

**Belton City Council Meeting
August 28, 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, John Messer, Amy Casey, Gene Ellis, Brandon Bozon, Chris Brown, Matt Bates, Paul Romer, Bob van Til, Bruce Pritchard, Kim Kroll, Judy Garrett, Angellia Points, Charlotte Walker, Cheryl Maxwell, Cynthia Hernandez and Kelly Atkinson.

The Pledge of Allegiance to the U.S. Flag was led by Public Information Officer Paul Romer, the Pledge of Allegiance to the Texas Flag was led by Councilmember David K. Leigh, and the Invocation was given by Luke Madsen, Pastor of Immanuel Prince of Peace Lutheran Church.

1. **Call to order.** Mayor Marion Grayson called the meeting to order at 5:31 p.m.
2. **Public Comments.** There were none.
3. **Consider appointments to the Youth Advisory Commission, administer oath of office to newly appointed members, and appoint a Chair.**

Director of Parks and Recreation Matt Bates introduced the proposed members of the Youth Advisory Commission. Upon a motion by Mayor Pro Tem Pearson and a second by Councilmember Kirkley, the following students were appointed to the Youth Advisory Commission: Madden Baggerly, Amber Kunz, Hannah Odell, Bradin McDonald, Addison Ross, Gracie Krieg, Madison Jones, Jacob Jimenez and Macie Davis, by a unanimous vote of 7-0. Addison Ross was appointed Chair. City Attorney John Messer administered the Oath of Office to each of the newly appointed members.

4. **Recognition of the City of Belton's Finance Department for receiving the Distinguished Budget Presentation Award from the Government Finance Officers Association (GFOA) for the 26th consecutive year.**

City Manager Sam Listi presented the GFOA Distinguished Budget Presentation Award for the FY2018 Budget to the Finance Department, to Director, Brandon Bozon, and Assistant Director, Susan Allamon, and commended them for their hard work and continued excellence in preparing and presenting the annual budget. This is the Finance Department's 26th consecutive year to receive this award.

Consent Agenda

Items 5-6 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.

5. Consider minutes of previous meetings:

- A. **August 14, 2018, City Council Workshop Meeting**
- B. **August 14, 2018, City Council Meeting**

6. **Consider appointments to the following Boards/Commissions:**

- A. **Library Board of Directors** – Kevin McCleish and Frances Crawford Fennessy
- B. **Electrical Board** – Bill Barge and Jamie Sanderford
- C. **Civil Service Commission** – Jerry Samu
- D. **Historic Preservation Commission** – Tammie Baggerly, Dorothy Coppin and Sheila Donahue

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

Planning and Zoning

7. **Hold a public hearing and consider an ordinance amending the following sections of the Zoning Ordinance:**

- A. **Section 42, Definitions by adding a definition for off-road vehicle, all-terrain vehicle, personal watercraft, snowmobile, and off-road vehicle sales and service; and amending definition of motorcycle.**
- B. **Section 21, Retail Zoning District and Section 22, Central Business District to allow the following as uses permitted by right or by Specific Use Permit: off-road vehicle sales and service; motorcycle sales and service.**

Director of Planning Cheryl Maxwell explained the purpose of the proposed code amendment is to define offroad vehicles and related terms, and to identify the zoning districts that allow these uses, as well as to amend the definition for motorcycles and to consider zoning districts for motorcycle sales and service.

The following definitions are proposed as an amendment to Section 42, Definitions:

Off-Road Vehicle: Any vehicle not licensed to be driven on a public street or highway. For purposes of this ordinance, ATVs, personal water crafts, snowmobiles, golf carts, mules, and other vehicles used for recreational purposes are included in this definition. This definition does not include working vehicles/equipment to include tractors, forklifts, cranes, backhoes, bulldozers, etc.

All-Terrain Vehicle (ATV): Also known as a quad, quad bike, three-wheeler, or four-wheeler. A vehicle that travels on low-pressure tires, with a seat that is straddled by the operator, along with handlebars for steering control. It is designed to handle a wider variety of terrain than most other vehicles and is not street legal.

Personal Watercraft (PWC): Also called water scooter, jet ski, or water bike. A recreational motorboat specifically designed to be operated by a person sitting, standing, or kneeling on the vessel rather than inside the vessel, as in a boat.

Snowmobile: Also known as a motor sled, motor sledge, or snowmachine. A motorized vehicle designed for winter travel and recreation on snow, does not require a road or trail, but mostly driven on open terrain and is not street legal.

Off-Road Vehicle Sales and Service: The display, sale, servicing, and repair of off-road vehicles.

Motorcycle: A two or three wheeled self-propelled vehicle having one or two saddles or seats, and which may have a sidecar attached. For purposes of this ordinance, motorbikes, motor-scooters, mopeds, and similar vehicles are classified as motorcycles.

Mrs. Maxwell said the Zoning Ordinance handles vehicle sales differently than vehicle servicing/repairs. The table below provides an overview of where these uses are allowed. The red text represents Staff's proposal for Off-Road Vehicles.

USE	O-1	O-2	NS	R	CBD	CH	C-1	C-2	L-1	L-2
Auto Servicing/Repair				X	X	X	X	X		
Motorcycle Servicing/Repair (inferred)				X	X	X	X	X		
Off-Road Vehicle Servicing/Repair				X	X	X	X	X		
Auto Sales						X	X	X		
Motorcycle Sales						X	X	X		
Off-Road Vehicle Sales				X	(SUP)	X	X	X		

Mrs. Maxwell explained that automobile and motorcycle servicing/repair is allowed in the Retail, Central Business District (CBD), and Commercial Districts. Staff proposes to allow Off-Road Vehicle Servicing in the same districts as automobile/motorcycle servicing:

- Retail
- Central Business District
- Commercial Highway (any use allowed in Retail)
- Commercial-1 (any use allowed in Retail)
- Commercial-2 (any use allowed in Commercial-1)

Both automobile and motorcycle sales are limited to the Commercial Zoning Districts. Staff proposes allowing off-road vehicle sales in the same districts that allow auto sales (CH, C-1, C-2), with expansion to the Retail District and possibly the CBD with a Specific Use Permit (SUP). Other uses allowed by right in the Retail District include neighborhood service type uses, offices, auto parts sales, convenience store with gasoline sales, service station, various retail stores, restaurants, brewpub, nursing home, clinic, etc. She added that other uses permitted in the CBD include alcoholic beverages for on-premise consumption, brewpub/winery, antique shop, art gallery, retail businesses (generally with on-premise commodities such as food items, clothing and notions, or hardware), dry cleaning, dwelling units, offices, personal service establishments, restaurants/cafes, entertainment facilities, etc.

Mrs. Maxwell said outdoor storage is not allowed in the Retail District or the CBD. With outside storage prohibited, sales in the Retail District or CBD would occur inside a building for the most part, with temporary outside storage/display occurring during business hours. She explained that the boundary of the CBD is defined by 2nd Avenue on the north, Blair Street on the east, and Nolan Creek on the south and west. The CBD was established to protect the character of the downtown area, recognizing its unique characteristics and space limitations. She added that uses allowed in the CBD should be carefully evaluated to ensure they support the vision for the downtown area.

Staff recommends off-road vehicle servicing and repair be allowed as permitted uses in the Retail, CBD, Commercial Highway, Commercial-1 and Commercial-2 Zoning Districts. Staff recommends off-road vehicle sales be allowed as a permitted use in the Retail, Commercial Highway, Commercial-1 and Commercial-2 Zoning Districts, and allowed via a SUP in the CBD. Mrs. Maxwell said with regard to motorcycle sales, if the Council feels it is warranted, then allowing this use in the Retail and CBD, subject to approval of a SUP, would provide the opportunity for individual site plan review on a case by case basis. She explained that two ordinances have been prepared to allow this option. Ordinance Option 1 does not address motorcycle sales. Ordinance Option 2 allows motorcycle sales in the Retail and Central Business District with a SUP.

Mrs. Maxwell said the Planning and Zoning Commission met on August 21, 2018 and unanimously recommended approval of amending the following sections of the Zoning Ordinance (Option 1):

- a) Amending Section 42, Definitions by adding a definition for off-road vehicle, all-terrain vehicle, personal watercraft, snowmobile, and off-road vehicle sales and service; and amending the definition of motorcycle.
- b) Amending Section 21, Retail Zoning District to allow off-road vehicle sales and service as permitted uses; this would also allow sales/service in the CH, C-1 and C-2 zoning districts.
- c) Amending Section 22, Central Business District to allow off-road vehicle service as a permitted use, and allow off-road vehicle sales with a SUP.

