

**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' Fire Code which was recently update to the 2015 version as well.

A Council briefing summarizing the proposed changes was provided on May 8<sup>th</sup> and a public workshop was held on May 17<sup>th</sup>. 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 22<sup>nd</sup> 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.

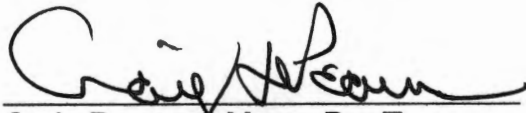
The Council narrowed the choices to a version of Option G as their first choice and Option C as their second choice. Councilmember O'Banion added that the background color on Option G should not be blue.

### **Executive Session**

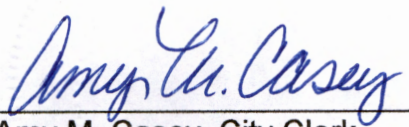
At 7:02 p.m., the Mayor announced the Council would go into Executive Session for the following items:

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.

  
Craig Pearson, Mayor Pro Tem

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"><li>• Annual Maintenance</li><li>• Reconstruction/New Street Construction</li></ul></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"><li>a) Implement Balanced Tax/Fee Schedules</li><li>b) Update Growth Management Strategy</li><li>c) Implement Comprehensive Plan</li><li>d) Address TIRZ boundary, strategic funding objectives</li><li>e) Resolve City's interest in Dog Ridge Water Supply Corporation's Service Area</li><li>f) Complete Sunset Review of Design Standards and Develop Historic District Design Guidelines</li></ul>
2. Public Safety	<ul style="list-style-type: none"><li>a) Complete Assessment on FD Station Needs</li><li>b) Finalize steps to accommodate reduction in ambulance service area and revenues</li><li>c) Identify emerging Strategic Needs for PD</li></ul>
3. Quality of Life	<ul style="list-style-type: none"><li>a) Take initial steps to implement CIP Process and Plan</li><li>b) Implement Street Infrastructure Plan Annual Maintenance and New Construction</li><li>c) Implement Plan for Library Services</li><li>d) Schedule Other Infrastructure Priorities for Water; Sewer; and Drainage</li></ul>

# 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"><li>a) Implement Balanced Tax/Fee Schedules</li><li>b) Update Growth Management Strategy</li><li>c) Implement Comprehensive Plan</li><li>d) Address TIRZ boundary, strategic funding objectives</li><li>e) Resolve City's interest in Dog Ridge Water Supply Corporation's Service Area</li><li>f) Complete Sunset Review of Design Standards and Develop Historic District Design Guidelines</li></ul>
2. Public Safety	<ul style="list-style-type: none"><li>a) Complete Assessment on FD Station Needs</li><li>b) Finalize steps to accommodate reduction in ambulance service area and revenues</li><li>c) Identify emerging Strategic Needs for PD</li></ul>
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# CITY OF BELTON - STRATEGIC PLAN FY 2018

## YEAR 3: THREE YEAR ACTION PLAN

### PRIORITY 1 GOALS:

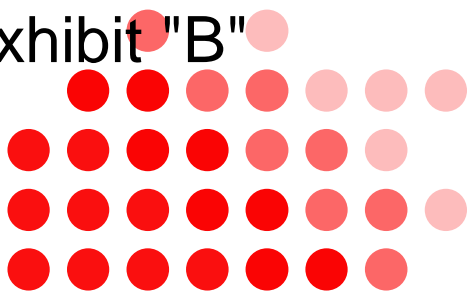
**FY 2020**

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

Exhibit "B"





