

**Belton City Council Meeting
November 27, 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, Guy O'Banion, Dan Kirkley, 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, Angellia Points, Charlotte Walker, Cheryl Maxwell and Kelly Atkinson.

The Pledge of Allegiance to the U.S. Flag was led by Councilmember Dan Kirkley, the Pledge of Allegiance to the Texas Flag was led by Director of Library Services Kim Kroll, and the Invocation was given by Dr. Claudette Morgan-Scott, Pastor of Shiloh Worship Center.

Mayor Marion Grayson took a moment to recognize Jeff Harford, a local Scout leader, who passed away earlier in the week.

1. **Call to order.** Mayor Grayson called the meeting to order at 5:33 p.m.
2. **Public Comments.** There were none.

Consent Agenda

Items 3-4 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 minutes of the November 13, 2018, City Council Meeting.**
4. **Consider a resolution supporting Commerce Street Apartments, LLC's Tax Credit Application to the Texas Department of Housing and Community Affairs (TDHCA) for a family housing development for low and moderate income persons proposed south of the southwest corner of Sparta Road and Commerce Drive.**

Upon a motion by Councilmember O'Banion and a second by Councilmember Kirkley, the Consent Agenda was unanimously approved by a vote of 7-0.

Planning & Zoning

5. **Hold a public hearing and consider a zoning change from Agricultural District to Single Family – 3 District on a 6.22 acre tract located on the west side of Connell Street, north of Liberty Valley Drive, beginning on the north side of the Mitchell Branch crossing.**

Director of Planning Cheryl Maxwell explained that this property is the site of a proposed detached single family residential development that is currently undeveloped. Adjacent property to the north is zoned Agricultural District, annexed in 1998, and is used residentially or undeveloped. Adjacent properties to the south and west are zoned primarily Single Family-2 District and are undergoing development for detached single family homes as part of the Liberty Valley Subdivision, Phases III and IV. One tract to the south is zoned Single Family-1 and is dedicated parkland as part of the Liberty Valley, Phase III development. This SF1 zoning is a remainder of the original SF1 zoning assigned in 2010 and revised in May 2017. She added that Mitchell Branch is also located to the south and is a conduit for transporting area drainage. Property on the east side of Connell is the site of the Star Mobile Home Park, zoned a Planned Development District for mixed uses to allow retail, mobile homes, and RV's.

Mrs. Maxwell said the owner is proposing to develop 26 residential lots. A concept plan of the proposed development has been provided, and the proposed lots satisfy area requirements. She noted that subdivision plat approval is required prior to issuing any building permits.

The FLUM identifies this area as residential, and the requested SF-3 Zoning District is consistent with the FLUM and compatible with existing uses.

The Planning and Zoning Commission met on November 20, 2018, and unanimously recommended approval of the zoning change.

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

Councilmember Leigh said he realizes this is a conceptual plan, but he cautioned Staff to ensure there is enough setback on Lot 20 to allow for a future expansion of Connell Street. Mrs. Maxwell said Staff will look at that issue in detail upon plat submittal.

Upon a motion by Councilmember Leigh, and a second by Mayor Pro Tem Pearson, Item #5, including the following captioned ordinance, was unanimously approved by a vote of 7-0.

ORDINANCE NO. 2018-39

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM AGRICULTURAL TO SINGLE FAMILY - THREE ZONING DISTRICT ON A 6.22 ACRE TRACT, WITH DEVELOPMENT TO BE REGULATED UNDER TYPE AREA 9 DESIGN STANDARDS.

6. **Consider a final plat of Heine Addition, comprising 3.33 acres, located on the east side of FM 1670, near its intersection with Lanell Drive, in Belton's ETJ.**

Director of Planning Cheryl Maxwell said this 3.33 acre tract is proposed for residential development. On the original plat submittal, three lots were shown to have frontage on FM 1670, and one lot was shown with frontage on Walter Lane, part of the Stoneoak Subdivision, Phase 2, platted in 1993. The property is currently undeveloped, and is located in Belton's ETJ, so there is no zoning.

Mrs. Maxwell said that at the Planning and Zoning Commission meeting on November 20, 2018, the proposed purchaser, Darwin Heine, attended the meeting and explained he was purchasing the lots to provide a buffer between his current residence at 3545 Walter Lane (Stoneoak Subdivision Phase II, Block 6 Lot 2) and development occurring on FM 1670. According to Mr. Heine, the current owner, Bruce Peterson, plans to keep one of the lots. Mr. Heine stated he has no plans to develop the property, so the requirement to install a fire hydrant does not seem reasonable. He proposed to install the hydrant at such time as he develops the property; however, since this property is in Belton's ETJ, the City has no building permits or means to enforce this requirement after the property is platted. Mr. Heine was agreeable to reducing the number of lots from four to two, since he has no development plans. The Planning Commission was more comfortable approving a variance to Belton's Fire Code with only two lots instead of four. They recommended approval of the subdivision, conditioned on a revised lot configuration with two lots (Lots 1 – 3 combined as one, and Lot 4 (now Lot 2) remaining as proposed) and approval of requested variances, including the variance to the 1,000 gpm fire flow with no fire hydrant provided. Mrs. Maxwell explained that following the Planning and Zoning Commission meeting on November 20, 2018, the applicant submitted a revised final plat reducing the lots from four to two.

