



City of Belton, Texas

City Council Meeting Agenda
Tuesday, August 27, 2019 - 5:30 p.m.
Wright Room, Harris Community Center
401 N. Alexander, Belton, Texas

Pledge of Allegiance. The Pledge of Allegiance to the U.S. Flag will be led by Councilmember Craig Pearson.

Texas Pledge. The Pledge of Allegiance to the Texas Flag will be led by Assistant City Manager/Chief of Police Gene Ellis.

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

Invocation. The Invocation will be given by Bruce Lovesmith, Associate Pastor of Fellowship Baptist Church.

1. Call to order.
2. Public Comments.

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

3. Proclamation: Lissencephaly Awareness Day – September 8, 2019
4. Appreciation Presentation by Leadership Belton Trailblazers.

Consent Agenda

Items 5-7 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 August 13, 2019, City Council meeting.
6. Consider appointments/reappointments to the following Boards/Commissions:
 - A. Civil Service Commission
 - B. Historic Preservation Commission
7. Consider an amendment to the Downtown Façade Improvement Grant Program.

Miscellaneous

8. Consider appointments to the Youth Advisory Commission, administer oath of office to newly appointed members, and appoint a Chair.

Planning and Zoning

9. Hold a public hearing and consider a zoning change from Agricultural District to Commercial Two District on approximately 1.11 acres located at 1272 S. Wheat Road, at the northwest corner of S. Wheat Road and I-14.
10. Hold a public hearing and consider a zoning change from Agricultural and Commercial Highway Districts to Commercial Two District on approximately 3.8 acres located at 7879 S. I-35 Service Road, on the east side of I-35, across from Dillard Road.
11. Hold a public hearing and consider the following:
 - A. a Local Historic Landmark Designation for the Standpipe property; and
 - B. a zoning change from Single Family Two with Conservation and Revitalization Overlay District to Single Family Two with Conservation and Revitalization Overlay District and Historical Preservation Overlay District for a Local Historic Landmark Designation on approximately 2.30 acres located at 306 West Avenue I, bound by West Avenue I on the north, West Avenue J on the south, South Davis Street on the east, and Hughes Street on the west.
12. Hold a public hearing and consider a final plat of Sundin Addition (Park Place Subdivision, Phase II), a replat of Lots 1, 2, & 3, Block 1, Park Place Subdivision, Phase I, to consolidate three lots into two lots at 1720 Landmark Drive, on the west side of Landmark Drive, south of Hastings Road.

FY 2020 Budget

13. Conduct a public hearing on the proposed 2019 Property Tax Rate used for the FY 2020 Annual Budget.
14. Call for a public hearing to be held on Tuesday, September 10, 2019, 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, 2019, and ending September 30, 2020.

The City Council reserves the right to adjourn into Executive Session at any time regarding any issue on this agenda for which it is legally permissible.



City of Belton, Texas

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Tuesday, August 27, 2019 - 5:30 p.m.
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OFFICE OF THE CITY MANAGER

Pledge of Allegiance. The Pledge of Allegiance to the U.S. Flag will be led by Councilmember Craig Pearson.

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Invocation. The Invocation will be given by Bruce Lovesmith, Associate Pastor of Fellowship Baptist Church.

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3. **Proclamation: Lissencephaly Awareness Day – September 8, 2019.**

Sergeant Kimberly Hamilton of the Belton Police Department, who is the mother of a young boy with Lissencephaly, will be present to receive this proclamation.

4. **Appreciation Presentation by Leadership Belton Trailblazers.**

Trailblazers, a cohort of Leadership Belton 2019, completed a community impact project over the summer. The team installed trail marker signs along the Nolan Creek Hike and Bike Trail to increase safety and assist trail-goers in identifying their whereabouts while enjoying use of the trail. These signs will help civilians better communicate their location to first responders in case of an emergency.

The Trailblazers would like to present a token of appreciation to Council and extend gratitude to all City employees who contributed to the successful completion of the project.

Consent Agenda

Items 5-7 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 August 13, 2019, City Council meeting.**

A copy of the minutes is attached. Recommend approval.

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

- A. **Civil Service Commission** (Jimmy Rowton)
- B. **Historic Preservation Commission** (Ann Carpenter, Barrett Covington)

7. **Consider an amendment to the Downtown Façade Improvement Grant Program.**

See Staff Report from Planner Tina Moore. Recommend amending the FIG Program as presented.

Miscellaneous

8. **Consider appointments to the Youth Advisory Commission, administer oath of office to newly appointed members, and appoint a Chair.**

See Staff Report from Director of Parks and Recreation Matt Bates. In the absence of the City Attorney, City Clerk Amy Casey will administer the Oath of Office.

Planning and Zoning

9. **Hold a public hearing and consider a zoning change from Agricultural District to Commercial Two District on approximately 1.11 acres located at 1272 S. Wheat Road, at the northwest corner of S. Wheat Road and I-14.**

See Staff Report from Director of Planning Cheryl Maxwell. At their meeting on September 20, 2019, the Planning and Zoning Commission unanimously recommended approval of this zoning change, and Staff concurs.

10. **Hold a public hearing and consider a zoning change from Agricultural and Commercial Highway Districts to Commercial Two District on approximately 3.8 acres located at 7879 S. I-35 Service Road, on the east side of I-35, across from Dillard Road.**

See Staff Report from Director of Planning Cheryl Maxwell. At their meeting on September 20, 2019, the Planning and Zoning Commission unanimously recommended approval of this zoning change, and Staff concurs.

11. **Hold a public hearing and consider the following:**

- A. **a Local Historic Landmark Designation for the Standpipe property; and**
- B. **a zoning change from Single Family Two with Conservation and Revitalization Overlay District to Single Family Two with Conservation and Revitalization Overlay District and Historical Preservation Overlay District for a Local Historic Landmark Designation on approximately 2.30 acres located at 306 West Avenue I, bound by West Avenue I on the north, West Avenue J on the south, South Davis Street on the east, and Hughes Street on the west.**

See Staff Report from Director of Planning Cheryl Maxwell. At their meeting on July 11, 2019, the Historic Preservation Commission unanimously recommended approval of this Historic Landmark Designation. At their meeting on September 20, 2019, the Planning and Zoning Commission unanimously recommended approval of this zoning change, and Staff concurs with both recommendations.

12. **Hold a public hearing and consider a final plat of Sundin Addition (Park Place Subdivision, Phase II), a replat of Lots 1, 2, & 3, Block 1, Park Place Subdivision, Phase I, to consolidate three lots into two lots at 1720 Landmark Drive, on the west side of Landmark Drive, south of Hastings Road.**

See Staff Report from Director of Planning Cheryl Maxwell. At their meeting on September 20, 2019, the Planning and Zoning Commission unanimously recommended approval of this replat, and Staff concurs.

FY 2020 Budget

13. **Conduct a public hearing on the proposed 2019 Property Tax Rate used for the FY 2020 Annual Budget.**

The State's truth-in-taxation statutes specify that a proposed ad valorem tax rate which exceeds the lower of the effective rate or the rollback rate requires additional

steps before the rate may be adopted. Although the proposed tax rate of \$0.6598 is unchanged from the current year, anything above the effective rate of \$0.6178 is considered a “tax increase.” This public hearing is the first of two required by State law.

14. **Call for a public hearing to be held on Tuesday, September 10, 2019, 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, 2019, and ending September 30, 2020.**

We are recommending that the Council set Tuesday, September 10, 2019, at 5:30 p.m., for the required public hearing on the FY2020 Budget.

The City Council reserves the right to adjourn into Executive Session at any time regarding any issue on this agenda for which it is legally permissible.

WHEREAS, an estimated fewer than 1,000 cases worldwide have been diagnosed and many are undiagnosed with Lissencephaly, a condition that is characterized by agyria or pachygyria, which means absence or incomplete development of the brain gyri or convolution, causing the brain's surface to appear unusually smooth; and,

WHEREAS, Lissencephaly is a chronic condition that may cause epilepsy, muscle spasms, partial or complete paralysis, low vision and severe medical complications, and patients with this condition have to live with continued therapies and medical expenses; and,

WHEREAS, it may take years to receive a diagnosis, and medical professionals frequently are inadequately educated on the diagnosis and treatment of Lissencephaly; and,

WHEREAS, increased awareness and expanded knowledge of the realities of life with Lissencephaly will allow the community at large to better support people who struggle with the challenges of this condition; and,

WHEREAS, We Are R.A.R.E., a nonprofit organization, is urging Lissencephaly patients and their supporters, healthcare providers, and the general public to demonstrate their caring by sharing the road patients walk, the facts about Lissencephaly, and ever-growing awareness about the etiology of this disorder and potential treatments; and,

WHEREAS the community's focus on Lissencephaly and its impact on patients' lives will help guarantee hope for a better future for people with Lissencephaly.

NOW THEREFORE, I, MARION GRAYSON, Mayor of the City of Belton, Texas, recognize the needs of these people, and do hereby declare September 8, 2019, as

Lissencephaly Awareness Day

in the City of Belton, and urge all of our citizens to support the search for a cure and assistance for those individuals and families who deal with this condition daily.

IN WITNESS THEREOF, I have hereunto set my hand, and have caused the Official Seal of the City of Belton, Texas, to be affixed this the 27th day of August, 2019.

Marion Grayson, Mayor

ATTEST:

Amy M. Casey, City Clerk

Belton City Council Meeting
August 13, 2019 – 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 Wayne Carpenter and Councilmembers David K. Leigh, Craig Pearson, Guy O'Banion, Dan Kirkley and John R. Holmes, Sr. Staff present included Sam Listi, Gene Ellis, John Messer, Amy Casey, Susan Allamon, Chris Brown, Paul Romer, Bob van Til, Angellia Points, Charlotte Walker, Bruce Pritchard, Judy Garrett, Cynthia Hernandez, Kim Kroll and Tina Moore.

The Pledge of Allegiance to the U.S. Flag was led by Mayor Marion Grayson, and the Pledge of Allegiance to the Texas Flag was led by Grants and Special Projects Coordinator Bob van Til. The Invocation was given by Bruce Lovesmith, Associate Pastor of Fellowship Baptist Church.

1. **Call to order.** Mayor Grayson called the meeting to order at 5:33 p.m.
2. **Public Comments.** Pastor Gary Kent, 700 S. Main Street, said he is the Senior Pastor of Central Texas Cathedral Worship Center which is the former Calvary Baptist Church. He wanted the Council to know that he and his congregation are willing to help the community in whatever manner is needed.

City Manager Sam Listi introduced Tina Moore. Mrs. Moore replaced Kelly Atkinson as a Planner in the Planning Department.

Consent Agenda

Items 3-6 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.

3. **Consider minutes of July 23, 2019, City Council meeting.**
4. **Consider appointments to the following Boards and Commissions:**
 - A. **Library Board of Directors** – appointment of Kari Martin, Janice Pustka, Peggy Williams and Jennifer Watson.
 - B. **Housing Board of Adjustment** – appointment of Timothy Watson.
5. **Consider authorizing the City Manager to execute an amended Interlocal Agreement between the City of Belton and the Belton Independent School District for the School Resource Officer Program.**
6. **Consider a resolution authorizing the submittal of an application to the Texas Department of Transportation for the Safe Routes to School Grant.**

Upon a motion by Councilmember Holmes, and a second by Mayor Pro Tem Carpenter, the Consent Agenda, including the following captioned resolution, was unanimously approved by a vote of 7-0.

RESOLUTION 2019-19-R

A RESOLUTION SUPPORTING “W. AVENUE H AND S. PEARL SIDEWALK SAFE ROUTES TO SCHOOL PROJECT” APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION’S 2019 TRANSPORTATION ALTERNATIVES SET-ASIDE (TASA) / SAFE ROUTES TO SCHOOL-INFRASTRUCTURE (SRTS) CALL FOR PROJECTS

Miscellaneous

7. **Consider authorizing the City Manager to execute a contract with RT Schneider Construction for construction of the E. 24th Avenue Extension 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 in May 2018, the City purchased 83 acres to expand Heritage Park. The agreement required that the City extend E. 24th Avenue to provide connectivity to the adjacent land not purchased by the City. Staff identified E. 24th Avenue as the road to be extended into the new parkland with new street connections to River Oaks Drive and future Park Lane, which will connect to the Gated River One LLC, property.

Mrs. Points said the project was designed in-house, but it still required some expenditures which included:

- Survey provided by All County Survey \$7,900
- CAD Services provided by Turley Associates \$20,000
- Geotechnical Engineering provided by Langerman Foster Engineering \$5,100
- Construction Staking and Cut Sheets to be provided by Turley Associates \$9,500
- Totaling \$42,500

Points explained that the project includes approximately 1,600 LF of 31-foot (back of curb to back of curb) roadway, 1,200 of 8-inch waterline, fire hydrants, water connections, one street light at the intersection of E. 24th Avenue and River Oaks Drive, stormwater piping, erosion control, traffic control, and signage including Heritage Park directional signage on SH317/N Main Street and within the neighborhood leading into Heritage Park.

On July 18, 2019, seven (7) bids were received for the project. The Director of Public Works/City Engineer and the Assistant Director of Public Works evaluated the bids received. RT Schneider Construction's last project for the City of Belton was the Sparta Roadway Extension project in 2004. Although the City of Belton has not

worked with RT Schneider recently, they have worked with and for the City of Temple, UMHB, City of Harker Heights, KPA, Turley Associates, etc. After speaking with a few references, it was apparent that RT Schneider has the capabilities and quality of work to successfully construct the E. 24th Avenue Extension Project. The construction is estimated to take approximately eight months and will cost \$557,352.85. Funding is allocated in the TIRZ Fund.

Mayor Grayson asked about the light proposed for E. 24th Avenue at River Oaks. Mrs. Points explained that it is a street light and not a traffic light.

Councilmember Leigh asked if there is a plan to cross the river or to secure right-of-way for a future connection to IH-35 from the hammerhead at E. 24th. Mrs. Points said that it could be done since the City owns land in each direction from the hammerhead which will allow flexibility for alignment. Mrs. Points and Councilmember Leigh agreed that a Thoroughfare Plan amendment would be beneficial.

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

8. **Consider authorizing the City Manager to execute a contract with Smith Contracting for construction of the Shady Lane Sewer Interceptor Project, and any change orders associated with the contract, not to exceed the amount authorized under State law.**

Director of Public Works Angellia Points said the City received three (3) Community Development Block Grants (CDBGs) to construct three separate sections of the sewer line between the Public Works office area to, and just south of, the City's main lift station that pumps all of the City's sewer to the Temple-Belton Wastewater Treatment Plant. About half of Belton's sewer is sent through the Miller Heights area, and a majority of the sewer flows down the Shady Lane sewer line. The sewer from Three Creeks is also sent through this area. Mrs. Points explained that with the most recent CDBG project completed in 2016, the 12" sewer line was paralleled with a new 21" sewer line, which now has a capacity of 12.95 MGD near Shady Lane/Belle Oaks Apartments and 15.19 MGD near the lift station. The 2011 CDBG project replaced an existing 12" with a 15" and 12" line ranging in capacity downstream of 7.1 MGD to 1.33 MGD upstream near Magnolia. The South Belton Sewer System (SBSS) Project will connect into the sewer on Shady Lane. The SBSS is designed for 7.75 MGD of sewer, including the 1.8 MGD build out of Three Creeks. Therefore, the sewer line along Shady Lane between the Public Works facility and Belle Oaks Apartments needs to be increased in size or paralleled to prevent overflows from occurring in the future as development continues.

In February 2018, the City entered into a professional services contract with Halff Associates to design the Shady Lane sewer project. They evaluated replacing the 2011 CDBG sewer line or installing a parallel interceptor. After much deliberation, Halff and Staff agreed it was more cost effective and was less disruptive to the

customers on Shady Lane for the City to install a true sewer interceptor (24" to 30" in diameter) in Shady Lane in order to carry the flows from Three Creeks and South Belton. The fully-developed flows through this sewer line interceptor are projected to be 12.7 MGD, which includes flows from existing Miller Heights area, a future BISD school site, South Belton Sewer, and taking two lift stations.

Mrs. Points said the design was completed in March 2019, and TCEQ provided their approval of the project in late May. The project was advertised in June and bid on July 23, 2019. The project was bid with two alternative bids. Alternative Bid 1 accounts for the addition of an 8" waterline between the Public Works yard and Shady Lane. Alternative Bid 2 accounts for coating each of the proposed manholes.

Five (5) bids were received for the project. The Director of Public Works/City Engineer, the Assistant Director of Public Works, and Halff Associates evaluated the bids received. The low bidder, MA Smith Contracting (Smith) of Austin, successfully constructed Sparta Road Improvements, including the roundabout. Also, Halff Associates has worked with Smith on numerous projects. After review of the bids, Halff and Staff recommend proceeding with Smith's base bid and Alternative Bid 2 (manhole coatings). Alternative Bid 1 is not recommended for award since the waterline price is higher than expected and is not a critical need. Construction is estimated to take six months, and the total cost of the base bid plus Alternative Bid 2 is \$1,083,887.70. Funding is allocated in the 2016 Water and Sewer Bond Fund.

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

9. **Consider authorizing the City Manager to execute an agreement with American Medical Response Ambulance Services, Inc. (AMR), for the provision of emergency medical services within the City.**

City Manager Sam Listi said the proposed agreement between AMR and the City of Belton is the result of negotiations between the parties over the last several months, following a Management recommendation to Council on June 11, 2019, to contract out EMS services in the City. This recommendation was not made lightly, given the legacy of outstanding, directly provided services in Belton for decades, but with all prudence, given the documented challenges of revenue and staffing in the Belton Fire Department over the last fifteen months.

Mr. Listi said that an initial trial period began on April 1, 2019, in which AMR served as backup to a reduced fleet of one operating City ambulance. Staff has come to the conclusion that outsourced EMS service is the only practical response for sustainable EMS service delivery at this time. Mr. Listi said a Fire Department Model was proposed to the Council in June, with AMR providing EMS and the City of Belton providing a Paramedic Engine Company for Priority 1 calls and all other fire and emergency service response. The Agreement with AMR is for one year, with two 1-year renewal options, leaving the opportunity for the Council to revisit this decision in the future.

Summary of Agreement Terms

- Term: One year, with two 1-year renewal options
- Personnel: Two - 1 paramedic and 1 EMT on each ambulance
- Response Time: Not to exceed an average of 7.5 minutes
- Ambulance/Stretchers:
 - City vehicles (3) branded “Belton EMS”
 - Leased to AMR at \$2,100 per month (\$700 each)
 - Housed at two fire stations
- Crew Quarters at Stations: Lease payment to COB of \$1,600 per month (\$800 each)
- Ambulance Rates:

	AMR RATES	COB RATES
Treat no Transport	\$0	\$200 - \$700 (Depending on care provided)
ALS Emergency Base Rate	\$1,125	\$850
ALS Emergency Mandated	\$1,125	\$950
BLS Emergency Base Rate	\$900	\$600
Mileage	\$20	\$15
Non-Covered Excess Mileage	\$15	\$15

AMR may increase rates yearly on the contract anniversary date not to exceed the percentage increase in the Medical CPI during the most recent 12-month period for which published figures are available from the U.S Department of Labor. Mr. Listi explained the contract will provide a net positive of approximately \$94,235 with the elimination of \$614,235 in EMS expenditures and the offset of \$520,000 in lost ambulance revenue.

Councilmember Holmes questioned the staffing of up to eight firefighters per shift across three shifts, saying that all the illustrations show six firefighters. Mr. Listi said eight firefighters will be scheduled, but that level of staffing allows the flexibility for time off or training. He said the minimum staffing per shift would be six. Mr. Holmes asked if six firefighters was adequate for fighting fires. Mr. Listi said, “We believe that it is adequate at this time, but it can always be supplemented in the future.” He added that for major incidents, the City will rely on mutual aid to supplement the City’s resources. Mr. Holmes asked if the City was fully staffed now, how many firefighters would be on shift. Mr. Listi said there would be four with two on the ambulance and two on the fire truck. He added that in the past, the firefighters on the ambulance were available for fighting fires unless they were transporting a patient to the hospital, then they were out of the City and unavailable.

Councilmember Leigh asked how many firefighters were added when the second station was built. Mr. Listi said six positions were added at that time. Mr. Leigh said that what is being proposed now is more coverage than what the City had 15 years ago.

Mr. Listi added that ISO was brought up the last time this topic was discussed. He said that EMS service has no bearing on the City's ISO rating.

Councilmember O'Banion asked how the AMR rates compare with the surrounding cities who have privatized their EMS services. Mr. Listi said the proposed rates are the same as those in the other cities. Mr. Robert Saunders of AMR said it is the same rates as Bell County and the City of Temple, but the rates for the City of Waco are a little different due to the number of ambulances Waco has.

Councilmember Holmes asked who is going to staff football games. AMR will staff the ambulance at the football games.

Councilmember Leigh said the contract with AMR is a good step, and the Council has the flexibility to review it each year to see if it needs to continue.

Mr. Listi said that Staff has been pleased with the services provided by AMR thus far. Mayor Grayson added that it has been a tough year with the loss of the paramedics. She was not in favor of going with an outside ambulance service, but she felt there was no other option. She asked if it was easier to hire just firefighters or if there will be a problem filling the one vacancy. Fire Chief Pritchard said he thinks it will be easier to hire firefighter/EMTs. He said the City will still have the option of sending the existing personnel to paramedic school.

Councilmember Kirkley said that some smaller cities in the region have no EMS service at all, and while this isn't necessarily the Council's first choice, he believes that it is the right choice for now.

Councilmember O'Banion said he has a minor concern about recruitment. Mr. Listi said the department will continually test to create the list to draw from in order to maintain the 24 firefighters.

Councilmember Carpenter said he appreciates Staff working through this issue as the Council wants the very best for the citizens of Belton.

Upon a motion by Mayor Pro Tem Carpenter, and a second by Councilmember Kirkley, Item #9 was unanimously approved by a vote of 7-0.

FY 2020 Budget

10. Presentation of proposed FY2020 Ad Valorem Tax Rate.

Interim Director of Finance Susan Allamon presented a comparison of the FY2019 vs. FY2020 certified tax roll. She said the FY2020 total market value increased approximately \$298.7M over FY2019, and the taxable value increased approximately \$146.7M. She also discussed the historical ad valorem tax rate data. The highest tax rate in the last 15 years was \$0.7350 in 2004. She said that the FY2020 Non-TIRZ growth is 9.74% and the annualized growth has been 5.81% since the creation of the TIRZ.

Allamon reviewed the definitions of the various tax rates including the effective tax rate and the rollback tax rate. She also presented the effective rate (\$0.6178), the current rate (\$0.6598) and two options for the rollback rate. She explained that the rollback tax rate calculation splits the tax rate into two separate components: the maintenance and operations rate and the debt service rate. The rollback rate is the effective M&O rate times 1.08 plus debt service rate. She added that the adoption of a tax rate above the rollback rate could trigger an election if petitioned by 10% of registered voters.

Mrs. Allamon said that in one option the City is buying down the debt service rate by using Debt Service Fund fund balance. This allows the City to increase the M&O rate to be able to fund more maintenance and operations projects. Should the Council choose not to buy down the debt service rate, then the tax rates would be those in the second option.

Budget FY 2020 Comparison of Tax Rates	FY 2019	FY 2020			
	\$0.6598 Current Rate	\$0.6178 Effective Rate	\$0.6598 Current Rate	\$0.6599 Rollback Rate	\$0.6809 Full DS Rollback
Taxable Value	\$1,120,153,343	\$1,266,853,635	\$1,266,853,635	\$1,266,853,635	\$1,266,853,635
O&M Tax Rate	\$0.5650	\$0.5292	\$0.5712	\$0.5713	\$0.5713
Debt Service Tax Rate	<u>\$0.0948</u>	<u>\$0.0886</u>	<u>\$0.0886</u>	<u>\$0.0886</u>	<u>\$0.1096</u>
Total Tax Rate	\$0.6598	\$0.6178	\$0.6598	\$0.6599	\$0.6809
<i>Change from current rate</i>		<i>(\$0.0420)</i>	<i>\$0.0000</i>	<i>\$0.0001</i>	<i>\$0.0211</i>
Total Tax Levy	\$7,390,772	\$7,826,622	\$8,358,700	\$8,359,967	\$8,626,006
Estimated Collections - 97%	\$7,169,049	\$7,591,823	\$8,107,939	\$8,109,168	\$8,367,226
General Fund					
Current Ad Valorem	\$6,139,000	\$6,503,064	\$7,019,180	\$7,020,409	\$7,020,409
Payment to TIRZ	<u>(\$751,528)</u>	<u>(\$965,227)</u>	<u>(\$1,041,832)</u>	<u>(\$1,042,015)</u>	<u>(\$1,042,015)</u>
Net General Fund Current AV Taxes	\$5,387,472	\$5,537,837	\$5,977,348	\$5,978,394	\$5,978,394
Debt Service					
Current Ad Valorem	\$1,030,048	\$1,088,759	\$1,088,759	\$1,088,759	\$1,346,817
Payment to TIRZ	<u>(\$126,097)</u>	<u>(\$161,601)</u>	<u>(\$161,601)</u>	<u>(\$161,601)</u>	<u>(\$199,903)</u>
Net DS Current AV Taxes	\$903,951	\$927,159	\$927,159	\$927,159	\$1,146,914
Each \$1M of Tax Value @ 97%	\$6,400	\$5,993	\$6,400	\$6,401	\$6,605
Penny Tax @ 97% Collection	\$108,655	\$122,885	\$122,885	\$122,885	\$122,885
Penny Tax @ 97% - net of TIRZ	\$95,353	\$104,645	\$104,645	\$104,645	\$104,645
Value of Average Home in Belton	\$164,329	\$177,118	\$177,118	\$177,118	\$177,118
Tax on Average Home	\$1,084	\$1,094	\$1,169	\$1,169	\$1,206
<i>Change from current year</i>		<i>\$10</i>	<i>\$85</i>	<i>\$85</i>	<i>\$122</i>

Mrs. Allamon also discussed the potential effects of SB2 on the City's ad valorem tax rate next year which caps tax revenue at 3.5%.

Councilmember Holmes said the TIRZ Fund has grown dramatically to where it is about 20% of the budget, but it doesn't pay for Police, Fire, EMS, street maintenance, etc. He believes that it "hamstrings" the M&O portion of the General Fund somewhat. He added that in the past, the City has increased the M&O rate by buying down the debt service, and this year's proposal repeats that, lowering it even further to \$0.0886. He is concerned that at some point in time, the City will have to make up the full debt service. It will dramatically increase the M&O and possibly cause a large tax increase. He said he is against hypothetically inflating the M&O.

Councilmember O'Banion said he thought the plan was not to repeat that scenario again. Mr. Listi said that this has been the debt strategy that has been discussed for some time. The question has been how much it will take to make it work. Mrs. Allamon said that this is the last year that a debt service buy-down is anticipated.

Councilmember Leigh said that there has not been an option presented that keeps the Debt Service tax rate the same as the current and the M&O tax rate the same as the current. He said the proposed rate is the same top line tax rate, but it is not the current component rates. The O&M rate is increasing, and the Debt Service rate is decreasing. He said it was a good strategy to move forward in prior years, but he thinks it has gone far enough. He said there hasn't been a rate presented that he would vote in favor of.

Mr. Listi explained that the \$0.6598 proposed rate puts the maximum amount possible into O&M, and it gives the City the flexibility to do the things that have been discussed including the pay increases and increased street maintenance. Mr. Leigh said, "When we discussed doing some of those things, we were using the 97% collection as the money we were going to use. We weren't talking about moving it from debt service." Mr. Listi said the 97% is included in the proposed budget. He added that it might be valuable to go through the clean-up budget item before deciding upon the proposed tax rate.

Mayor Grayson said the reason the City adopted this scenario in the past was to keep the overall tax rate the same while allowing the City to purchase the expansion to Heritage Park. Mr. Leigh said he agreed with it the last two years, and he added that he also wants to get to the point of "pay as you go." However, he thinks the City has paid down the Debt Service as far as he is willing to go. Otherwise, the City may never get to the point of being able to cash fund projects.

No action was required by the Council on this item.

11. Conduct Clean-up Budget Workshop.

Interim Director of Finance Susan Allamon presented a cleanup of the proposed FY2020 budget as shown in Exhibit "A."

Mayor Grayson asked how much 1% in additional collections will generate. Mrs. Allamon said approximately \$63,500. Staff conservatively recommends 97% even though collections are between 97% and 98%.