# 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

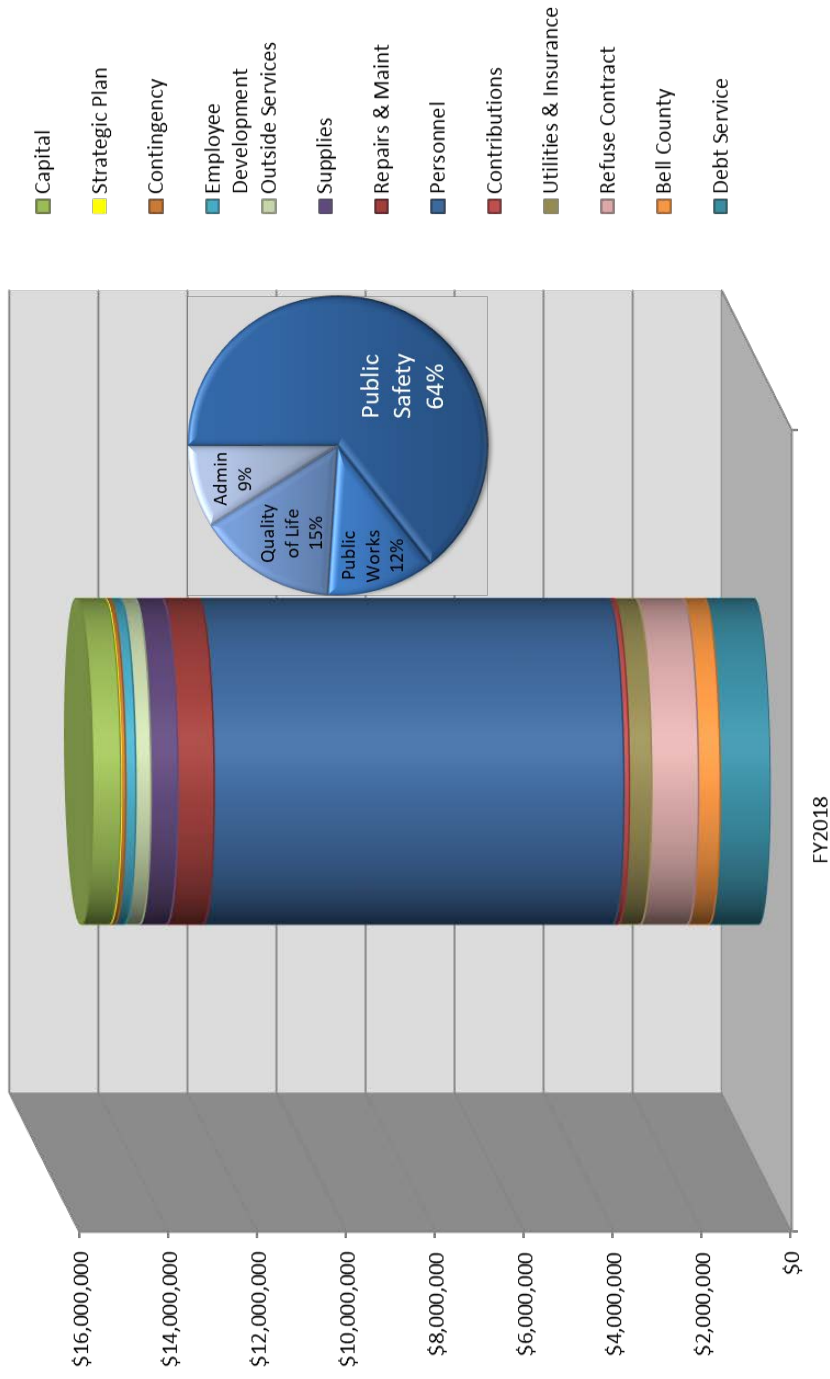
## September

- 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

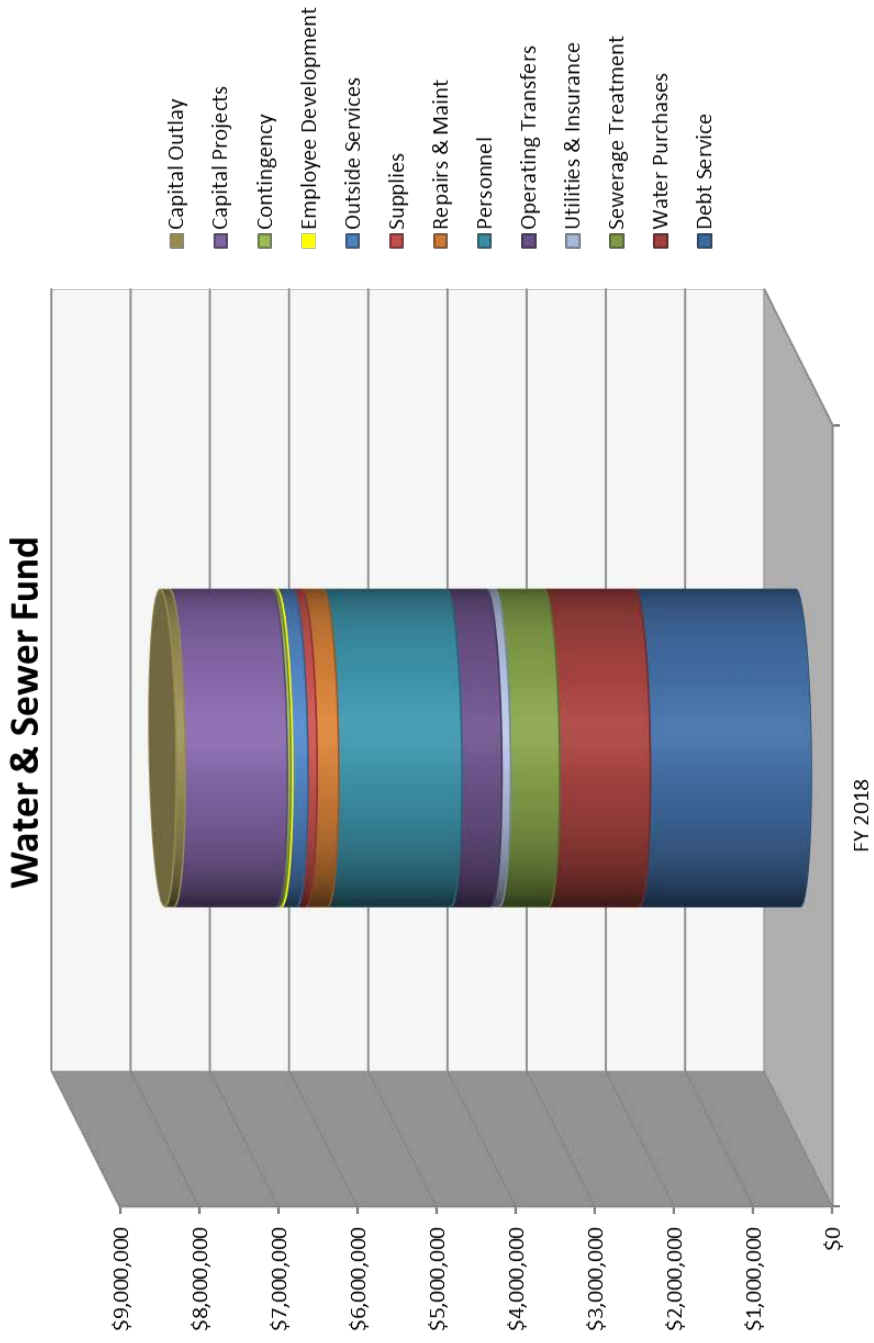