A summary of the subdivision ordinance requirements as they apply to this subdivision plat was provided.

Water: This property is located within the Dog Ridge Water Supply Corporation (DRWSC) CCN. They have an existing 6" water line along FM 1670 that transitions to an 8" line approximately 400' north of this subdivision, and a 4" line along Corliss Circle. These water lines will provide domestic service to these lots. A letter has been provided by DRWSC confirming their ability and willingness to serve this subdivision with domestic service.

Mrs. Maxwell explained that the City of Belton Fire Code requires a minimum water flow of 1,000 gpm for fire hydrants. The existing water lines do not meet this flow requirement and cannot support fire hydrants for fire protection purposes. Per DRWSC, estimated flow on the 6" line is 300 – 400 gpm, while flow on the 8" line is estimated at 800+ gpm. The developer is requesting a variance to this requirement.

Staff has concerns with approving multi-lot developments that do not meet the City's Fire Code and is consulting with the City's Fire Marshal regarding a future policy. In this case, a fire hydrant may be placed on the 6" or 8" line but may only be used to fill a tanker truck and not for drafting purposes. Estimated cost for the hydrant plus installation is approximately \$6,000. Staff has evaluated the benefits of placing a

hydrant for tank filling purposes on the existing 8" line approximately 400' away and feels it is warranted for a four lot residential subdivision. Staff is more supportive of allowing the variance without the fire hydrant requirement on the two lot submittal, as recommended by the Planning and Zoning Commission.

Sewer: 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.

Drainage: Since this property lies in Belton's ETJ, the City is not responsible for drainage and will defer to Bell County and their requirements.

Streets: Lots 1 and 2 will have frontage on FM 1670. FM 1670 is a TxDOT roadway; therefore, the requirement for perimeter street improvements is not applicable. There is currently 120' ROW available, and no additional ROW is requested by TxDOT. Only one access point for the two lots is allowed by TxDOT, and the proposed location has met their approval. A 50' joint access easement is being provided on the plat to facilitate access to, and circulation within, the lots. Lot 1 will also be accessed via Walter Lane, an existing local roadway with 50' ROW and 22' pavement width. The latest plat submittal provided prior to the Council meeting on November 27, 2018 shows the 50' joint access easement only across Lot 2 to provide Lot 1 with access to FM 1670. Staff supports this change.

Sidewalks: The Subdivision Ordinance requires the developer to construct and install a 6-foot wide sidewalk along the subdivision side of arterial roadways, which would apply to FM 1670, a minor arterial. This requirement is waived since the plat is in Belton's ETJ, and no entities have assumed responsibility for maintenance.

Parkland Dedication/Fee: Residential subdivisions are required to dedicate suitable lands for the purpose of parkland and/or make a financial contribution for the acquisition and development of such parkland. One acre for each 100 new dwelling units projected is required. With only two lots, the dedication would be 0.02 acre, which is considerably short of the minimum two acres desired for dedication. The fee in lieu of dedication is \$200/lot, which would be \$400 for this subdivision. A variance to the parkland dedication/fee is requested. Staff supports the variance request since there are no plans to develop a public park in this vicinity at this time and the lots are all over 0.5 acre which provides open space to satisfy the needs of the lot owners.

Since this proposed subdivision is located in Belton's ETJ, the Bell County Engineer's Office has reviewed this plat and provided comments which are being addressed. After Council action, this plat will be taken to Bell County Commissioners Court for approval.

Councilmember Holmes asked about the change in joint access from the original plat submittal to the revised plat submittal. Mrs. Maxwell said that joint access no

longer covers both Lots 1 and 2, it is only across Lot 2. Lot 1 needs it to access FM 1670, and Lot 2 has direct access.

Councilmember Leigh thanked Staff and the Planning and Zoning Commission for developing a resolution to the issue.

Councilmember Leigh made a motion to approve the most recent final plat submittal (submitted on November 27, 2018) showing two lots with a single access easement across Lot 2. Councilmember O'Banion seconded the motion which was unanimously approved by a vote of 7-0.