Councilmember Carpenter asked if motorcycle businesses would be allowed to leave motorcycles outside/behind the building overnight. Mrs. Maxwell said that outside storage is not allowed at all.

Councilmember Holmes said that the off road definition should address the side-by-side UTV such as Gators and Mules. Councilmember Leigh said that there are many different types of vehicles that may not be addressed in these definitions, but he said that the policy presented is good and manageable. He asked if this could be handled administratively. Mrs. Maxwell stated she thought it could.

Councilmember O'Banion said the chart made sense to him regarding service and repair, but he wondered why there would be an exception in retail and CBD for off-road vehicles, but not automobile and motorcycle sales. He asked if that is what the City wants in those districts.

Councilmember Leigh said auto sales and motorcycle sales might be appropriate with an SUP as long as there is no outside storage. Councilmember O'Banion said that makes sense to him. City Manager Listi said the property could be zoned Planned Development or handled with an SUP.

Mayor Grayson opened the public hearing. Chad Dillard, property owner of 339 N. Main Street, spoke in favor of allowing sales of off-road vehicles including motorcycles. He assured the Council that tenants renting his property will not be allowed to store vehicles outside overnight. He said he sold vehicles at his property for many years, but he was told in January that automobile sales are no longer allowed on that property.

Seeing no one else wishing to speak, the Mayor closed the public hearing.

Councilmember O'Banion said he thinks that off-road vehicles sales should be allowed with an SUP in both Retail and Central Business Districts since an SUP would require Council review and approval.

Councilmember Leigh made a motion to accept the definitions as presented and to allow for off-road vehicle sales in Retail zoning, and to allow auto sales, motorcycle sales and off-road sales with a Specific Use Permit in the Central Business District. Councilmember O'Banion seconded the motion, and Item #7, including the following captioned ordinance, was unanimously approved by a vote of 7-0.

ORDINANCE 2018-27

AN ORDINANCE OF THE CITY OF BELTON, TEXAS, AMENDING THE ZONING ORDINANCE BY AMENDING SECTION 42, DEFINITIONS, BY ADDING A DEFINITION FOR OFF-ROAD VEHICLE, ALL-TERRAIN VEHICLE, PERSONAL WATERCRAFT, SNOWMOBILE, OFF-ROAD VEHICLE SALES, OFF-ROAD VEHICLE SERVICE, AND AMENDING A DEFINITION FOR MOTORCYCLE, AND BY AMENDING SECTION 21, RETAIL ZONING DISTRICT TO ALLOW OFF-

ROAD VEHICLE SERVICE AND OFF-ROAD VEHICLE SALES AS PERMITTED USES, AND SECTION 22, CENTRAL BUSINESS DISTRICT, TO ALLOW OFF-ROAD VEHICLE SERVICE AS A PERMITTED USE AND SECTION 33, SPECIFIC USE PERMITS, TO ALLOW OFF-ROAD VEHICLE SALES, AUTOMOBILE SALES, AND MOTORCYCLE SALES IN THE CENTRAL BUSINESS DISTRICT AS PERMITTED USES WITH A SPECIFIC USE PERMIT; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

8. Hold a public hearing and consider an amendment to the Thoroughfare Plan Map for possible relocation of Mesquite Road east of I-35.

Director of Planning Cheryl Maxwell explained that the Thoroughfare Plan is a long-range plan that identifies the location and type of roadway facilities that are needed to meet projected long-term growth within the area. She explained that several properties along the east side of I-35 south of Grove Road are either undergoing development or are proposed for development. The Thoroughfare Plan shows the extension of Mesquite Road from west I-35 directly eastward within this area; therefore, a more definitive alignment is needed as development occurs on the east side of IH-35.

Two options are proposed for the alignment of Mesquite Road between I-35 and the future Capital Way; alignment east of Capital Way is not proposed for any changes at this time. The current conceptual alignment bisects a 21-acre tract of land recently rezoned for an RV Park. Maxwell said if the alignment remains in this general location, Staff recommends the roadway shift slightly southward to the property line between this tract and the adjacent property to the south (Option 1).

Mrs. Maxwell said that another possible option (Option 2) is to move this roadway farther south, to the northern perimeter of the Shanklin Crossing project, on the south side of Cedar Crest Hospital. Staff has met with Ellen Breau Morris (Shanklin Crossing development) and Cedar Crest Hospital representatives to discuss the impact of moving Mesquite Road adjacent to their properties. Both parties appear supportive of moving Mesquite Road to their joint property line which is presented as Option 2.

Maxwell explained that there are street ROW and perimeter street improvement requirements that come into play when developing property adjacent to a major roadway. Mesquite Road is projected to be a major collector, as is Capital Way, which runs along the eastern edge of these properties. When the properties are platted for development, ROW dedication for both Mesquite Road and Capital Way will be required, generally split in half by the two adjacent properties. The perimeter street improvement requirement will also be split by the adjacent properties and requires each property owner to construct, or escrow funds to construct in the future, one-half of the pavement width up to 18.5', with curb/gutter and a 5' wide sidewalk.

A variance may be requested to the street ROW and/or perimeter street improvements requirement. However, Maxwell stated that a variance to the ROW dedication would not be supported by Staff. Given the amount of frontage on the two collector streets, the City would carefully evaluate a variance request to the perimeter street improvement requirement.

Mrs. Maxwell said that with the continued visibility of the Shanklin Crossing project, and TxDOT support, Staff sees Option 2 as providing the most benefit to address access, circulation, and connectivity needs in this vicinity. The Planning and Zoning Commission met on August 21, 2018, and unanimously recommended approval of an amendment to the Thoroughfare Plan Map to relocate Mesquite Road as shown in Option 2.

Councilmember Kirkley asked if Mesquite Road will maintain the same name on both sides even if there is no connection between them. Mrs. Maxwell said that Staff has been considering that the name may change on the realigned portion.

Mayor Grayson opened the public hearing. Ellen Breau Morris, the developer for the proposed Shanklin Crossing, spoke in favor of Option 2, and against allowing perimeter street improvement variances. Seeing no one else wishing to speak, Mayor Grayson closed the public hearing.

Upon a motion by Councilmember Holmes for approval of Option 2, and a second by Councilmember Carpenter, Item #8 (Option 2) was unanimously approved by a vote of 7-0.

9. **Consider a final plat of Lot 1 Cedar Crest Subdivision, comprising 28.124 acres, located on the east side of I-35, south of Grove Road.**

Director of Planning Cheryl Maxwell explained that the Cedar Crest property is not currently platted. It is proposed as a one lot, one block subdivision by Cedar Crest Hospital. They requested a building permit to construct an additional residential cottage on the property and that triggered the platting requirement. The property is zoned Commercial-1 (C-1), and the proposed lot satisfies all requirements for this zoning district.

Maxwell provided a summary of the subdivision ordinance requirements as they apply to this subdivision plat. She said that along the I-35 frontage road, TxDOT has limited access to the existing driveway; therefore, a 1' non-access easement is provided along the frontage except for the 50' wide opening for the current driveway. A 6' wide sidewalk is required along the I-35 frontage road, and the owner has agreed to this requirement.

Mrs. Maxwell said that Capital Way is identified as a major collector on the City's Thoroughfare Plan and is projected to run along the eastern edge of this property. Major collectors require a minimum ROW width of 80'. This property is required to dedicate one-half of the needed ROW, with the other one-half anticipated to come

from the property to the east when it develops. The developer is showing a 40' ROW dedication on the plat.

Under the Subdivision Ordinance, the developer is required to provide perimeter street improvements for roadways, or future roadways, adjacent to their development. The developer is required to bear one-half the cost of paving (up to 18.5 feet) and installing curb and gutter. A 5' wide sidewalk is also required along collector streets. The owner has provided a cost estimate of \$69,076 for their portion of the improvements, and is requesting a variance to this requirement.