Councilmember Leigh believes that when the City first presented the buy down of the Debt Service rate, he saw different numbers. He asked, "This puts us further away from pay as you go, correct?" Mrs. Allamon said, "It does." Mr. Leigh said the buy down proposed for this year compared to last year is shifting a burden of approximately \$78,000 from the General Fund into the Debt Service Fund, and that amount will have to be made up next year. He said, "We are shifting the burden from this year to next year, and that is why I cannot vote for the current proposed rate."

Councilmember Pearson said, "We need to maximize the M&O since we will be constrained next year." Mr. Leigh said that has been done the last couple of years. Mr. Listi said, "We will be constrained at 3.5% next year not knowing how much growth we will have, so we are taking the rate up to almost the maximum amount possible in order to give us flexibility." Councilmember O'Banion asked how adopting the proposed rate will help the City. "Is it basically going to raise our starting point for next year?" Mr. Listi and Mrs. Allamon said yes. Councilmember Pearson said this is most likely the last time the City will have the opportunity to do this.

Mr. Listi said, "Essentially we are using our savings in order to avoid a tax increase." Mr. Leigh said, "We are not avoiding a tax increase. We are moving numbers to allow for a maximum increase without having voter input." Councilmember Holmes agreed with Mr. Leigh and added, "We are arbitrarily raising our M&O." Mr. Leigh said, "That's fine. We've done that a couple of years now, and I believe it is a good strategy, but all it does is shift the burden forward." Mr. O'Banion said, "We are playing with the numbers in order to put ourselves in the best possible position for next year."

Councilmember Leigh said, "Why not just go up on the tax rate?" Mr. Listi responded, "Council has provided direction throughout the entire budget process to maintain the same bottom line tax rate. In order to do that, we've put as much as possible into the M&O in order to address the multiple challenges before us." Mr. Leigh said there was originally \$140,000 - \$150,000 discussed, and now there is an additional \$78,000. He asked why the numbers changed and asked what the money was being spent on. Mrs. Allamon said, "The Civil Service adjustment went up an additional \$62,000 from the June presentation, and there was additional funding for street maintenance." Mr. Leigh said that when Council first looked at this, it was estimated there would be an additional \$150,000 when the tax roll was certified. He said he doesn't remember a discussion about another \$78,000 being needed.

Councilmember O'Banion said he agrees with the Staff's recommendation in order to put the City in the best possible position. He added that he also wants to get to a "pay as you go" system in the near future as recommended by Mr. Leigh. He thought he remembered a conversation with the former Director of Finance about this

strategy of buying down the debt service rate coming to end possibly in this proposed budget.

Mr. Listi said Staff has taken direction from the Council and has tried to build a budget around the available dollars, staying within the bottom line tax rate and maximizing M&O to allow flexibility. He added that it does require a contribution to debt service in order to stay at the same tax rate.

Councilmember Leigh said his direction was to stay within the same tax rate and go with the increased appraised values to do some initiatives. "I was very clear that I think this has been a good strategy, but I cannot support it again. I said it then, and I'll say it now. I have not changed my mind or my input at all."

Mr. Listi said Staff's recommendation is for Council to adopt a bottom line tax rate of \$0.6598 with an O&M rate of \$0.5712 and a debt service rate of \$0.0886.

Councilmember Holmes asked about Civil Service pay, specifically about the entry level pay. He said the entry levels seem to have a much lower increase than the more seasoned ranks. His concern is that the entry rate be competitive since he's heard of area cities increasing their salaries as well. Mr. Listi said Staff recognizes that it is a moving target, but the increases have made us more competitive moving from 84.5% of market to 93.2% of market. Listi said it is a good first step, but Council has agreed to review compensation each year. Mr. Holmes said the increase is misleading since certification pay was rolled into the starting pay. Director of Human Resources Charlotte Walker said that the consultant did not take certification pay into consideration when studying the market since certification varies widely from city to city. Councilmember O'Banion added that our entry level pay was more competitive than the seasoned ranks in the initial study. Fire Chief Pritchard agreed that the entry level pay is still fairly competitive compared to area cities.

Councilmember Holmes said he spoke with a resident of Mesquite Road and asked if he thought spending \$400,000 on a drainage project in the area was wise. The resident said that another property owner constructed a dam on their property, and the dam was partly responsible for the drainage issues that were occurring. Mr. Holmes said he doesn't think the Mesquite Road drainage project is a good idea. However, he added that he is in favor of the \$0.50 increase in the Drainage Fee. Mr. Listi assured the Council that each project will be reviewed in greater detail before committing to spend any funds.

Councilmember Holmes asked if the Standpipe project will be completed in FY2020. Mr. Listi said that it will be a multi-year project. Mr. Listi said there is money budgeted in Hotel/Motel and TIRZ for the project in FY2020.

Mayor Pro Tem Carpenter asked if TIRZ funds will be available to help with the Mesquite Road drainage project if the City chooses to fund the project. Mrs. Allamon said Staff will review the project to determine if any of it is allowed to be funded by TIRZ, and if so, it will be allocated appropriately. Mr. Listi said the TIRZ has been

very valuable to the City, allowing the completion of projects that otherwise may not have been funded. He added that there are options for the TIRZ in the future with the expiration of the current TIRZ in 2024. Mr. Leigh agreed that the TIRZ has been very beneficial for the City.

Councilmember Leigh asked, “What is the maximum tax rate we can collect?” Mrs. Allamon said taking the M&O rate all the way to the rollback rate, and adding the full debt service rate without the buy down will allow for a maximum rate of \$0.6809. Mr. Leigh said this rate will protect the City the most in future years. However, he said he would recommend keeping the rates the same as they are currently. Mr. O’Banion asked where the money for the initiatives would come from if the City maintained the current rates. He said he likes the proposed budget, and he thinks the initiatives are important. He added that the City could transfer money from fund balance to cover the initiatives if the current tax rate was maintained.

Councilmember Kirkley said the City has faced some pretty significant challenges. He said Staff has provided an incredible response to what has been asked of them. He added that the Council made it clear to maintain the tax rate, and with the uncertainty of the future, the Staff proposed rates seem to be the most appropriate.

There was no action required of Council on this item.

12. Conduct vote by the City Council to place a proposal to adopt a tax rate for Fiscal Year 2020 on the Tuesday, September 17, 2019, agenda.

Councilmember Kirkley made a motion to place a proposal to adopt an ad valorem tax rate of \$0.6598 (\$0.5712 O&M, \$0.0886 Debt Service) on the agenda for the September 17, 2019, Special Called City Council meeting. The motion was seconded by Mayor Pro Tem Carpenter and required a roll call vote.

Councilmember Pearson said since he’s been on Council he has taken a stand to not increase taxes until all other avenues have been exhausted. He said the Council is taking a prudent step by maintaining the tax rate, buying down the debt service while the opportunity is available, all while leaving sufficient cash balance for future debt service.

Mayor Pro Tem Carpenter said he agrees with Mr. Pearson, and he added that Staff has worked hard to provide recommendations for making employee compensation more competitive, and he appreciates that.

City Council	For	Against	Present and Not Voting	Absent
Mayor Marion Grayson	X			
Mayor Pro Tem Wayne Carpenter	X			
Councilmember David K. Leigh		X		

Councilmember Craig Pearson	X			
Councilmember Dan Kirkley	X			
Councilmember Guy O'Banion	X			
Councilmember John R. Holmes, Sr.		X		
Councilmember Craig Pearson	X			

13. Call for two public hearings on a proposed tax rate for Fiscal Year 2020 to be held on Tuesday, August 27, 2019, and Tuesday, September 10, 2019, at 5:30 p.m. at the Harris Community Center, 401 N. Alexander Street.

Councilmember Kirkley made a motion to set Tuesday, August 27, 2019, and Tuesday, September 10, 2019, at 5:30 p.m., at the Harris Community Center, 401 N. Alexander, for the public hearings on the proposed ad valorem tax rate. The motion was seconded by Mayor Pro Tem Carpenter and carried unanimously upon a vote of 7-0.

14. Receive a presentation and discuss amendments to the City of Belton Fee and Rate Schedule for FY2020.

City Clerk Amy Casey presented proposed changes to the FY2019 Fee and Rate Schedule. Highlighted changes include:

- Eliminating Late Fees for Print Books and Audio Books
- Increasing the cost of a Certificate of Occupancy
- Adding Accessory Buildings and distinguishing between those with Electrical, Plumbing, Etc. and without
- Adding a Fine for Working without a Building Permit
- Increasing the Clean-Up Deposit for Park Events
- Adding a section for Splash Pad Pavilion Rentals
- Adding a Military Discount for Harris Center Rentals
- Increasing the Residential Drainage Fee by 50 cents
- Replacing the Emergency Medical Services rates with AMR contract rates
- Adding Administrative Approval Fee for zoning variance requests
- Adding the Historic Landmark Medallion Application Fee
- Adding the Historic Placard Program Application Fee

Councilmember Holmes asked if there was currently a fine for working without a Building Permit. Councilmember Pearson said a Stop Order is issued, and Mr. Listi added that the project is red tagged until a permit is issued.

Mayor Grayson asked for clarification on the Splash Pad Rental. Director of Parks and Recreation Matt Bates assured the Council that the rental fee was for the rental of the pavilions in the area for certain time blocks. He added that there will still be public availability of the splash pads. Mrs. Grayson asked that the presentation and Fee Schedule be revised to clarify that point. Councilmember Holmes asked about the deposit, and Mr. Bates said that a \$100 clean up deposit will be required.

Mrs. Grayson added she would like to know if the \$100 application fees for the Historic programs slows down the applications.

No action was required of the Council on this item.

15. Receive a presentation on the FY2020 – FY2024 Strategic Plan and invite public input on September 10, 2019.

City Manager Sam Listi gave a presentation on the goals and objectives of the Strategic Plan (see Exhibit “B”). Mr. Listi stated the Strategic Plan will be considered for adoption at the September 17th Special Called City Council meeting in conjunction with budget adoption, and he recommended the Council receive public input on September 10, 2019.

Councilmember Leigh said the future of the TIRZ is more than just boundaries. In speaking with Bell County Judge David Blackburn, he said there are several options available for the future of this TIRZ or creation of a new TIRZ. He said the language shown in the Strategic Plan needs some modification to emphasize all the options available.

Mr. Leigh advocated that the Boards and Commissions training be more proactive in engaging the Council with the Boards and Commission, and suggested adding a Council liaison to each.

Councilmember Pearson said the Strategic Plan process is still the best process he has ever seen.

There being no further business, the Mayor adjourned the meeting at 7:48 p.m.

Marion Grayson, Mayor

ATTEST:

Amy M. Casey, City Clerk

Fiscal Year 2020
August 13, 2019

CLEAN-UP BUDGET

GENERAL FUND

Fiscal Year 2020
Clean-up Budget

REVENUES

Ad Valorem Tax Revenue

- Certified tax roll came in higher than estimated
- Recommend increasing the M&O Rate to \$0.5712
- Net GF Ad Valorem revenue in excess of 6/25/19 presentation is \$174,408

Sales Tax Revenue

- Forecasted sales tax revenue increase driven by strong sales tax reports for the month of May
- Sales tax revenue in excess of 6/25/19 presentation is \$40,230
- Additional revenue identified since June presentation: \$214,638

PERSONNEL INITIATIVES: CIVIL SERVICE

Compensation Study completed July 31, 2019

- Existing pay scale is at 72-87% of market
 - Market is the average of Comparator & Competitor cities
- Recommended guideposts of 90%, 95% and 100% of market pay
- Revised pay scale proposal increases overall PD & FD salary expense by 6.48%
 - June proposal was for 5.01%

Additional Civil Service changes as proposed in June

- Include EMT certification pay in base pay for FD
- Increase FD Master, Advanced and Intermediate certification pay
- Remove Year 17 & 19 from Patrol Officer scale
- Add FD Cadet position for potential future use
- Revised FD Staffing to 24 FFs based on EMS outsourcing
- Removed FD Internal Affairs Investigator certification pay from scale

PERSONNEL INITIATIVES: CIVIL SERVICE

Police	Existing Scale	FY20 Proposal	Increase	% of Market
Patrol Officer Year 1	\$ 42,001	\$ 45,000	\$ 2,999	93.2%
Sgt Year 1	\$ 55,109	\$ 57,570	\$ 2,461	90.8%
Lieutenant Year 1	\$ 63,129	\$ 67,557	\$ 4,429	93.1%
Deputy Chief Year 1	\$ 72,319	\$ 79,278	\$ 6,959	91.4%

Fire	Existing Scale	FY20 Proposal	Increase	% of Market
Firefighter/EMT Year 1	\$ 40,428	\$ 41,700	\$ 1,272	93.2%
Lieutenant Year 1	\$ 49,838	\$ 53,348	\$ 3,509	91.3%
Captain Year 1	\$ 56,717	\$ 62,603	\$ 5,886	99.7%
Assistant Fire Chief Year 1	\$ 64,595	\$ 73,464	\$ 8,869	85.5%

- 2.5% increase for year steps
- 5.0% increase between rank steps
- Proposal pay shown above does not include certification pay
 - Year 1 Police Sgt with Intermediate certification: \$59,145
 - Year 1 Lt Paramedic with Intermediate certification: \$60,973

PERSONNEL INITIATIVES - GENERAL SERVICES

Implement 3/4 Year Hire for Two Positions

- Building Inspector & Recreation Coordinator
- Allows departments to address needs sooner
- Reduces fiscal impact of incorporating the 'new' costs of the positions for FY2021 budget

Compensation Study

- 37 general services benchmark positions surveyed
- Implementing 52 of the 64 position upgrades recommended
- Approximately 10 employees will see immediate pay increases
 - Estimated cost: \$2,500
- Certain positions not upgraded due to maintaining alignment with like positions, recommended mid-point was above surveyed mid-point, and job duties different than position at other cities

OVERALL PERSONNEL COST

- “Burden” - City cost of personnel beyond salary
 - TMRS: 8.80%
 - FICA: 7.65%
 - Worker’s Compensation Insurance: 1.55% average
 - Total before insurance and unemployment tax: 18%
 - Current medical, dental & life insurance and unemployment tax cost: \$7,300 per employee
 - \$50,000 salary costs approximately \$66,300 after burden
- Increase to Civil Service pay scale: \$251,911 (12 months)
- Addition of Building Inspector & Recreation Coordinator: \$77,197 (9 months)

PREVENTATIVE STREET MAINTENANCE

Crafting a sustainable plan

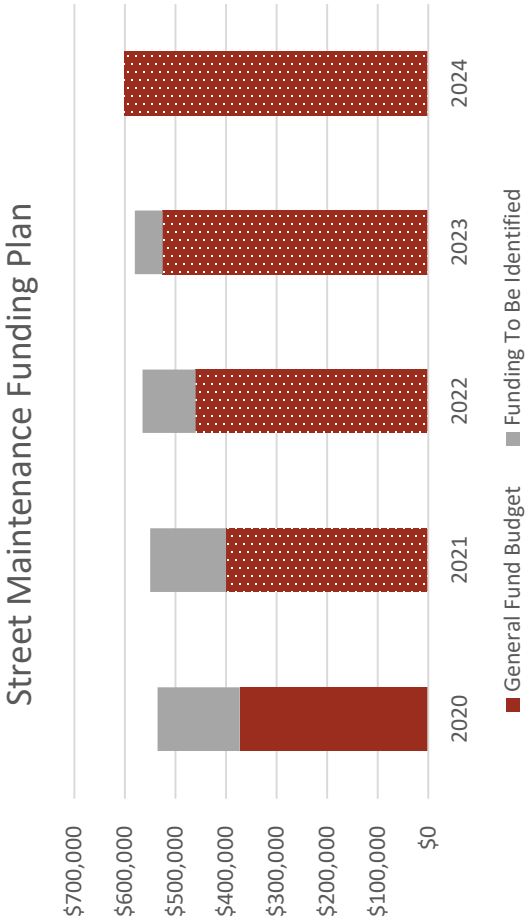
- Three year funding goal set in FY 2018 of \$250,000 per year is surpassed in FY2020 with \$372,870 budgeted
- FY 2020 budget can serve as a jumping-off point for a five year plan to reach \$600,000 in annual, budgeted preventative street maintenance funding

Preventative Street Maintenance Goals		
Budget Year	Minimum Budgeted Funding	Plan Expenditures
FY 20	\$372,870	\$535,000
FY 21	\$400,000	\$550,000
FY 22	\$460,000	\$565,000
FY 23	\$525,000	\$580,000
FY 24	\$600,000	\$600,000

2020 funding TBI - \$162,130

June Presentation:

2020 funding TBI - \$285,000



FY 2020 PROPOSED

- General Fund -		
Estimated Beginning Fund Balance	\$	5,088,305
Proposed Revenues	\$	14,937,319
Proposed Expenditures	\$	<u>(14,937,305)</u>
Net Impact of Proposed Budget	\$	<u>14</u>
Proposed Ending Fund Balance	\$	<u><u>5,088,319</u></u>
Less: Minimum Balance (3 months O&M Budget)	\$	<u>(3,529,231)</u>
Proposed Fund Balance in Excess of Minimum	\$	<u><u>1,559,088</u></u>

REVENUES

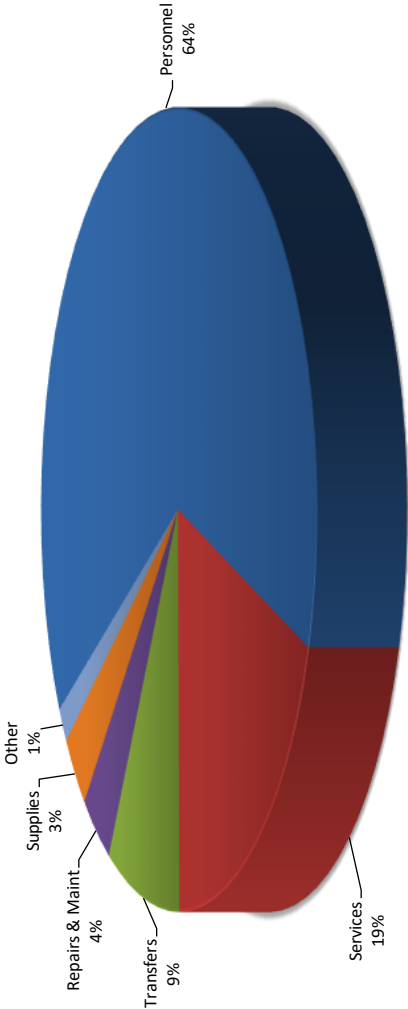
Description	FY 2018 Actual	FY 2019 O - Budget	FY 2019 A - Budget	FY 2019 Projected	FY 2020 Proposed	Change from 2019 Budget	
						Amount	%
Ad Valorem Taxes	\$5,212,687	\$5,504,872	\$5,504,872	\$5,525,185	\$6,082,428	\$577,556	10.49%
Sales Tax	\$3,510,105	\$3,632,000	\$3,632,000	\$3,579,702	\$3,763,120	\$131,120	3.61%
Franchise	\$1,248,967	\$1,202,000	\$1,202,000	\$1,259,446	\$1,259,440	\$57,440	4.78%
Other Taxes	\$46,951	\$40,000	\$40,000	\$50,000	\$50,000	\$10,000	25.00%
Permits & Licenses	\$249,597	\$230,400	\$230,400	\$278,250	\$270,190	\$39,790	17.27%
Municipal Court	\$280,794	\$275,900	\$275,900	\$367,150	\$330,750	\$54,850	19.88%
Refuse Collection	\$1,411,822	\$1,480,300	\$1,550,300	\$1,569,400	\$1,642,560	\$92,260	5.95%
Ambulance	\$1,193,986	\$750,000	\$750,000	\$500,000	\$45,000	(\$705,000)	-94.00%
Harris Rental Income	\$51,041	\$50,000	\$50,000	\$70,000	\$70,000	\$20,000	40.00%
Parks & Rec Income	\$39,064	\$35,600	\$35,600	\$36,782	\$36,780	\$1,180	3.31%
Code Enforcement	\$17,251	\$4,200	\$4,200	\$8,125	\$4,200	\$0	0.00%
Intergovernmental	\$345,804	\$354,603	\$354,603	\$355,609	\$355,610	\$1,007	0.28%
Other Financing Sources	\$255,333	\$175,000	\$175,000	\$203,641	\$175,000	\$0	0.00%
Contributions	\$0	\$2,000	\$2,000	\$2,000	\$2,000	\$0	0.00%
Miscellaneous	\$59,064	\$39,900	\$39,900	\$47,000	\$46,760	\$6,860	17.19%
Transfers	\$542,661	\$617,000	\$617,000	\$599,944	\$652,481	\$35,481	5.75%
Interest Income	\$95,676	\$101,900	\$101,900	\$151,000	\$151,000	\$49,100	48.18%
Total Revenues	\$14,560,803.81	\$14,495,675	\$14,565,675	\$14,603,234	\$14,937,319	\$371,644	2.55%

June Presentation: AV Tax: \$5,908,020

Sales Tax: \$3,722,890

EXPENDITURES

Description	FY 2018 Actual	FY 2019 O - Budget	FY 2019 A - Budget	FY 2019 Projected	FY 2020 Proposed	Change from 2019 Budget	
						Amount	%
Personnel	\$8,778,663	\$9,340,584	\$9,340,584	\$9,340,584	\$9,541,069	\$200,485	2.15%
Supplies	\$562,324	\$532,039	\$503,051	\$492,889	\$480,120	(\$22,931)	-4.56%
Repairs & Maint	\$474,864	\$514,159	\$504,569	\$504,500	\$531,052	\$26,483	5.25%
Services	\$2,544,817	\$2,779,196	\$2,812,769	\$2,789,975	\$2,883,765	\$70,996	2.52%
Contingency	\$0	\$150,000	\$150,000	\$150,000	\$100,000	(\$50,000)	-33.33%
Transfers	\$2,067,426	\$1,056,718	\$1,227,218	\$1,230,218	\$1,280,381	\$53,163	4.33%
Contributions	\$121,181	\$122,953	\$122,953	\$123,325	\$120,918	(\$2,035)	-1.66%
Capital	\$13,061	\$0	\$10,005	\$10,005	\$0	(\$10,005)	-100.00%
Strategic Plan	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
Total Expenditures	\$14,562,336	\$14,495,649	\$14,671,149	\$14,641,496	\$14,937,305	\$266,156	1.81%



June Presentation:
Personnel: \$9,449,300
Transfers: \$1,157,511

EXPENDITURES

Description	FY 2018 Actual	FY 2019 O - Budget	FY 2019 A - Budget	FY 2019 Projected	FY 2020 Proposed	Change from 2019 Budget	
						Amount	%
City Council	\$93,556	\$74,563	\$74,563	\$74,776	\$78,216	\$3,653	4.90%
Administration	\$476,842	\$519,926	\$519,926	\$500,328	\$531,692	\$11,766	2.26%
Finance	\$330,138	\$344,407	\$344,407	\$342,354	\$352,965	\$8,558	2.48%
Human Resources	\$186,431	\$191,190	\$191,190	\$192,486	\$196,061	\$4,871	2.55%
Muni Court	\$180,406	\$192,790	\$192,790	\$197,206	\$199,634	\$6,844	3.55%
Police	\$4,102,078	\$4,189,378	\$4,189,378	\$4,178,949	\$4,514,479	\$325,101	7.76%
Fire	\$3,128,487	\$3,164,974	\$3,164,974	\$3,162,238	\$2,750,411	(\$414,563)	-13.10%
Info Technology	\$175,591	\$235,168	\$235,168	\$235,123	\$239,520	\$4,352	1.85%
Streets	\$1,419,175	\$1,159,158	\$1,159,158	\$1,158,890	\$1,312,094	\$152,936	13.19%
Parks & Recreation	\$1,156,824	\$1,214,073	\$1,214,073	\$1,211,971	\$1,326,713	\$112,640	9.28%
Planning	\$390,572	\$399,376	\$399,376	\$397,716	\$455,873	\$56,497	14.15%
Library	\$344,992	\$360,539	\$360,539	\$360,417	\$357,799	(\$2,740)	-0.76%
Other	\$674,115	\$447,953	\$553,453	\$553,825	\$427,321	(\$126,132)	-22.79%
Refuse	\$1,226,188	\$1,301,076	\$1,371,076	\$1,375,410	\$1,449,916	\$78,840	5.75%
Maintenance	\$531,179	\$553,055	\$553,055	\$551,784	\$593,656	\$40,601	7.34%
Engineering	\$145,762	\$148,023	\$148,023	\$148,023	\$150,955	\$2,932	1.98%
Total Expenditures	\$14,562,336	\$14,495,649	\$14,671,149	\$14,641,496	\$14,937,305	\$266,156	1.81%

DRAINAGE FUND

Fiscal Year 2020
Clean-up Budget

FY 2020 PROPOSED

- Drainage Fund -		
Estimated Beginning Fund Balance		\$ 223,311
Proposed Revenues	\$ 539,472	
Proposed Expenditures	<u>\$ (570,812)</u>	
Net Impact of Proposed Budget		<u>\$ (31,340)</u>
Proposed Ending Fund Balance		<u><u>\$ 191,971</u></u>
Less: Minimum Balance (3 months O&M Budget)		\$ (82,294)
Less: Annual Debt Service		<u>\$ (25,607)</u>
Proposed Fund Balance in Excess of Minimum		<u><u>\$ 84,070</u></u>

REVENUES

Description	FY 2018 Actual	FY 2019 Budget	FY 2019 Projected	FY 2020 Proposed	Change from 2019 Budget	
					Amount	%
Drainage Fees	\$ 452,742	\$ 496,241	\$ 496,800	\$ 533,593	\$ 37,352	7.53%
Misc. Income	\$ 43,653	\$ -	\$ -	\$ -	\$ -	0.00%
Interest Income	\$ 4,110	\$ 4,362	\$ 5,879	\$ 5,879	\$ 1,517	34.78%
Total Revenues	\$500,505	\$500,603	\$502,679	\$539,472	\$38,869	7.76%

- Proposing drainage fee increase from \$4.50 per month to \$5.00 per month
- The residential drainage fee was increased to \$4.00 per month in FY 2018 and \$4.50 per month in FY 2019
- Prior to FY 2018, the residential drainage fee had been at \$3.00 per month since inception in FY 2008
- Each \$0.50 increase in the monthly residential drainage fee generates \$32,500 in annual drainage fee revenue

AREA DRAINAGE FEES

Rate	Belton	Cove	Georgetown	Harker Heights	Killeen	Temple
Residential	\$ 5.00	\$ 6.00	\$ 6.50	\$ 6.00	\$ 6.00	\$ 6.00
Non-Residential						
Min	\$ 10.00	\$ 6.00	\$ 6.50	\$ 7.20	\$ 8.30	\$ 12.00
Max	\$ 200.00			\$ 60.00	\$ 306.59	\$ 350.00
Other		\$17.86/acre	\$6.50/2,808 sf			

EXPENDITURES

Description	FY 2018 Actual	FY 2019 Budget	FY 2019 Projected	FY 2020 Proposed	Change from 2019 Budget	
					Amount	%
Personnel	\$ 193,040	\$ 199,692	\$ 199,692	\$ 250,108	\$ 50,416	25.25%
Supplies	\$ 21,684	\$ 15,745	\$ 15,218	\$ 19,430	\$ 3,685	23.40%
Repairs & Maint	\$ 22,019	\$ 41,304	\$ 29,390	\$ 39,890	\$ (1,414)	-3.42%
Services	\$ 4,214	\$ 20,196	\$ 16,206	\$ 19,747	\$ (449)	-2.22%
Debt Service	\$ 25,301	\$ 25,472	\$ 25,459	\$ 25,607	\$ 135	0.53%
Capital	\$ 176,682	\$ -	\$ -	\$ -	\$ -	
Capital Replacement	\$ 43,600	\$ -	\$ -	\$ 8,530	\$ 8,530	
Capital Projects	\$ 69,900	\$ 230,000	\$ 230,000	\$ 207,500	\$ (22,500)	-9.78%
Total Expenditures	\$556,440	\$532,409	\$515,965	\$570,812	\$38,403	7.21%