7. Consider a resolution adopting the Historic Placard Program.

Planner Kelly Atkinson said the Historic Placard Program is being implemented to establish uniform criteria and procedures for the placement of historical markers in the City of Belton. Proposed placards will generally meet one of the following criteria:

- To commemorate local history, places, events or culture;
- To strengthen historic district identity;
- To recognize natural features that are historically relevant to the City of Belton; and
- To recognize persons, places or events of state or national significance

Mrs. Atkinson explained that this program is intended to create points of interest related to general local history within the City of Belton and to help educate the public about local history. Every effort will be taken to ensure that existing State or National markers throughout the City previously designated as historical places, events or culture are not contradicted or duplicated. The new placards will be similar in design, shape, and size to existing informational placards found along the Nolan Creek Hike and Bike Trail. The signs will be funded through donations and fundraising events organized by the Hamburger King Appreciation Society (HKAS).

Mrs. Atkinson said that Staff, along with HKAS, has been working with the Bell County Museum to plan an historic walking tour that they hope to kick off early next year. She also provided an overview of the website that is being developed.

The Historic Preservation Commission met on November 15th and unanimously recommended adoption of the Historic Placard Program, and Staff concurs with their recommendation.

Mayor Grayson asked if the Historic Preservation Commission will be approving the historic placard applications. Mrs. Atkinson said initially the Planning Department will review the applications to ensure that the historical information is accurate, and HPC will approve the placard placement. She said that volunteers will help with the research.

Mayor Grayson recognized Jay Taggart and Gary Busby, as well as Coleman Hampton of the Bell County Museum for their work on this project. Mr. Taggart discussed what led the Hamburger King Appreciation Society to make the request for the Historic Placard Program. Mr. Hampton said that the museum is happy to participate in this program. He acknowledged the donation of the Hamburger King sign from the Coppin family to the museum as a part of the discussions leading to this program.

Upon a motion by Councilmember Carpenter, and a second by Councilmember O'Banion, Item #7 including the following captioned resolution was unanimously approved by a vote of 7-0.

RESOLUTION NO. 2018-25-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, ESTABLISHING THE HISTORIC PLACARD PROGRAM.

8. Consider adopting a medallion design for the Local Historic Landmark Designation.

Planner Kelly Atkinson explained that the Historic Preservation Ordinance identifies the process the Historic Preservation Commission shall use to designate Historic Districts and Properties. This process was used to establish the Historic Districts currently recognized by the City of Belton. She said that the overall intent of the Local Historic Landmark designation program is to help designate and protect historic resources located outside the boundaries of a Historic District. The program was adopted through the Historic Preservation Ordinance and is now ready to be implemented.

Staff has worked with the Historic Preservation Commission to create a medallion design to identify designated local landmarks. Several images were considered in the search for a unique design for Belton's local landmark medallion. The options were narrowed down to the Belton Standpipe and one of the large trees found on the property. The standpipe is an historic structure constructed in approximately 1913, and it represents the ingenuity and forward thinking of Beltonians. The large, mature tree is a reflection of the deep respect and appreciation for the local natural resources found throughout the City. Mayor Grayson said she loves that the medallion will be of the Belton Standpipe.

At the Historic Preservation Commission meeting held on November 15th, 2018, the Commission unanimously recommended approval of the proposed Local Historic Landmark medallion design.

Councilmember Leigh asked how much the medallions would cost and if the property owners will be purchasing them. Mrs. Atkinson said the medallions are estimated to cost \$450 each and are photo rendered, cast aluminum. Typically in these programs, the City provides the medallion at no cost. She added that a grant

application has been submitted to the Bell County Historical Commission to establish funds for the first three medallions.

Councilmember Carpenter thanked the Planning Staff and the Historic Preservation Commission for their work on this project.

Upon a motion by Councilmember Kirkley, and a second by Councilmember Holmes, Item #8 was unanimously approved by a vote of 7-0.

Miscellaneous

9. **Hold a public hearing and consider an ordinance concerning the designation of the following tax abatement reinvestment zones:**

- A. **Re-designating Reinvestment Zone #7, the Belton Business Park, north of US Highway 190, generally west of Loop 121, and extending west to Wheat Road, totaling 191.66 acres; and**
- B. **Creation of New Reinvestment Zone #8 which includes a portion of the current Reinvestment Zone #8 and all of current Reinvestment Zone #11 (deleting the current Reinvestment Zones #8 and #11), generally described as the Belton Industrial Park at Loop 121, generally south of Sparta Road, east of Loop 121, and north of Crusader Way, totaling 90.46 acres; and**
- C. **Creation of New Reinvestment Zone #9 (incorporating the current Reinvestment #6 and deleting it as a separate RZ), generally described as the Salado Business Park at IH-35 and Goodway Drive, totaling 21.28 acres; and**
- D. **Creation of New Reinvestment Zone #12, portions of the former Rockwool Property, located along the north side of FM 93, and extending to the south side of the Leon River, totaling 56.35 acres.**

City Manager Sam Listi explained that State law requires that Tax Abatement Reinvestment Zones be re-established every five years. Portions of these zones have been in existence in the past, and some are being collapsed into new boundaries. The proposed zones provide additional tax abatement reinvestment zone boundaries within which tax abatement is an available economic development tool.