Mrs. Maxwell explained that several properties in this vicinity are undergoing development or are planned for development: Pro Star Rentals' plat to the north dedicated ROW and contributed approximately \$21,900, based on their frontage along this proposed roadway. Therefore, it is Staff's opinion that construction of this roadway will be needed in the future, and that this requirement should not be waived. The funds would be placed in an escrow account and, if not used within nine years, the funds may be returned to the developer.

Mesquite Road is also identified as a major collector on the City's Thoroughfare Plan. Alignment of Mesquite Road east of IH-35 has been reviewed, as reflected in the last agenda item. The City Council voted unanimously to relocate Mesquite Road to the southern property line of the Cedar Crest. Cedar Crest has agreed to dedicate needed ROW (40' for the majority of the frontage with some adjustment for the existing parking areas), but they are requesting a variance to the perimeter street improvement requirement. An estimate of \$418,946 has been provided for these improvements. Staff supports their variance request for street improvements and the sidewalk requirement along Mesquite Road, but does recommend the requirement for ROW dedication.

On August 21, 2018, the Planning and Zoning Commission recommended approval of this final plat by a vote of 5-3, subject to the conditions below, and Staff concurs with their recommendation:

1. Capital Way: Disapproval of the variance request to the perimeter street improvement/sidewalk requirement estimated at \$69,076.
2. Mesquite Road: Approval of the variance request to the perimeter street improvement/sidewalk requirement estimated at \$418,946, based on the proposed ROW dedication for a relocated Mesquite Road.
3. Compliance with the City's Letter to the applicant and developer dated August 17, 2018.

Councilmember O'Banion said it seems odd to him that the property has never been platted, yet Cedar Crest Hospital has been around for many years. Councilmember Leigh asked if they have added structures since the facility was first built. City Manager Listi said Staff would have to look into that.

Mr. Leigh said it is interesting to him that at the previous item's public hearing, the property owner doesn't want the City to grant a variance for perimeter street improvements to ensure that it is done properly, and this property owner, which is right next door, is requesting the variance.

Mr. Listi said the subdivision process is critical to long-range planning, particularly in securing right-of-way for future roads. He said he doesn't know why there was never a plat required previously, but one is required now, and this is the City's opportunity to secure the right-of-way for needed improvements.

Mr. B.J. Truitt, employee of Cedar Crest, said that he finds the plat request to be "weird." The facility has been there since 1979, and now that they are constructing another building on the property, it is considered a subdivision and requires a plat. He said that Cedar Crest has agreed to the requested easement, but they have asked for a variance for the perimeter street improvements. He said he doesn't understand why this property is being classified as a subdivision.

Councilmember O'Banion said Mr. Truitt's comments are valid. He said that the City is asking a lot from a business that is just wanting to add a new building. He doesn't believe that it is Cedar Crest's fault that the property was never platted. He doesn't think it is fair to require them to pay almost \$70,000 more when they are doing what has been asked of them in terms of right-of-way and building a sidewalk along IH-35 frontage. The City should have some compassion for this unique situation.

City Manager Listi said the subdivision ordinance and zoning ordinance work closely together in terms of building permitting. The item is a zoning ordinance requirement that says if a property has not been platted, before a building permit is issued, then a plat is required. He cautioned the Council to consider that if a variance is approved on Capital Way on this property, this would be setting a precedent for development in this area.

Councilmember Leigh said that allowing the variance would not be setting a precedent. He said, "This is an existing structure that, through some loophole, did not get platted when it was developed for its use." He felt it might set a precedent only if the property was currently undeveloped since development would increase traffic on the adjacent roads. He added that when the City does a review of ordinances, this is one that really needs to be cleared up. He said when the perimeter street improvements are required on a street that doesn't exist yet, it makes it hard to enforce them.

Councilmember Leigh made a motion for approval of the plat disapproving the variance request on Capital Way, approving the variance request on Mesquite Road and requiring other conditions requested by City Staff. Councilmember Carpenter seconded the motion, and Item #9 was approved by a vote of 5-2, with Councilmembers O'Banion and Kirkley providing the dissenting votes.

10. Consider a final plat of South Wall Estates, comprising 6.749 acres, located on the west side of S. Wall Street, generally north of E. Loop 121 and east of IH 35, in the vicinity of Colette Court.

Director of Planning Cheryl Maxwell explained that a preliminary plat of this subdivision was approved by the City Council in April this year, and the final plat is consistent with the approved preliminary plat. She said that this 20-lot subdivision is proposed primarily for two family (duplex) residential development. The property is zoned Commercial Highway (CH) District.

Mrs. Maxwell said that requirements for on-site parking include four per residential unit, or eight for each two-unit duplex. She added that parking within the garage and on the driveway count toward meeting this parking requirement. She said that although fencing is not required, the applicant has indicated a 6' solid wood fence will be provided along each back yard.

Maxwell stated there are no issues with providing water and sewer to the subdivision. She said that FEMA maps show a designated floodway bisecting the property along Mitchell Branch. No structures are allowed in a floodway. Portions or all of Lots 12 through 20 are located in the flood plain, so fill will be needed to raise the finished floor elevation of the building site on these lots 18" above the flood plain elevation. She said that drainage easements and infrastructure will be provided by the applicant, and that no on-site detention is proposed.

No perimeter street improvements are needed on S. Wall Street, and no additional ROW is needed. Mrs. Maxwell explained that there is an existing sidewalk along the east side of S. Wall Street, recently provided by the City of Belton. A sidewalk is only required along one side of collector streets; therefore, the developer is not required to construct one along the perimeter of the subdivision. Sidewalks are not required along local streets and are not proposed within this subdivision.

Mrs. Maxwell said the parkland fee is \$200 per residential unit. For 39 dwelling units (19 lots, each with 2 residential units, and one lot with one dwelling unit), the fee equates to \$7,800. These funds will be used at Miller Heights Community Park and S. Wall Street Tiger Splash Pad which are both within a one-mile radius of the subdivision.

The Planning and Zoning Commission met on August 21, 2018 and unanimously recommended approval of this final plat, and Staff concurs with their recommendation.

Mayor Grayson asked if there will be an HOA in this subdivision. Mrs. Maxwell said there will not be an HOA.

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

11. Consider a preliminary plat of Royal Heights Addition, Replat No. One, comprising 6.293 acres, located on the northwest side of Loop 121, west of its intersection with FM 436.

Director of Planning Cheryl Maxwell explained that this property was platted as a one lot subdivision for an apartment complex in 2009. In November 2017, this property was rezoned to Planned Development (PD) Multiple Family for attached townhomes. A site plan showing the lot layout, dimensions and setbacks was provided and approved with the zoning. The preliminary plat is consistent with the site plan. This plat consists of 55 residential lots, four green tracts totaling 0.559 acres, and one drainage/utility tract. The residential lots satisfy all area requirements as established in the PD zoning ordinance.

Mrs. Maxwell said two entrances are proposed for this subdivision from Loop 121. The lots with frontage along Loop 121 will face Loop 121 but be accessed via an alley at the rear of the lots. On-site parking requirements are two spaces per residential unit. An additional 28 parking spaces will be provided for general parking in the complex in the designated green areas.

There are no issues with water and sewer for this subdivision. A 1.003 acre tract is proposed for drainage/utility needs along the northeast property line, and pre- and post-development storm water analysis will be required with the final plat.

Maxwell explained that one roadway and one alley will provide access to the lots in this subdivision. Royal Loop will be constructed as a local street with a 31' pavement width and curb and gutter within a 50' wide ROW. The alley will be constructed with 20' pavement and laydown curb within a 22' wide ROW. No perimeter street improvements are required for Loop 121 since it is a TxDOT roadway. A 6' wide sidewalk is required along Loop 121 which is an arterial roadway. The approved site plans shows a 6' sidewalk along Loop 121 and a 5' sidewalk along one side of the local street, Royal Loop.

The parkland fee is \$200 per residential unit. For 55 dwelling units, the fee equates to \$11,000. Maxwell stated that these funds will be used at Miller Heights Community Park and S. Wall Street Tiger Splash Pad, both within a one-mile radius of the subdivision.

The Planning and Zoning Commission met on August 21, 2018, and unanimously recommended approval of this preliminary plat, and Staff concurs with their recommendation.