DRAINAGE FUND FORECAST

	FY 2019 Projected	FY 2020 Proposed	FY 2021 Forecasted	FY 2022 Forecasted	FY 2023 Forecasted	FY 2024 Forecasted
Beginning Fund Balance	\$ 236,597	\$ 223,311	\$ 191,971	\$ 189,168	\$ 187,111	\$ 179,791
Drainage Fees	\$ 496,800	\$ 533,593	\$ 546,933	\$ 560,606	\$ 574,622	\$ 588,987
Other Misc. Income	\$ 5,879	\$ 5,879	\$ 5,879	\$ 5,879	\$ 5,879	\$ 5,894
Total Revenue	\$ 502,679	\$ 539,472	\$ 552,812	\$ 566,485	\$ 580,501	\$ 594,881
Personnel	\$ 199,692	\$ 250,108	\$ 260,112	\$ 270,517	\$ 281,337	\$ 292,591
Supplies	\$ 15,218	\$ 19,430	\$ 20,013	\$ 20,613	\$ 21,232	\$ 21,869
Repairs & Maintenance	\$ 29,390	\$ 39,890	\$ 41,087	\$ 42,319	\$ 43,589	\$ 44,897
Services	\$ 16,206	\$ 19,747	\$ 20,339	\$ 20,950	\$ 21,578	\$ 22,225
Strategic Plan	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -
Total Operating Expenditures	\$ 260,506	\$ 329,175	\$ 341,551	\$ 354,399	\$ 372,736	\$ 381,582
Debt Service	\$ 25,459	\$ 25,607	\$ 25,708	\$ 24,936	\$ 25,002	\$ 25,032
Capital	\$ -	\$ -				
Capital Equipment Replacement Plan	\$ -	\$ 8,530	\$ 28,356	\$ 29,207	\$ 30,083	\$ 30,985
Capital Projects Transfer	\$ 230,000	\$ 207,500	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000
Total Expenditures	\$ 515,965	\$ 570,812	\$ 555,615	\$ 568,542	\$ 587,821	\$ 597,599
Fund Balance Impact	\$ (13,286)	\$ (31,340)	\$ (2,803)	\$ (2,056)	\$ (7,321)	\$ (2,718)
Ending Fund Balance	\$ 223,311	\$ 191,971	\$ 189,168	\$ 187,111	\$ 179,791	\$ 177,073
Less: Minimum Balance (3 months O&M Budget)	\$ 65,878	\$ 82,294	\$ 85,388	\$ 88,600	\$ 93,184	\$ 95,395
Less: Minimum Balance (Debt Service)	\$ 25,459	\$ 25,607	\$ 25,708	\$ 24,936	\$ 25,002	\$ 25,032
Projected Fund Balance in Excess of Minimum	\$ 131,974	\$ 84,070	\$ 78,072	\$ 73,575	\$ 61,605	\$ 56,646

CAPITAL PROJECTS FORECAST

Funding:		FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Beginning Balance		\$ 73,617	\$ 240,013	\$ 24,013	\$ 60,513	\$ 97,013	\$ 208,513
Contributions							
Transfer from Drainage Fund		\$ 230,000	\$ 207,500	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000
Interest Income		\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
Total Funding		\$ 231,500	\$ 209,000	\$ 161,500	\$ 161,500	\$ 161,500	\$ 161,500
Expenditures:		FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Completed Projects							
Engineering Studies - Red Rock		\$ 1,340					
Preliminary and Final Design - Mesquite Road		\$ 9,925					
Engineering Studies - Liberty Hill		\$ 17,439					
Engineering Studies - Nolan Creek Floodway		\$ 16,500					
MS4 Permit Plan		\$ 19,900					
Regional Nolan Creek Study cost-share		\$ -					
Future Projects							
Liberty Hill Drainage Project		\$ 25,000				\$ 500,000	
Mesquite Road Drainage Project Construction		\$ 400,000					
Blair & 4th Drainage Project				\$ 125,000	\$ 125,000		
Engineering Studies - Mitchell Branch						\$ 50,000	
Total Expenditures/Commitments		\$ 65,104	\$ 425,000	\$ 125,000	\$ 125,000	\$ 50,000	\$ 500,000
Ending Balance		\$ 240,013	\$ 24,013	\$ 60,513	\$ 97,013	\$ 208,513	\$ (129,987)
Project Color Key							
Drainage Improvement Project							
System or Regional Master Plan							

June Presentation Ending Balance FY24: (\$292,487)

HOTEL-MOTEL FUND

Fiscal Year 2020
Clean-up Budget

EXPENDITURES

Description	FY 2018 Actual	FY 2019 Budget	FY 2019 Projected	FY 2020 Proposed	Change from 2019 Budget	
					Amount	%
Personnel	\$ 27,206	\$ 29,016	\$ 29,016	\$ 30,105	\$ 1,089	3.75%
Supplies	\$ 15	\$ 475	\$ 400	\$ 300	\$ (175)	-36.84%
Repairs & Maint	\$ -	\$ 775	\$ -	\$ -	\$ (775)	-100.00%
Services	\$ 7,520	\$ 58,247	\$ 51,195	\$ 56,251	\$ (1,996)	-3.43%
Sponsorships	\$ 24,739	\$ 57,000	\$ 49,792	\$ 52,780	\$ (4,220)	-7.40%
Visitor Center Support	\$ -	\$ -	\$ 7,200	\$ 12,500	\$ 12,500	-
Bell County Expo	\$ 9,487	\$ 9,500	\$ 9,508	\$ 10,000	\$ 500	5.26%
City Support	\$ 2,464	\$ 3,500	\$ 3,500	\$ 3,500	\$ -	0.00%
Historic Preservation	\$ 1,050	\$ -	\$ 725	\$ 120,000	\$ 120,000	-
Transfers	\$ 10,000	\$ 15,000	\$ 15,000	\$ 25,000	\$ 10,000	66.67%
Total Expenditures	\$82,481	\$ 173,513	\$ 166,336	\$ 310,436	\$ 136,923	78.91%

- FY 2020 Initiatives

- Provide financial support to Belton Chamber Visitor Center (50%) June Presentation: \$17,280
- Enhance Christmas on the Chisholm Trail by making it a multi-day event that will attract out of town guests
- Restore Belton’s Historic Standpipe and transform the Standpipe site into a destination for out of town visitors and feature for Downtown Belton

DEBT SERVICE FUND

Fiscal Year 2020
Clean-up Budget

FY 2019 PROJECTION

- Debt Service Fund -			
Beginning Fund Balance		\$	306,462
Projected Revenues	\$	1,094,928	
Projected Expenditures	\$	<u>(1,173,863)</u>	
Net Impact of Projected Budget		\$	<u>(78,935)</u>
Projected Ending Fund Balance		\$	<u><u>227,527</u></u>

* Projected Revenues include additional FY 2019 transfer of \$45,000 from General Fund – no action at this meeting

FY 2020 PROPOSED

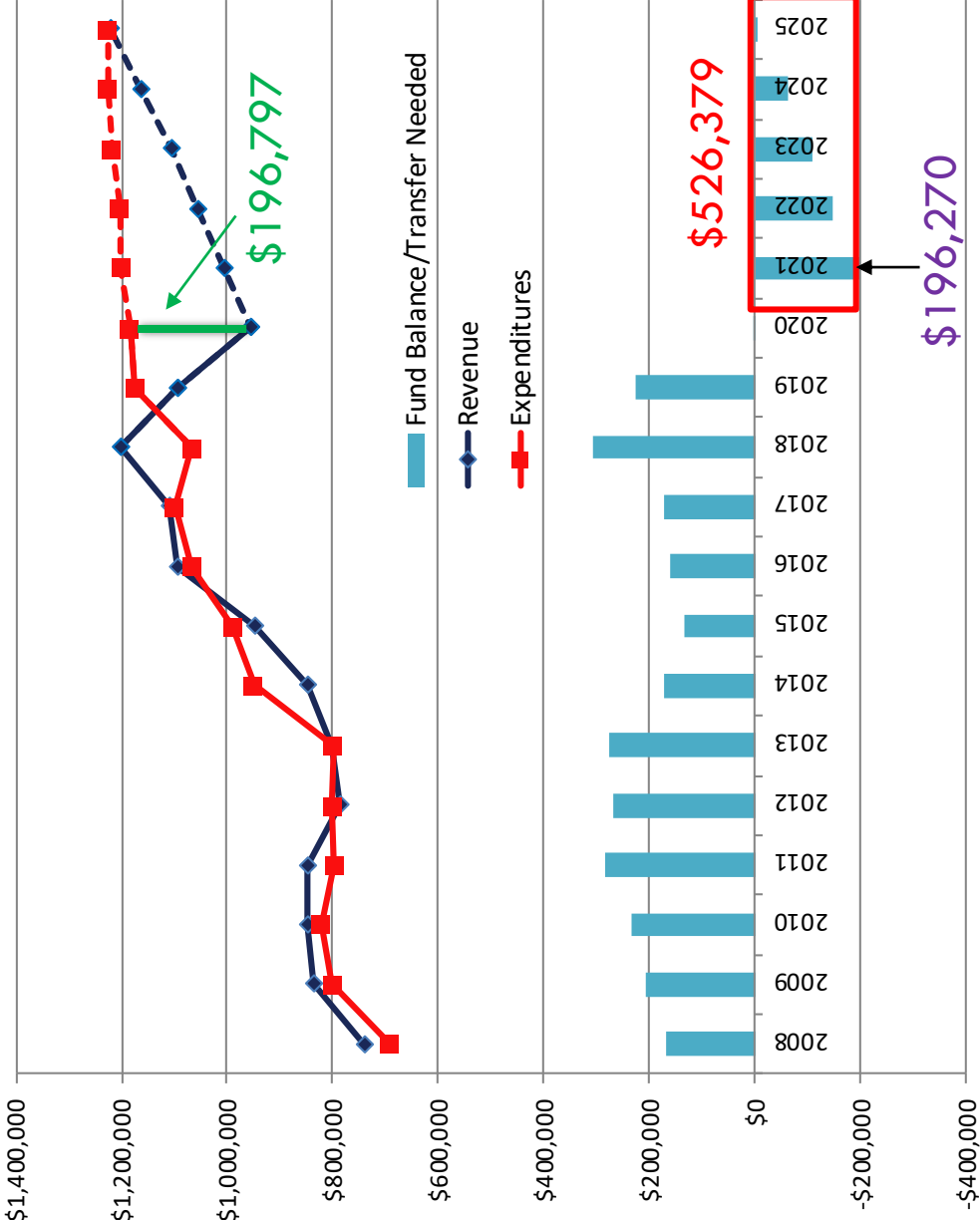
- Debt Service Fund -			
Projected Beginning Fund Balance		\$	227,527
Proposed Revenues	\$	956,110	
Proposed Expenditures	\$	<u>(1,183,110)</u>	
Net Impact of Proposed Budget		\$	<u>(227,000)</u>
Proposed Ending Fund Balance		\$	<u><u>527</u></u>

REVENUES AND EXPENDITURES

Description	FY 2018 Actual	FY 2019 Budget	FY 2019 Projected	FY 2020 Proposed	Change from 2019 Budget Amount	Change from 2019 Budget %
Ad Valorem Taxes	\$ 990,961	\$ 922,417	\$ 926,885	\$ 942,472	\$ 20,055	2.17%
Bond Proceeds	\$ 1,182	\$ -	\$ -	\$ -	\$ -	
Transfer from General Fund	\$ 200,000	\$ -	\$ 150,500	\$ -	\$ -	
Interest Income	\$ 10,379	\$ 10,000	\$ 17,543	\$ 13,638	\$ 3,638	36.38%
Total Revenues	\$1,202,522	\$932,417	\$1,094,928	\$956,110	\$23,693	2.54%

Description	FY 2018 Actual	FY 2019 Budget	FY 2019 Projected	FY 2020 Proposed	Change from 2019 Budget Amount	Change from 2019 Budget %
Bond Principal	\$ 705,538	\$ 759,250	\$ 759,250	\$ 792,963	\$ 33,713	4.44%
Bond Interest	\$ 356,506	\$ 409,467	\$ 409,467	\$ 382,447	\$ (27,020)	-6.60%
Bond Paying Agent Fees	\$ 341	\$ 1,150	\$ 1,150	\$ 1,150	\$ -	0.00%
Arbitrage Rebate Calc Fees	\$ 4,274	\$ 6,550	\$ 4,509	\$ 6,550	\$ -	0.00%
Bond Issue Costs	\$ (659)	\$ -	\$ (513)	\$ -	\$ -	
Total Expenditures	\$1,066,000	\$1,176,417	\$1,173,863	\$1,183,110	\$6,693	0.57%

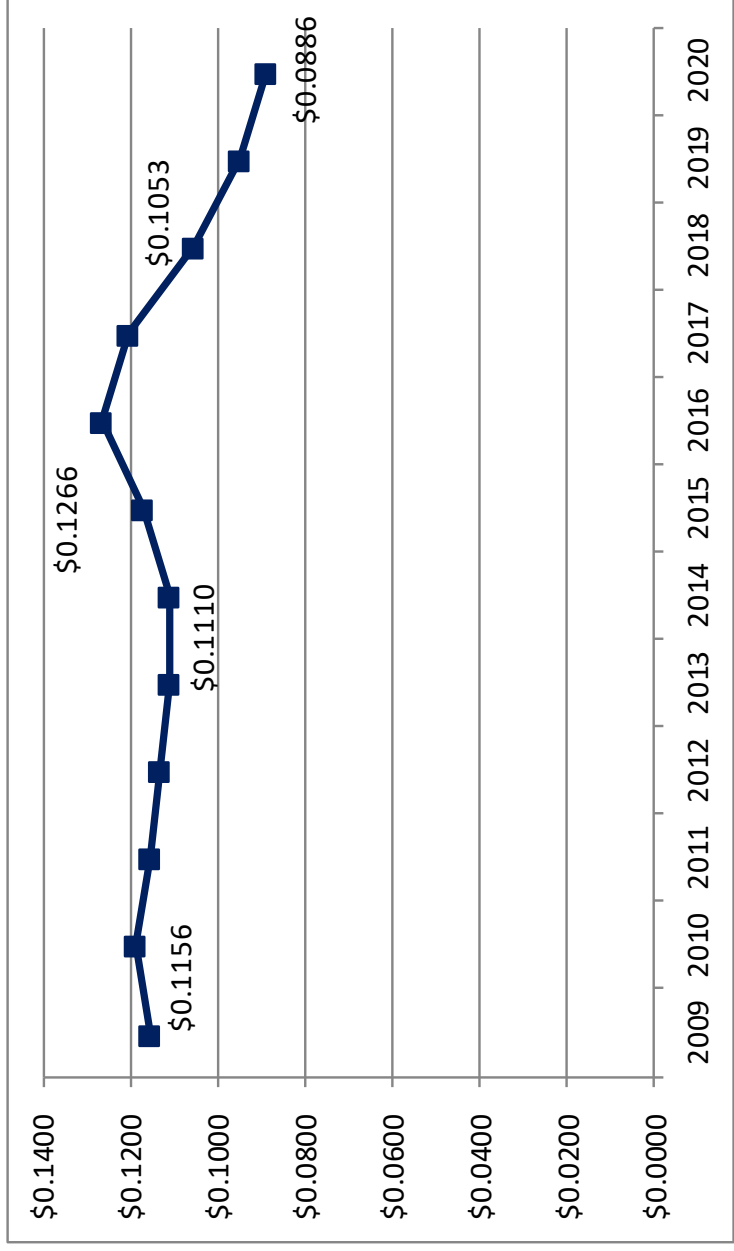
DEBT SERVICE FUND PROJECTIONS



June Presentation:

- Use of Fund Balance over 5 years: \$303,373
- Rev vs. Exp Gap: \$179,500
- Additional Funding needed in FY21: \$144,000

DEBT SERVICE TAX RATE HISTORY



TAX INCREMENT REINVESTMENT ZONE

Fiscal Year 2020
Clean-up Budget

- TIRZ Fund -				
Projected Beginning Fund Balance			\$	263,405
Projected Revenues				
City		\$ 1,203,433		
County		\$ 768,242		
Interest		\$ 14,320		
Total Revenues			\$	1,985,995
Proposed Expenditures:				
Development				
	Retail Development Coordinator	\$ 48,731		
Debt Service - Principal, Interest & Fees				
	Principal, Interest, and Fees	\$ 418,315		
Downtown Revitalization:				
	Downtown Façade Grants	\$ 100,000		
Other Public Improvements:				
	Heritage Park	\$ 1,100,000		
	South Belton Shared Use Path	\$ 74,000		
	Standpipe Restoration Project	\$ 120,000		
	Library Enhancements	\$ 100,000		
Total Expenditures			\$	(1,961,046)
Net Impact of Budget on Fund Balance			\$	24,949
Projected Ending Fund Balance			\$	288,354

FY 2020

TIRZ Operating Fund

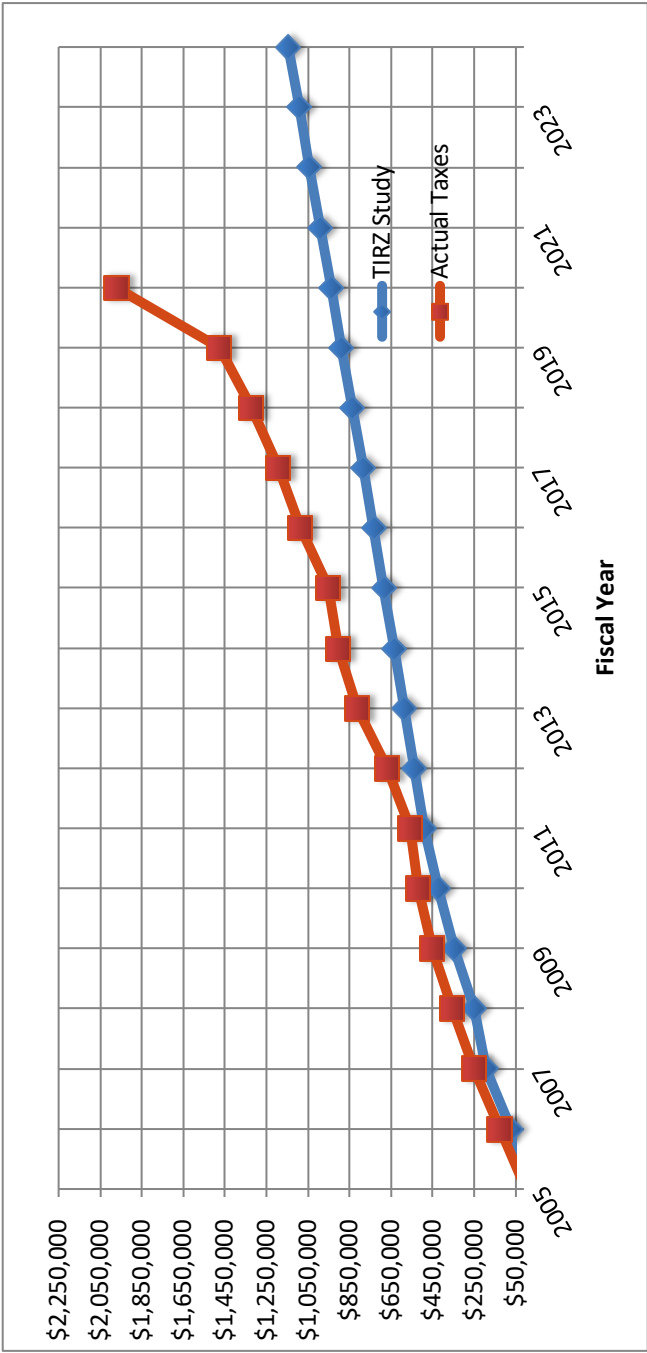
Preliminary Presentation:

Net Impact: (\$141,739)

Projected Ending Fund Balance: \$121,666

REVENUES

Account Name	FY 2018 Actual	FY 2019 Budget	FY 2019 Projected	FY 2020 Proposed	Change from 2019 Budget Amount	2019 Budget %
City TIRZ Taxes	\$ 806,822	\$ 877,625	\$ 901,068	\$ 1,203,433	\$ 325,808	37.12%
County TIRZ Taxes	\$ 514,067	\$ 560,254	\$ 573,994	\$ 768,242	\$ 207,988	37.12%
Interest Income	\$ 13,551	\$ 10,550	\$ 13,560	\$ 14,320	\$ 3,770	35.73%
Total Revenues	\$ 1,334,440	\$ 1,448,429	\$ 1,488,622	\$ 1,985,995	\$ 537,566	37.11%





FY 2020-2024 Strategic Plan Update

City Council Meeting

August 13, 2019

Summary

- Belton's Strategic Plan has been updated for the next five years.
- Plan reflects achievements in 2019, 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 updated Strategic Plan remains substantial, yet realistic in scope.
- A Scorecard reviews twenty (20) Goals for FY 2019, and indicates status of goals, many of which are underway, and multi-year in scope.
- 19 Goals are presented for FY 2020

Priority 1 Goal Scorecard: FY 2019

Goal Category	Strategic Plan Goal		Funding	Coordinator	Status
1 Governance	a	Implement Balanced Tax/Fee Schedules	Staff Resources	Dir. of Finance	2
	b	Address TIRZ Boundary and Strategic Funding Objectives	Staff Resources	City Manager	2
	c	Implement Comprehensive Plan Elements and Initiate Sunset Review of Design Standards, Requirements	Staff Resources	Director of Planning	2
	d	Work with State/Federal Legislators on Local Priorities	Staff Resources	City Manager	2
	e	Evaluate Employee Compensation Plan including TMRS retirement benefits – Contribution Rate, Updated Service Credit, COLA	Staff Resources	Directors of Finance/HR	2
2 Public Safety	a	Identify Strategic Needs of the Police Department	Staff Resources	Police Chief	2
	b	Implement Changes in EMS Service and Identify Strategic Needs of the Fire Dept.	Staff Resources	Fire Chief/ City Manager	2

Priority 1 Goal Scorecard: FY 2019 (Continued)

Goal Category	Strategic Plan Goal			Funding	Coordinator	Status
3	Quality of Life	a	Implement Annual Street Maintenance Program	\$550,000	Director of Public Works	2
		b	Implement Miscellaneous Infrastructure Enhancements – Water/Sewer/Drainage	Staff Resources	Director of Public Works	2
		c	Conduct Library User Survey and Determine Next Steps	Staff Resources	ACM/Dir. of Library Svcs.	2
4	Economic Development	a	Implement Downtown Redevelopment Plan	Staff Resources	Directors of PW/Planning	2
		b	Build South IH 35 Water/Sewer Infrastructure	CO Bonds; BEDC	Director of Public Works	2
		c	Coordinate City/ BEDC Efforts to Enhance Economic Development	Staff Resources	City Manager/ BEDC Exec. Dir.	2
		d	Facilitate Retail, Tourism Strategies	Staff Resources	Retail Dev. Coordinator	2

Priority 1 Goal Scorecard: FY 2019 (Continued)

Goal Category	Strategic Plan Goal		Funding	Coordinator	Status
5		a	Construct Hike/Bike Trail from University Drive, north and west, to Sparta	TxDOT Grant Grant Match	Directors of PW/Planning 1
		b	Design S. IH 35 Hike/Bike Trail from Park & Ride, south to FM 436	TxDOT Grant Grant Match	Director of Public Works 2
		c	Coordinate Repair/Replacement of Central Ave. Bridge in Yettie Polk Park	Grant Match	City Manager/ Dir. of PW 2
		d	Continue Planning for Lake to Lake Rd.	City, TxDOT, KTMPO, Bell County, Private Developers	City Manager 2
6	Parks/Natural Beauty	a	Implement Parks & Recreation Master Plan	Staff Resources	ACM/Director of Parks & Rec. 2
		b	Design/Construct Phased Improvements in Heritage Park	\$1,000,000	ACM/Directors of PW/P&R 2

City of Belton, Texas Strategic Plan

FY 2020

Year 1: 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) Reassess and Determine Growth Strategyc) Implement Balanced Tax/Fee Schedulesd) Address TIRZ Boundary Strategic Objectivese) Evaluate Employee Compensation Planf) Conduct Charter Reviewg) Conduct Board Training/Coordination Sessionsh) Enhance Belton's Customer Service/Citizen Engagement
2. Public Safety	<ul style="list-style-type: none">a) Address Strategic Needs for Police Departmentb) Address Strategic Needs for Fire Department, and Analyze Outsourced EMS
3. Quality of Life	<ul style="list-style-type: none">a) Address Infrastructure/Capital Equipment Needs:<ul style="list-style-type: none">1. Street Maintenance2. Water/Sewer3. Storm Drainage4. Capital Equipment Replacementb) Plan for Library Enhancements

City of Belton, Texas Strategic Plan

FY 2020

Year 1: Three Year Action Plan
Priority 1 Goals: FY 2020
(Continued)

Goal Categories	Goals
4. Economic Development	<ul style="list-style-type: none"> a) Implement Downtown Redevelopment Plan, including 6th Avenue Gateway Corridor b) Complete IH 35 and IH 14 Sewer/Water Infrastructure c) Coordinate City/BEDC efforts to Maximize Project Success d) Update Retail, Tourism Strategies
5. Connectivity	<ul style="list-style-type: none"> a) Coordinate Projects with TxDOT: <ul style="list-style-type: none"> 1. Loop 121 Construction 2. FM 93 Design/ROW 3. Repair/Replacement of Central Avenue Bridge in Yettie Polk Park 4. IH 14 Alignment Through/East of Belton 5. Continue Planning for Lake to Lake Road b) Begin IH 35 Hike/Bike Trail from Park & Ride to FM 436
6. Parks / Natural Beauty	<ul style="list-style-type: none"> a) Continue Enhancements to Park System including Heritage Park and Standpipe Park

Revised or New Goals for FY 2020

Governance – Policy Emphasis

- 1a) Conduct Comprehensive Strategic Plan Update (2020): **Reset Vision**
- 1b) Reassess and Determine Growth Strategy: **Focus internally**
- 1e) Evaluate Employee Compensation Plan: **Improve competitiveness annually**
- 1f) Conduct Charter Review: **Initiate Charter Review**
- 1g) Conduct Board Training/Coordination Sessions: **Conduct orientation, ongoing training, meetings with Council**
- 1h) Enhance Belton's Customer Service/Citizen Engagement: **Achieve/maintain servant leadership model**

Public Safety – Transition Year for EMS

- 2b) Address Strategic Needs for Fire Department, and Analyze Outsourced EMS: **Evaluate first year Outsourced EMS Service**

Revised or New Goals for FY 2020

Quality of Life – Maintain/Enhance

- 3a) Address Infrastructure/Capital Equipment Needs:
- Street Maintenance
 - Water/Sewer
 - Storm Drainage
 - Capital Equipment Replacement

Combined infrastructure/capital needs

- 3b) Plan for Library Enhancements: **Implement Needs Assessment recommendations – space, technology, collections, exterior**

Economic Development – Recognize Opportunities

- 4a) Implement Downtown Redevelopment Plan, including 6th Avenue Gateway Corridor: **Expand Downtown Revitalization to 6th Avenue**
- 4b) Coordinate City/BEDC efforts to Maximize Project Success: **Continue infrastructure, offices, Rockwool, Business Park investment**

Revised or New Goals for FY 2020

Connectivity – Monitor/Coordinate

- 5a) Coordinate Projects with TxDOT: Combined TxDOT items
- Loop 121 Construction
 - FM 93 Design/ROW
 - Repair/Replacement of Central Avenue Bridge in Yettie Polk Park
 - IH 14 Alignment Through/East of Belton
 - Continue Planning for Lake to Lake Road

5a-1) Continue long term planning for Lake to Lake Road Project

Revised or New Goals for FY 2020

Parks & Natural Beauty – Provide Enhancements

- 6a) Continue Enhancements to Park System including Heritage Park and Standpipe Park: Build street (24th) and utilities for Heritage Park and develop Heritage Park Master Plan; begin Standpipe Park development

City of Belton, Texas

Strategic Plan

FY 2020

Year 2: Three Year Action Plan

Priority 1 Goals: FY 2021

Goal Categories	Goals
1. Governance	<ul style="list-style-type: none"> a) Update Comprehensive Plan and Parks Master Plan at 5 Year Anniversary b) Implement TIRZ and Parks Master Plan Boundary Strategic Objectives c) Implement Balanced Tax/Fee Schedule d) Evaluate Employee Compensation Plan e) Evaluate Belton's Long-Term Future Water Rights for Sufficiency f) Conduct Board Training/Coordination Sessions
2. Public Safety	<ul style="list-style-type: none"> a) Analyze PD Facility Needs and Municipal Court b) Analyze Fire Department Facility Needs
3. Quality of Life	<ul style="list-style-type: none"> a) Address Infrastructure/Capital Equipment Needs: <ul style="list-style-type: none"> • Street Maintenance • Water/Sewer • Storm Drainage • Capital Equipment Replacement
4. Economic Development	<ul style="list-style-type: none"> a) Keep Downtown Belton Vital b) Establish Façade Grants for 6th Avenue Properties c) Coordinate City/BEDC Efforts to Maximize Project Success d) Develop IH 35, IH 14 Corridors e) Implement Retail and Tourism Strategies
5. Connectivity	<ul style="list-style-type: none"> a) Coordinate Projects with TxDOT <ul style="list-style-type: none"> • Loop 121 Construction • FM 93 Design/ROW • Repair/Replacement of Central Avenue Bridge in Yettie Polk Park • IH 14 Alignment Through/East of Belton • Continue Planning for Lake to Lake Road b) Complete IH 35 Hike/Bike Trail from Park & Ride to FM 436
6. Parks / Natural Beauty	<ul style="list-style-type: none"> a) Continue Enhancements to Park System at Heritage Park and Standpipe Park