Mr. Listi said that within eligible areas, a property tax abatement ordinance can be approved by the Council relatively quickly, after giving notice to Bell County. Non-eligible areas located outside a zone may still be considered as freestanding zones, but the process is elongated by at least two City Council meetings in order to comply with state law requirements. BEDC Executive Director, Cynthia Hernandez, expressed support for designation, given the important incentive tool available with tax abatement.

Development or redevelopment of properties in these areas represent suitable candidates for tax abatement due to these factors:

- Development will enhance and expand the local Belton economy.
- Development will create new property tax value that will remain on the tax rolls after the tax abatement period.
- Development will increase or retain jobs.

Mr. Listi added that three properties within the proposed TARZ boundaries (Wire Ropes, Belltec and TRUMH) have ongoing tax abatements which will not be affected by this designation. (See Exhibit "A" for maps of the proposed TARZ boundaries.)

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

Upon a motion by Mayor Pro Tem Pearson, and a second by Councilmember Kirkley, Item #9 including the following captioned ordinance was unanimously approved by a vote of 7-0.

ORDINANCE NO. 2018-40

AN ORDINANCE OF THE CITY OF BELTON, TEXAS, DESIGNATING CERTAIN AREAS AS TAX ABATEMENT REINVESTMENT ZONES FOR TAX ABATEMENT, ESTABLISHING THE BOUNDARIES THEREOF AND OTHER MATTERS RELATING THERETO; DECLARING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

10. Consider authorizing the City Manager to execute a contract for the 2019 Street Overlay Project, and any change orders associated with the contract, not to exceed the amount authorized under state law.

Director of Public Works Angellia Points reminded Council that a 5-year Street Maintenance Plan was adopted in 2014 which called for 63.3 miles of Belton's streets to be maintained within a 5-year span. This is the fifth year of the plan. She said that after this contract is complete, approximately 57% of Belton's streets will have received some sort of surface maintenance.

Mrs. Points said that on November 15, 2018, bids were received for the 2019 Street Overlay Project which includes a hot-mix asphalt overlay treatment for approximately 3.0 miles of streets.

Contractor	Base Bid	Add Alt A*	Add Alt B*	Add Alt C*
Texas Materials	\$493,033.98	\$109,548.26	\$159,951.07	\$29,266.44
Lone Star Paving	\$556,587.75	\$113,296.75	\$175,278.75	\$36,991.10
Alpha Paving	\$690,692.50	\$150,997.75	\$203,925.00	\$47,958.25

Mrs. Points said several streets were bid as alternates, but they are not recommended for award at this time. The overlay work is scheduled to be completed within three months, and must be completed no later than July 3, 2019. Funding available for Year 5 of the Street Maintenance Plan is \$548,000.

The bids were evaluated, and it was determined that Texas Materials has the capability and experience to perform to the requirements of the contract according to Mrs. Points. The recommended contract award is \$54,966.02 under the available funding, so Staff recommends awarding the base bid with the option to add additional streets by change order limited to the funding allotted and in accordance with State law.

Mayor Grayson asked if there are penalties if the Contractor does not meet the time requirement. Mrs. Points said that there are penalties included in the contract.

Councilmember Kirkley if there is any consideration for College Street at the railroad tracks along 13th and 14th. Councilmember Carpenter agreed that 13th Street is in really bad shape. Mrs. Points said those streets need to be fully reconstructed and are on the reconstruction list.

Councilmember Holmes said it doesn't appear that there is any curb and gutter along those streets. He also named 14th and Penelope as examples. He suggested putting a concrete ribbon along the edges to help maintain the roadways.

Councilmember Leigh said this is a great program that he hopes to see continued. He asked how many miles of streets the City of Belton has. Mrs. Points said she would need to research that number as streets have been added since 2014 when the Lee Engineering report was created. At that time, there were 63 miles of streets. Mr. Leigh said that although most consider street dedications to be assets of the City, they can also be considered liabilities when it comes to street maintenance. He suggested street maintenance be included as an impact fee charged to new subdivisions when properties are developed. Mr. Listi agreed that life cycle costing is very important.

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

11. **Consider the following:**

- A. **A one-year extension to the franchise with Waste Management for residential solid waste collection and recycling; and**
- B. **An ordinance amending Sec. 8-71 and Sec. 8-72 of the City of Belton Fee and Rate Schedule related to solid waste collection rates for 2019.**

Director of Finance Brandon Bozon explained that on January 1, 2014, the City of Belton and Waste Management entered into a 5-year Municipal Solid Waste Collection Agreement granting Waste Management exclusive rights to operate and maintain residential solid waste collection and recycling. He said that the Agreement allows the term to be extended for two additional one-year terms upon both parties' mutual written consent. He added that Staff recommends exercising the first of the one-year extension options. He said in the Spring or Summer of 2019, Staff will conduct a more comprehensive evaluation of refuse options including issuing a Request for Proposals or exercising the final option for contract renewal with Waste Management.

