Capital Replacement Plan
- Completed all IT related items for PD Remodel

Goals

- Migrate Incode Financial software from Incode 9 to Incode 10
- Replace aging Thin Client Terminals at Library
- Complete certification courses for professional growth
- Continue to replace hardware in accordance with the Capital Replacement policy
- Install Video Surveillance system at Harris Community Center
- Continue to provide training for Staff and Department Heads
- Move PD to AVL dispatching
- Install security cameras along the Hike & Bike trail

Thank you

Questions?