## Fund Balance – General Fund

- 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)
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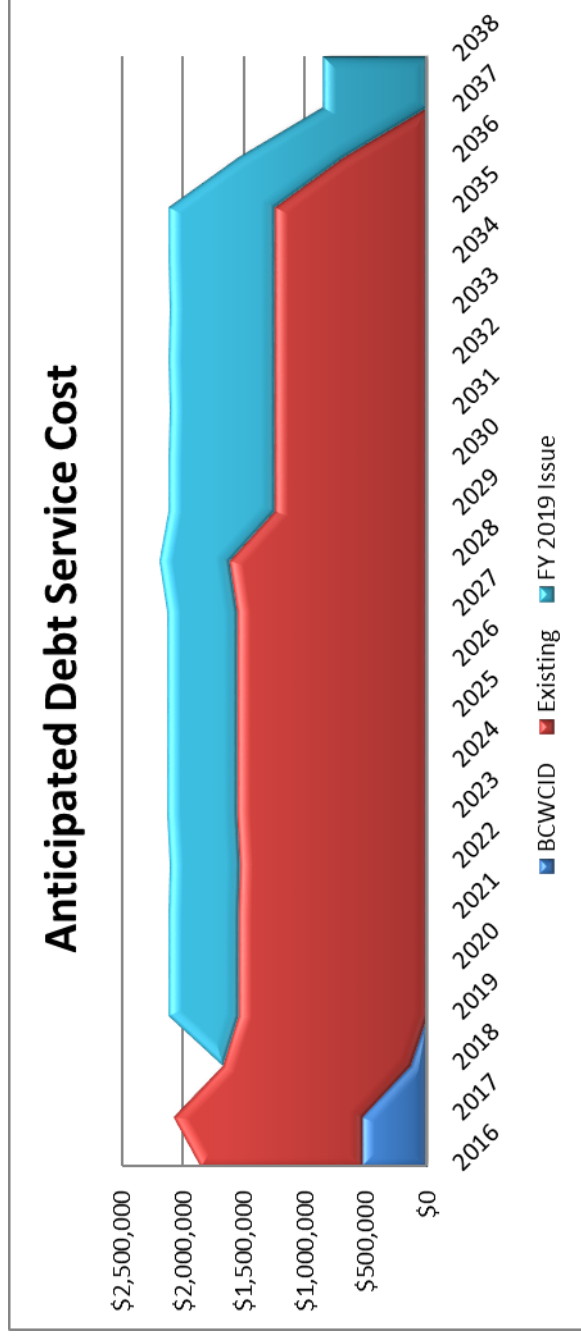
## Future Capital Projects: Schedule and Funding TBD