Councilmember Leigh said there was a lot of discussion on this item when it was brought forward for zoning. He said he is concerned with the parking, and that the plat doesn't show the 28 off-street spaces; it just says green space. He doesn't think there is enough parking for the number of residences. Mrs. Maxwell said that the site plan detailing the 28 spaces is part of the zoning ordinance for this property.

Ace Reneau of Mitchell and Associates said the applicant intends to build the 28 parking spaces within the green spaces shown on the plat. Each unit is proposed to have a garage and a single space driveway. The applicant has agreed to off-street parking in order to limit the need for on-street parking. The HOA will maintain the green space including the parking spaces.

Councilmember Leigh said he has a problem with high density living without ample parking. City Attorney John Messer advised the Council that if they are uncertain, they should table the item.

Mr. Reneau said that the developer agreed to the 28 off-street parking spaces as a part of the PD zoning that was approved.

Councilmember Leigh made a motion to approve the plat with the understanding that the developer is providing garage and driveway parking for residences, and an additional 28 spaces within the development. Mayor Pro Tem Pearson seconded the motion. City Attorney Messer said, "Since our packet has more than one plat, let's be specific as to which one we are approving." Councilmember O'Banion asked if there is a PD on this development that requires the off-street parking. Mr. Listi said the plat should be consistent with the Planned Development district. Mrs. Maxwell explained that the document that was included with the zoning request is a site plan and that is not the plat that is being approved. Mr. Leigh said that he would not be able to approve the plat as presented as it does not detail the off-street parking. Councilmember O'Banion said he could not approve the plat until his question about the PD is answered. Mr. Listi said there may be a disconnect between the plat and the parking spaces shown on the site plan. He recommended tabling the item to the next meeting in order to resolve the problem.

Upon a motion by Leigh to table the item to the September 11, 2018 City Council Meeting, and a second by Councilmember Carpenter, Item #11 was tabled by a vote of 7-0.

12. Consider a final plat of Belton Business Park Phase Three, 16.985 acres, comprising 0.056 acres and a replat of Lot 1, Block 1, Amended Plat of DCOB Northeast Addition; Lot 1, Block 1, Harvest Technologies Subdivision; and a portion of Block 2, Belton Business Park, Phase 1; located on the west side of Loop 121 near its intersection with West Avenue D, in the Belton Business Park.

Director of Planning Cheryl Maxwell explained that this replat facilitates the extension of West Avenue D and provides a second access point to Loop 121 for the Business Park. The intersection of Avenue D and Loop 121 will be signalized for all four directions, providing a safer point of egress from the Business Park onto Loop 121 for those wishing to travel northward. Other roadway changes include the realignment of Kennedy Court and construction of a new roadway, Jones Road to connect Powell Avenue to West Avenue D.

Mrs. Maxwell said the proposed lots meet and exceed area requirements for the LI Zoning District. She added that there are no issues with providing water and sewer to this site. FEMA maps show a designated floodway and flood plain running along the northwest corner of Lot 1, Block 1. Drainage easements are being provided, but no on-site detention is required.

Maxwell explained that W. Avenue D, Powell Avenue, and Kennedy/Jones Road are identified as minor collectors on the Thoroughfare Plan. Minor collectors require a minimum ROW width of 60' with a 37' street pavement and curb and gutter. The existing and proposed roadways satisfy these requirements. The new Kennedy Court will be constructed as a local street with a 50' ROW, 31' pavement width, with curb and gutter.

The Subdivision Ordinance requires 5' wide sidewalks along both sides of collector streets that are internal to a subdivision, and along one side when the collector runs along the subdivision perimeter. Mrs. Maxwell stated that BEDC is requesting a variance to the sidewalk requirement as follows:

- 1) Instead of providing a 5' sidewalk along each side of Avenue D, a 10' Shared Use Path (SUP) is proposed along the north side; and
- 2) No sidewalks are proposed along Jones Road or Powell Avenue.

Maxwell explained that the 10' SUP along one side of Avenue D will provide a safe route for both pedestrians and cyclists, meeting the intent of the sidewalk ordinance. Therefore, Staff supports this variance request. With regard to the other collector streets, sidewalks have not been required with previous plats internal to the Business Park, given the character of existing and anticipated uses. The primary purpose of this replat is to dedicate ROW and utility easements for the West Avenue D extension. Therefore, Staff supports this variance request as well.

The Planning and Zoning Commission met on August 21, 2018, and unanimously recommended approval of this final plat subject to approval of the requested variance to the sidewalk requirement, and Staff concurs with their recommendation.

- 1) Instead of providing a 5' sidewalk along each side of Avenue D, a 10' Shared Use Path (SUP) will be provided along the north side; and
- 2) No sidewalks will be required along Jones Road or Powell Avenue.

Councilmember Leigh said he disagreed about not requiring the sidewalks along Jones or Powell. He didn't think it was fair to require perimeter street improvements from others, but not require it of the City. He thinks that sidewalks are needed along one side of Jones, but maybe not Powell at this time since it is not developed.

Mayor Grayson said she is concerned about having sidewalks in an area that she feels is inappropriate for people to be walking. Mr. Leigh said that there are going to be people walking through the area whether there are sidewalks or not. He said the

Council needs to be consistent when allowing variances to the perimeter street improvements.

Councilmember O'Banion said the Council just required Cedar Crest to provide perimeter street improvements for a street that doesn't exist yet, so the City should be required to do the same.

Mayor Pro Tem Pearson asked Mack Parker, design engineer from KPA Engineers, if there will be a pedestrian crossing at the W. Avenue D intersection once Loop 121 is widened. Mr. Parker said there will be an east-west crosswalk in conjunction with the Loop project.

Mayor Grayson said she is against the sidewalks because it is an industrial park and not a residential area. She doesn't want to encourage kids to walk on a sidewalk in an industrial area. Mayor Pro Tem said he doesn't disagree, but since there are kids and adults walking in the area already, he thinks the sidewalks are needed. Councilmember Carpenter said it is a lot cheaper to put sidewalks in now, rather than wait until later.

Councilmember Leigh made a motion to approve the plat as presented but to require a sidewalk on the east side of Jones Road connecting W. Avenue D to Powell. Councilmember Holmes seconded the motion, and Item #12 was approved by a vote of 5-2 with Mayor Grayson and Councilmember Kirkley providing the dissenting votes.

13. Consider a final plat of Second Replat of Lot 4, Block 2 of Belton Industrial Park, comprising 5.22 acres, being a replat of a portion of Lot 4, Block 2 of Replat of Lot 4, Block 2, Belton Industrial Park, located on the west side of Commerce Street, near its intersection with Industrial Boulevard.

Mayor Grayson announced that Councilmember Leigh would be abstaining from this item, but he would be available to answer any questions.

Director of Planning Cheryl Maxwell said this replat creates two lots with frontage on Commerce Street. The proposed lots comprise 2.23 and 2.99 acres, exceeding area requirements for the LI Zoning District. A 65' wide private access easement provides access to the current business located on proposed Lot 2. A warehouse facility is proposed for Lot 1. The existing and proposed uses are allowed in the current Light Industrial (LI) Zoning District assigned to this property.

The detention pond on the east side of Commerce Street was built in the 2003-2005 timeframe. The design engineers are obtaining the documents to verify if the detention pond was designed to accommodate the buildout for the property. No drainage easements are needed on the plat. However, any on-site detention or storm water infrastructure will be privately owned and maintained, and the location of such structures will be determined during the building permit process.

Commerce Street is identified as a minor collector on the Thoroughfare Plan. No additional ROW is needed, and no perimeter street improvements are required for this roadway. The Director of Public Works has determined that the existing drainage design is working well, so no additional drainage improvements will be required.

A 5' wide sidewalk is required along Commerce Street. The developer is requesting a variance to this requirement. The City Council recommended a "livability" project to the Killeen-Temple Metropolitan Planning Organization (KTMPPO) at their August 14, 2018 meeting, that includes a 10' Shared Use Path (SUP) along the east side of Commerce. The 10' SUP along one side of Commerce will provide a safe route for both pedestrians and cyclists, meeting the intent of the sidewalk ordinance. Therefore, Staff supports the requested variance.

The Planning and Zoning Commission met on August 21, 2018, and unanimously recommended approval of this final plat, subject to the following:

- 1) Approval of requested variance to the sidewalk requirement; and
- 2) Compliance with the City's Letter to the applicant and property owner dated August 17, 2018.