Additionally, per Section 11.01 of the Agreement, Waste Management has the right to adjust the rates annually. On October 31, 2018, Waste Management notified the City that rates would be adjusted upwards by 4.90% as of January 1, 2019 based on the September 2017 – September 2018 adjustment in the CPI.

Councilmember Leigh said he has had conversations with other area cities' Councilmembers. He believes that Belton has a pretty good deal right now, but he suggested a possible regional cooperative including Fort Hood might be a possibility for better rates in the future.

Upon a motion by Councilmember Leigh, and a second by Mayor Pro Tem Pearson, Items #11A and #11B including the following captioned ordinance was unanimously approved by a vote of 7-0.

ORDINANCE NO. 2018-38

AN ORDINANCE AMENDING THE FEE SCHEDULE OF THE CITY OF BELTON FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019.

12. **Consider a request by W. B. Development to adjust the CCN (Certificate of Convenience and Necessity) boundary between the City of Belton and DRWSC (Dog Ridge Water Supply Corporation) within the Three Creeks Subdivision, located east of FM 1670 and south of IH 14.**

City Manager Sam Listi said the Dog Ridge Water Supply Corporation (DRWSC) and the City of Belton CCN boundary lines meet along a generally N/S line, located east of the Three Creeks Subdivision entrance at FM 1670 and Three Creeks Boulevard. The current boundary follows old property lines and has no relationship to the proposed lot layout and street design, and splits a number of proposed lots. He explained that W.B. Development proposes to shift the CCN boundary affecting 22 lots, eliminating these conflicts, as well as the potential for multiple water lines being located within a street ROW belonging to two different CCNs. The result will be a more logical arrangement of lots, located exclusively within either Belton's or DRWSC's CCN for water line design, placement, and future maintenance.

Mr. Listi added that all costs to amend the CCN boundary at the Public Utility Commission will be borne by W.B. Development. A net total of two lots will go to DRWSC.

Upon a motion by Mayor Pro Tem Pearson, and a second by Councilmember Carpenter, Item #12 was unanimously approved by a vote of 7-0.

The Belton City Council recessed the Regular City Council Meeting at 6:36 p.m. and convene a meeting of the Belton Employee Benefits Trust.

City of Belton Employee Benefits Trust Agenda

1. **Call to Order.** Chair Grayson called the meeting to order at 6:36 p.m.
2. **Consider minutes of the City of Belton Employee Benefits Trust meeting dated October 24, 2017.**

Upon a motion by Trustee Kirkley, and a second by Trustee O'Banion, Trust Item #2 was unanimously approved by a vote of 7-0.

3. **Consider action awarding contracts for employee insurance products.**

Director of Finance Brandon Bozon explained that the City contracted with Scott & White Health Plan (SWHP) in 2014 and 2015 for employee health insurance. In 2016, the City awarded the contract for employee health insurance to Blue Cross/Blue Shield as a result of an RFP process. In 2017, the City once again contracted with Scott & White Health Plan as a result of an RFP process and renewed with them again in 2018. Mr. Bozon said that the City is pleased with Scott & White Health Plan's renewal offer for 2019.

Mr. Bozon explained that the FY2019 budget includes funding for up to a 12.5% increase in employee insurance premiums. SWHP's proposal, for employee-only mid premium is \$5,949 per employee, a 9.9% increase over last year's cost. The City's contribution, for plans other than employee only, is increasing to \$7,449 per employee, a 4.3% increase over last year's cost. The City's total cost for HDHP and HSA contributions will mirror those on the employee only mid plan, or match in total the City's contribution towards plans other than employee only.

Bozon summarized other recommended contract renewals as follows:

- The City's cost for HSA management will remain \$4/per month/per enrolled employee;
- MetLife's renewal for dental coverage is a decrease in premiums of approximately 3.5%, \$309.24 per employee;
- UTEAP's proposal for an employee assistance program (EAP) is at no change in premiums, \$20 per employee;

- Ochs for employee Basic Life/AD&D insurance is at a decrease in total City paid premiums of \$5,421 or 34.78% compared to the previous year (Lincoln Financial Group) with no change in benefit;
- Employee optional, employee cost:
 - Ochs Long Term Disability, 4-22% decrease in premiums depending on age.
 - Ochs Voluntary Life insurance, no change in premiums.
 - CBG renewal for employee optional policies is at no change in premiums.
 - United Health Care Vision insurance is at no change in premiums.

Mr. Bozon reminded the Trustees that the Trust has been established solely to avoid paying the premium tax. This saves the City approximately \$15,000 per year.

Trustee Leigh suggested the City consider self-insuring for some benefits. He believes specifically that dental insurance would be a good example.