City of Belton, Texas Strategic Plan

FY 2020

Year 3: Three Year Action Plan

Priority 1 Goals: **FY 2022**

Goal Categories	Goals
1. Governance	<ul style="list-style-type: none"> a) Update Comprehensive Plan and Parks Master Plan at 5 Year Anniversary b) Implement TIRZ and Parks Master Plan Boundary Strategic Objectives c) Implement Balanced Tax/Fee Schedule d) Evaluate Employee Compensation Plan e) Evaluate Belton's Long-Term Future Water Rights for Sufficiency f) Conduct Board Training/Coordination Sessions
2. Public Safety	<ul style="list-style-type: none"> a) Analyze PD Facility Needs and Municipal Court b) Analyze Fire Department Facility Needs
3. Quality of Life	<ul style="list-style-type: none"> a) Address Infrastructure/Capital Equipment Needs: <ul style="list-style-type: none"> • Street Maintenance • Water/Sewer • Storm Drainage • Capital Equipment Replacement
4. Economic Development	<ul style="list-style-type: none"> a) Keep Downtown Belton Vital b) Establish Façade Grants for 6th Avenue Properties c) Coordinate City/BEDC Efforts to Maximize Project Success d) Develop IH 35, IH 14 Corridors e) Implement Retail and Tourism Strategies
5. Connectivity	<ul style="list-style-type: none"> a) Coordinate Projects with TxDOT <ul style="list-style-type: none"> • Loop 121 Construction • FM 93 Design/ROW • Repair/Replacement of Central Avenue Bridge in Yettie Polk Park • IH 14 Alignment Through/East of Belton • Continue Planning for Lake to Lake Road b) Complete IH 35 Hike/Bike Trail from Park & Ride to FM 436
6. Parks / Natural Beauty	<ul style="list-style-type: none"> a) Continue Enhancements to Park System at Heritage Park and Standpipe Park

City of Belton, Texas

Strategic Plan

FY 2020

Year 4: Three Year Action Plan

Priority 1 Goals: **FY 2023**

Goal Categories	Goals
1. Governance	a) Implement Updated Strategic Plan b) Implement Plan for TIRZ Boundary Strategic Objectives (expires in 2024) c) Implement Balanced Tax/Fee Schedule d) Evaluate Employee Compensation Plan e) Conduct Charter Review (required in 2025) if needed
2. Public Safety	a) Implement updated Police Department Strategic Plan b) Implement updated Fire Department Strategic Plan
3. Quality of Life	a) Address Infrastructure/Capital Equipment Needs: <ul style="list-style-type: none"> • Street Maintenance • Water/Sewer • Storm Drainage • Capital Equipment Replacement b) Implement Improvements to South 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) Coordinate Projects with TxDOT <ul style="list-style-type: none"> • Loop 121 Construction • FM 93 Design/ROW • Repair/Replacement of Central Avenue Bridge in Yettie Polk Park • IH 14 Alignment Through/East of Belton • Continue Planning for Lake to Lake Road
6. Parks / Natural Beauty	a) Implement Updated Parks Plan b) Enhance Nolan Creek Recreational Improvements

City of Belton, Texas

Strategic Plan

FY 2020

Year 5: Three Year Action Plan

Priority 1 Goals: FY 2024

Goal Categories	Goals
1. Governance	<ul style="list-style-type: none"> a) Conduct Comprehensive Strategic Plan Update (2025) b) Reassess Growth Strategy c) Implement Balanced Tax/Fee Schedule d) Evaluate Employee Compensation Plan e) Implement Plan for TIRZ Boundary Strategic Objectives (expires in 2024)
2. Public Safety	<ul style="list-style-type: none"> a) Address Strategic Needs of Police Department b) Address Strategic Needs of Fire Department
3. Quality of Life	<ul style="list-style-type: none"> a) Address Infrastructure/Capital Equipment Needs: <ul style="list-style-type: none"> • Street Maintenance • Water/Sewer • Storm Drainage • Capital Equipment Replacement
4. Economic Development	<ul style="list-style-type: none"> a) Keep Downtown Vital b) Enhance IH 35 and IH 14 Corridor Development c) Coordinate City/BEDC Efforts to Maximize Project Success
5. Connectivity	<ul style="list-style-type: none"> a) Coordinate Projects with TxDOT <ul style="list-style-type: none"> • Loop 121 Construction • FM 93 Design/ROW • Repair/Replacement of Central Avenue Bridge in Yettie Polk Park • IH 14 Alignment Through/East of Belton • Continue Planning for Lake to Lake Road • Other City Priorities
6. Parks / Natural Beauty	<ul style="list-style-type: none"> a) Update Parks Master Plan at 5 Year Anniversary

FY 2020-2024 Strategic Plan Adoption

- The Strategic Plan Update will be placed on City website for public review and comment following the August 13th meeting.
- We invite public comments at the City Council meeting on September 10, 2019.
- At the September 17th Council meeting, we will recommend adoption of an ordinance approving the Strategic Plan Update for FY 2020-2024 to guide the City during the next five years.



Staff Report – City Council Agenda Item

Agenda Item #6

Consider appointments/reappointments to the following Boards/Commissions:

- A. Civil Service Commission
- B. Historic Preservation Commission

Originating Department: Administration – Amy M. Casey, City Clerk

Background

- A. Jimmy Rowton's term on the Civil Service Commission ends on September 24, 2019. He has expressed a desire to serve another term, and Mayor Grayson is recommending him for reappointment.
- B. Barrett Covington and Ann Carpenter have terms on the Historic Preservation Commission that end on September 8, 2019. Both have expressed a desire to serve another term, and Mayor Grayson is recommending both for reappointment.

Fiscal Impact

N/A

Recommendation

Recommend approval of the appointments.

Attachments

None



Staff Report – City Council Agenda Item

Agenda Item #7

Consider amendments to the Downtown Façade Improvement Grant (FIG) Program.

Originating Department

Planning – Tina Moore, Planner

Case Summary

The Façade Improvement Grant (FIG) program was established in 2006 to provide assistance to owners that would like to rehabilitate downtown commercial buildings. The FIG focuses on improvements to the exterior of downtown buildings that are visible to the traveling public. The FIG is available on a 50/50 matching basis with a cap of \$10,000 per grant. Properties with two street facing facades are eligible for a maximum of \$20,000 per grant.

The current FIG process requires all applications to be reviewed by the Historic Preservation Commission (HPC), regardless of the location of the property. This proposed amendment will streamline review for properties located outside of a Historic District or a Historical Preservation Overlay District by eliminating the review of the HPC. Proposed edits to the FIG grant program are shown below:

I.4.c. Notwithstanding anything stated in this Application to the contrary, final approval for any Grant shall be vested in the City Council, at its sole discretion. The Historic Preservation Commission shall be an advisory board to the City Council **when the property in question is located inside a Historic District or a Historical Preservation Overlay District**, and shall make recommendations regarding the approval of **such** Façade Improvement Grant requests.

I.4.d. ~~The Historic Preservation Commission and City Council~~, **and when appropriate as stated in (c) above, the Historic Preservation Commission**, will receive recommendations from the Planning Department which will review **each** ~~all or a part of the~~ Application. Recommendations from the Planning Department shall be advisory only. No recommendation shall be binding on **either** the Historic Preservation Commission ~~and or the~~ City Council.

In general, properties east of North Blair Street are in the Downtown Development District but are not within a Historic District or a Historical Preservation Overlay District. These applications

will be reviewed administratively by the Planning Department for completeness before providing recommendations to the City Council as the final decision-making body.

Properties within a Historic District or a Historic Preservation Overlay District will not deviate from the current practice. These applications will be reviewed by staff for completeness, and presented to the HPC for evaluation of appropriateness for the historic district or overlay district. As the advisory board, the HPC will provide recommendations to City Council on these applications.

In summary, we believe that the recommended amendment will simplify and expedite the FIG process for property owners outside the historic district.

Fiscal Impact

None

Recommendation

Recommend approval of the proposed amendments to the Façade Improvement Grant Program Application.

Attachments

Exhibit A: Revised Façade Improvement Grant Program Application



CITY OF BELTON FACADE IMPROVEMENT GRANT PROGRAM

Adopted: November 28, 2006

Revised: June 2018

Guidelines and Application Packet

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FACADE IMPROVEMENT GRANT PROGRAM APPLICATION

Application Instructions

If you have any questions, please contact the Planning Department at 254-933-5812.

The Facade Improvement Grant Program is established to encourage quality exterior rehabilitation in Belton's historic business district. Any commercial property within Belton's Downtown Development District is eligible for grant funds. The attached Application and Agreement should be submitted with support documents to the Planning Department for review by staff. The Planning Department is located at 333 Water Street, Belton, Texas.

The City of Belton Facade Improvement Grant Program is established as a single payment reimbursement to property owners per building/business, and in some situations, tenants. **Facade grants are available on a 50/50 matching basis with a cap of \$10,000 per façade adjacent to a public street or alley, with a maximum two facades eligible for a grant. A downtown building with two street facing facades is eligible for a maximum grant of \$20,000.** Facade Grant funds focus on exterior work (visible to the traveling public) on storefronts, commercial buildings and commercial residential buildings in the Downtown Development District. (See map page 12).

The attached Grant Application and Agreement must be submitted with requested support documents to the Planning Department for review prior to any work being initiated.

I. Grant Application Process

1. Determine Eligibility: Discuss plans with the Planning Department. The Secretary of the Interior's Standards for Rehabilitation should be a reference guide when making any design improvements to properties in the Downtown Development District.
2. Complete the Facade Improvement Grant Program Application and Agreement (attached) with copy of cost estimates.
3. Submit photos and any project plans of building facade to be improved.
4. The approval process will include the following elements:

- a) All facade grant projects must meet current building standards and codes, as well as building permit requirements.
- b) All applicants are required to present their grant reimbursement project to the Planning Department for review.
- c) Notwithstanding anything stated in this Application to the contrary, final approval for any Grant shall be vested in the City Council, at its sole discretion. The Historic Preservation Commission shall be an advisory board to the City Council **when the property in question is located inside a Historic District or a Historical Preservation Overlay District**, and shall make recommendations regarding the approval of **such** Façade Improvement Grant requests.
- d) ~~The Historic Preservation Commission and~~ City Council, **and when appropriate as stated in (c) above, the Historic Preservation Commission**, will receive recommendations from the Planning Department which will review **each** ~~all or a part of the~~ Application. Recommendations from the Planning Department shall be advisory only. No recommendation shall be binding on **either** the Historic Preservation Commission ~~and~~ **or the** City Council.
- e) The Planning Department shall consider only Applications which have been properly and fully completed and which contain all information required in the Application or requested by city staff, the Historic Preservation Commission, or City Council.
- f) All construction bids submitted by an Applicant must be current and must be dated no earlier than ninety (90) days prior to the Application request. Bids shall be submitted on the contractor's or project architect's letterhead and shall contain the contractors name, address, telephone number and shall itemize the bid in a manner that allows the City staff to determine the bid components and authenticity of the bid.
- g) An Applicant who submits an Application that was denied by the City Council shall not be eligible to re-submit a Grant Application for six (6) months from the date the prior Application was denied.
- h) As a condition of this Grant Application and in consideration of the opportunity to apply for a grant, the Applicant consents and shall allow City inspections to determine that the grant, if awarded, shall not be used for construction to any building that is not in compliance with the City Municipal Codes and Ordinances which are applicable to the construction contemplated in the application.
- i) The Applicant, by submission of this Application, represents the construction, described within the Application, shall be used in a building which is in compliance with all codes and ordinances.

- j) The City Council shall have sole discretion in awarding Grants. The City Council's determination shall be deemed the final action regarding the Application. The Planning Department shall recommend Grant awards taking into consideration the Grant amount requested, Grant funds available, the Grant program objectives, condition of the building in which the Grant funds will be used, effectiveness of the construction, other Grant requests, the type and nature of the construction, and the proposed construction results considering the Grant program.
- k) No Applicant has a proprietary right to receive Grant funds. The Planning Department shall consider any Application within its discretionary authority to determine what Grant amount would be in the best interest of the Grant Program. The review criteria may include, but shall not be limited to, compatibility with existing downtown structures, architectural design, streetscape objectives, and overall redevelopment of the Downtown Development District.
- l) The Applicant shall be required to furnish photographs of the building's exterior as part of the Application request and also after the construction is completed, as a condition of final Grant reimbursement.
- m) No Applicant, nor Applicant's agent, representative or tenant shall be entitled to receive Grant approval on the same property if requested within three (3) years from the date a previous Grant was awarded by the City of Belton.
- n) An Applicant must attend Historic Preservation Commission and City Council meetings when requested to do so by the Planning Department. Failure to attend city meetings when required shall be cause for rejection of the Application.

II. Grant Guidelines:

- a) Applications will be considered in the order in which they are received based on availability of funds. If numerous Grant requests are received simultaneously, priority will be given to the qualified application that proposes the largest match. No Grants will be awarded for work that has already been initiated or completed.
- b) The Applicant is required to obtain all applicable City permits and City approvals required for the construction if a Grant is awarded.
- c) Applicants receiving approval by the City Council shall commence construction described within the Application within sixty (60) days from the date the Grant is awarded by the City of Belton. All Applicants must complete the construction described in the Application within one (1) year from the date the Grant is approved by the City Council. If the Applicant

is unable to commence construction within sixty (60) days from the date the Grant is approved or complete construction within one (1) year from the date the Grant is approved, the Applicant can submit a written request to City Council for an extension for the commencement.

- d) Grant recipients will agree to maintain improvements, essentially in the condition approved, for a period of time to be determined with consideration given to the total investment, the amount of Grant funds approved, and the relative value of the project. Grant funds must be replaced if the terms of the grant are not satisfied.
- e) Subsequent funding will be determined by annual budget allocations.
- f) Matching funds will be provided for each project at a 1:1 dollar match with a maximum grant of \$10,000. A downtown building with two street facing facades is eligible for a maximum grant of \$20,000. All work must be permanent improvements to the exterior to include signage.
- g) Only commercial buildings within the Downtown Development District are eligible. No Grants will be awarded for residential properties with exceptions being made for hotels, motels, bed and breakfast facilities, multi-family dwellings, and loft housing.
- h) All design plans (e.g. paint, color, sign size and proposed placement) must be approved by the Planning Department prior to receiving funds. Only those projects which meet appropriate design standards can be funded (see Tips for Rehabilitation and Secretary of the Interior Guidelines).
- i) Grants for painting will only be issued for facades that have been previously painted.
- j) Grants will be administered as reimbursements once projects have been completed as agreed upon and receipts are shown for work completed (after insurance claims).
- k) Building or business owners must apply for the Grant before restoration or renovation work has begun. No Grants will be awarded for work that had already been initiated.

III. Reimbursement

When the entire Grant project has been satisfactorily completed and reviewed, the applicant shall present the City of Belton with copies of all paid invoices,

including copies of cancelled checks and/or credit card receipts, for a single payment reimbursement of the approved funding.

IV. Appeal Process

The City of Belton City Council determination shall be deemed final action regarding the application.

**Planning Department**

Date _____

Recommended _____

Rejected _____

FACADE IMPROVEMENT GRANT PROGRAM APPLICATION

Applicant's Name: _____ Date: _____

Business Name: _____

Contact Person: _____

Fax: _____

Mailing Address: _____

Phone: _____

E-mail: _____

Details of Planned Improvements (attach additional paper if necessary).

If you are using a contractor (not required), please list the names of contractors from whom you have received proposals (list in order of preference):

1. _____

2. _____

3. _____

Bids shall be submitted on the contractor's letterhead and shall contain the contractor's name, address, telephone number, and shall itemize the bid in a manner that allows city staff to determine the authenticity of the bid. If you are doing the work yourself, please have costs or bids prepared for materials and labor.

Total cost of improvement _____ **project: \$****Amount of Grant** _____ **requested: \$** _

Amount to be paid by the applicant: \$

Anticipated completion date:

Applicant's signature

Date



FACADE IMPROVEMENT GRANT PROGRAM AGREEMENT

I have met with the Planning Department, and I fully understand the Facade & Sign Reimbursement Grant Procedures and Details established by the Belton City Council.

I intend to use this Grant program for the aforementioned renovation projects to forward the efforts of the downtown revitalization and historic preservation program.

I have read the Facade Grant Application Procedures and Guidelines.

I understand that, if I am awarded a Facade Improvement Incentive Grant by the City of Belton, any deviation from the approved project may result in the partial or total withdrawal of the Facade Improvement Grant. Upon completion, the facade must be maintained for a period of 3 years from the time of construction. If the facade is altered for any reason within 3 years of construction, I will be required to reimburse the City of Belton immediately for the full amount of the Facade Improvement Grant.

Business/Organization Name

Building Owner's Signature

Date

Planning Director Recommendation

Date

Applicant's Signature Date

Mayor Approval

Date



Please review the enclosed checklist to ensure all necessary materials are included.

FACADE IMPROVEMENT GRANT PROGRAM CHECKLIST

- ☐ Meet with the Planning Director to determine eligibility and review Façade Improvement Incentive Grant Instructions.

- ☐ Complete the Facade Improvement Grant Application form and sign Agreement form. (Include all required attachments: contractor estimates, if applicable; photographs of building exterior and project plans.

- ☐ Return completed application and agreement with required attachments to the Planning Department for inclusion in next City Council agenda.

- ☐ Attend Historic Preservation Commission and/or City Council meeting to respond to any questions.

- ☐ Once approved, facade improvement work must commence within sixty (60) days of approval by the Belton City Council and completed within one (1) year).

- ☐ Obtain all applicable City permits and City approvals prior to the starting any work on the approved project.

- ☐ Upon completion of facade improvement project, furnish photographs of the bulding's exterior; copies of all paid invoices, including copies of canceled checks and/or credit card receipts to receive a single payment reimbursement of the approved funding.



FACADE IMPROVEMENT GRANT REHABILITATION TIPS

The rehabilitation tips listed below are recommendations and may not be eligible for grant funds.

- Roof, foundation and structural items should be given priority over cosmetic improvements; however, these items are not eligible for grant funds
- Carefully examine old buildings for termites, wood rot and general deterioration.
- When repairing a building, do not cut expenses on the roof or the foundation.
- Be aware of areas on the roof and at connecting walls where water does not readily drain. Flashing should be installed at intersections to prevent leakage.
- Carefully locate air-conditioning units to avoid water condensations on the sides of buildings. Condensing units should be supported from the masonry walls and not placed directly on the roof.
- The top brick cornices that project above the roof deteriorate rapidly unless they are capped with metal, terra cotta, stone or concrete.
- When mortar is missing or in poor repair, moisture will enter the walls and eventually may cause structural damage. Deteriorated mortar should be removed to a depth of at least three-fourths of an inch and replaced with new mortar that matches the old in color, texture and striking of the joint.
- Do not sandblast. Chemicals and/or water can remove dirt and paint without damaging the surface of the building.
- Do not paint too often; many times a building only needs mild washing.
- If the building has stone or brick that has never been painted, do not create a maintenance problem by painting it.
- Existing architectural details, including old wood doors, windows, ceilings, and trim work add to the character of a building and its resale value. Repair these features rather than remove them.
- Wood windows are reasonable to repair, if a specialist in window repair can be found. If the windows are missing, custom-made windows can be ordered for replacement in old buildings.
- Pressed metal ceiling panels are still being manufactured today with some of the same patterns installed originally. Deteriorated panels, therefore, can be replaced exactly.
- Do not use aluminum siding. It can hide water penetration into the walls and accelerate deterioration.
- Before rehabilitating a building facade, take a careful look at the structural aspects of the building. Develop a design that is compatible with neighboring buildings.
- Retain a sense of continuity by carrying exterior building design inside the structure.
- Demand quality.

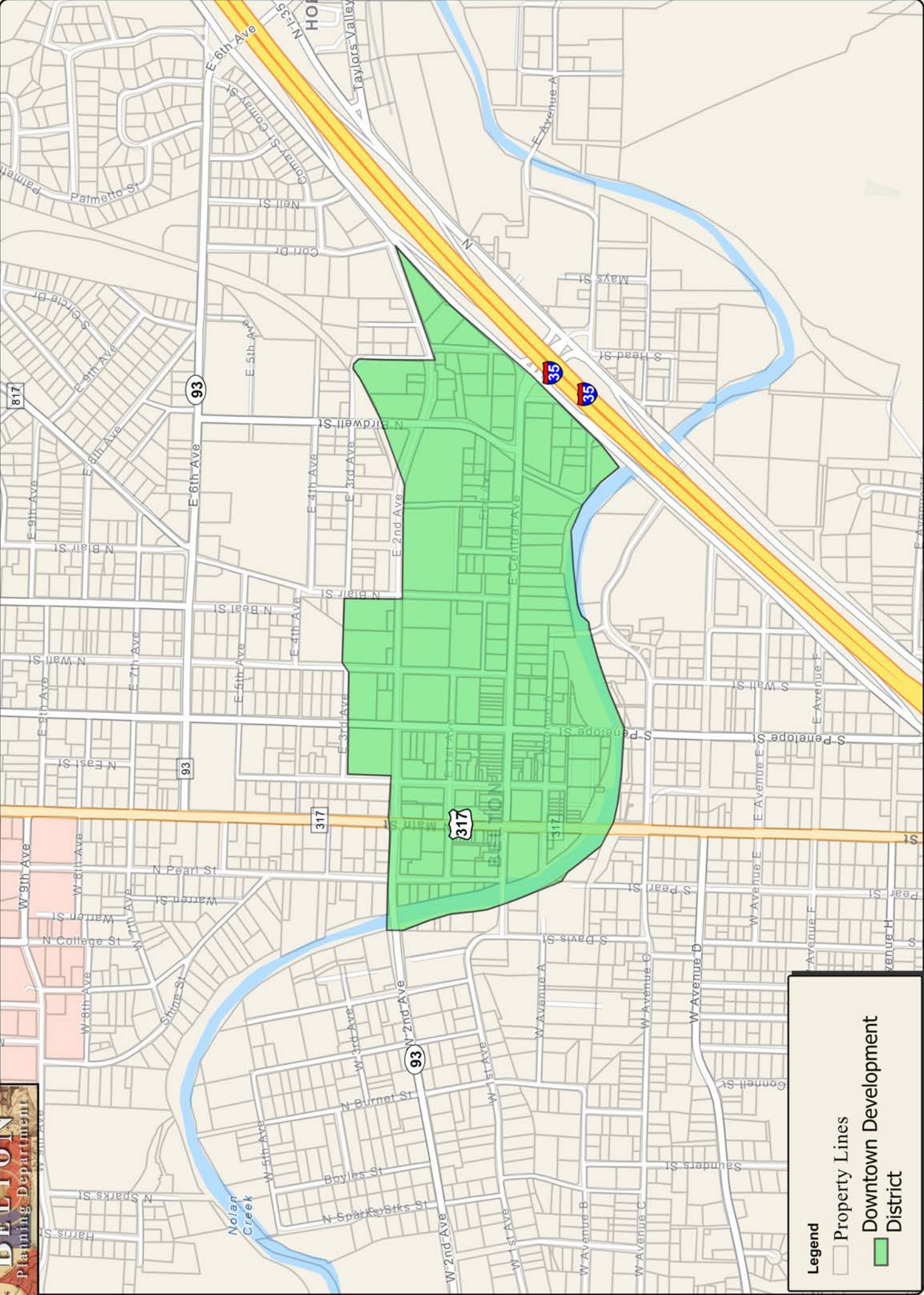


SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

All Facade Improvement Incentive Grant applications will be reviewed by the Planning Department and, if required, the Historic Preservation Commission and then approved by the Belton City Council. The Planning Department, Historic Preservation Commission and the Belton City Council will maintain an awareness of the *Standards of Rehabilitation* as follows:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure or site and its environment, or to use a property for its original intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features will disqualify any building from this program.
3. All building, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged and may disqualify any building from this program.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance may be recognized and respected.
5. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities.
6. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will change or damage the historic building materials shall not be undertaken.
7. Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural materials, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
8. Whenever possible, new additions or alterations to structures shall be done in such a manner that if such addition or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. New additions should be compatible to the present structure.

DOWNTOWN DEVELOPMENT DISTRICT



Legend

Property Lines

Downtown Development District

FAÇADE IMPROVEMENT GRANT REIMBURSEMENT REQUEST

City of Belton

Part I: Provide a detailed itemization of the work completed.

Vendor	Invoice #	Amount	Check #

TOTAL AMOUNT PAID: _____

Part II: Attach copies of all invoices listed above, and proof of payment such as copies of canceled checks and/or credit card receipts.

Part III: Attach photographs of the buildings exterior, roof and foundation before and after work has been completed.

Submitted by

Date

[illegible]



Staff Report – City Council Agenda Item

Agenda Item #8

Consider appointments to the Youth Advisory Commission, administer oath of office to newly appointed members, and appoint a Chair.

Originating Department

Parks and Recreation – Matt Bates, Director

Background

In May 2007, the City Council authorized the formation of a Youth Advisory Commission (YAC), and the first one-year appointments were made in September 2007. The YAC is charged with:

- Developing recommendations to the Council that focus on Belton's quality of life, community facility and service enhancements, and other issues of importance to young people.
- Making recommendations and advising the City Council concerning solutions to specific youth issues in the community.
- Encouraging the initiation of programs of general interest to youth.
- Enlisting the cooperation of all segments of the community in being more responsive to the youth community.
- Making and issuing reports concerning its studies, research, examinations and other activities, and making annual reports to the City Council at such times as may be requested by the Council.

For 2019-2020, we are proposing the following students be appointed to YAC:

	Last Name	First Name	Male/Female	Grade	School	Volunteer Hours
1	Baggerly	Madden	Female	12	BHS	19.5
2	Krieg	Gracie	Female	12	BNTHS	10.5
3	Jones	Anthony	Male	11	BHS	44.5
4	Sturdivant	Emma	Female	12	BHS	23
5	Romer	Emma	Female	10	BHS	26.5

6	Daniels	Derrance	Male	11	BNTHS	19.5
7	Jones	Madison	Female	11	BHS	38.5
8	Jimenez	Jonah	Male	12	BHS	19.5
9	Page	Mycah	Male	12	BHS	13

The proposed chair, Madden Baggerly, did a fantastic job shadowing last year's chair, and I am recommending she be appointed as the Chair of the 2019-2020 YAC.

City Attorney John Messer will conduct the swearing-in of the 2019-2020 YAC members.

Fiscal Impact

YAC Budget for FY2020: \$1,000

Recommendation

Recommend approval of the appointments.

Attachments

None



Staff Report – City Council Agenda Item

Date: August 27, 2019
Case No.: Z-19-16
Request: Agricultural to Commercial Two
(C-2) District
Applicant/Owner: Jeffrey Ling

Agenda Item #9

Hold a public hearing and consider a zoning change from Agricultural District to Commercial Two District on approximately 1.11 acres located at 1272 S. Wheat Road, at the northwest corner of S. Wheat Road and I-14.

Originating Department: Planning Department – Cheryl Maxwell, Director of Planning

Current Zoning: Agricultural **Proposed Zoning:** Commercial Two

Future Land Use Map (FLUM) Designation: Commercial/Retail with Commercial Corridor Overlay

Design Standards Type Area 4: Primary intersections and cross roads of the I-35 and I-14 (US 190) corridors; nodes projected for commercial, retail, and neighborhood service uses with a higher standard, as they are gateways to other areas.

Background/Case Summary

This property was annexed into the city limits in 2002 and assigned the Agricultural Zoning District at that time. The applicant purchased this property in July and wishes to rezone this property to allow future retail/commercial uses.