- 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**

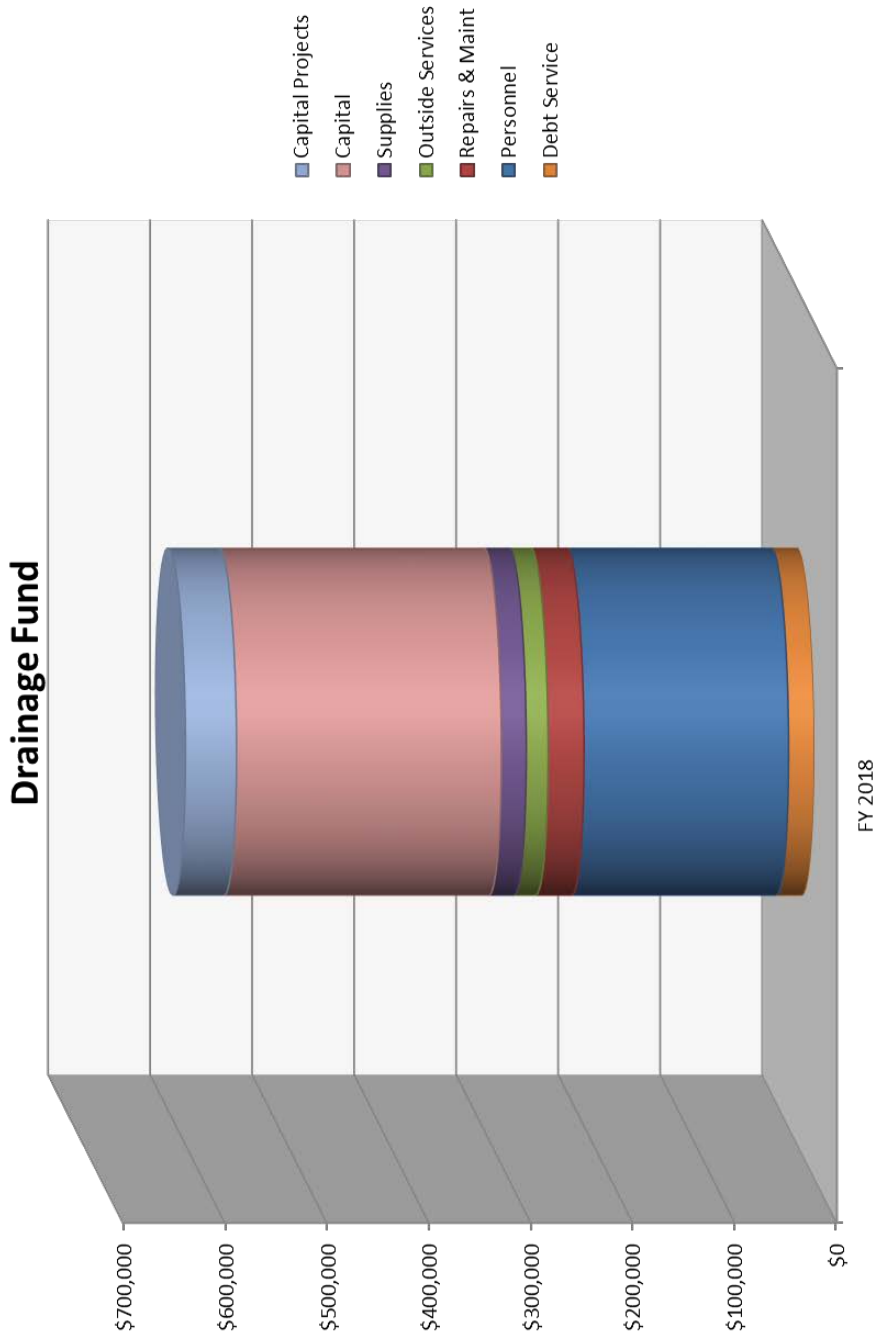
	2015	2016	2017	2018	2019
Minimum Bill	\$12.00	\$12.50	\$13.00	\$13.50	\$14.00
Volumetric Rate					
(Per Thousand Gallons)	\$4.00	\$4.50	\$5.00	\$5.00	\$5.00

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

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## 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