Councilmember O'Banion said that the shared use path will take the place of sidewalks that would be normally be required at this location. Mrs. Maxwell said that the project was submitted to KTMPPO, but it is not funded at this time. Mr. O'Banion asked why the City wouldn't require the developer to escrow funds for the sidewalk and use that money toward the 10' shared use path. However, he added that if the City wasn't planning a shared use path there, he does not think the sidewalks should be required since there are no other sidewalks in that area. He asked how sure Staff was that the shared use path would be constructed in that location. He said if Staff is pretty certain that this is the location, then the City should look to the developer for some funding. However, if Staff is not certain of the location, then it didn't make sense to request funding for sidewalks.

Councilmember Kirkley asked if the shared use path will be on the east side of Commerce. Mrs. Maxwell replied in the affirmative. Mr. Kirkley said that since Council is discussing the west side of the street for this plat, it would make sense to approve a variance on the sidewalk request because it will be isolated if a sidewalk is required on the west side of the street.

Upon a motion by Councilmember Kirkley including approval of the variance request for the sidewalk, and a second by Councilmember O'Banion, Item #13 was approved by a vote of 6-0-1 with Councilmember Leigh abstaining.

14. Consider a final plat of Hall Addition, comprising 4.1 acres, located on the east side of FM 1670, south of West Amity Road, in Belton's ETJ.

Director of Planning Cheryl Maxwell said this is a two-lot subdivision proposed for commercial development. Both lots are 2.05 acres in size and have frontage on FM 1670. This property is located in Belton's ETJ so there is no zoning.

This property is located within the Salado Water Supply Corporation CCN. The City of Belton Fire Code requires a minimum water flow of 1,000 gpm for fire hydrants, but the existing water pressure is 900 gpm. The developer is requesting a variance to this requirement, and Staff supports the variance request.

Mrs. Maxwell said that no sanitary sewer is available to serve this subdivision. The lots are over 0.50 acre in size, and individual septic systems are proposed on the lots, subject to approval by the Bell County Public Health District. Since this property lies in Belton's ETJ, the City is not responsible for drainage and will defer to Bell County's drainage requirements.

With 120' of ROW available, no ROW dedication is needed for FM 1670. Maxwell explained that FM 1670 is a TxDOT roadway; therefore, the requirement for perimeter street improvements is not applicable. TxDOT approval is required for driveway permits from FM 1670. TxDOT has approved one 50' wide access point shared between the two lots, with 25' on each lot. This will require a variance from Bell County since their subdivision regulations require a minimum 50' wide access point for each lot.

The Subdivision Ordinance requires the developer to construct and install a 6-foot wide sidewalk along the subdivision side of arterial roadways, but this requirement is waived since the plat is in Belton's ETJ and no entities have assumed responsibility for maintenance.

The Planning and Zoning Commission met on August 21, 2018 and unanimously recommended approval of this final plat, subject to the conditions below, and Staff concurs with their recommendation:

1. Approval of variance to water pressure requirement for fire protection; and
2. Compliance with the City's Letter to the applicant and owner dated August 17, 2018.

Councilmember O'Banion asked if another development on FM 1670 approved previously was required to have sidewalks. City Manager Listi said that Staff has put a note in the file that says "a 6' wide sidewalk can be accommodated in TxDOT ROW along FM1670 in the future." However, sidewalks were not required as a condition of plat approval. Mrs. Maxwell said the same could be done with this plat.

Upon a motion by Councilmember Leigh, and a second by Councilmember Carpenter, Item #14 was unanimously approved by a vote of 7-0.

Miscellaneous

15. Consider Amendment #9 to the lease agreement with the Belton Christian Youth Center.

Planner Kelly Atkinson said the City of Belton entered into a 50 year ground lease in 1998 with the Belton Christian Youth Center to occupy a portion of Confederate Park. In March 2018, the Council approved an amendment for addressing, fencing and maintenance.

Mrs. Atkinson explained that BCYC has requested to install a sign that is visible to the traveling public. Pole signs are allowed by permit on properties with IH-35/US190 frontage, subject to the parameters outlined in Section 38 of the Zoning Ordinance. The sign must be constructed with two cladded poles not to exceed 20 feet in height with a maximum overall sign area of 225 square feet. The proposed sign is a 20 foot cladded, double-pole sign with a total sign area of 128 square feet and will be situated 25 feet back from TxDOT right-of-way and approximately midpoint between the parking lot driveway and the bus storage area driveway. BCYC is responsible for the purchase and maintenance of the proposed sign. She added that a sign is currently located on the property near the main building and is visible only to those on-site. The current sign is proposed to remain in place.

Councilmember Holmes was surprised that the Nolan Creek Charter School was listed on the sign proposed by BCYC. He asked the term of the agreement with the Charter School. Mr. Listi responded that he believed it to be an indefinite term so long as they remain compliant with the conditions of the lease agreement.

Mr. Holmes expressed concern that the City is supporting a school that is not part of Belton ISD. Councilmember Leigh agreed, and said he didn't want to get into a gray area of promoting a school that is not part of BISD. However, he added that he is fine with the sign the way it is presented since it is primarily promoting BCYC, and it is not a big, flashy digital sign.

Upon a motion by Councilmember Holmes, and a second by Mayor Pro Tem Pearson, Item #15 was unanimously approved by a vote of 7-0.

Budget FY2019

16. Receive a presentation on the FY2019 – FY2023 Strategic Plan and invite public input on September 11, 2018.

City Manager Sam Listi gave a presentation on the goals and objectives of the Strategic Plan (see Exhibit "A"). Mr. Listi stated the Strategic Plan will be considered for adoption at the September 18th Special Called City Council meeting in conjunction with budget adoption, and he recommended the Council receive public input on September 11, 2018.

Mayor Pro Tem Pearson expressed his appreciation for the process, and he applauded Mr. Listi's use of the Strategic Plan as an excellent management tool for keeping the Staff focused.

No action was required of the Council on this item.

17. Conduct a public hearing on the proposed 2018 Property Tax Rate used for the FY 2019 Annual Budget.

Director of Finance Brandon Bozon provided a breakdown of the 5.95% increase in taxable value attributing 3.44% to new taxable property added to the roll and 2.51% to other factors, primarily appraisal increases. He briefly reviewed historical tax rates and the proposed 2018 Property Tax Rate of \$0.6598. He explained the differences between the effective tax rate and the rollback tax rate.

FY2018 Current Rate = \$0.6598
FY2019 Effective Rate = \$0.6516
FY2019 Current Rate = \$0.6598
FY2019 Rollback Rate = \$0.6722

Bozon said this is the first of two required public hearings on the tax rate.

Mayor Grayson opened the public hearing on the 2018 Property Tax Rate. Seeing none wishing to speak, she closed the public hearing.

No action was required of the Council on this item.

18. Call for a public hearing to be held on Tuesday, September 11, 2018, at 5:30 p.m., at the Harris Community Center, 401 N. Alexander, for the City of Belton Budget for Fiscal Year beginning October 1, 2018, and ending September 30, 2019.

Councilmember Kirkley made a motion for a public hearing to be held on the proposed FY2019 budget on Tuesday, September 11, at 5:30 p.m. Councilmember Leigh seconded the motion which was unanimously approved upon a vote of 7-0.

19. Receive a presentation and discuss amendments to the City Belton Fee and Rate Schedule for FY2019.

City Clerk Amy Casey presented proposed changes to the FY2019 Fee and Rate Schedule (see Exhibit "B").

Regarding the penalties for illegal water and sewer taps, Mayor Grayson asked if the City had an issue with that happening. Director of Public Works Angellia Points said it happens often, and the City needs to implement a fine to address it.

Director of Finance Brandon Bozon provided an overview of the Drainage Fund and the reasons behind the proposed increase to the drainage fee from \$4 to \$5. Mayor Grayson said the fee is being raised to fulfill the current needs. She asked, "Will the drainage fee be reduced when there is no longer a need?" Mr. Bozon said when the City runs out of drainage projects, he believes that the fee could be reevaluated.