Project Analysis and Discussion

The site was previously occupied by Central Texas Marble. The property is currently not in use, although there are several structures on site, to include office and warehouse space, comprising approximately 8,000 sq. ft. The adjacent and surrounding properties to the north, south, east, and west are zoned Agricultural District. International Motors Auto Repair Services is located on the adjacent property to the west, and the adjacent property to the north is under the same ownership; property on the south side of I-14 is undeveloped or used residentially; and property on the east side of Wheat Road is the site Little Valley Auto Ranch's Texas Exports. Belton Independent School District's Chisholm Trail Elementary School is located just north of this site, and the Sendero Estates Subdivision is developing to the northwest. Belton Economic Development Corporation's Business Park is located to the east along Digby Road.

The applicant plans to occupy one of the buildings for his business that entails general contractor work, and offer the other building for lease. For the lease space, an exercise gym (CrossFit) is currently proposed, but the applicant has also had interest expressed for a cabinet shop. As a result, the applicant is requesting C-2 Zoning District since it would accommodate his business and either of these proposed uses.

Land Use Table/Allowable Uses

The requested C-2 District will allow any of the uses identified below.

- Any use permitted in the C-1, Retail, NS or Office Districts
- Alcoholic beverages for on-premise consumption—beer and wine sales only with less than 75% revenue from alcohol. All alcoholic beverage sales with 50% or less revenue from alcohol.
- Commercial amusement (indoor or outdoor)
- Auto sales new; auto servicing, and repair
- Motorcycle sales, servicing, and repair
- Off road vehicle sales, servicing and repair
- Restaurant
- Hotel or motel
- Hospital or nursing home
- Auto sales used
- Auto parking lot or garage
- Auto body repair and painting
- Boat sales
- Car wash
- Carpentry, cabinet, painting, plumbing, welding shops
- Funeral home
- Furniture manufacture and upholstery shop
- Commercial and wholesale dry cleaning
- Equipment sales and rental (heavy)
- Flea market (indoor)
- Tractor sales; trailer and truck rental
- Home improvement center; nursery and plant sales (outdoor storage)
- Lumber yard
- Manufactured or mobile home sales; portable building sales
- Veterinarian with outside kennels
- Mini storage warehouses
- Open or outside storage uses—**MUST BE SCREENED**

The applicant is aware that screening is required for any outside storage that may occur on site. The applicant has submitted a plat for a one lot subdivision that is currently under review.

Area and Setback Requirements

Minimum area and setback requirements for the requested C-2 Zoning District are summarized below:

Lot Area:	5,000 sq. ft.	Front Yard Setback:	20'
Lot Width:	50'	Rear Yard Setback:	15'
Lot Depth:	100'	Side Yard Setback:	15'/20' adjacent to street

The property proposed for rezoning comprises approximately 1.11 acres and exceeds the minimum area requirements for the C-2 Zoning District. No new buildings are proposed, but should any be constructed, they must comply with these setback requirements.

A certificate of occupancy is required for the change in use; therefore, the applicant must comply with all applicable building and fire codes, requirements for parking, signage, etc. and utility requirements.

Future Land Use Map

The Future Land Use Map (FLUM) identifies this area as projected for retail and commercial use, with a commercial corridor overlay along I-14. This property lies just to the east of a projected lifestyle center near the intersection of I-14 and anticipated Lake to Lake Road. The requested C-2 Zoning District is consistent with the FLUM and commercial uses expected along a major corridor, and appears to be reasonable in this location.

Recommendation

The Planning and Zoning Commission met on August 20, 2019 and unanimously recommended approval of this zoning change from Agricultural Zoning District to Commercial -2 District. Staff concurs with their recommendation.

Attachments

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

City of Belton
Request for a Zoning Change

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

Fee: \$250.00

Date Received: 7/9/19 Date Due: 07-15-19 Deadline for a zoning change request is the last business day of the month.

Applicant: Jeffrey Ling Phone Number: 254 939 3200
Mailing Address: _____ City: _____ State: _____
Email Address: jeff@peerlessroofing.com

Owners Name: _____ Phone Number: _____
Mailing Address: _____ City: _____ State: _____
Email Address: _____

Applicant's Interest in Property:

remodel / renovation

Legal Description of Property:

AD 860 BC L WALKER 82-2 ACRES 1.114

Is this property being simultaneously platted? yes

Street Address: 1272 S Wheat Road

Zoning Change From a to C2

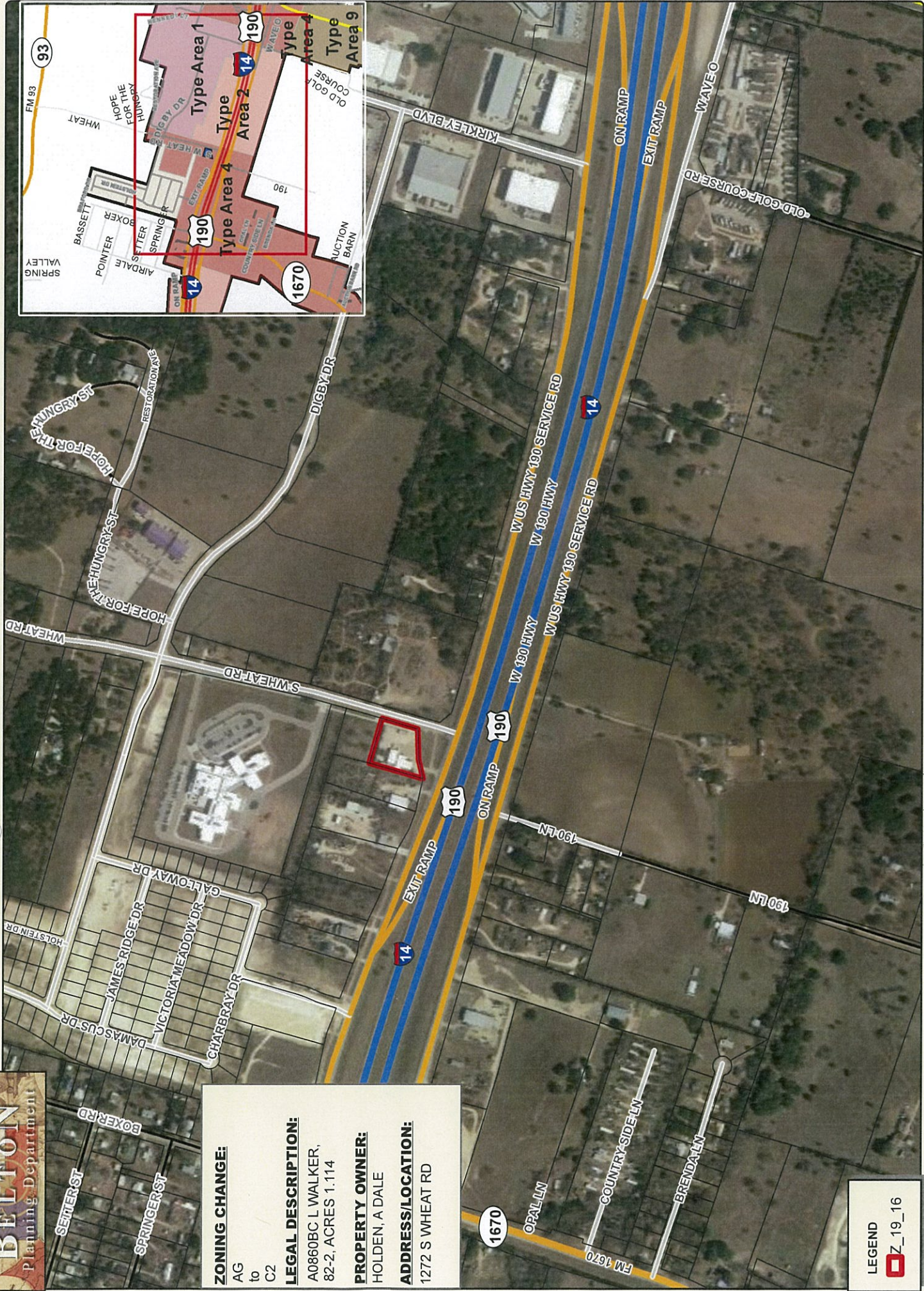
Signature of Applicant: Jeffrey Ling Date: _____

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

Checklist for Zoning Items to be submitted with application:

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

Zoning Case # Z-19-16 Location



ZONING CHANGE:
AG
to
C2

LEGAL DESCRIPTION:
A0860BC L WALKER,
82-2, ACRES 1.114

PROPERTY OWNER:
HOLDEN, A DALE

ADDRESS/LOCATION:
1272 S WHEAT RD

LEGEND
[Red Rectangle] Z_19_16

Zoning Case # Z-19-16 Zoning



ZONING CHANGE:
AG
to
C2

LEGAL DESCRIPTION:
A0860BC L WALKER,
82-2, ACRES 1.114

PROPERTY OWNER:
HOLDEN, A DALE

ADDRESS/LOCATION:
1272 S WHEAT RD

- Legend**
- Current_TaxParcels_Joined
 - CityLimits
 - Z_19_16
 - Current Zoning**
 - Agricultural
 - Light Industrial
 - Planned Development
 - Retail
 - Single Family-2

Zoning Location



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



Map Date: 7/25/2019

Zoning Case # Z-19-16 Aerial



ZONING CHANGE:

AG
to
C2

LEGAL DESCRIPTION:

A0860BC L WALKER,
82-2, ACRES 1.114

PROPERTY OWNER:

HOLDEN, A DALE

ADDRESS/LOCATION:

1272 S WHEAT RD

LEGEND

☐ Current_TaxParcels_Joined

☒ Z_19_16

Map Date: 7/25/2019 Aerial Imagery Date: 2018



0 100 200 Feet

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



Zoning Case # Z-19-16

ZONING CHANGE:

AG
to
C2

LEGAL DESCRIPTION:

A0860BC L WALKER,
82-2, ACRES 1.114

PROPERTY OWNER:

HOLDEN, A DALE

ADDRESS/LOCATION:

1272 S WHEAT RD

Legend

- 200' Property Owner Notification Area
- Z_19_16
- Tax Appraisal

200' Property Owner
Notification Area



0 50 100 200 Feet

Map Date: 7/25/2019 Aerial Imagery Date: 2018

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: JEFFREY LING,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 1272 SOUTH WHEAT ROAD,
FROM A(N) AGRICULTURAL ZONING DISTRICT,
TO A(N) COMMERCIAL-2 ZONING DISTRICT.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, August 20, 2019**, AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, BELTON, TEXAS.

IF APPROVED BY THE PLANNING & ZONING COMMISSION, THIS ITEM WILL BE PLACED ON THE AGENDA FOR A PUBLIC HEARING BY THE CITY COUNCIL. THAT MEETING WILL BE AT **5:30 P.M., Tuesday, August 27, 2019**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

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

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

circle one

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

1. _____
2. _____
3. _____

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

DATE: _____ SIGNATURE: _____

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

6050
BARKLEY, DANNY J
1151 S WHEAT RD
BELTON, TX 76513-7121

98550
RICCIARDI, JOHN CHARLES
10289 FM 439
BELTON, TX 76513-8433

SUPERINTENDENT
DR. SUSAN KINCANNON
BELTON I.S.D.
P O Box 269
BELTON TEXAS 76513

8021
BELL CONTRACTORS INC
3082 W US HIGHWAY 190
BELTON, TX 76513-7136

185755
RICCIARDI, JOHN CHARLES
10289 FM 439
BELTON, TX 76513-8433

98548
HOLDEN, A DALE
PO BOX 6
BELTON, TX 76513-0006

477144
MCLEAN COMMERCIAL LTD
PO BOX 1183
KILLEEN, TX 76540-1183

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

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

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

1. This is an appropriate zoning for this area.
2. _____
3. _____

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

DATE: 8-12-19 SIGNATURE: Michael D. Bellinger

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

AUG 09 2019

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, August 20, 2019

The Planning and Zoning Commission met at 5:30 P.M. in the Wright Room at the Harris Community Center. The following members were present: Chair Brett Baggerly, Zach Krueger, Luke Potts, David Jarratt, Quinton Locklin, and Dave Covington. Members Ty Hendrick, Allison Turner and Stephanie O'Banion were absent. The following staff members were present: Director of Planning Cheryl Maxwell, Planning Clerk Laura Livingston, Grants and Special Projects Coordinator Bob van Til, Planner Tina Moore, and IT Specialist Ryan Brown.

5. Z-19-16 Hold a public hearing and consider a zoning change from Agricultural District to Commercial Two District on approximately 1.11 acres located at 1272 S. Wheat Road, at the northwest corner of S. Wheat Road and I-14.

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

Chair Baggerly opened the public hearing. Jeff Ling, 1272 Wheat Road, the owner of the property known as Z-19-16 stated he is talking with a Crossfit club to occupy the front of the building and the back warehouse would be used for his company Peerless Enterprises. He said he is available for questions. The public hearing was closed.

Mr. Covington said it looks good. He asked Ms. Maxwell a general question about when a property needs a Certificate of Occupancy, which means it also must be brought up to current codes. Ms. Maxwell said there might be building codes that are applicable that weren't applicable before. She gave an example of a restaurant use that would require more stringent fire protection. Mr. Ling provided a summary of proposed improvements and said the barbed wire fence will be removed and they will add a sidewalk on the I-14 side, which Crossfit will use, they will provide paved parking, paint the exterior and add trees/landscaping. They are considering a wooden wall on the exterior to soften the look a bit. It should be much improved, Mr. Ling said.

Mr. Covington said properties on the outskirts of town, they are still zoned Agricultural and he is thinking when a building's use is changed slightly and there are added costs of bringing it up to current codes, does the City allow variances on that very often? What's the experience been? Ms. Maxwell said generally when a property is annexed, they are grandfathered in but when the use changes or they want to expand it, then they have to comply. When the zoning change is requested, that is when the Certificate of Occupancy and various code requirements are applicable. For existing buildings, if they are not making changes, then the City is willing to work with them. There is a mechanism for appeal to the Housing Board of Adjustment, if the applicant feels it's an unnecessary burden to comply with the building codes. It hasn't been used very often, Ms. Maxwell said. Mr. Covington said he encourages Staff to be open to some exceptions if property owners change the use of a property and are finding it to be an unnecessary burden for upgrades, whether it's fire or electrical codes, or other. Mr. Covington said he doesn't want that to stifle growth. In regards to building codes, Ms. Maxwell said, Staff is limited in their ability to waive or make exceptions. For the Design Standards, Staff does have some flexibility, she said. For the building codes, the property owner would likely have to appeal to the Housing Board of Adjustment, she said. Mr. Covington said he understands this point in the case of a new building, but when a property owner is working to make

it cost-effective, he encourages the Staff to work to that end. Ms. Maxwell said they do their best to accommodate when possible.

Mr. Covington made a motion to approve Z-19-16. Mr. Krueger seconded the motion. The motion was approved with 6 ayes, 0 nays.

ORDINANCE NO. 2019-38

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM AGRICULTURAL TO COMMERCIAL TWO DISTRICT ON A 1.11 ACRE TRACT, WITH DEVELOPMENT TO BE REGULATED UNDER TYPE AREA 4 DESIGN STANDARDS.

WHEREAS, Jeffrey Ling, owner of the following described property has presented a petition duly signed, to the City Planning & Zoning Commission and filed said petition with the City Clerk of the City of Belton, and due notice of filing of said petition and hearing on said petition has been given as required by the City Zoning Ordinance and by law, and a hearing on said petition before the City Planning & Zoning Commission of the City of Belton was set for the 20th day of August, 2019, at 5:30 p.m. for hearing and adoption, said district being described as follows:

Approximately 1.11 acre at 1272 S. Wheat Road, Belton, Texas
(location map attached as Exhibit "A")

WHEREAS, said application for such amendment was duly recommended by the said City Planning & Zoning Commission and the date, time and place of the hearing on said application by the City Council of the City of Belton was set for the 27th day of August, 2019, at 5:30 p.m. at the Harris Community Center and due notice of said hearing was given as required by ordinances and by law; and

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

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Belton, Texas, that the said district located on a tract of land as more fully and completely described above, be and is hereby changed from Agricultural District to Commercial Two District, in accordance with Section 25–Commercial Two Zoning District, and the Design Standards in Ordinance No. 2014-17, Section 7.1 of the Zoning Ordinance. The Zoning Ordinance of the City of Belton is hereby amended, subject to the following conditions:

1. The use of this property must conform to the Commercial Two Zoning District in all respects.
2. The development of the property shall conform to all applicable Type Area 4 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
 - a. Site Development Standards
 - b. Building Design Standards
 - c. Landscaping Standards

This ordinance was presented at the stated meeting of the City Council of the City of Belton and upon reading was passed and adopted by the City Council on the 27th day of August, 2019, by a vote of _____ ayes and _____ nays.

SIGNED AND APPROVED by the Mayor and attested by the City Clerk on this the 27th day of August, 2019.

Marion Grayson, Mayor

ATTEST:

Amy M. Casey, City Clerk

ZONING CHANGE:

AG
to
C2

LEGAL DESCRIPTION:

A0860BC L WALKER,
82-2, ACRES 1.114


PROPERTY OWNER:

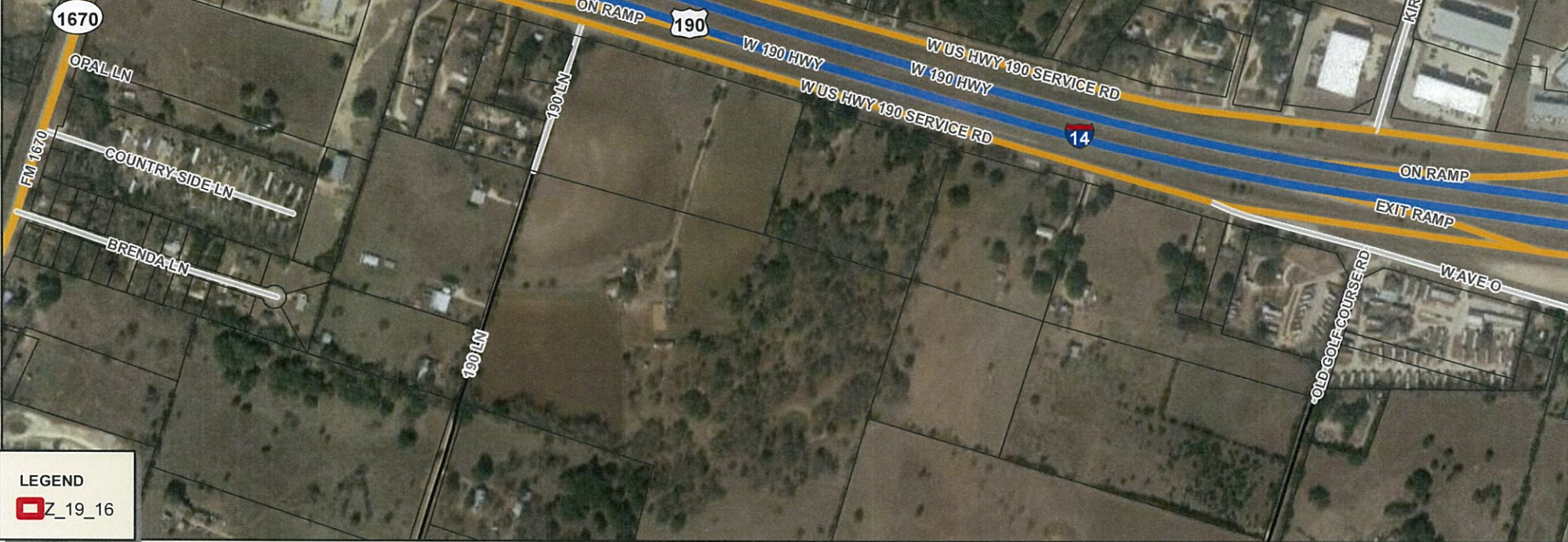
HOLDEN, A DALE

ADDRESS/LOCATION:

1272 S WHEAT RD

LEGEND

 Z_19_16





Staff Report – City Council Agenda Item

Date: August 27, 2019
Case No.: Z-19-17
Request: Agricultural and Commercial Highway (CH) to Commercial Two (C-2) District
Applicant/Owner: Dennis Cochran

Agenda Item #10

Hold a public hearing and consider a zoning change from Agricultural and Commercial Highway Districts to Commercial Two District on approximately 3.8 acres located at 7879 S. I-35 Service Road, on the east side of I-35, across from Dillard Road.

Originating Department: Planning Department – Cheryl Maxwell, Director of Planning

Current Zoning: Agricultural & CH

Proposed Zoning: Commercial Two

Future Land Use Map (FLUM) Designation: Commercial/Retail with Commercial Corridor Overlay

Design Standards Type Area 2: Areas along I-35 and US 190; primarily commercial frontage uses with opportunities for mixed uses, hotels, restaurants, new car dealerships, multi-story office, and other similar commercial uses.

Background/Case Summary

The portion of this property fronting along I-35 was annexed into the city limits in 2000 and zoned to Commercial Highway District in 2001. The remaining portion of this property was annexed in 2016 and was assigned the Agricultural District at that time. The applicant purchased this property in April and wishes to open a boat repair operation to include boat sales & servicing.

Project Analysis and Discussion

There is currently a residence on this site along with various accessory buildings, to include a large barn that will be used for the repair/servicing work. The adjacent property to the north is used residentially and the adjacent property to the south is undeveloped. Both of these properties are zoned similarly with CH along the I-35 frontage and Agricultural zoning for the remainder. The adjacent property to the east is zoned Agricultural District and is undeveloped. On the west side of I-35, property north of Dillard Road was zoned in 2004 to CH with a Specific Use Permit for outside storage for a landscape supply business. Property on the south side of Dillard Road is zoned CH. Both properties are undeveloped at this time.

Land Use Table/Allowable Uses

The requested C-2 District will allow any of the uses identified below. Some of these are also allowed in the current CH District along the I-35 frontage and are shown in black text. Those in red italicized text are additional uses that are allowed in the C-2 District. Those with the strikeout are uses that are currently allowed in the CH District but are not allowed in the requested C-2 District.

- Any use permitted in the **C-1**, Retail, NS or Office Districts
- Alcoholic beverages for on-premise consumption—beer and wine sales only with less than 75% revenue from alcohol. All alcoholic beverage sales with 50% or less revenue from alcohol.
- Commercial amusement (indoor or outdoor)
- Auto sales new; auto servicing, and repair
- Motorcycle sales, servicing, and repair
- Off road vehicle sales, servicing and repair
- Restaurant
- Hotel or motel
- *Hospital* or nursing home
- *Auto sales used*
- *Auto parking lot or garage*
- *Auto body repair and painting*
- *Boat sales*
- *Car wash*
- *Carpentry, cabinet, painting, plumbing, welding shops*
- *Funeral home*
- *Furniture manufacture and upholstery shop*
- *Commercial and wholesale dry cleaning*
- *Equipment sales and rental (heavy)*
- *Flea market (indoor)*
- *Tractor sales; trailer and truck rental*
- *Home improvement center; nursery and plant sales (outdoor storage)*
- *Lumber yard*
- *Manufactured or mobile home sales; portable building sales*
- *Veterinarian with outside kennels*
- *Mini storage warehouses*
- *Open or outside storage uses—**MUST BE SCREENED***
- ~~Community or expo center~~
- ~~Multi family use~~

Residential uses are not allowed in the requested C-2 Zoning District. The applicant is aware that the existing residence is allowed to remain as a legal non-conforming use, but cannot be expanded or rebuilt if destroyed. Screening is also required for any outside storage that may occur in conjunction with the proposed commercial use.

Area and Setback Requirements

Minimum area and setback requirements for the requested C-2 Zoning District are summarized below:

Lot Area:	5,000 sq. ft.	Front Yard Setback:	20'
Lot Width:	50'	Rear Yard Setback:	15'
Lot Depth:	100'	Side Yard Setback:	15'/20' adjacent to street

The property proposed for rezoning comprises approximately 3.8 acres and exceeds the minimum area requirements for the C-2 Zoning District. No new buildings are proposed at this time, but should any be constructed, they must comply with these setback requirements and subdivision platting regulations for creation of a building site.

A certificate of occupancy is required for the change in use; therefore, the applicant must comply with all applicable building and fire codes, requirements for parking, signage, etc. and utility requirements.

Future Land Use Map

The Future Land Use Map (FLUM) identifies this area as projected for retail and commercial use, with a commercial corridor overlay along I-35. The requested C-2 Zoning District is consistent with the FLUM and commercial uses expected along a major corridor, and appears to be reasonable in this location.

Recommendation

The Planning and Zoning Commission met on August 20, 2019 and unanimously recommended approval of this zoning change from Agricultural and Commercial Highway Zoning Districts to Commercial -2 District. Staff concurs with their recommendation.

Attachments

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

City of Belton
Request for a Zoning Change

To the City Council and the
Planning & Zoning Commission

Fee: \$250.00

Date Received: 07-10 Date Due: 07-15 (All plans are to be returned to the Planning Department within 5 working days)

Applicant: Dennis Cochran Phone Number: 512-801-0884
Mailing Address: 7879 S. Interstate 35 City: Belton State: TX.
Email Address: denniscontactemail@gmail.com

Owners Name: SAME Phone Number: _____
Mailing Address: _____ City: _____ State: _____
Email Address: _____

Applicant's Interest in Property:

Boat Repair / Sales

Legal Description of Property:

Tax ID# 350279 1.167 acres, ID# 186248 1.384 acres.
CH Ag

Is this property being simultaneously platted? _____

Street Address: 9798 S. Interstate 35 Frontage Rd.

Zoning Change From CH + Ag Commercial front to commercial 2

Signature of Applicant: Dennis Cochran Date: 7-10-19

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

Checklist for Zoning Items to be submitted with application:

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

Zoning Case # Z-19-17 Location

ZONING CHANGE:

CH & AG
to
C2

LEGAL DESCRIPTION:

A0510BC G F LANKFORD, 22, 22-1

A0510BC G F LANKFORD, 22-1

3.87 ACRES


PROPERTY OWNER:

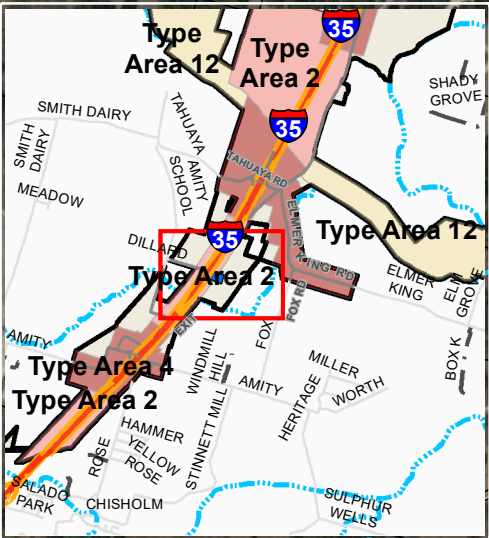
DENNIS COCHRAN

ADDRESS/LOCATION:

7879 S IH 35 SVC RD

LEGEND

 Z_19_17

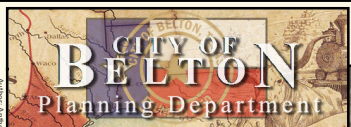


0 250 500
Feet



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

Zoning Case # Z-19-17 Aerial



Author: Anthony McGowan, City of Belton

Page: E: City of Belton Project: Redesign and Rezoning Case 19-17 Zoning Change Case 19-17 Z-19-17 Aerial

ZONING CHANGE:

CH & AG
to
C2

LEGAL DESCRIPTION:

A0510BC G F LANKFORD, 22, 22-1

A0510BC G F LANKFORD, 22-1

3.87 ACRES


PROPERTY OWNER:

DENNIS COCHRAN

ADDRESS/LOCATION:

7879 S IH 35 SVC RD

LEGEND

 Z_19_17

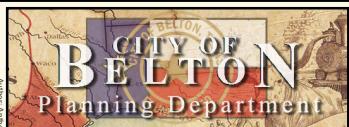
Map Date: 8/8/2019 Aerial Imagery Date: 2018

0 50 100
Feet



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Zoning Case # Z-19-17 Zoning



Author: Anthony Williams, City of Belton

Page: E: City of Belton Project Field Analysis and Drafting Zoning Change Case#2019-17 Z-19-17 Zoning and

ZONING CHANGE:

CH & AG
to
C2

LEGAL DESCRIPTION:

A0510BC G F LANKFORD, 22, 22-1

A0510BC G F LANKFORD, 22-1

3.87 ACRES

PROPERTY OWNER:

DENNIS COCHRAN

ADDRESS/LOCATION:

7879 S IH 35 SVC RD

Legend

CityLimits

Z_19_17

Current Zoning

Agricultural

Commercial Highway

Specific Use Permit

Map Date: 8/8/2019

0 150 300
Feet



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ZONING CHANGE:

CH & AG
to
C2

LEGAL DESCRIPTION:

A0510BC G F LANKFORD, 22, 22-1

A0510BC G F LANKFORD, 22-1

3.87 ACRES

PROPERTY OWNER:




DENNIS COCHRAN

ADDRESS/LOCATION:

7879 S IH 35 SVC RD

**200' Property Owner
Notification Area**

Legend

-  200' Property Owner Notification Area
-  Z_19_17
-  Tax Appraisal Parcels

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: DENNIS COCHRAN,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 7879 SOUTH IH 35 SERVICE ROAD,
FROM A(N) COMMERCIAL HIGHWAY AND AGRICULTURAL ZONING DISTRICT,
TO A(N) COMMERCIAL-2 ZONING DISTRICT.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, August 20, 2019**, AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, BELTON, TEXAS.