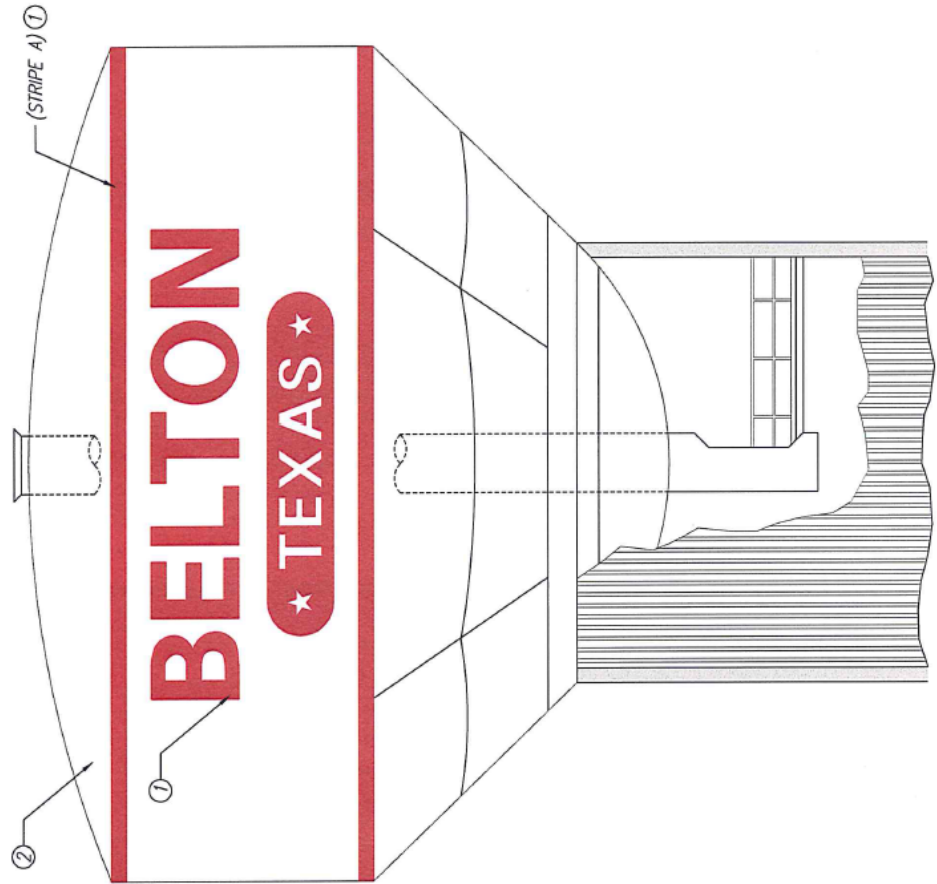


Loop 121

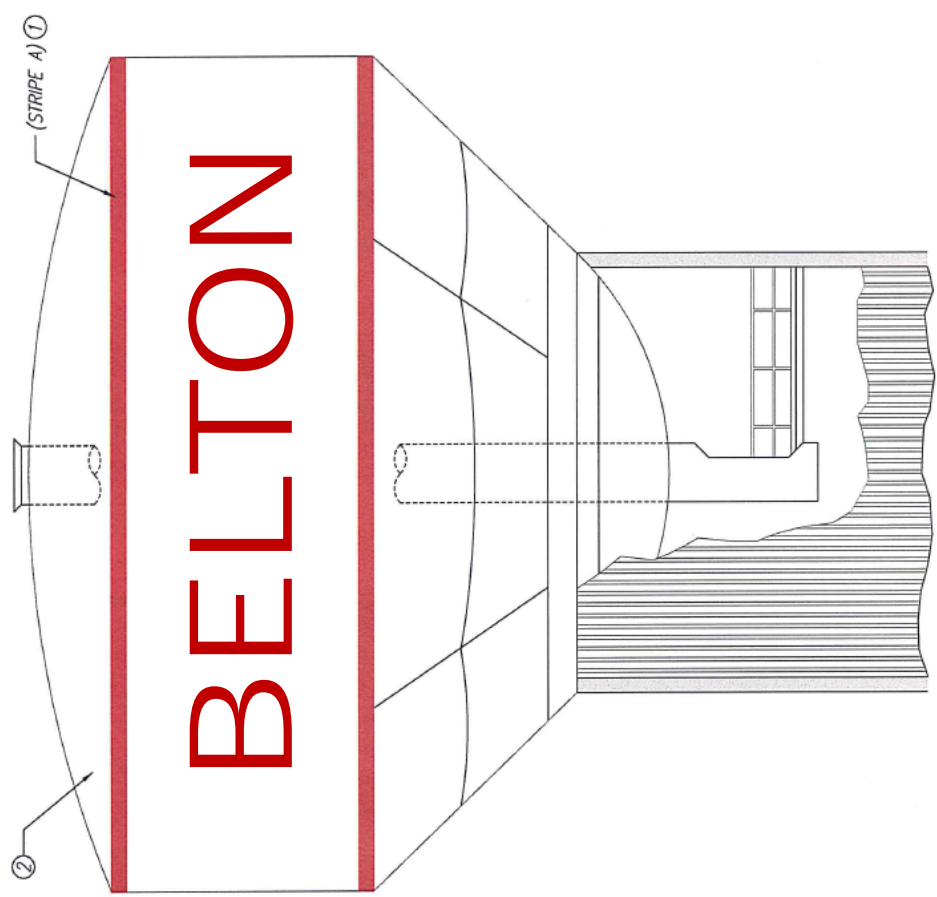


Miller Heights

Graphic Options – Matches Existing Elevated Tanks



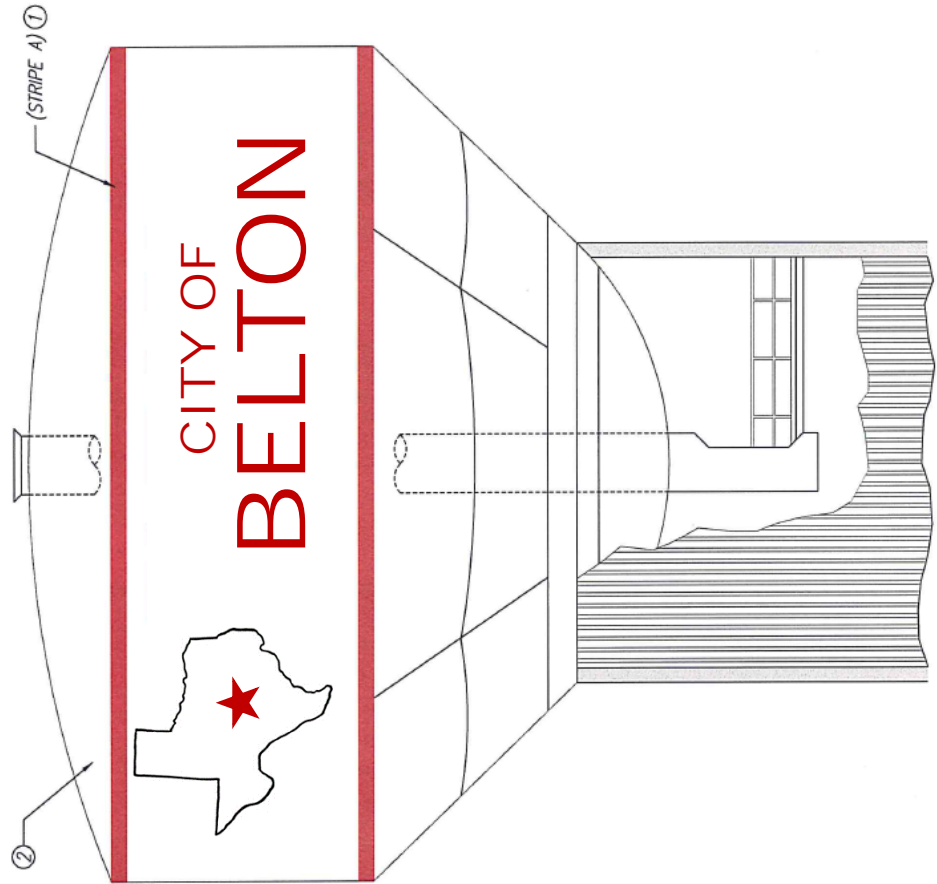