Trustee Craig Pearson asked how the City's benefits compared with other cities. Mr. Bozon said Belton is one of the few cities that still has a fully funded plan, and the \$500 deductible is lower than most. Andrew Weegar of HUB International, the City's benefits consultant, said they conduct a benefit benchmarking study each year. He explained that Belton has very comparable benefits.

Trustee Leigh asked how many employees take advantage of the HSA. Mr. Weegar said, "A very small number." Mr. Bozon said it has been trending up, and he hopes to educate more employees on the advantages of the HSA in the coming years.

Upon a motion by Trustee Leigh, and a second by Trustee Pearson, the employee benefit contracts were approved upon a vote of 7-0.

4. **Adjourn.** Chair Marion Grayson adjourned the Employee Benefits Trust meeting at 6:47 p.m.

The Employee Benefits Trust will adjourn the City of Belton Employee Benefits Trust Meeting and reconvene the Belton City Council Meeting.

13. **Consider approval of funding for employee insurance contracts awarded by the Board of the Employee Benefits Trust, and authorizing the transfer of funds from the City's operating funds to the Employee Benefits Trust account.**

Upon a motion by Councilmember Carpenter, and a second by Councilmember Kirkley, Item #13 was unanimously approved by a vote of 7-0.

There being no further business, the Mayor adjourned the meeting at 6:48 p.m.

Seeing a citizen wishing to speak, the Mayor reconvened the Council meeting at 6:48 p.m. She advised the citizen that he would be speaking as a public comment, and the Council will not be able to have a discussion with him as it is not a posted agenda item.

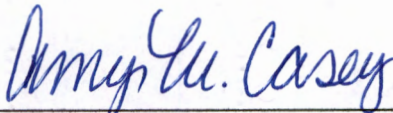
Mr. Tracy Farris, 3204 Purple Sage, said his daughter attends South Belton Middle School and has been subjected to racial discrimination and harassment by classmates. Mayor Grayson advised him that the appropriate government body to hear his complaint would be the Belton Independent School District. Mr. Farris asked the Council for help in eliminating racism in Belton. Mayor Grayson asked Mr. Farris to visit with the Police Chief about his specific issues.

Mayor Grayson adjourned the meeting at 6:53 p.m.