Mayor Pro Tem Pearson said he had been asked the question of why citizens are having to pay for drainage improvements that aren't in their neighborhood. He asked Mr. Listi to explain how the City is trying to prevent new drainage problems from occurring. Mr. Listi explained that the City reviews each proposed subdivision for potential drainage issues. KPA has been hired as the City's design engineer to review drainage plans that have been submitted. This is coupled with review by the City's Public Works Department to evaluate proposals. He said the City is doing a better job now than perhaps was done in the past. The drainage projects that are being completed now are corrective in nature, and he believes that the current review process is an effective way to avoid corrective projects in the future.

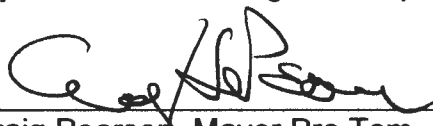
Mr. Holmes asked if the City had a target for the minimum in the Drainage Fund. Mr. Bozon said the policy minimum is three months of operating funds plus debt service. He said the remainder in the Drainage Fund fund balance is used as a reserve for emergencies or to complete a project.

Councilmember Holmes asked about EMS services provided outside the City limits given the loss of the contract with Bell County. Mr. Bozon said the City is still contracted for mutual aid services with surrounding cities. The rates allowed to be charged are set by the governing body of each entity. The City is allowed to charge the maximum rate established by the entity's governing body or our fee schedule rate, whichever is lower.

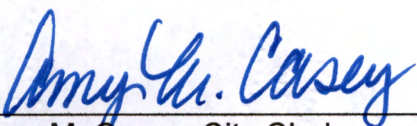
Mr. Holmes asked about the refused credit card fee of \$30, and how the fee is collected if the credit card is declined. Mr. Bozon said that fee can be stricken from the fee schedule.

No action was required of the Council at this time. Mrs. Casey explained that the ordinance with the corresponding rate schedule will come forward at the September 11, 2018, for adoption.

There being no further business, the Mayor adjourned the meeting at 7:50 p.m.


Craig Pearson, Mayor Pro Tem

ATTEST:


Amy M. Casey, City Clerk



FY 2019-2023 Strategic Plan Update

City Council Meeting

August 28, 2018

Summary

- Belton's Strategic Plan has been updated for the next five years.
- Plan reflects achievements in 2018, and will guide the Community into the future, maintaining the existing six (6) Goal categories:
 - Governance
 - Public Safety
 - Quality of Life
 - Economic Development
 - Connectivity
 - Parks/Natural Beauty
- Belton's Strategic Plan remains substantial, yet realistic in scope.
- A Scorecard reviews twenty-three (23) Goals for FY 2018, and indicates status:
 1. Completed in FY2018, Multi-Year Goal;
 2. Underway in FY2018, Extended to FY2019;
 3. Deferred in FY2018, Extended to FY2019; and
 4. Deferred in FY 2018.
- 19 Goals presented for FY 2019

Priority 1 Goal Scorecard: FY 2018

Goal Category	Strategic Plan Goal		Funding	Coordinator	Status
1	Governance	a Implement Balanced Tax/Fee Schedules	Staff Resources	Dir. of Finance	1
		b Implement Growth Mgmt. Strategy	Staff Resources \$10,000	City Manager	1
		c Implement Comprehensive Plan and Update Development Policies	Staff Resources	Director of Planning	1
		d Develop Analysis to Determine Whether to Renew, Expand, or Replace the TIRZ	TBD	Dir. of Finance	2
		e Complete Comprehensive Analysis on Dog Ridge Water Supply Corporation	Staff Resources \$6,750	City Manager	1
2	Public Safety	a Complete PD Building Expansion/ Renovation	\$116,384	Police Chief	1
		b Implement Police Dept. and Fire Dept. Strategic Plan Updates	Staff Resources	Police/Fire Chiefs	2
		c Prepare Fire Dept. Assessment on Station Locations/Response Times/Future Needs	TBD	Fire Chief	2
		d Plan for loss in FD EMS Revenue and Service Area Adjustment	\$450,000	Fire Chief	2
3	Quality of Life	a Develop 2018 CIP Process and Plan	Staff Resources	City Mgr./Dir. of Finance	4
		b Implement Street Infrastructure Plan (Annual Maintenance)	\$665,000	Director of PW	1
		c Analyze Need for Expanded Library Services	Staff Resources \$10,000	Dir. of Library Svcs	2
		d Develop Other Infrastr. Priorities/ Funding Plan for Water/Sewer/ Drainage Needs	Staff Resources	Director of PW	1

Priority 1 Goal Scorecard: FY 2018

(Continued)

Goal Category	Strategic Plan Goal		Funding	Coordinator	Status	
4	Economic Development	a	Develop/Implement Downtown Revitalization Plan	\$350,000 (East Street)	Director of PW	2
		b	Plan/Implement S. IH 35 Sewer and IH 35 Water Projects	\$2,800,000	Director of PW	2
		c	Continue Coordination Between City/ BEDC to Maximize Project Success	TBD	City Mgr./ BEDC Exec Dir	1
		d	Complete Hotel/Conference Center Assessment	TBD	Retail Dev. Coordinator	2
		e	Enhance Retail Development Strategy	\$26,000	Retail Dev. Coordinator	2
5	Connectivity	a	Expand Linkages Provided by Comprehensive Trail System	TBD	Director of Parks/Rec.	2
		b	Continue Planning for Lake to Lake Road Project	TBD	City Manager	2
		c	Facilitate Cable/Fiber Service Expansion	Staff Resources TBD	Dir. of Planning	1
6	Parks/Natural Beauty	a	Implement Updated P&R Master Plan & Explore Additional Park Enhancements	TBD	Director of Parks & Rec.	1
		b	Design Chisholm Hike/Bike Trail, from University Drive North, West to Sparta	\$496,172	Director of PW	2
		c	Submit TxDOT Grant for IH 35 Trail Connecting North/South Belton	\$358,114 (Match) \$1,883,095 (Grant)	Grants Coord Dir. of PW	1

City of Belton, Texas
Strategic Plan
FY 2019

Year 1: 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 Schedules b) Address TIRZ Boundary/Strategic Funding Objectives c) Implement Comprehensive Plan Elements and Initiate Sunset Review of Design Standards, Requirements d) Work with State/Federal Legislators on Local Priorities
2. Public Safety	<ul style="list-style-type: none"> a) Identify Strategic Needs of the Police Department b) Implement Changes in EMS Service (eliminating outside city runs) and Identify Strategic Needs of the Fire Department
3. Quality of Life	<ul style="list-style-type: none"> a) Implement Annual Street Maintenance Program b) Implement Miscellaneous Infrastructure Enhancements - Water, Sewer, Drainage c) Conduct Library User Survey and Determine Next Steps

City of Belton, Texas

Strategic Plan

FY 2019

Year 1: Three Year Action Plan

Priority 1 Goals: FY 2019

(Continued)

Goal Categories	Goals
4. Economic Development	<ul style="list-style-type: none"> a) Implement Downtown Redevelopment Plan b) Build S. IH 35 Sewer and Water Infrastructure c) Coordinate City/BEDC Efforts to Enhance Economic Development d) Facilitate Retail, Tourism Strategies
5. Connectivity	<ul style="list-style-type: none"> a) Construct Hike/Bike Trail from University Drive, north and west, to Sparta b) Design S. IH 35 Hike/Bike Trail from Park & Ride, south to FM 436 (Holland Road) c) Coordinate Repair/Replacement of Central Avenue Bridge in Yettie Polk Park d) Continue Planning for Lake to Lake Road
6. Parks / Natural Beauty	<ul style="list-style-type: none"> a) Implement Parks and Recreation Master Plan b) Design/Construct Phased Improvements in Heritage Park

Revised or New Goals for FY 2019

Governance

- 1b: Address TIRZ Boundary/Strategic Funding Objectives
- 1c: Implement Comprehensive Plan Elements and Initiate Sunset Review of Design Standards, Requirements
- 1d: Work with State/Federal Legislators on Local Priorities

Public Safety

- 2a: Identify Strategic Needs of the Police Department
- 2b: Implement Changes in EMS Service (eliminating outside city runs) and Identify Strategic Needs of the Fire Department

Revised or New Goals for FY 2019

Quality of Life

- 3b: Implement Miscellaneous Infrastructure Enhancements - Water, Sewer, Drainage
- 3c: Conduct Library User Survey and Determine Next Steps