Option A – Matches Loop 121 Tank



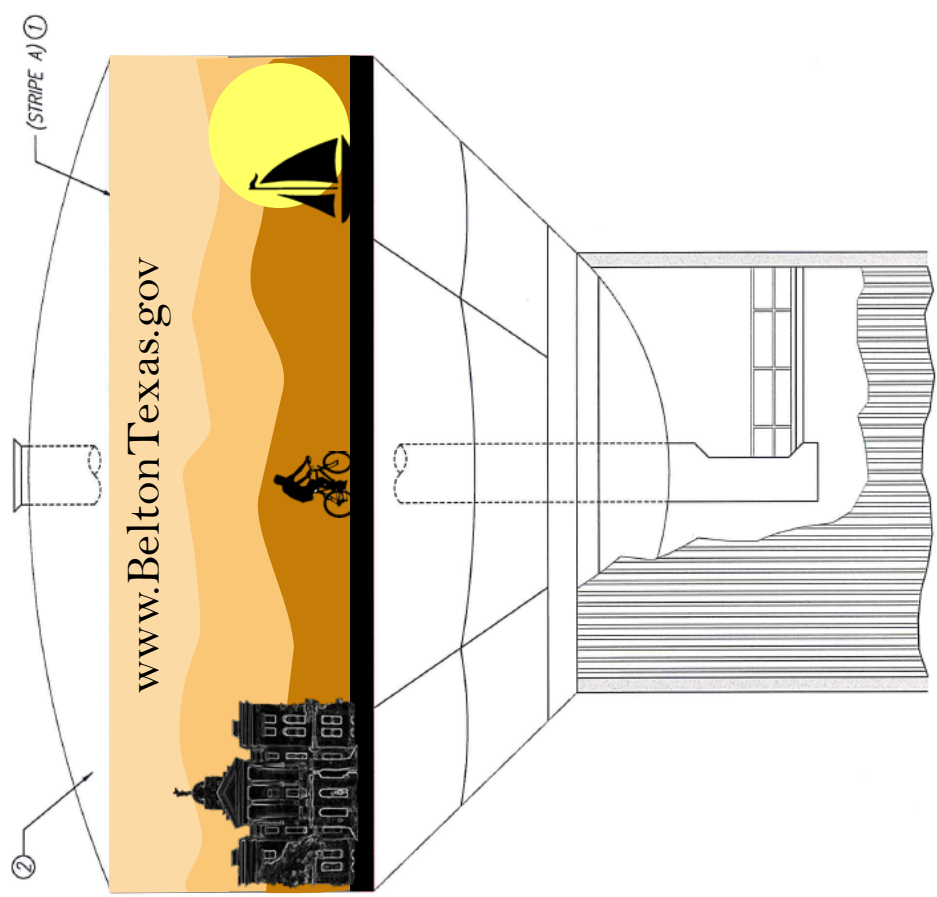
Option B – Matches Miller Heights Tank



Graphic Options



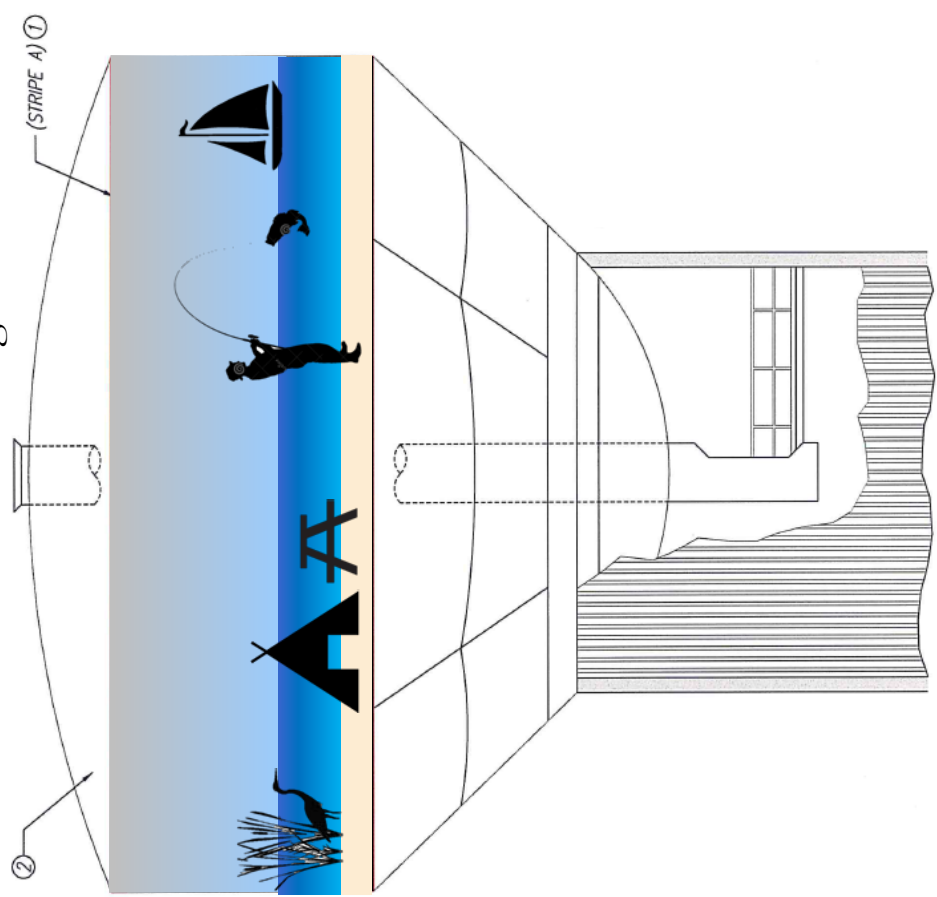