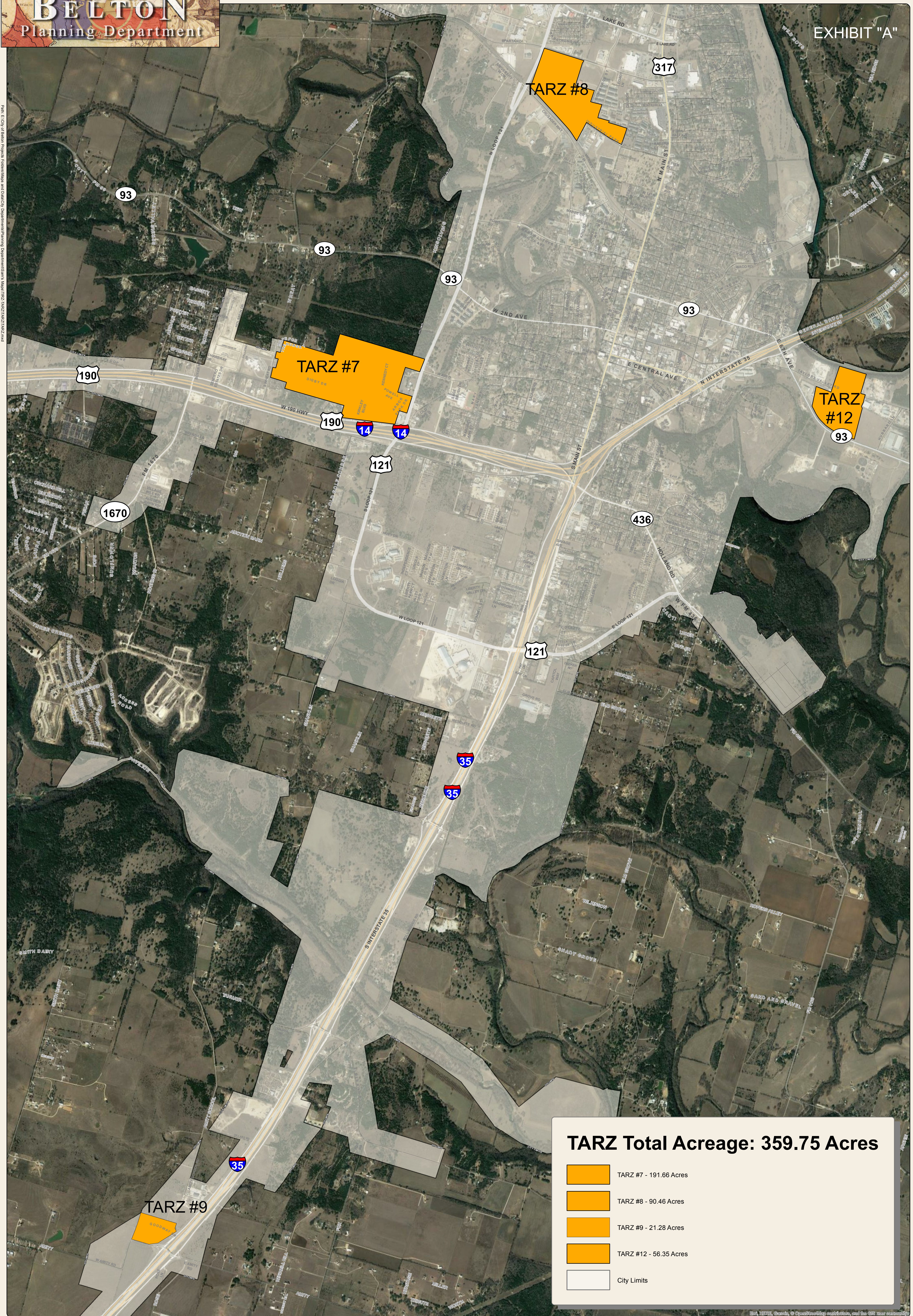


Marion Grayson, Mayor

ATTEST:



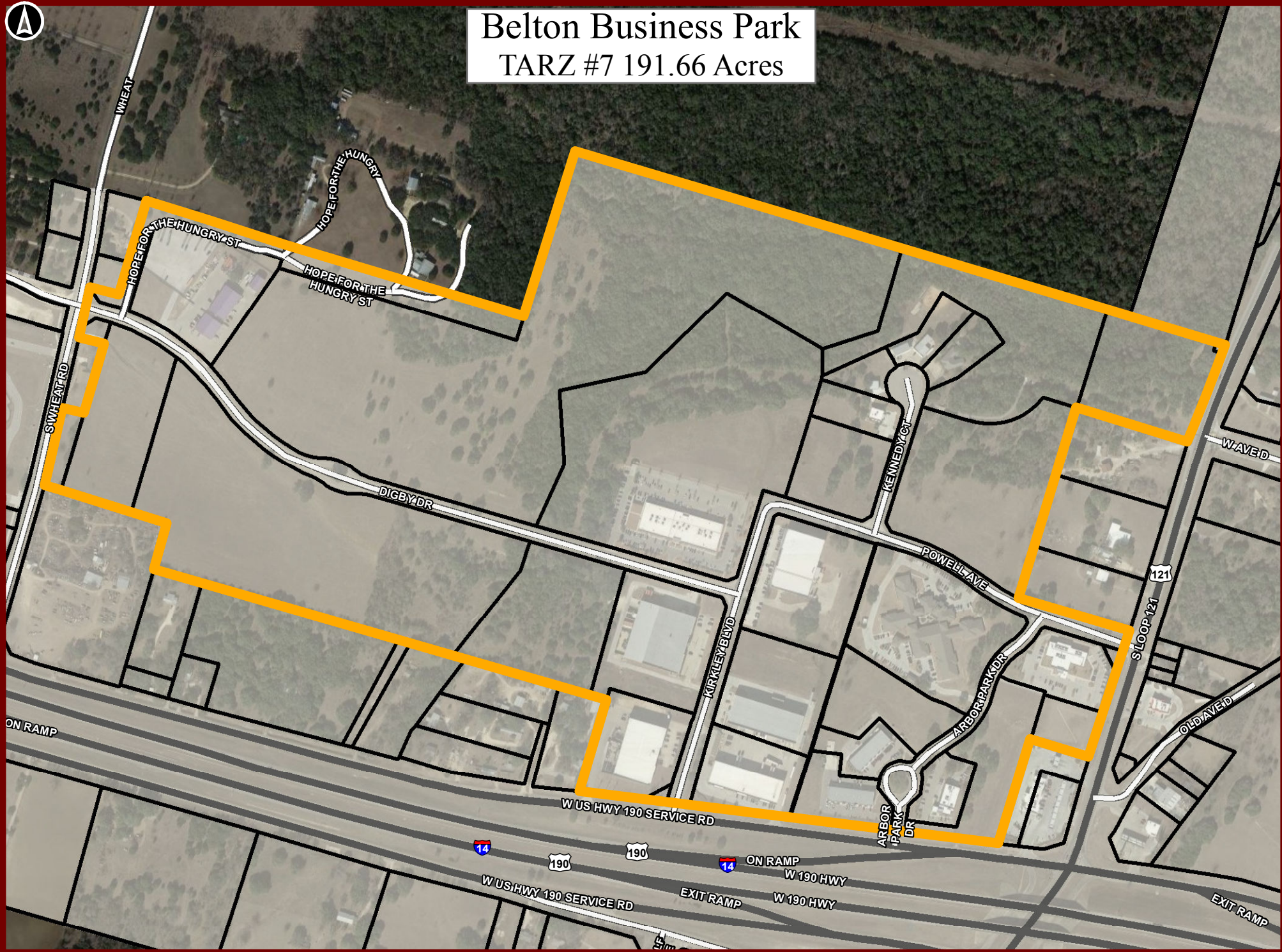
Amy M. Casey, City Clerk







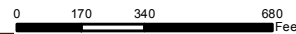
Belton Business Park

TARZ #7 191.66 Acres



 Belton Business Park

 City Limits



For informational purposes only. Boundaries are approximate and not legally binding.