Economic Development

- 4b: Build S. IH 35 Sewer and Water Infrastructure
- 4d: Facilitate Retail, Tourism Strategies

Revised or New Goals for FY 2019

Connectivity

- 5a: Construct Hike/Bike Trail from University Drive, north and west, to Sparta
- 5B: Design S. IH 35 Hike/Bike Trail from Park & Ride, south to FM 436 (Holland Road)
- 5C: Coordinate Repair/Replacement of Central Avenue Bridge in Yettie Polk Park
- 5D: Continue Planning for Lake to Lake Road

City of Belton

Strategic Plan Goal

Action Plan FY 2019

Goal Category:	Connectivity
Goal 5d:	Continue Planning for Lake to Lake Road Project
Applicable Outcome Statement(s):	Belton is a fully connected community with active and engaged citizens
Project Year:	FY 2019
Team Leader:	Assisted By:
City Manager	Directors of Public Works, Planning, and Finance
Outcome Description(s):	<ul style="list-style-type: none"> • ROW is secured for Lake to Lake Road project from IH 14 (US 190) to FM 439 • Subdivisions of property within preferred alignment monitored to avoid blocked corridor • Analysis is completed by USACE leading to ROW across Corps park at FM 439
Performance Indicator(s):	<ul style="list-style-type: none"> • Process for next steps in ROW acquisition outlined and plan for achievement determined • City and Bell County allocate multi-year funding for ROW acquisition • Phased construction funding, minimum five to ten years out
Challenges/Barriers:	<ul style="list-style-type: none"> • Private property owner's concerns about project impacts • Project cost and complexity • Portion of alignment outside City limits, requiring County partnership • Corps of Engineers' Review
Partners:	<ul style="list-style-type: none"> • Bell County • U.S. Army Corps of Engineers • TxDOT • US Congress • KTMOPO • CTCOG
Timeline for Implementation	Expected Completion Date
FY 2019 – 2030	FY 2030
Earliest construction FY 2023	
Cost	Funding Source(s)
Future ROW Costs: TBD	City of Belton, Bell County, TxDOT,
Project Cost Estimate: \$49.7M	KTMOPO, Private Developers

Revised or New Goals for FY 2019

Parks & Natural Beauty

6b: Design/Construct Phased Improvements in
Heritage Park

City of Belton, Texas

Strategic Plan

FY 2019

Year 2: Three Year Action Plan
Priority 1 Goals: FY 2020

Goal Categories		Goals
1. Governance		<ul style="list-style-type: none"> a) Conduct Comprehensive Strategic Plan Update (2020) b) Implement Balanced Tax/Fee Schedules c) Implement Comprehensive Plan d) Address TIRZ Boundary, Strategic Funding Objectives e) Complete Sunset Review of Design Standards f) Initiate Water Rate Study g) Evaluate Employee Compensation Plan h) Evaluate Three Creeks Annexation - 2020 earliest opportunity
2. Public Safety		<ul style="list-style-type: none"> a) Address Strategic Needs for Police Department b) Address Strategic Needs for Fire Department
3. Quality of Life		<ul style="list-style-type: none"> a) Implement Annual Street Maint./Reconstruction Program b) Schedule Other Infrastructure Priorities for Water, Sewer, and Drainage c) Plan for Library Services and Implement
4. Economic Development		<ul style="list-style-type: none"> a) Implement Downtown Redevelopment Plan b) Complete IH 35 Sewer/Water Infrastructure c) Coordinate City/BEDC efforts d) Update Retail, Tourism Strategies
5. Connectivity		<ul style="list-style-type: none"> a) Complete Hike/Bike Trail Extension from University Drive, north and west, to Sparta Road b) Construct S. IH 35 Hike/Bike Trail from Park & Ride, south to FM 436 c) Repair/Replace Central Avenue Bridge in Yettie Polk Park d) Continue Planning for Lake to Lake Road
6. Parks / Natural Beauty		<ul style="list-style-type: none"> a) Implement Parks and Recreation Master Plan b) Continue Enhancements to Heritage Park

City of Belton, Texas

Strategic Plan

FY 2019

Year 3: Three Year Action Plan
Priority 1 Goals: FY 2021

Goal Categories	Goals
1. Governance	<ul style="list-style-type: none"> a) Implement Balanced Tax/Fee Schedules b) Update Comprehensive Plan at 5 Year Anniversary c) Reach Consensus on TIRZ Policy Direction d) Evaluate Belton's Long-Term Future Water Rights for Sufficiency
2. Public Safety	<ul style="list-style-type: none"> a) Analyze PD Facility Needs and Municipal Court b) Analyze Fire Department Facility Needs c) Evaluate Options for Providing Fire Sprinkler Protection Downtown
3. Quality of Life	<ul style="list-style-type: none"> a) Continue Annual Street Maint./Reconstruction Program b) Continue Infrastructure Priorities for Water, Sewer, Drainage
4. Economic Development	<ul style="list-style-type: none"> a) Keep Downtown Belton Vital b) Develop IH 35, IH 14 Corridors c) Establish Façade Grants for 6th Avenue Properties d) Develop Rockwood Land e) Implement Retail and Tourism Strategies
5. Connectivity	<ul style="list-style-type: none"> a) Complete Trail Projects – University to Sparta and S. IH 35 b) Participate in Regional (KTMO) Planning for Transportation and Hike/Bike Needs c) Repair/Replace Central Avenue Bridge east of IH 35 in Shirttail Bend d) Continue Planning for Lake to Lake Road e) Coordinate Loop 121 Construction with TxDOT
6. Parks / Natural Beauty	<ul style="list-style-type: none"> a) Update Parks/Recreation Master Plan at 5 Year Anniversary b) Continue Enhancements to Heritage Park c) Develop Plans for Standpipe Park

City of Belton, Texas

Strategic Plan

FY 2019

Year 4: Three Year Action Plan
 Priority 1 Goals: FY 2022

Goal Categories		Goals
1. Governance		a) Implement Comprehensive Strategic Plan Update b) Complete Comprehensive Plan Update c) Finalize Process for TIRZ Plan Adjustments (Expires in 2024) d) Implement Balanced Tax/Fee Schedule
2. Public Safety		a) Update Police Department Strategic Plan b) Update Fire Department Strategic Plan c) Address City Court Facility Needs
3. Quality of Life		a) Continue Annual Street Maint./Reconstruction Program b) Continue Infrastructure Priorities for Water, Sewer, Drainage c) Investigate Aesthetic Corridor Enhancements on So. Main St.
4. Economic Development		a) Continue Downtown Infrastructure Investments b) Implement Improvements to 6 th Avenue c) Continue Development of BEDC Properties d) Continue Development of IH 35, IH 14 Corridors
5. Connectivity		a) Continue Hike/Bike Trail Extensions b) Coordinate Loop 121 Construction with TxDOT c) Coordinate FM 93 Enhancements with TxDOT d) Continue Lake to Lake Road Planning
6. Parks / Natural Beauty		a) Complete Enhancements to Heritage Park b) Construct Standpipe Park

City of Belton, Texas
Strategic Plan
FY 2019

Year 5: Three Year Action Plan
Priority 1 Goals: FY 2023

Goal Categories		Goals
1. Governance		a) Implement Updated Strategic Plan b) Implement Updated Comprehensive Plan c) Implement Plan for TIRZ Adjustments (expires in 2024) d) Implement Balanced Tax/Fee Schedule e) Begin Process to Conduct Charter Review (required in 2025)
2. Public Safety		a) Implement updated Police Department Strategic Plan b) Implement updated Fire Department Strategic Plan
3. Quality of Life		a) Continue Annual Street Maint./Reconstruction Program b) Continue Infrastructure Priorities for Water, Sewer, Drainage c) Implement Improvements to S. Main Street
4. Economic Development		a) Continue Downtown Enhancements b) Continue Development of BEDC Properties c) Continue development of IH 35, IH 14 Corridors
5. Connectivity		a) Continue Hike/Bike Trail Extensions b) Coordinate Loop 121 Construction with TxDOT c) Coordinate FM 93 Enhancements with TxDOT d) Begin Phased Construction of Lake to Lake Road
6. Parks / Natural Beauty		a) Implement Updated Parks Plan b) Enhance Nolan Creek Recreational Improvements

FY 2019-2023 Strategic Plan Adoption

- The Strategic Plan Update has been placed on City website for public review and comments.
- We recommend public comments between now and the September 11th Council meeting.
- Public input is also invited at the September 11th Council meeting.
- At the September 18th Council meeting, we will recommend adoption of an ordinance approving the Strategic Plan Update for FY 2019-2023 to guide the City during the next five years.