Option C – Texas Outline



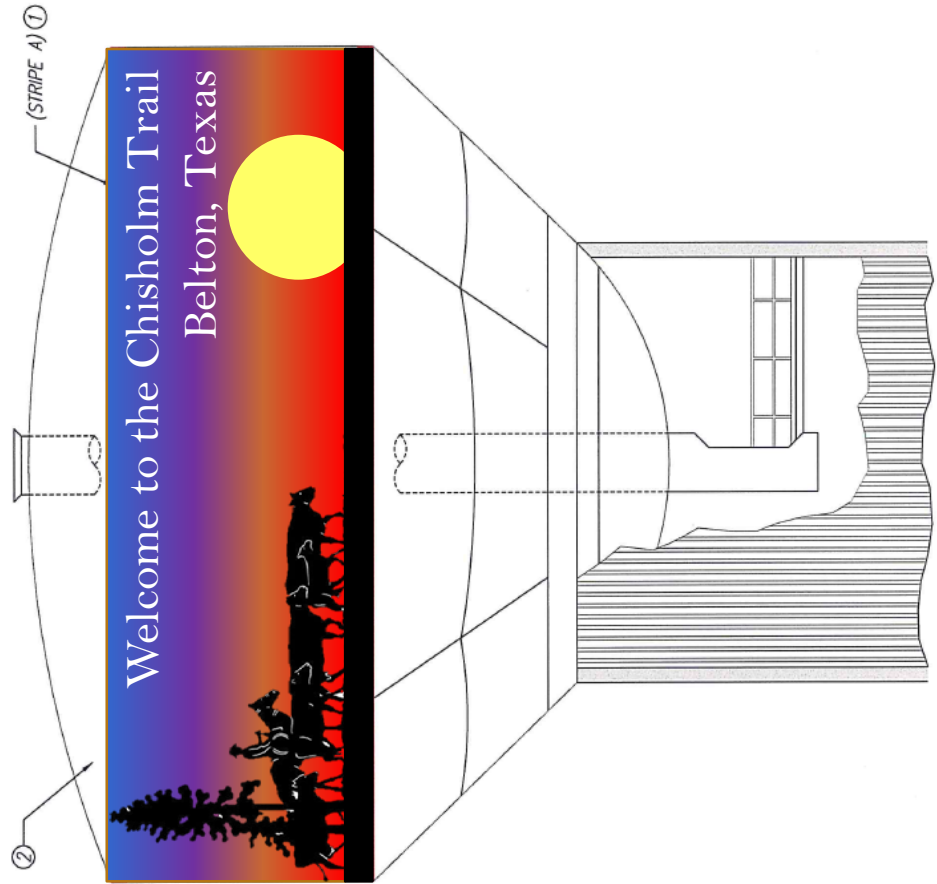
Option D – SeeBelton.gov

Graphic Options

Welcome to the Belton  
[www.BeltonTexas.gov](http://www.BeltonTexas.gov)