IF APPROVED BY THE PLANNING & ZONING COMMISSION, THIS ITEM WILL BE PLACED ON THE AGENDA FOR A PUBLIC HEARING BY THE CITY COUNCIL. THAT MEETING WILL BE AT **5:30 P.M., Tuesday, August 27, 2019**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

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

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

circle one

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

1. _____
2. _____
3. _____

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

DATE: _____ SIGNATURE: _____

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

473566
TUCKER, EUGENE C ETUX BRENDA G
6000 S CLEAR CREEK RD
KILLEEN, TX 76549-4131

186964
GOODE, DAVID A & TAMMY
5209 S FORT HOOD ST
KILLEEN, TX 76542-4810

233351
TUCKER, EUGENE C & BRENDA
6000 S CLEAR CREEK RD
KILLEEN, TX 76549-4131

SUPERINTENDENT
DR. SUSAN KINCANNON
BELTON I.S.D.
P O Box 269
BELTON TEXAS 76513

44489
LONG, GREGORY
PO BOX 28
HEIDENHEIMER, TX 76533-0028

205253
TUCKER, EUGENE C & BRENDA
6000 S CLEAR CREEK RD
KILLEEN, TX 76549-4131

233353
BRUBAKER FAMILY REV TRUST
5051 ELM GROVE RD
BELTON, TX 76513-7610

44493
BRUBAKER FAMILY REV TRUST
5051 ELM GROVE RD
BELTON, TX 76513-7610

233349
GOODE, DAVID A & TAMMY
5209 S FORT HOOD ST
KILLEEN, TX 76542-4810

233358
LONG, GREGORY
PO BOX 28
HEIDENHEIMER, TX 76533-0028

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, August 20, 2019

The Planning and Zoning Commission met at 5:30 P.M. in the Wright Room at the Harris Community Center. The following members were present: Chair Brett Baggerly, Zach Krueger, Luke Potts, David Jarratt, Quinton Locklin, and Dave Covington. Members Ty Hendrick, Allison Turner and Stephanie O'Banion were absent. The following staff members were present: Director of Planning Cheryl Maxwell, Planning Clerk Laura Livingston, Grants and Special Projects Coordinator Bob van Til, Planner Tina Moore, and IT Specialist Ryan Brown.

6. Z-19-17 Hold a public hearing and consider a zoning change from Agricultural and Commercial Highway Districts to Commercial Two District on approximately 3.8 acres located at 7879 S. I-35 Service Road, on the east side of I-35, across from Dillard Road.

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

Chair Baggerly opened the public hearing and with no one requesting to speak, he closed the public hearing.

Mr. Potts made a motion to approve Z-19-17. Mr. Locklin seconded the motion. The motion was approved with 6 ayes, 0 nays.

ORDINANCE NO. 2019-39

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM AGRICULTURAL AND COMMERCIAL HIGHWAY TO COMMERCIAL TWO DISTRICT ON A 3.8 ACRE TRACT, WITH DEVELOPMENT TO BE REGULATED UNDER TYPE AREA 2 DESIGN STANDARDS.

WHEREAS, Dennis Cochran, owner of the following described property has presented a petition duly signed, to the City Planning & Zoning Commission and filed said petition with the City Clerk of the City of Belton, and due notice of filing of said petition and hearing on said petition has been given as required by the City Zoning Ordinance and by law, and a hearing on said petition before the City Planning & Zoning Commission of the City of Belton was set for the 20th day of August, 2019, at 5:30 p.m. for hearing and adoption, said district being described as follows:

Approximately 3.8 acres at 7879 S. I-35 Service Road, Belton, Texas
(location map attached as Exhibit "A")

WHEREAS, said application for such amendment was duly recommended by the said City Planning & Zoning Commission and the date, time and place of the hearing on said application by the City Council of the City of Belton was set for the 27th day of August, 2019, at 5:30 p.m. at the Harris Community Center and due notice of said hearing was given as required by ordinances and by law; and

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

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Belton, Texas, that the said district located on a tract of land as more fully and completely described above, be and is hereby changed from Agricultural and Commercial Highway Districts to Commercial Two District, in accordance with Section 25–Commercial Two Zoning District, and the Design Standards in Ordinance No. 2014-17, Section 7.1 of the Zoning Ordinance. The Zoning Ordinance of the City of Belton is hereby amended, subject to the following conditions:

1. The use of this property must conform to the Commercial Two Zoning District in all respects.
2. The development of the property shall conform to all applicable Type Area 2 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
 - a. Site Development Standards
 - b. Building Design Standards

c. Landscaping Standards

This ordinance was presented at the stated meeting of the City Council of the City of Belton and upon reading was passed and adopted by the City Council on the 27th day of August, 2019, by a vote of _____ ayes and _____ nays.

SIGNED AND APPROVED by the Mayor and attested by the City Clerk on this the 27th day of August, 2019.

Marion Grayson, Mayor

ATTEST:

Amy M. Casey, City Clerk

ZONING CHANGE:

CH & AG
to
C2

LEGAL DESCRIPTION:

A0510BC G F LANKFORD, 22, 22-1

A0510BC G F LANKFORD, 22-1

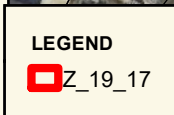
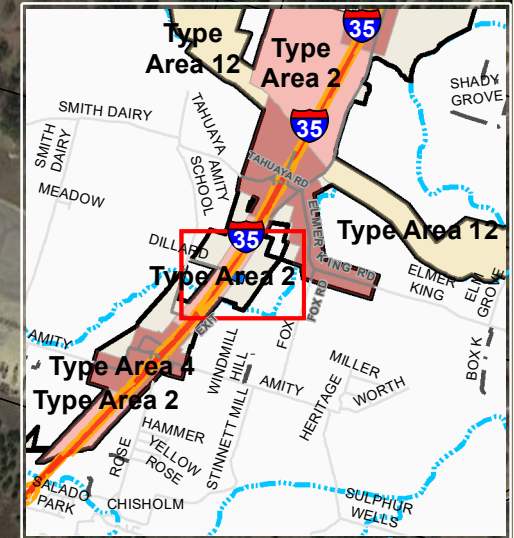
3.87 ACRES

PROPERTY OWNER:

DENNIS COCHRAN

ADDRESS/LOCATION:

7879 S IH 35 SVC RD





Staff Report – City Council Agenda Item

Date: August 27, 2018
Case No.: Z-19-18
Request: Single Family Two (SF2) with Conservation Revitalization (CR) Overlay to SF2 w/ CR & Historic Preservation (HP) Overlay District
Applicant: City of Belton

Agenda Item #11

Hold a public hearing and consider the following:

- A. a Local Historic Landmark Designation for the Standpipe property; and
- B. a zoning change from Single Family Two with Conservation and Revitalization Overlay District to Single Family Two with Conservation and Revitalization Overlay District and Historical Preservation Overlay District for a Local Historic Landmark Designation on approximately 2.30 acres located at 306 West Avenue I, bound by West Avenue I on the north, West Avenue J on the south, South Davis Street on the east, and Hughes Street on the west

Originating Department: Planning – Cheryl Maxwell
Administration – Bob Van Til, Grants and Special Projects Coordinator

Current Zoning: SF2 w/ CR Overlay **Proposed Zoning:** SF2 w/ CR & HP Overlays

Future Land Use Map (FLUM) Designation: Mixed Use Center/Commercial Corridor

Design Standards Type Area 8: Central South West Belton generally encompassed by the following boundaries: Nolan Creek to the North; Avenue J to the South; HWY 317/ Main Street to East; and Loop 121 to the West; primarily the Southwest residential core of the City. Proposed primarily as a single family residential Type Area with various multi-family housing located within. Future redevelopment to occur in a manner that takes into account surrounding uses.

Case Summary

The City of Belton has submitted this application for a local historic landmark designation with Historic Preservation zoning overlay for the Belton Standpipe. The Belton Standpipe is listed on the National Register of Historic Places (NRHP).

Zoning/Allowable Uses

Subject to Council approval, this property is proposed for an historic preservation overlay zoning. Historic Preservation Overlay Zoning enables the city to balance base zoning/land use with preservation of historic assets, protecting significant architectural features and helping avoid inappropriate alterations. Historic Overlay Zoning requires public hearings before the Historic Preservation Commission (HPC), Planning & Zoning Commission, and City Council, so the City and the public have full and informed participation in the designation process. The base zoning for this property is Single Family 2 with Conservation Revitalization Overlay. The Single Family 2 zoning allows for municipally-owned facilities and uses. The purpose of the Conservation Revitalization overlay is to present the opportunity for different residential developments and compatible selected services and uses that are needed for the comfort, economy and convenience of the neighborhood in an effort to stabilize and/or redevelop the area.

Project Analysis and Discussion

In 2012, the Heritage Preservation Board and Planning and Zoning Commission recommended, and City Council approved, Ordinance 2012-18, which established Section 29 of the Zoning Ordinance entitled "Historic Preservation Overlay District", and provided a process for the designation of historic properties. Following the establishment of the Historic Preservation Overlay District, 5 local historic districts were established. The buildings located within the boundaries of these local historic districts are now protected by, and subject to, all of the provisions of the ordinance governing alterations, demolition, and minimum maintenance standards.

The City of Belton has several buildings and sites located outside of the established local historic districts which hold historical, architectural, or cultural significance. The City of Belton Historic Landmark Designation application process was approved recently by the HPC and City Council. It is in place to designate eligible properties as local landmarks and extend the benefits and responsibilities of the Historic Preservation Overlay zoning to these properties. Since the implementation of the 2012 Belton Historic Preservation Ordinance, no individual properties have been designated as local historic landmarks.

The Belton Standpipe has been identified as a significant point of interest and recognized for its significance to the history of the city. There is evidence through newspaper articles and City Council minutes of the many discussions about the condition of the standpipe, public safety, and historical significance.

In early 2017, the City hired ApolloBBC to evaluate the standpipe and provide recommendations for its preservation (see attached report). The recommendation is a phased approach to preservation to include the removal of the failing plaster and to ventilate the tower in phase one, and plaster replacement, new coat of paint and add a corrosion inhibitor in phase two.

In the 2019-2023 Strategic Plan, the standpipe is mentioned during the following timeframes:

- FY 2019 Near Term Priority: Standpipe/Water Tower Park assessment.

- FY 2021 Priority 1 Goal: Develop plans for Standpipe Park.
- FY 2022 Priority 1 Goal: Construct Standpipe Park.

In August of 2018, the Bell County Commissioner's Court and the City Council approved a change to the Tax Increment Reinvestment Zone #1 (TIRZ) boundary to include approximately 7.86 acres in the vicinity of the Historic Standpipe site. There are several sources of funding available for the preservation of the standpipe to include Hotel-Motel Funds, TIRZ Funds, Bell County Historical Commission grants, Texas Historical Commission Grants, and various other state and federal grants. The use of funding sources through the Texas Parks and Wildlife Department are available for future park improvements and other amenities on the site, as determined through public discussion and community feedback.

At the November 27, 2018, City Council meeting, Council unanimously approved adopting a medallion design for designated Local Historic Landmarks. This medallion design prominently displays an image of the Belton Standpipe, an historic structure of significance, located in a dominant position on a small rise in South Belton that symbolizes the ingenuity and forward thinking of Beltonians.

As outlined in the Belton Historic Preservation Ordinance (2012-18) Section 29.7, a property that is already listed individually, or within an historic district on the National Register of Historic Places (NRHP), shall be considered eligible for designation as historic landmarks pursuant to the ordinance. The Belton Standpipe is already listed on the NRHP (see 'Basis for Designation' below) for local significance to community planning, development and engineering, and is a rare surviving example of an early reinforced concrete public works structure.

It is staff's recommendation to select the Belton Standpipe as the inaugural local landmark designation property. In doing so, the City is setting the example of pride in ownership of such an irreplaceable structure, and highlighting the significance of this structure - not only during its past use as a crucial element to the City's public utilities, but its representation of the decisions made by the community to meet citizen needs, especially during periods of rapid growth.

Basis for Designation

Belton Standpipe Local Historic Landmark

According to the National Register of Historic Places, properties may be nominated for designation as a local historic landmark based on historical, architectural, or cultural significance. These criterion are identified in the NRHP Historic Landmark Designation Application, Section 3, addressing Statement of Significance (See Attachment #8, Page 2). The Belton Standpipe is nominated for designation under Criterion A in the area of Community Planning and Development, for association with the initial provision of public services in Belton; and Criterion C, significant in the area of Engineering, as a rare surviving example of an early reinforced concrete public works structure.

The National Register of Historic Places includes the following statements of significance: The Belton Standpipe was built in 1914 as a water tower for the City of Belton. No longer in use, the tower once was a crucial element of the town's water system and one of its great points of pride. It was built at a time when Belton was experiencing rapid growth and its city leaders were attempting to modernize the town's utilities. Concrete stand pipes such as this were once fairly common, but most were later replaced by steel water towers. The Belton Standpipe is a rare surviving example of its type. It is also significant as an early example of reinforced poured concrete construction, a technology which in the early 1900's was just coming into wide use.

The property proposed for designation is bound by West Avenue I, South Davis Street, West Avenue J, and Hughes Street.

Recommendation

The Historic Preservation Commission met on July 11, 2019 and unanimously recommended approval of the Local Historic Landmark Designation application for the Standpipe property.

The Planning and Zoning Commission met on August 20, 2019 and unanimously recommended approval of this zoning change to add the Historical Preservation Overlay District for a Local Historic Landmark designation on the Standpipe property.

Staff concurs with recommendations from both commissions.

Council Action Needed:

- A. Approval of the Local Historic Landmark designation for the Standpipe property; and
- B. Approval of the Historical Preservation Overlay District for the Standpipe property.

Attachments

Zoning application
Property location map
Zoning map
Aerial photo
Map with zoning notice boundary (200')
Zoning notice to owners
Owner notification list
NRHP Historic Landmark Designation Application with Statement of Significance
Photo
TIRZ Expansion Map
Approved Local Historic Landmark Medallion
ApolloBBC Report
HPC Minutes Excerpt
P&Z Minutes Excerpt
Ordinance

City of Belton
Request for a Zoning Change

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

Fee: \$250.00

Date Received: _____ Date Due: _____ **Deadline for a zoning change request is the last business day of the month.**

Applicant: City of Belton Phone Number: 933-5812
Mailing Address: P.O. Box 120 City: Belton State: TX
Email Address: Planning@BeltonTexas.gov

Owners Name: City of Belton Phone Number: 933-5818
Mailing Address: P.O. Box 120 City: Belton State: TX
Email Address: SLishi@BeltonTexas.gov

Applicant's Interest in Property:

Local Historic Landmark w/ HP Overlay

Legal Description of Property:

Belton Original, Block 006, Lot 0002

Is this property being simultaneously platted? No

Street Address: 306 W Ave 1

Zoning Change From SF2 w/CR Overlay SF2 w/CR & HP Overlay

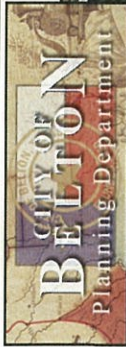
Signature of Applicant: [Signature] Date: 07-01-19

Signature of Owner (if not applicant): [Signature] Date: 7/23/19

Checklist for Zoning Items to be submitted with application:

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

Zoning Case # Z-19-18 Location



ZONING CHANGE:

SF2-CR

to

SF2-CR-HP

LEGAL DESCRIPTION:

BELTON ORIGINAL,

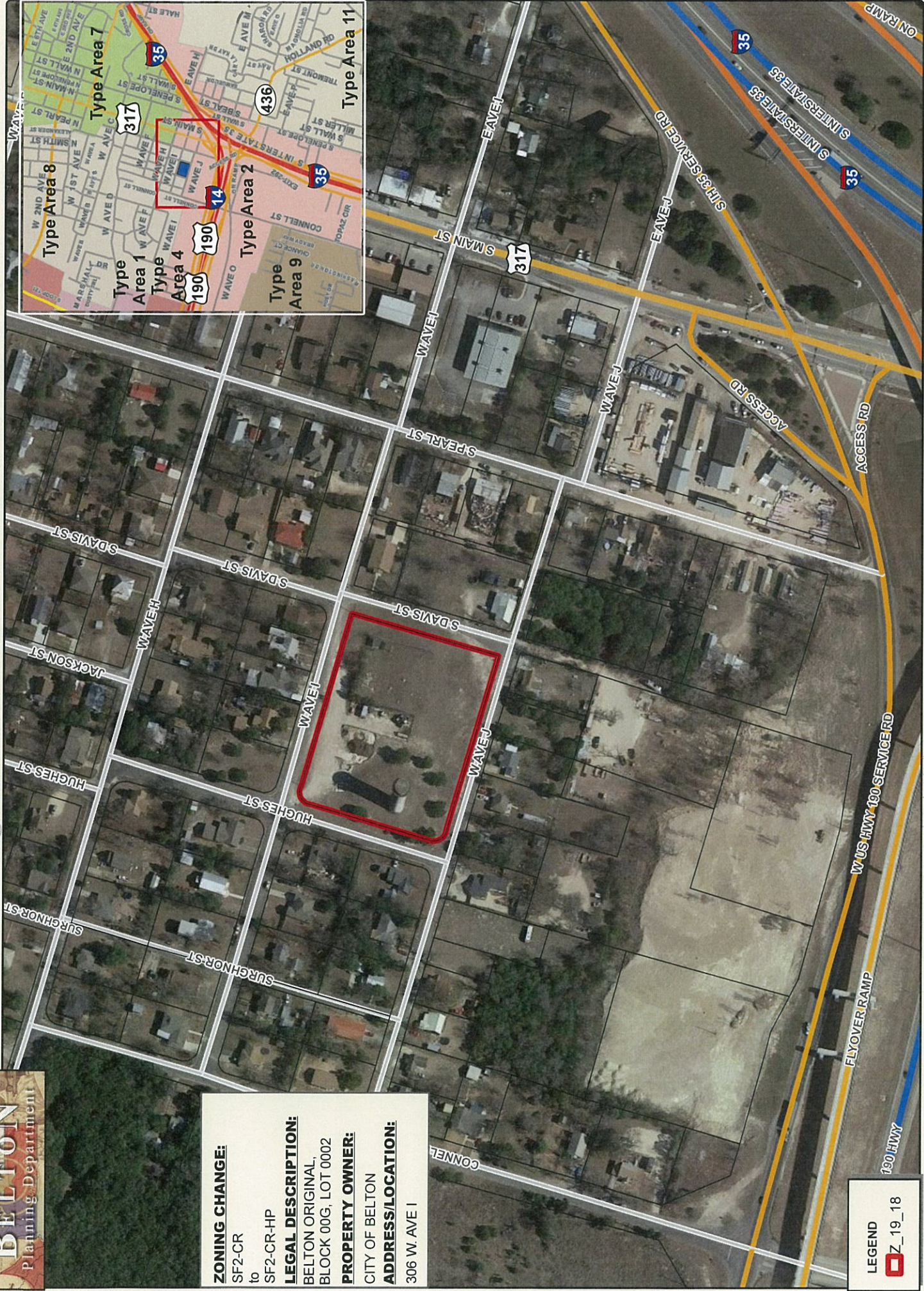
BLOCK 00G, LOT 0002

PROPERTY OWNER:

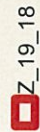
CITY OF BELTON

ADDRESS/LOCATION:

306 W. AVE I



LEGEND



Map Date: 8/1/2019 Aerial Imagery Date: 2018

0 75 150 300 Feet



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

Zoning Case # Z-19-18 Zoning



ZONING CHANGE:
SF2-CR
to
SF2-CR-HP

LEGAL DESCRIPTION:
BELTON ORIGINAL,
BLOCK 00G, LOT 0002

PROPERTY OWNER:
CITY OF BELTON

ADDRESS/LOCATION:
306 W. AVE I

Zoning Location

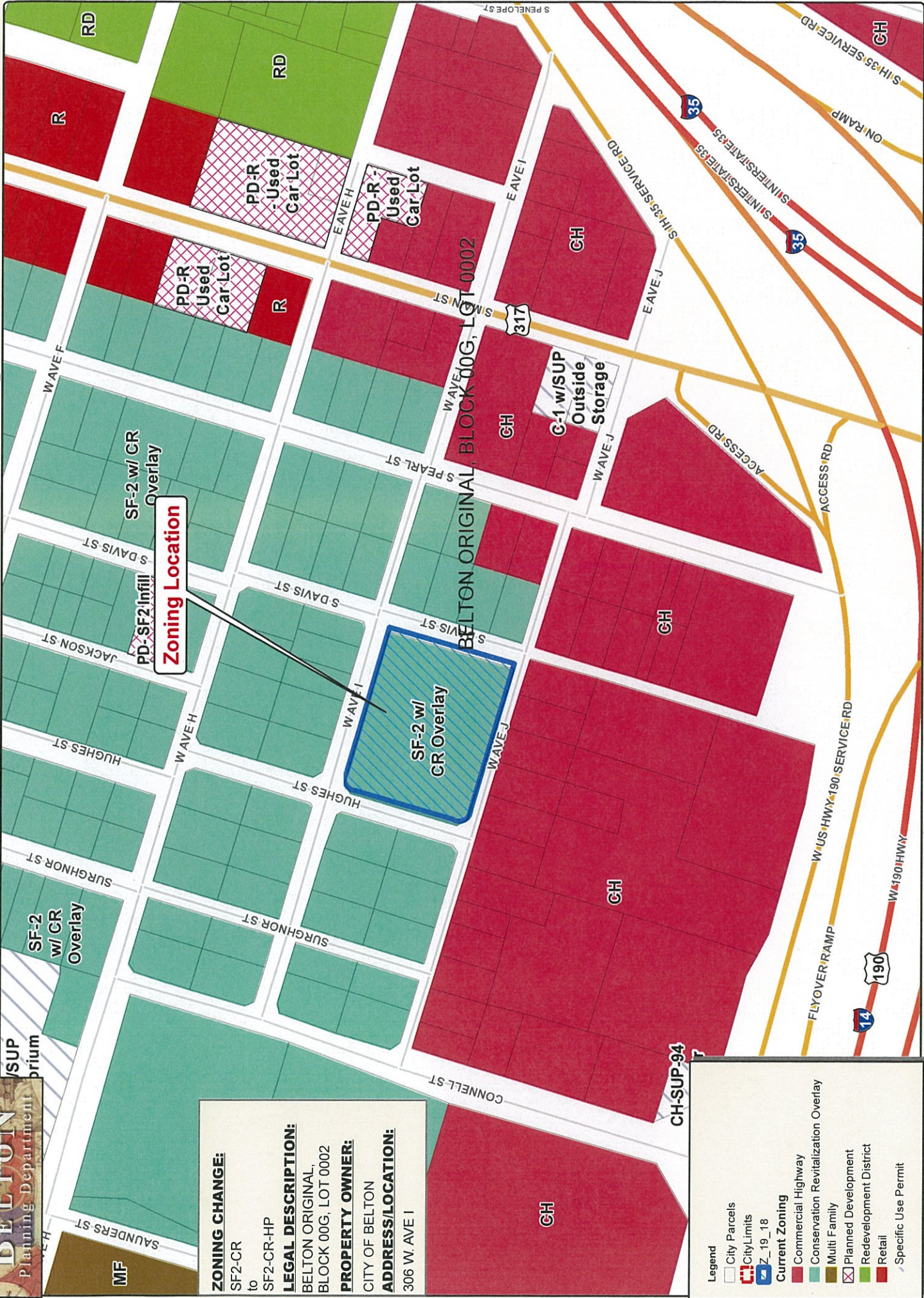
- Legend**
- City Parcels
 - City Limits
 - Current Zoning
 - Commercial Highway
 - Conservation Revitalization Overlay
 - Multi Family
 - Planned Development
 - Redevelopment District
 - Retail
 - Specific Use Permit

Map Date: 8/1/2019

0 125 250 500 Feet



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



Zoning Case # Z-19-18 Aerial



ZONING CHANGE:
SF2-CR
to
SF2-CR-HP

LEGAL DESCRIPTION:
BELTON ORIGINAL,
BLOCK 00G, LOT 0002

PROPERTY OWNER:
CITY OF BELTON

ADDRESS/LOCATION:
306 W. AVE I

LEGEND
Z-19-18

Map Date: 8/1/2019 Aerial Imagery Date: 2018

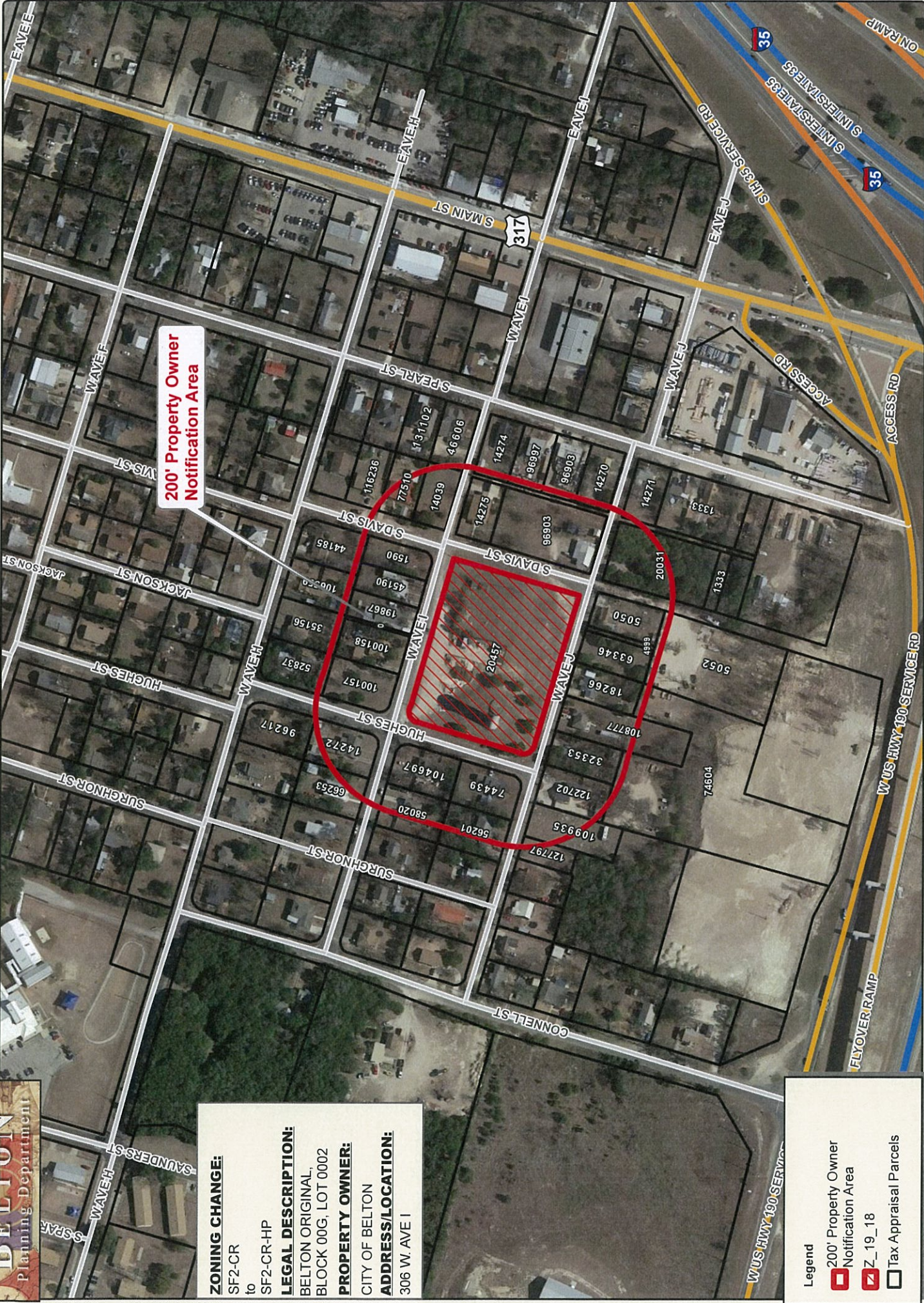
0 25 50 100 Feet



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



Zoning Case # Z-19-18



200' Property Owner
Notification Area

ZONING CHANGE:
SF2-CR
to
SF2-CR-HP

LEGAL DESCRIPTION:
BELTON ORIGINAL,
BLOCK 00G, LOT 0002

PROPERTY OWNER:
CITY OF BELTON

ADDRESS/LOCATION:
306 W. AVE 1

- Legend**
- 200' Property Owner
 - Notification Area
 - Z_19_18
 - Tax Appraisal Parcels

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: THE CITY OF BELTON,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 306 WEST AVENUE I,
FROM A(N) SINGLE FAMILY TWO WITH CONSERVATION REVITALIZATION OVERLAY ZONING DISTRICT,
TO A(N) SINGLE FAMILY TWO WITH CONSERVATION REVITALIZATION AND HISTORIC PRESERVATION
OVERLAY ZONING DISTRICT.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING
PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, August 20, 2019**, AT THE T.B. HARRIS CENTER, 401 N.
ALEXANDER, BELTON, TEXAS.