Belton Industrial Park

TARZ #8 90.46 Acres

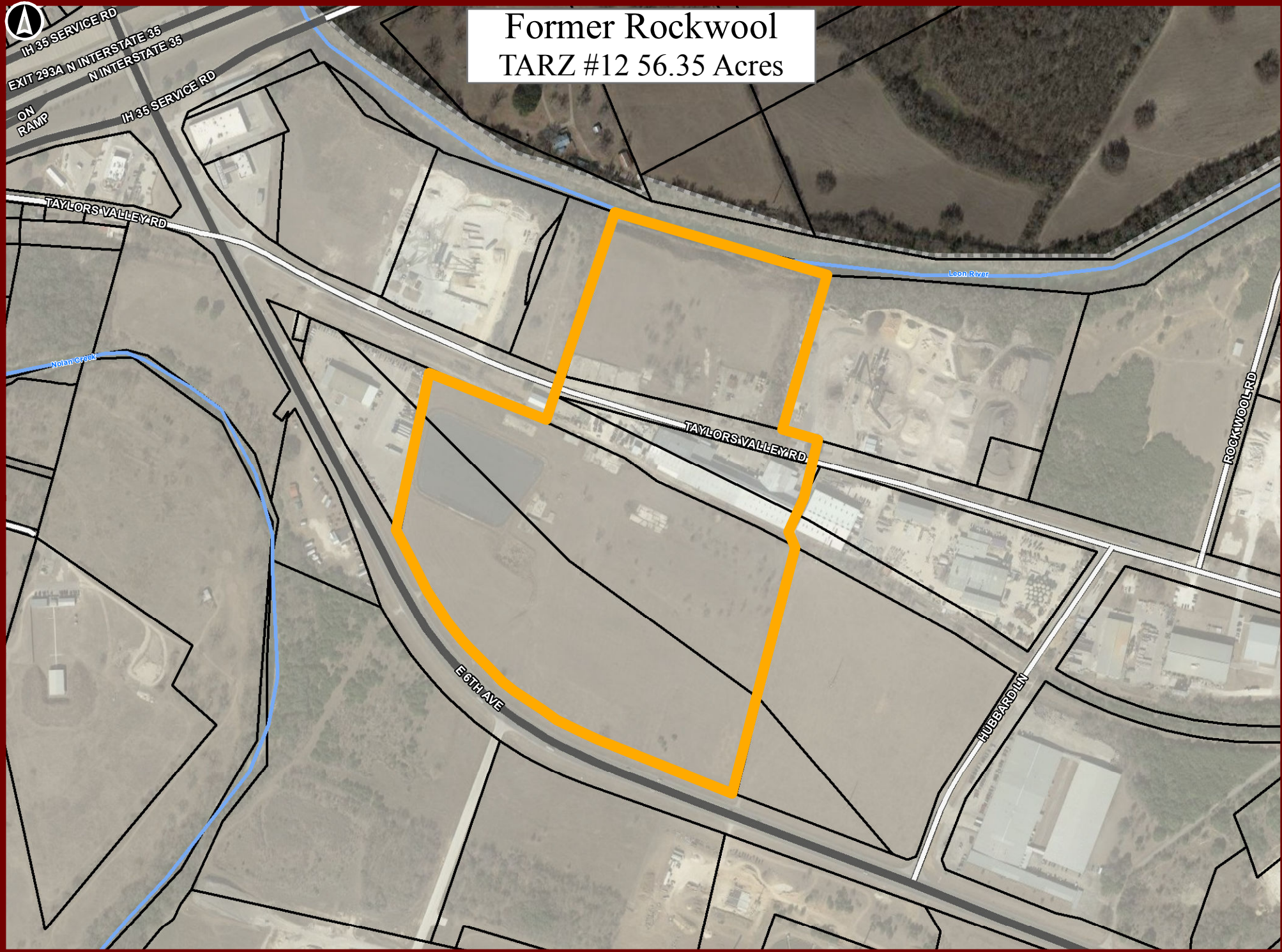




Salado Business Park

TARZ #9 21.28 Acres

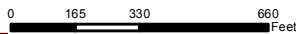




Former Rockwool
TARZ #12 56.35 Acres



TARZ #12
City Limits



For informational purposes only. Boundaries are approximate and not legally binding.