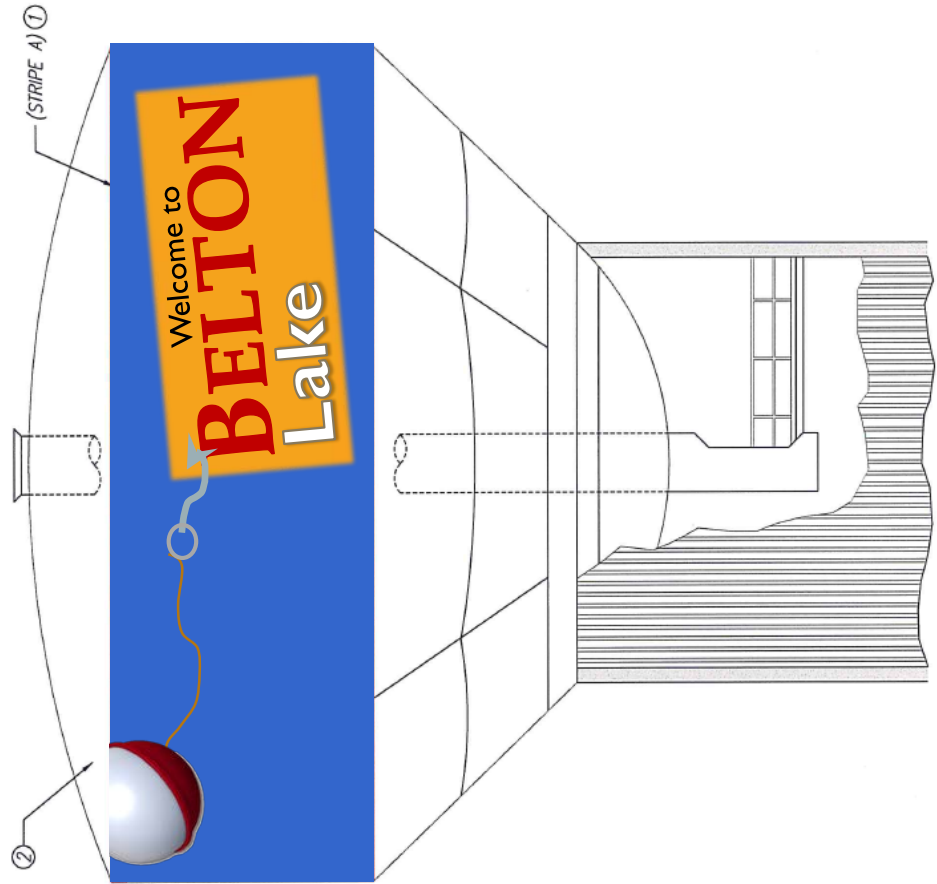


Option F – Belton Lake Amenities

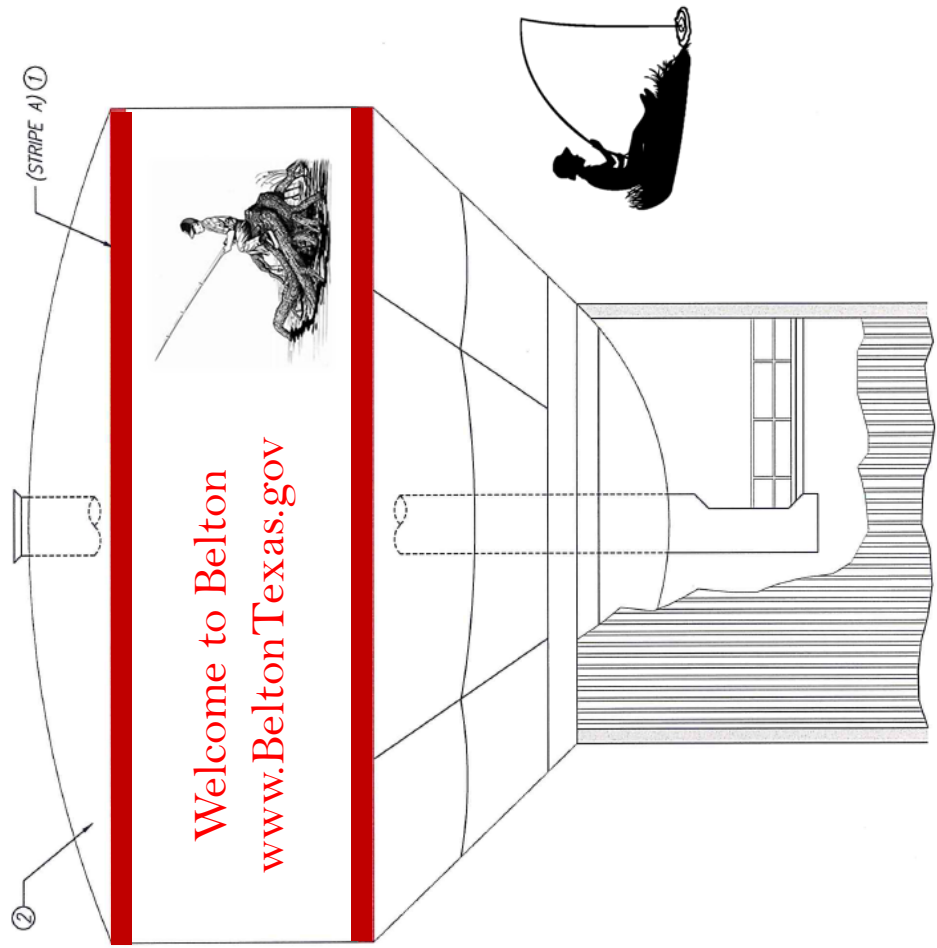


Option E – Chisholm Trail

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)