IF APPROVED BY THE PLANNING & ZONING COMMISSION, THIS ITEM WILL BE PLACED ON THE AGENDA FOR
A PUBLIC HEARING BY THE CITY COUNCIL. THAT MEETING WILL BE AT **5:30 P.M., Tuesday, August 27, 2019**, AT
THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

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

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

circle one

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

1. _____
2. _____
3. _____

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

DATE: _____ SIGNATURE: _____

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

1333	1590	4999
ALCOZER, DAMASIO G	UPCHURCH, RYAN W ETUX KATHRYN E	PIERLUISSES, IRENE L
1015 S PEARL	301 W AVENUE I	301 W AVE J
BELTON, TX 76513	BELTON, TX 76513-3825	BELTON, TX 76513
5050	5052	14039
PIERLUISSES, IRENE L	GUZMAN, ALFREDO	FAIRLEY, SHARON LYNN BROWN
301 W AVE J	1002 W AVENUE D	402 W AVE I
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513
14270	14271	14272
FAIRLEY, SHARON LYNN BROWN	NUNEZ, ALFREDO GUZMAN	FAIRLEY, SHARON LYNN BROWN
402 W AVE I	1002 W AVENUE D	402 W AVE I
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513
14274	14275	18266
FAIRLEY, SHARON LYNN BROWN	FAIRLEY, SHARON L ETVIR KARL D	JORDAN, SUSAN
402 W AVE I	901 S DAVIS ST	305 W AVENUE J
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513-3835
19867	20031	20457
VALDEZ, JOSE ETUX MARIA	LANIER, JASON	CITY OF BELTON
305 W AVENUE I	405 ENTERPRISE BLVD	PO BOX 120
BELTON, TX 76513-3825	HEWITT, TX 76643	BELTON, TX 76513-0120
32353	35156	44185
GONZALES, DAVID	LECHUGA, NESTOR ETUX MARIA	GUILLEN, BENJAMIN E ETUX
309 W AVE J	314 W AVE H	310 W AVENUE H
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513-3816
45190	46606	52837
HIX, ELIZABETH	COHEN, BARRY S	HURST, DAVID ETUX MARVA
303 W AVENUE I	1019 S 1ST ST	316 W AVE H
BELTON, TX 76513-3825	TEMPLE, TX 76504-5774	BELTON, TX 76513
56201	58020	63346
MOSLEY, LINDA JANELL	CESAR, MIGUEL & CLAUDIA GIULIANA PESCKETTO	CITY OF BELTON
402 W AVENUE J	408 W AVE I	PO BOX 120
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513-0120
66253	74439	74604
OLIVARES, JOSE J	SOTO, JAZMIN	HAUN INVESTMENTS LLC - I14 TRACT ABC SERIES
405 W AVE J	912 HUGHES ST	2200 E RANCIER
BELTON, TX 76513	BELTON, TX 76513	KILLEEN, TX 76543
77510	96217	96903
ARIZMENDI, FERNANDO	RAGSDALE FAMILY TRUST	OLIVARES, JESUS
806 S DAVIS ST	PO BOX 4	909 CONNELL ST
BELTON, TX 76513-3843	SALADO, TX 76571	BELTON, TX 76513-3782

96997
JARAMILLO, VERONICA
602 NEW MARKET RD W
IMMOKALEE, FL 34142-3054

104697
FORREST, JIMMY L ETUX ANN M
400 W AVENUE I
BELTON, TX 76513-3828

109935
COWARD, CHARLES E
706 MARY ST
COPPERAS COVE, TX 76522-2838

127797
JIMENEZ, GUADALUPE
605 S PEARL ST
BELTON, TX 76513-3471

100157
JIAN, KUO-DI
3310 COMMONWEALTH CT
WOODBURY, MN 55125

106559
SIMONDS, RODNEY A
312 W AVENUE H
BELTON, TX 76513-3816

116236
THOMAS, JESSIE
802 S DAVIS ST
BELTON, TX 76513-3843

131102
ORONA, MANUEL & CARMEN ADRIANA
805 S PEARL ST
BELTON, TX 76513-3868

100158
JIAN, KUO-DI
3310 COMMONWEALTH CT
WOODBURY, MN 55125

108777
SOTELLO, MARY
307 W AVENUE J
BELTON, TX 76513-3835

122702
OLVERA, FEDERICO & HONORIO
2710 REUTER AVE
WACO, TX 76708

SUPERINTENDENT
DR. SUSAN KINCANNON
BELTON I.S.D.
P O Box 269
BELTON TEXAS 76513



City of Belton, Texas Planning Department

HISTORIC LANDMARK DESIGNATION APPLICATION

Please complete all information. Incomplete applications, or those which have inadequate support after the filing deadline, will be deemed to have not met the filing requirements and the application will not be processed. Applications must be made using this form. If you have questions or need help, please call the Planning Director at 254-933-5816.

To be completed by Planning Staff

Date accepted as complete: _____ HPO File Number: H-19-12

Accepted by: _____

APPLICANT INFORMATION (please print)

Name of person submitting petitions City of Belton

Address P.O. Box 120

City BELTON State TX ZIP Code 76513

Daytime Phone 254-933-5818 Email SListi@BeltonTexas.gov

Signature *Sam Listi* Date 7/8/19

ADDRESS OF PROPOSED HISTORIC LANDMARK

Belton Standpipe - 306 West Avenue I (2.31 Acres)

ATTACH REQUIRED DOCUMENTATION (see next page for explanation)

- ☐ Evidence of Support
- ☐ Map
- ☐ Statement of Significance
- ☐ Inventory
- ☐ Photos

City of Belton Historic Landmark Designation Application, continued

REQUIRED DOCUMENTATION

1) Support

Written evidence of support should include a letter signed by the owner(s) of the property that makes up the proposed historic landmark. If the property is owned by more than one person, only the signature of one owner is required.

2) Map

A map, indicating the boundaries of the proposed historic landmark, should follow the guidelines set forth below:

- Select boundaries to encompass but not exceed the extent of the significant resources and land areas comprising the property.
- Include all historic features of the property, but do not include buffer zones or acreage not directly contributing to the significance of the property.
- Exclude peripheral areas that no longer retain integrity due to alterations in physical conditions or setting caused by human forces, such as development, or natural forces, such as erosion.
- Include small areas that are disturbed or lack significance when they are completely surrounded by eligible resources. "Donut holes" are not allowed.
- Define a discontinuous property when large areas lacking eligible resources separate portions of the eligible resource.

3) Statement of Significance

A general description of the proposed historic landmark property should be submitted explaining its historical, architectural, or cultural significance. This documentation should address one or more of the criteria contained in the *City of Belton Historic Preservation Ordinance* No. 2012-08, Section 29.7, Criteria for Designation of Historic Properties or Districts, as follows:

- A. Association with events that have made a significant contribution to the broad patterns of our history.
- B. Association with the lives of persons significant in our past.
- C. Embodiment of the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- D. Archaeological value, in the sense that the property has yielded, or may be likely to yield, information important in prehistory or history.

City of Belton Historic Landmark Designation Application, continued

Guidance for the application of these criteria may be found in the National Register of Historic Places Bulletin No. 15, *How to Apply the National Register Criteria for Evaluation*, available online from the National Park Service.

The Statement of Significance should include information such as:

- The origin/founding of the area in which the landmark is located
- Historical development of the area
- General trends in building practice
- Styles/influences of architecture, workmanship, materials, design
- Known architects/builders associated with the property
- Local patterns of history that the property represents
- Architectural, cultural or historical context
- Biographical details and significant contributions of individuals associated with the property

It is appropriate to include a general statement of historic context and to place the proposed historic landmark, and the people and/or events with whom it is associated, or its method of construction or architectural style, within that context.

5) Photos

Provide digital images of each building, structure, or object on the property that makes up the proposed historic landmark. Digital photographs must be taken with a camera of at least 2 megapixels of resolution. Please use the highest resolution setting available.

Rename each photograph using the following file-naming format. Use zeros as needed to create two-digit image numbers, as shown below.

Format:

Belton_(Year)_(Street Address)_(Image Number).jpg (or .tiff)

Example:

Belton_2013_404East9thAvenue_01.jpg

Submit digital photographs on a CD, DVD, or other media for permanent storage in City records.



City of Belton Proposed TIRZ Expansion



Proposed 7.86 Acre TIRZ Expansion

Property Lines

Current TIRZ Boundary

City Limits

NOVEMBER 16, 2018
SCALE: 0.5" = 1"

**MASTERWORK
PLAQUES**



CAST ALUMINUM, 12" MEDALLION, DOUBLE LINE BORDER, PEBBLED TEXTURE, SATIN FINISH, HIDDEN STUD MOUNT



136 Metropolitan Ave, 4A
Brooklyn, New York 11249

718.283.4109
masterworkplaques.com

APPROVED BY: _____

DATE: _____

Your plaque will be produced based on your acceptance of this PDF. Proofread text carefully and return the PDF to us with your noted changes or signed acceptance. Manufacturer assumes no responsibility other than to produce your plaque based upon this accepted proof. This copyrighted drawing is property of the manufacturer. Our artwork cannot be used for production with another manufacturer.



www.apollobbc.com
611 West 22nd St, No 207
Houston, Texas 77008
Main 800.370.5456

July 21, 2017

Erin Smith
City of Belton
333 Water Street
Belton, TX 76513

Re: Standpipe Evaluation and Recommendations
Belton, Texas
Apollo BBC Project No. 17.01.1017

Dear Ms. Smith:

Apollo BBC is pleased to provide our opinions relating to the historic standpipe in Belton, Texas. At the City of Belton's request, I evaluated the current condition of the structure to develop a course of action to resolve identified issues and provide reliable, safe service as a non-functional structure. To develop our opinions, I performed the following tasks.

- Visually reviewed the exterior conditions of the structure from ground level and from a lift on April 26, 2017
- Reviewed the available documents, including an article, "Reinforced Concrete Stand Pipe at Belton, Texas," by Thomas L. Fontain, published in *The Cornell Civil Engineer*, Vol. 21, No. 6, March 1913.
- Performed mechanical sounding at selected areas of the structure's exterior plaster coating
- Acquired samples of the coating for laboratory analysis
- Engaged a testing laboratory to analyze the composition of the coating
- Analyzed our findings
- Developed a recommended course of action
- Prepared this summary report of findings

In summary, the standpipe is in repairable condition, and I recommend a repair approach including areas of concrete patching and removal and reinstallation of the plaster exterior coating.

Description

The standpipe is situated on an open, grassy area on Hughes St., between West Avenues I and J, in Belton, Texas. The structure, constructed in approximately 1913, consists of a cast-in-place concrete cylinder, supported by a cast-in-place concrete foundation bearing on rock. Based on historical documents and verified with visual estimates and measurements, the tower is 75 feet tall, and 24 feet in diameter. The walls are 14 inches thick, but widen to 20 inches near the base of the tower. An ornamental cornice near the top of the

structure is also constructed with reinforced cast-in-place concrete. The exterior of the structure is coated with a plaster layer. The top of the hollow structure is capped with reinforced concrete.

A ladder is installed on the north side of the tower, currently extending up the top two-thirds of the structure, but may have extended to near ground level in the past. Remains of inlet and outlet piping are visible near the top and base of the structure, but appear non-functional.

I observed the condition of the structure from ground level and with a boom lift to observe elevated areas. In general, I observed deterioration and delamination of the plaster coating, staining at the structural concrete's cold joints, along with isolated areas of concrete spalling. The ornamental cornice appears to be in good structural condition.

Concrete Structure – Observations and Discussion

The concrete structure was visible at areas of the standpipe where the plaster coating has delaminated off. This structure appears in relatively good condition, likely due to the protection provided by the plaster coating. Primary issues with the concrete appear related to areas of reinforcement corrosion and efflorescence from water seeping through joints in the concrete.

Efflorescence, or salt staining, is visible at the concrete cold joints that are circumferentially located approximately every 6 feet up the height of the tower. These joints are inherent to this type of concrete construction where the concrete was poured in discrete lifts, or segments up the building, where plane of weakness is left between the hardened concrete below and where the fresh, liquid concrete is poured above. Many of these joints are visible as delamination of the plaster coating appears focused on these joints, and areas not yet delaminated have cracked at the joints. The staining is the result of water seeping through these joints in the concrete. The majority of the staining is likely from when the pipe was in service and full with water; however, there may be some smaller amount of water currently passing from the interior of the structure, from rain penetration at the roof or walls above, condensation forming on the insides of the tank, or both.

Some concrete spalling is visible at isolated areas of the building and is associated with corrosion of the reinforcement within the concrete. At the spalled areas, corroded reinforcement was observed in each location. The expansion of the steel during corrosion results in areas of concrete above to be forced off. Sounding of the concrete resulted in additional areas that are likely going to be spalling in the near future, but in my opinion, the overall extent of the deterioration is limited to approximately 5-10% of the concrete surface.

In my opinion, the foundation is performing as intended. No visible tilting or distortion was observed in the tower, and no cracking typical of foundation movement was visible.

The roof of the standpipe consists of a reinforced concrete cap. From above, water and rust staining is visible, and the top is generally flat, and could allow some accumulation of water at the top. The cold joint between the cap and the concrete cylinder below appears deteriorated and enlarged, and could allow water penetration. While no large cracks were observed, I anticipate that this cap may be in a structurally deteriorated condition and should not be used for personnel access.

Plaster Coating – Observations and Discussion

The plaster coating appears to consist of a sand and cement parge coat, at a thickness that varies from approximately ¼ to ¾-inch thick. The coating is visibly deteriorated, with approximately 40% of the coating having already delaminated from the structure (illustrations showing the approximate condition of the plaster coating are included as an attachment to this report). The texture of the remaining coating varies widely around the structure, most likely from a combination of some irregularity of the original hand-troweled installation, and from subsequent weathering since the original construction smoothing and stippling the surface in areas. Edges of the coating at areas of previous delamination have separated from the concrete substrate, indicating further delamination of the coating from the structure.

I performed mechanical sounding at various locations around the structure, tapping the plaster surface to better understand its bond to the concrete substrate. Based on this testing, I believe that another 50% of the remaining plaster could be fully debonded from the concrete beneath.

Laboratory analysis on samples of the plaster was performed by Atkinson-Noland & Associates in Boulder, Colorado. The objective of this analysis was to identify the binder composition, binder/aggregate ratio, aggregate color, and aggregate size gradation. The testing results indicated that the plaster coating was very cement-rich, consisting of an approximately 2:1 cement-sand ratio. The report further details the gradation of the aggregates and provides recommendations for a new plaster mix design, because the historical limes originally used are not readily available.

Based on the extent of delaminated coating, and the extent of additional poorly bonded coating, the remaining coating on the structure is likely in a weakened state of bond to the concrete below, and is at risk of further delaminating and falling off the standpipe in the future.

Recommendations

I recommend a course of action that includes repairing the deterioration of the standpipe and reducing the amount of potential moisture within the tank.

Repair Standpipe Deterioration:

- **Remove and Replace the Plaster Coating:** Fully remove the remaining plaster coating. Once the recommended concrete repairs are completed, install a new plaster coating. The new coating should incorporate a cement, lime, sand ratio of 1:1:1.5, conforming to ASTM C929 Type F requirements. White cement should be incorporated into the blend of materials to allow for matching of the plaster coating to the original material, likely significantly lighter in color than the current material. The plaster coating at horizontal projections at the ornamental cornice and the cap should be sloped sufficiently to drain. These horizontal areas should also be painted to reduce the uptake of water in these locations.
- **Repair Concrete Spalls and Steel Corrosion:** Remove loose concrete around the spalls. Clean the corrosion from the steel, roughen the existing concrete to ensure bonding. Wet the surfaces then scrub in a cement-water paste into the patch area (to further promote bond), then install a new patch. We anticipate concrete repairs will be needed to the shaft of the tower as well as the concrete cap.

Ventilate the Standpipe:

To reduce the risk of moisture accumulation within the standpipe, and increase the durability of the standpipe, the interior tank should be ventilated to the exterior. This could be performed by adding several small holes near the base of the pipe, and adding additional holes near the top. Exterior air movement through the pipe

will help to normalize moisture conditions within the structure, and reduce the rate of steel corrosion and moisture seepage through the cold joints.

Potential Upgrades:

As a potential upgrade to the durability of the structure, a migrating corrosion inhibitor could be added to the concrete surface prior to replastering. This would decrease the rate of corrosion of the reinforcement, reducing the rate of future corrosion.

It should be noted that the steel corrosion will continue to progress. This corrosion will manifest itself as additional spalling. This is normal and expected; however, additional resources should be reserved to provide periodic maintenance repairs to the structure over time. I anticipate that these future maintenance repairs will be much less extensive than the currently recommended scope of repairs, but will likely be ongoing. At your request, we can explore ways to help reduce the rate of this corrosion and consequent concrete damage, possibly including more active corrosion prevention methods.

Opinion of Cost of Repairs

I have provided our opinion for a budget amount to implement these recommendations. These costs are based on our experience with similar scopes or tasks. The actual cost to implement the repairs can vary substantially, due to a variety of factors including contractor quality, market conditions, competition, and perceived risk. I anticipate the following costs in a competitive environment under normal market conditions:

Scaffolding:	\$40,000
Concrete Repairs:	\$30,000
Plaster Removal/Replacement :	\$80,000
Paint Detailing:	\$5,000
Ventilation:	\$5,000
25% Reserve:	\$40,000
Total Reserve:	\$200,000

Because of the uncertain nature of these types of repairs, particularly with the concrete repairs, the reserve amount listed above is highly recommended. The optional corrosion inhibitor would likely cost an additional \$25,000, when included as a part of a larger project.

Phasing of Repairs

Based upon possible limitations of the budget to implement these recommendations, I have evaluated the possibility of phasing the repairs. Phasing is possible, but total project costs will likely be higher when phased due to the need for multiple mobilizations. Further, phased repairs would likely be less costly to be performed from a lift, rather a fixed scaffold, likely increasing project schedules for each phase. Each component of the recommended repair components could be performed independently, and actual phasing would be dependent on available budgets.

As a possible first phase, I recommend removing the remaining plaster from the exterior of the tower and ventilating the structure, likely costing between \$30,000 and \$40,000. This activity would reduce the risks associated with falling plaster, and provide some additional drying on the interior, reducing the rate of

corrosion of the steel. I do not recommend leaving the bare concrete structure without the protective plaster coating for more than 5 years, because of the increased risk of accelerated rate of steel corrosion and associated concrete deterioration.

Apollo BBC appreciates the opportunity to work with you on this project. We would be pleased to discuss our findings and recommendations with you. Please contact me at 713.869.0000 should you require additional information regarding this project or if we can be of other service.

Sincerely yours,



Gordon A. Shepperd, PE, RRC
Principal

Attachments:

Photo Log
Elevations
Laboratory Results

Project: Belton Standpipe Evaluation

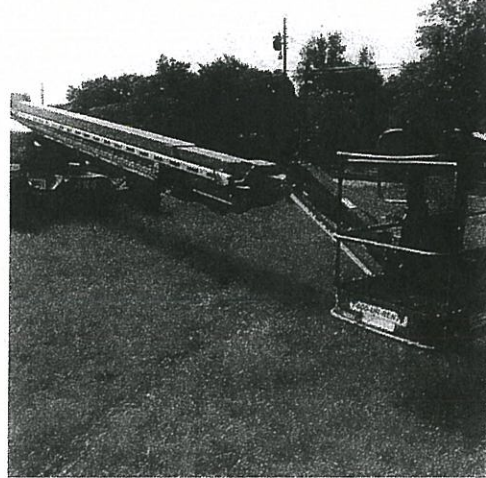
Client: City of Belton



Photo

Description: Overview of the standpipe as seen from the southwest

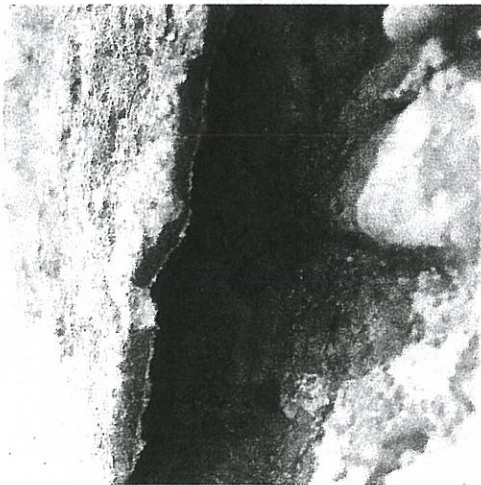
File Reference: IMG_6120



Photo

Description: View of the lift used to access elevated areas.

File Reference: IMG_6122



Photo

Description: Close-up view of plaster delamination.

File Reference: IMG_6132



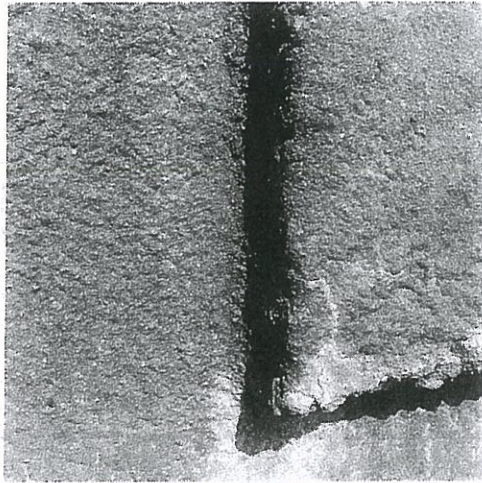
Photo

Description: Additional close-up view showing plaster texture and concrete substrate texture.

File Reference: IMG_6134

Project: Belton Standpipe Evaluation

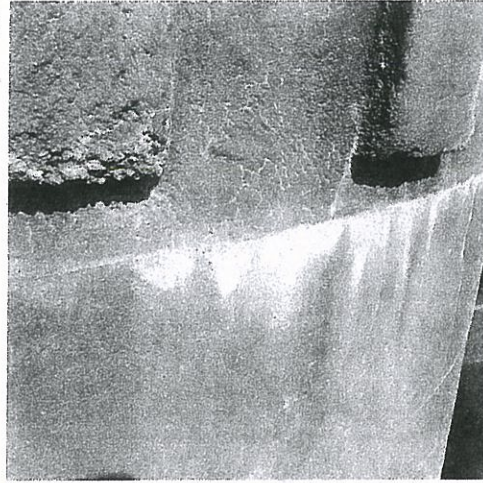
Client: City of Belton



Photo

Description: View of ornamental relief detail in concrete near upper cornice.

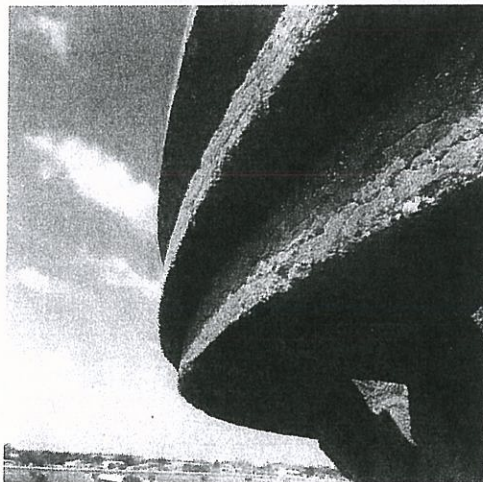
File Reference: IMG_6148



Photo

Description: View of efflorescence at plaster crack coincident with concrete cold joint beneath.

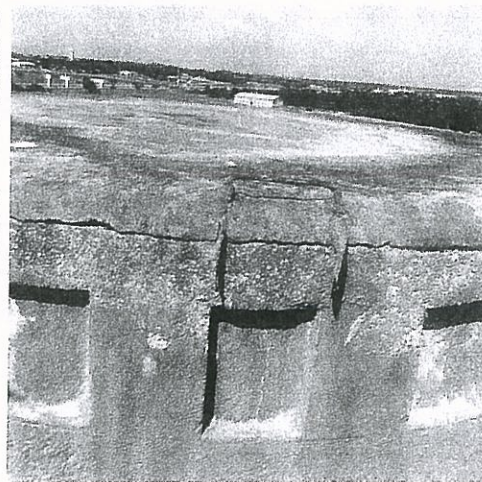
File Reference: IMG_6161



Photo

Description: View of concrete cornice, showing cracking and spalling.

File Reference: IMG_6164



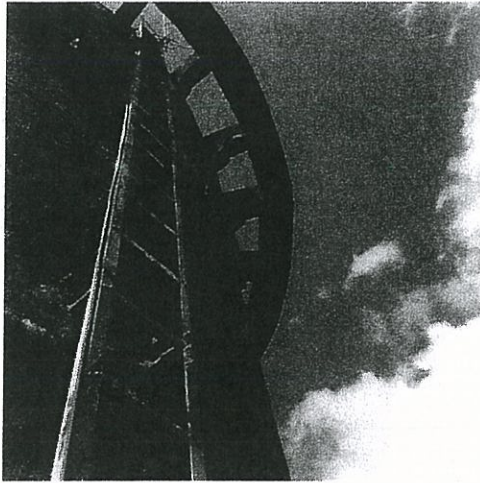
Photo

Description: View of the cap, showing the lack of adequate drainage at the top, and the enlarged joint between the cap and the walls.

File Reference: IMG_6187

Project: Belton Standpipe Evaluation

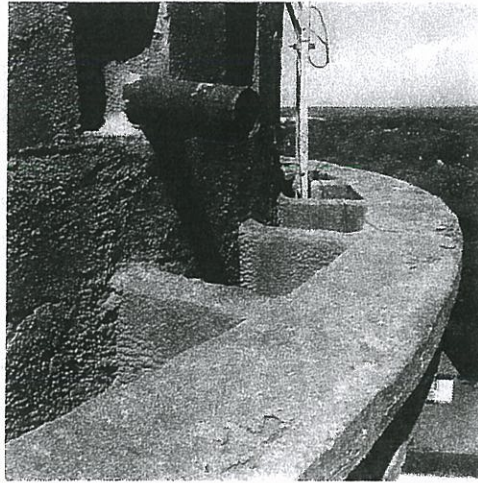
Client: City of Belton



Photo

Description: View of the ladder at the north side of the shaft.

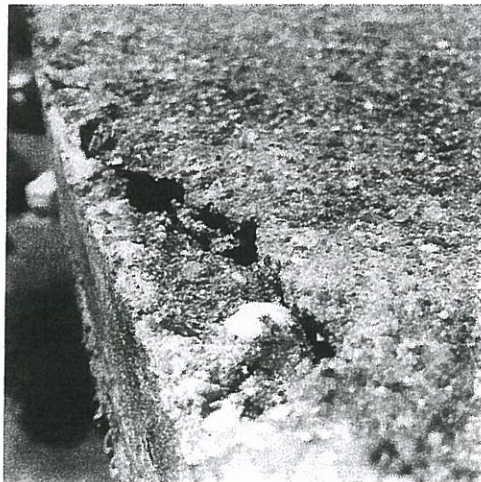
File Reference: IMG_6195



Photo

Description: View of the top of the ornamental cornice, and the steel pipe outlet.

File Reference: IMG_6204



Photo

Description: Close -up of top of ornamental cornice, showing plaster and concrete texture and weathering.