Proposed Changes to FY 2019 Fee and Rate Schedule

Effective October 1, 2018

Sec. 2-29 Lena Armstrong Public Library Fees

Misc. Fees Public Information Requests

Fax Service:

Send-a-Fax

\$0.20 per page

Local

~~\$0.10 per page~~

Long Distance, Same Area Code

~~\$0.15 per page~~

Long Distance, Different Area Code

~~\$0.20 per page~~

Receive-a-Fax

~~\$0.20 per page~~

Public Information Requests:

Magnetic Tape

~~actual cost~~

Data Cartridge

~~actual cost~~

Tape Cartridge

~~actual cost~~

Microfiche/Microfilm

Paper Copy

~~\$0.10 per page~~

Fiche or Film Copy

~~actual cost~~

Fingerprinting

~~\$5.00 per card~~

Vehicle Title Inspections (68A)

~~\$40.00 per~~

~~vehicle~~

Sec. 8-74 Brush Collection (load is defined as 6 CY)

Residential Garbage Customers City will only pick up a maximum of 6 CY per week per residential address. A maximum of 6 CY per week per residential address is included in the monthly fee.	\$3.00/month
Excess Brush Fee for residential garbage customers	\$50.00/load over the initial 6 CY
Residential out-of-cycle brush collection as requested	\$50.00/load picked up
Non-Native Brush Collection	\$50.00/load picked up
Non-Residential Customers Within City Limits as requested	\$50.00/load picked up

Sec. 23-137 Water Tapping Fees

Contractor Installed

\$200.00 (does not include the meter, but does include inspection)

Meters must be purchased only from City of Belton at the fees stated below:

Meters up to 1"

\$450.00

Meters Over 1"

Meter Cost + 10% + equipment
@ \$100.00/hour/piece of
equipment + labor
@ \$25.00/employee/hour

Note: Meters 1.5" and up will require strainers

Sec. 23-138 Construction Water Meters

Rental

\$100.00 per month

City will provide valve on the hydrant meter for use by the hydrant meter renter. Use or operating the valve for the hydrant will result in a hydrant tampering fee.

Water Cost

\$3.70 per 1,000 gallons

Placement Fee

~~\$25.00~~

Meter Relocation Fee

\$25.00

Construction Meters

\$2,500.00 refundable deposit

Sec. 23-139 Utility Disconnect, Reconnect and Leak/Overflow/Stoppage Fees

Normal Hours – Water Reconnect	\$20.00
After Hours	\$40.00
After Hours (after 4:30 p.m., before 7:30 a.m., weekends and holidays)	
Water Meter Turn Off	\$25.00
Water Leak Check; Issue on Private Side of Meter	\$25.00
Sewer Overflow/Stoppage Check; Issue on Private Side of Meter	\$25.00
Irrigation Meter Reactivation/Deactivation	\$20.00

Sec. 23-151 Water Rates

0 – 2,000 Gallons	\$16.50 \$17.00 minimum
Over 2,000 Gallons	\$3.70 per thousand gallons

Sec. 23-171 Sewer Rates

Class A	\$13.50 \$14.00 minimum
0 – 2,000 Gallons	\$5.00 per thousand gallons
2,001 – 15,000 Gallons	
Classes B, C & D	\$13.50 \$14.00 minimum
0 – 2,000 Gallons	\$5.00 per thousand gallons
Over 2,000 Gallons	

Sec. 23-308 Drainage Fee

Residential Property

Number of Units:

1 ~~\$4.00~~ **\$5.00** per monthly billing cycle per single family dwelling unit

2 ~~\$4.00~~ **\$5.00** per unit, ~~\$8.00~~ **\$10.00** total per monthly billing cycle

3 ~~\$4.00~~ **\$5.00** per unit, ~~\$12.00~~ **\$15.00** total per monthly billing cycle

4 ~~\$4.00~~ **\$5.00** per unit, ~~\$16.00~~ **\$20.00** total per monthly billing cycle

Drainage Fee Discussion

✂ Significant Projects (FY 2014 – FY 2018)

- ✂ Connell Street: \$521,606
- ✂ Sparta Road: \$252,077
- ✂ Wheat Road: \$193,327
- ✂ Studies (Dawson, Red Rock, Mesquite, Liberty Hill, MS4 Permit, Master Planning): \$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
- ✂ Drainage improvements to Blair and 4th Ave
- ✂ Mitchell Branch drainage study and improvements downstream of Connell
- ✂ Nolan Creek floodway study

✂ Proposed Fee Change

- ✂ Increase in monthly fee for residential (1-4 dwellings) from \$4 to \$5 per dwelling
- ✂ Increase provides approximately \$65,000 in additional drainage fund revenue

✂ Project Funding

- ✂ Estimated total cost of identified projects \$1,007,000 over five years
- ✂ Five-year capital project funding
 - ✂ With fee change: \$1,070,000 (FY2019 \$230,000)
 - ✂ Without fee change: \$745,000

~~Sec. 24-22 Taxicab Permit Fees~~

Annual License Fee	\$20.00 per vehicle per year
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~~Sec. 24-27 Taxicab Fares and Charges~~

Fares	\$0.90 first 1/16 mile and portion thereof \$0.10 per 1/16 mile and portion thereof additional
Airport Cab Service	Same basis except \$0.25 each added passenger

Sec. 24-76 Emergency Medical Services

EMS Transports:

Basic Life Support (BLS): emergency pre-hospital care that uses non-invasive medical acts.	Inside City Limits: \$600	Outside City Limits: \$800 \$900
Advanced Life Support (ALS1): emergency pre-hospital care that uses invasive medical acts; Includes IV, oxygen and EKG monitoring.	Inside City Limits: \$700 \$850	Outside City Limits: \$800 \$1125
Advanced Life Support (ALS2): emergency pre-hospital care that uses invasive medical acts; Includes IV, oxygen, EKG monitoring and drug therapy.	Inside City Limits: \$700 \$950	Outside City Limits: \$800 \$1125
NOTE: If the City of Belton provides EMS outside of its City limits, then the lower of the rates stated above, or those set by the applicable governing body, shall prevail.		

Sec. 24-76 Emergency Medical Services

No Transport Calls: a call for EMS which may include BLS, ALS1 or ALS2 treatment and/or patient evaluation, but no transportation of the individual is made in a City of Belton ambulance.

Non Transport Level 1: calls which result in no BLS, ALS1 or ALS2 treatment other than Patient evaluation and non-transportation.	Inside City Limits: \$200* Outside City Limits: \$800
<i>*If in the opinion of the Fire Chief or his representative, the frequency of no transport calls constitutes an abuse of public service, the City reserves the right to charge the BLS rate for such services.</i>	
Non Transport Level 2: calls which result in BLS treatment and non-transportation.	Inside City Limits: \$600 Outside City Limits: \$800 \$900
Non Transport Level 3: calls which result in ALS 1 or ALS2 treatment and non-transportation.	Inside City Limits: \$700 Outside City Limits: \$800 \$1125
NOTE: If the City of Belton provides EMS outside of its City limits, then the lower of the rates stated above, or those set by the applicable governing body, shall prevail.	

Sec. 24-76 Emergency Medical Services

Mileage:

Loaded - per mile beginning from where the EMS vehicle picks up the patient and ending at the point of patient delivery.	Inside City Limits: \$10.00 \$15.00 per mile; Outside City Limits: \$20.00 per mile
Unloaded (Rural Only) -- in addition to Loaded Miles, per mile beginning from where the unloaded EMS vehicle leaves the City of Belton and ending where the unloaded EMS vehicle re-enters the City of Belton.	\$10.00 per mile (\$90.00 maximum)
<i>NOTE: If the City of Belton provides EMS outside of its City limits, then the lower of the rates stated above, or those set by the applicable governing body, shall prevail.</i>	

Recommendation:

No action is required of Council tonight.

Consider adoption of an ordinance and the corresponding Fee and Rate Schedule for FY 2019 at the September 11, 2018 City Council meeting.