File Reference: IMG_6207



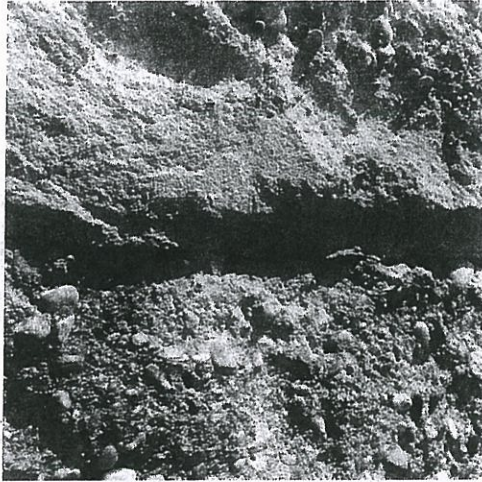
Photo

Description:

File Reference: IMG_6222

Project: Belton Standpipe Evaluation

Client: City of Belton



Photo

Description:

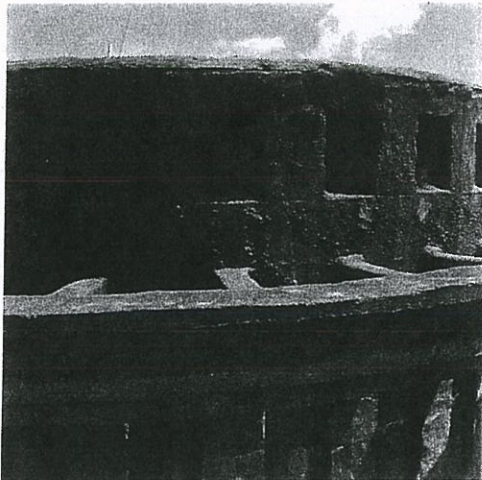
File Reference: IMG_6225



Photo

Description: View several cold joints, staining and delaminated plaster.

File Reference: IMG_6234



Photo

Description: Additional view of condition of ornamental cornice, and decorative relief work in the concrete.

File Reference: IMG_6240



Photo

Description: Additional view showing cap and cornice.

File Reference: IMG_6243

Project: Belton Standpipe Evaluation

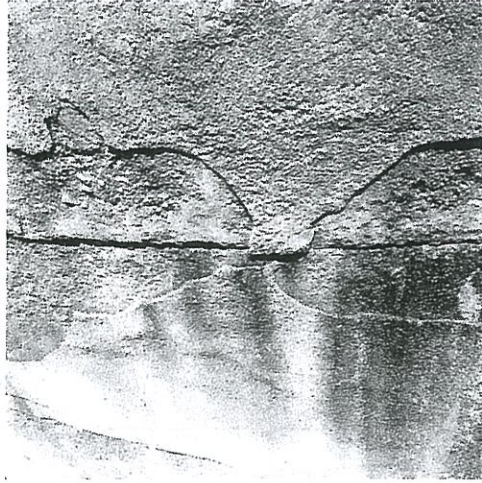
Client: City of Belton



Photo

Description: View of concrete cold joint, delaminated plaster and staining.

File Reference: IMG_6256



Photo

Description: Close view of plaster delaminating near a cold joint.

File Reference: IMG_6266

FOR ILLUSTRATION PURPOSES ONLY

PLASTER COMPLETELY
SPALLED OFF AT OUTER RING

SPALLING PLASTER

ACCESS LADDER



01 EAST ELEVATION
NTS

PLASTER COMPLETELY
SPALLED OFF AT OUTER RING

SPALLING PLASTER

ACCESS LADDER

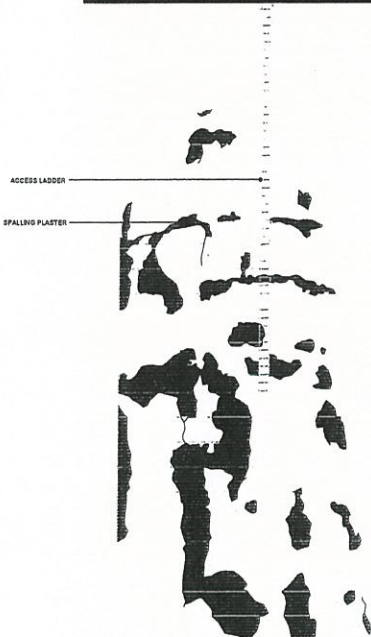


02 WEST ELEVATION
NTS



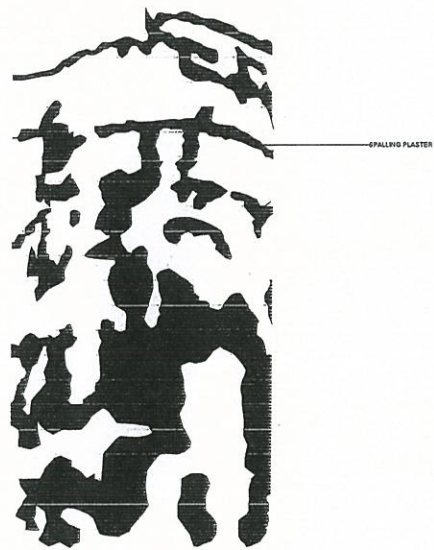
<p>APOLLOBBC BETTER BUILDING CONCEPTS</p>		
<p>PROJECT NUMBER 000000</p>		
<p>SELTON WATER TOWER REPAIRS SELTON, TX</p>		
<p>DATE OF ISSUE: MAKE DATE DESCRIPTION</p>		
<p>SHEET CONTENTS ELEVATIONS</p>		
<p>PROJECT CONTACTS: GORDON SHEPHERD</p>		
DRAWN BY	DATE	FILE NO.
<p>SHEET NUMBER SK-01</p>		
<p>DATE OF LOT</p>		

PLASTER COMPLETELY
SPALLED OFF AT OUTER RING-

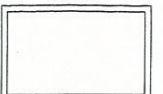
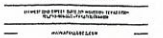


01 NORTH ELEVATION
NTS

PLASTER COMPLETELY
SPALLED OFF AT OUTER RING



02 SOUTH ELEVATION
NTS

[illegible]

PROJECT NUMBER:	00000
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BELTON WATER TOWER REPAIRS
BELTON, TX.

DATE OF ISSUE

SHEET CONTENTS.

ELEVATIONS

PROJECT CONTACTS:
GORDON SHEPPERD

DRUG/DOSE	DTIC	TIME	NO. OF DAYS WITH ADVERSE
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Source: U.S. Census Bureau, *Marriage, Divorce, Remarriage in the 1990s* (Washington, D.C.: U.S. Government Printing Office, 1996), p. 10.

SHEET NUMBER	
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SK-02

DATE OF FLOT 10/10/68 10/10/68

Plaster Evaluation
City of Belton Stand-Pipe Evaluation

Prepared by:

Atkinson-Noland & Associates, Inc.
2619 Spruce Street
Boulder, CO 80302
(303) 444-3620

ANA Job No. 17-090

Prepared for:

Apollo BBC
Better Building Consultants
611 West 22nd Street, No. 207
Houston, Texas 77008

May 22, 2017



Atkinson-Noland & Associates
Consulting Engineers
www.ana-usa.com

2619 Spruce Street
Boulder, CO 80302
303.444.3620

32 Old Slip, 10th Floor
New York, NY 10005
917.647.9530

Introduction

Three plaster samples were removed by Apollo BBC from City of Belton Stand-Pipe in Belton, TX and tested in the Atkinson-Noland & Associates (ANA) laboratory for component composition. The objective was to identify binder/aggregate ratio, aggregate color, and aggregate size gradation to provide an appropriate compatible replacement plaster formulation. The sample was provided by Apollo BBC to the ANA laboratory in Boulder, Colorado for analysis.

Aggregate Sieve Analysis

The aggregate evaluation followed the requirements of ASTM C136, *Standard Test Method for Sieve Analysis of Fine and Coarse Aggregates*. This method is based on the use of acid digestion of the binder and sieve analysis of the aggregate. The analysis process used does not distinguish between cement and lime-based binders.

The sample identification list is shown in Table 1.

Table 1. Sample identification and location

Sample ID	Location
S1	Belton Stand-pipe
S2	Belton Stand-pipe
S3	Belton Stand-pipe

The results of acid digestion of the sample are shown in Table 2. The binder component was found to be between approximately 64% and 68% (by volume), and the aggregate component was found to be between approximately 32% and 36% (by volume).

The aggregate gradation curve, plotted in Figure 1, shows that the aggregate from all three samples is similar. Aggregate gradations are generally finer than the gradation range of coarse and fine aggregates as specified by ASTM C144, *Standard Specification for Aggregate for Masonry Mortars*.

The aggregate size distribution and colors are shown in Figure 2. Ideally, the aggregate for the replacement plaster should match the color and gradation of the existing aggregates. Trial mixtures may be required to produce a repair material that matches the original with respect to color and texture.

Table 2. Results of acid digestion of plaster samples

Sample ID	Mass before acid digestion (g)	Mass after acid digestion (g)	Binder mass (g)	Aggregate mass (g)	Binder volume (cm ³)	Aggregate volume (cm ³)	Total volume (cm ³)	Binder (%)	Aggregate (%)
S-1	54.94	28.83	26.11	28.83	40.75	22.50	63.25	64	36
S-2	56.54	27.29	29.25	27.29	45.65	21.30	66.95	68	32
S-3	68.05	34.37	33.68	34.37	52.56	26.82	79.38	66	34

Belton StandPipe Evaluation

The gradation range specified for masonry mortar in ASTM C144 is indicated in dashed lines.

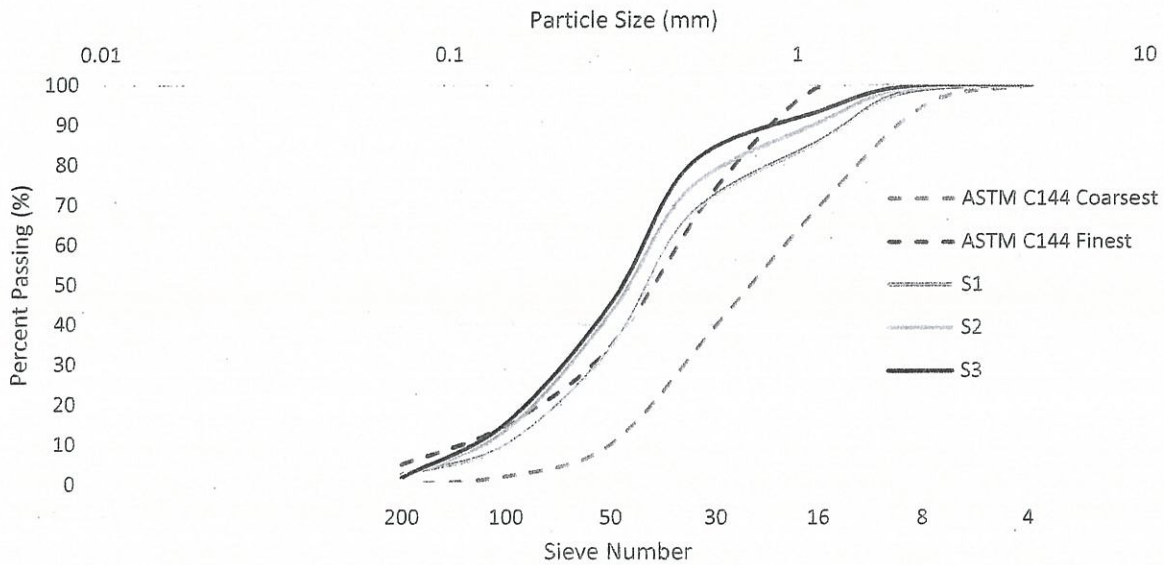


Figure 1. Aggregate distribution by sieve size for plaster samples.

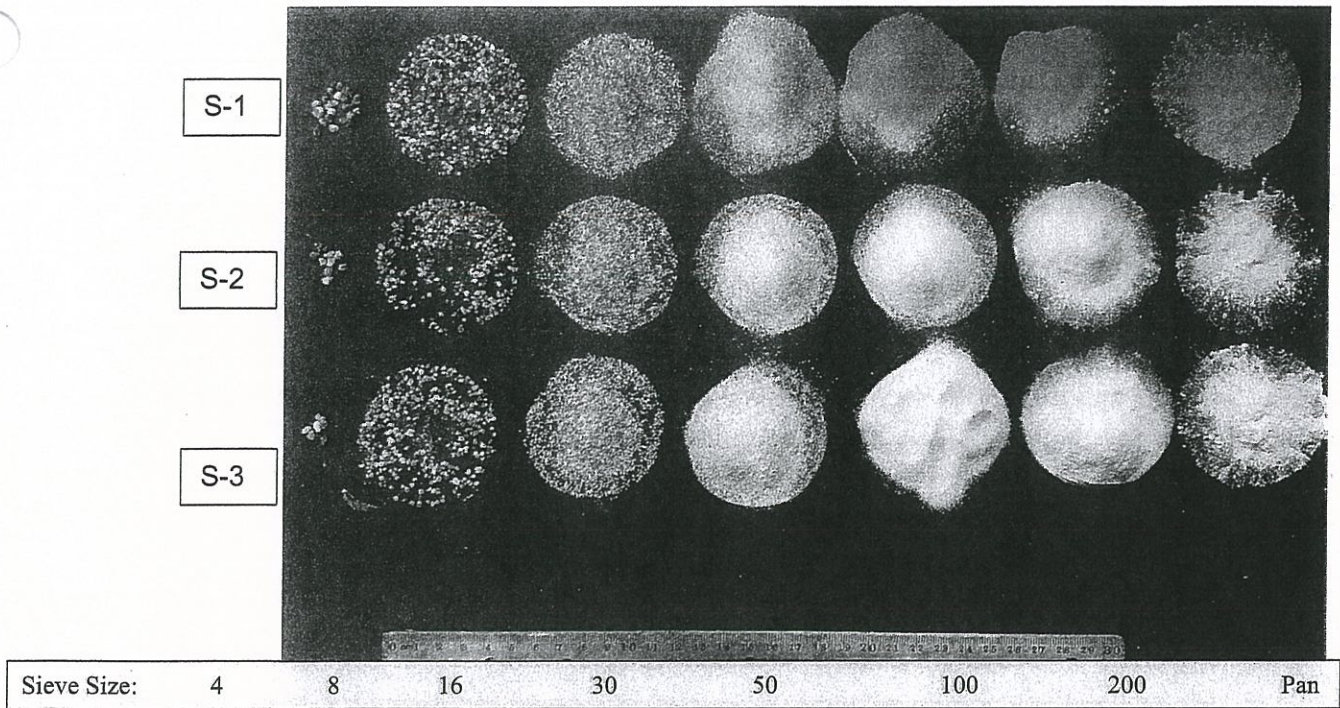


Figure 2. Aggregate distribution and color for plaster sample.

Chemical Analysis Results and Recommended Plaster Formulation

Samples S1, S2, and S3 were also tested and analyzed for the presence and proportion of portland cement following the method described by Middendorf, et al. The method is based on the use of acid digestion and chemical analysis to identify soluble silica resulting from portland cement hydration.

The chemical analysis results of the samples, shown in Table 3, indicated a significant portland cement component present in the binder of each sample. All three samples contained portland cement and lime as binder, with very high binder-aggregate ratios. The lime component of sample S1 was very high and likely had an irregular lime inclusion; this result is not considered in recommendations for a replacement plaster mix design listed in Table 4. The mix design corresponds to Type F (finish coat) plaster per ASTM C929.

Table 3. Results of chemical plaster analysis.

Sample ID	Sample Mass (g)	Aggregate Mass (g)	Soluble Silica (g)	Volumetric Ratio		
				Portland Cement	Lime	Aggregate
S-1	10	5.16	0.36	1.0	3.4	3.1
S-2	10	4.55	0.66	1.0	1.7	1.7
S-3	10	4.73	0.75	1.0	1.1	1.6

Table 4. Recommended repair plaster proportions.

Belton Standpipe	Volumetric Ratio		
	Portland Cement	Lime	Aggregate
ASTM C929 Type F	1.0	1.0	1.5

The use of pigments may be required to match the hardened plaster color. Pigments conforming to ASTM C979, *Standard Specification for Pigments for Integrally Colored Concrete*, are suitable for plaster, but should not exceed 5% by weight of binder content in the plaster. It is also possible that the use of white portland cement will be required in lieu of typical gray cement in order to match the existing color. Trial mixtures may be required to arrive at a mix that matches the original plaster with respect to color and texture.

Minutes of the
Historic Preservation Commission (HPC)
City of Belton
333 Water Street
Thursday, July 11, 2019

The Historic Preservation Commission met at 5:30 P.M. in the Wright Room at the Harris Community Center. The following members were present: Dorothy Coppin, Ann Carpenter, Sheila Donahue and Barrett Covington. The following staff members were present: Director of Planning Cheryl Maxwell, Planner and HPO Kelly Atkinson, IT Specialist Ryan Brown and Planning Clerk Laura Livingston. Commission member Tammie Baggerly was absent.

3. H-19-12 Hold a public hearing and consider a Local Historic Landmark Designation application for the Belton Standpipe, 306 West Avenue I, bound by West Avenue I on the north, West Avenue J on the south, South Davis Street on the east, and Hughes Street on the west.

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

Chair Donahue opened the public hearing and with no one requesting to speak, she closed the public hearing.

Ms. Coppin made a motion to approve item H-19-12. Mr. Covington seconded the motion. The item was approved with 4 ayes, 0 nays.

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, August 20, 2019

The Planning and Zoning Commission met at 5:30 P.M. in the Wright Room at the Harris Community Center. The following members were present: Chair Brett Baggerly, Zach Krueger, Luke Potts, David Jarratt, Quinton Locklin, and Dave Covington. Members Ty Hendrick, Allison Turner and Stephanie O'Banion were absent. The following staff members were present: Director of Planning Cheryl Maxwell, Planning Clerk Laura Livingston, Grants and Special Projects Coordinator Bob van Til, Planner Tina Moore, and IT Specialist Ryan Brown.

7. Z-19-18 Hold a public hearing and consider a zoning change from Single Family two with Conservation and Revitalization overlay to Single Family Two with Conservation and Revitalization and Historic Preservation overlays for a Local Historic Landmark Designation on approximately 2.30 acres located at 306 West Avenue I, bound by West Avenue I on the north, West Avenue J on the south, South Davis Street on the east, and Hughes Street on the west.

Ms. Maxwell introduced the staff report (Exhibit C). Grants and Special Projects Coordinator Bob van Til discussed the funding for the site.

Mr. Potts asked about the residences near the standpipe and how might the zoning change affect it? Ms. Maxwell said the only property being rezoned is the standpipe property, so no zoning change will occur on the surrounding properties.

Chair Baggerly opened the public hearing and with no one requesting to speak, he closed the public hearing.

Mr. Jarratt said this has been around awhile and as significant as it is, all everybody knows is that there is a big, concrete standpipe in Belton. If you have young enough kids, you probably practiced T-ball or a sporting event in that open property nearby, he said. Commenting on the timeline, Mr. Jarratt encouraged that the site improvement occurs sooner because it should be made into a place where people want to come. He said it's a great spot in the City to have a nice park.

Chair Baggerly agreed, and said it will be great for the neighborhood. He asked if this was the highest point in Belton? Ms. Maxwell said she was uncertain, but it might be.

Mr. Robert Jordan, 305 West Avenue J, said he and his mom on cool evenings love to go out there and look over Belton and Temple. There is a direct line of site from the hill all the way to Temple, Mr. Jordan said, and he is happy to see the city is taking interest in restoring it.

Mr. Locklin said he grew up with his grandmother living at the corner of Avenue H and Surghnor Street, about a block and a half a way. He remembers his father talking about playing baseball there and he's very excited to see what will be done with this property.

Ms. Susan Jordan, 305 West Avenue J, said the standpipe is as deep as it is tall. It is the only cement water tower left in Central Texas, she added. She is thrilled it will be saved.

Mr. Locklin made a motion to approve Z-19-18. Mr. Jarratt seconded the motion. The motion was approved with 6 ayes, 0 nays.

ORDINANCE NO. 2019-40

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM SINGLE FAMILY TWO WITH CONSERVATION AND REVITALIZATION OVERLAY TO SINGLE FAMILY TWO WITH CONSERVATION AND REVITALIZATION, AND HISTORICAL PRESERVATION OVERLAYS ON A 2.3 ACRE TRACT, WITH DEVELOPMENT TO BE REGULATED UNDER TYPE AREA 8 DESIGN STANDARDS.

WHEREAS, the City of Belton, owner of the following described property has presented a petition duly signed, to the City Planning & Zoning Commission and filed said petition with the City Clerk of the City of Belton, and due notice of filing of said petition and hearing on said petition has been given as required by the City Zoning Ordinance and by law, and a hearing on said petition before the City Planning & Zoning Commission of the City of Belton was set for the 20th day of August, 2019, at 5:30 p.m. for hearing and adoption, said district being described as follows:

Approximately 2.3 acres at 306 West Avenue I, Belton, Texas
(location map attached as Exhibit "A")

WHEREAS, said application for such amendment was duly recommended by the said City Planning & Zoning Commission and the date, time and place of the hearing on said application by the City Council of the City of Belton was set for the 27th day of August, 2019, at 5:30 p.m. at the Harris Community Center and due notice of said hearing was given as required by ordinances and by law; and

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

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Belton, Texas, that the said district located on a tract of land as more fully and completely described above, be and is hereby changed from Single Family Two with Conservation and Revitalization Overlay to Single Family Two with Conservation and Revitalization, and Historical Preservation Overlays, in accordance with Section 11—Single Family Two Zoning District, Section 30—Conservation and Revitalization Overlay District, Section 29—Historical Preservation Overlay District, and the Design Standards in Ordinance No. 2014-17, Section 7.1 of the Zoning Ordinance. The Zoning Ordinance of the City of Belton is hereby amended, subject to the following conditions:

1. The use of this property must conform to the Single Family Two, Conservation Revitalization Overlay, and Historical Preservation Overlay Districts in all respects.
2. The development of the property shall conform to all applicable Type Area 8 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance.

This ordinance was presented at the stated meeting of the City Council of the City of Belton and upon reading was passed and adopted by the City Council on the 27th day of August, 2019, by a vote of _____ ayes and _____ nays.

SIGNED AND APPROVED by the Mayor and attested by the City Clerk on this the 27th day of August, 2019.

Marion Grayson, Mayor

ATTEST:

Amy M. Casey, City Clerk

ZONING CHANGE:

SF2-CR
to
SF2-CR-HP

LEGAL DESCRIPTION:

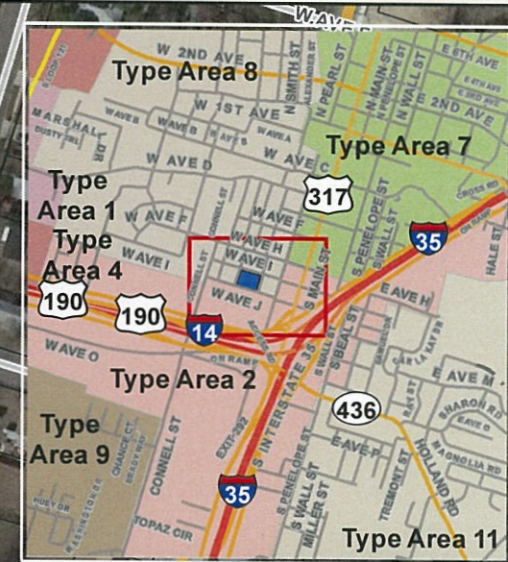
BELTON ORIGINAL,
BLOCK 00G, LOT 0002

PROPERTY OWNER:


CITY OF BELTON

ADDRESS/LOCATION:

306 W. AVE I



LEGEND

 Z_19_18



Staff Report – City Council Agenda Item

Date: August 27, 2019
Case No.: P-19-23
Sundin Addition (Park Place Subdivision, Phase II)
Request: Residential Replat
Applicant: Chuck Lucko
Owner: Norma Sundin, Paul Sundin, & Judy Nicholson

Agenda Item #12

Hold a public hearing and consider a final plat of Sundin Addition (Park Place Subdivision, Phase II), a replat of Lots 1, 2, & 3, Block 1, Park Place Subdivision, Phase I, to consolidate three lots into two lots at 1720 Landmark Drive, on the west side of Landmark Drive, south of Hastings Road.

Originating Department

Planning – Cheryl Maxwell, Director of Planning

Current Zoning: Single Family Two (SF2)

Future Land Use Map (FLUM) Designation: Residential

Design Standards Type Area 14: Projected as primarily single lot residential developments with city sewer.

Case Summary

This replat consolidates three lots into two. The original subdivision, Park Place Subdivision, Phase I, was approved in 1986, along with restrictive covenants. Although the city does not enforce restrictive covenants, there are provisions in the Subdivision Ordinance that apply to replats when the restrictive covenants are applicable. This replat appears to have satisfied requirements that would enable it to be processed administratively, except for some uncertainty with regard to the covenants of the original subdivision. As a result, public notice and public hearings are required. Therefore, the replat has to meet two approval thresholds: a) City subdivision standards; and b) subdivision restrictive covenants.

Project Analysis and Discussion

Our Subdivision Ordinance (Section 304.02) allows replats to be processed administratively under certain conditions as noted below:

- 1) The owners of all the lots join in the application for amending the plat;
- 2) The amendment does not attempt to remove recorded covenants or restrictions;
- 3) The amendment does not increase the number of lots; and
- 4) The amendment does not create or require the creation of a new street or make necessary the extension of municipal facilities.

This replat appears to meet all conditions, except with regard to the covenants/restrictions. The owners have indicated they will not remove any existing covenants, but will carry them forward into this replat through a note on the plat and a plat dedication instrument. However, one of the deed restrictions prohibits any lot from being subdivided. Note wording below—Article Eight, #6:

No lot shall ever be subdivided. However, two or more lots may be combined to provide a larger building site for a residence.

Lot 2 is being subdivided, and then combined with the adjacent lots 1 and 3, to create new larger lots 1 & 2, Block 1. Based on advice from the City Attorney's office, the replat does not appear to be in compliance with Article Eight, #6 above; however, the result of the consolidation provides larger building sites than the original three lots. With the uncertainty about the covenants application here, staff determined that the replat did not qualify for administrative approval and therefore is processing this as a residential replat with public notice and public hearings. As such, if 20% or more of the property owners of lots in the current plat file a written protest, the Planning Commission must require written approval of 66 2/3 % of the owners of all lots in the plat (Subdivision Ordinance Section 301.03). There are 30 property owners; if 6 protest the replat, then approval of 20 property owners is required for this replat to be approved. As of this time, we have not received any written protest. City legal staff has also recommended the name of the replat be changed to reflect a phase of the original subdivision, since this is a replat of a portion of the original plat. Therefore, the subdivision name will be Park Place Subdivision, Phase II. To minimize confusion, we have kept the proposed name "Sundin" on the agenda since the public hearing notice was sent to property owners with this name, as submitted.

This property is zoned SF2 District. Each lot satisfies all area requirements for the SF2 Zoning District as noted below:

Minimum lot area: 7,500 sq. ft.
Minimum lot width: 60'
Minimum lot depth: 100'
Front yard setback: 25'
Rear yard setback: 20'
Side yard setback: 6' with 15' on a corner lot adjacent to a street; 20' if garage entry

Following is a summary of the subdivision ordinance requirements as they apply to this subdivision replat.

Water/Sewer: There is an existing 8-inch water line and 6-inch sewer line along Landmark Drive. The existing fire hydrant location satisfies minimum requirements for fire protection. No utility extensions are needed.

Drainage: No drainage easements or infrastructure is needed.

Streets/Sidewalks: Landmark Drive is a local street, with a 50' ROW, 31' pavement width, with curb/gutter. No perimeter street improvements are needed. No sidewalks are required along local streets.

Parkland Dedication/Fees: The parkland fee is \$200 per residential unit, or \$200 for this two lot subdivision. Since this is replat reducing the number of lots, this fee is not applicable.

Conclusion: We have reviewed the replat and find it acceptable as a final plat. All conditions have been satisfied for the City subdivision requirements. Nevertheless, the Planning Commission needs to be cognizant of the existing restrictive covenants and owner response to the proposed replat.

P&ZC Meeting Update

A public hearing regarding this replat was held at the August 20, 2019 P&ZC meeting. No one spoke in opposition to this replat or provided written protest. The P&ZC unanimously recommended approval.

Recommendation

The Planning and Zoning Commission met on August 20, 2019 and unanimously recommended approval of this replat, subject to the conditions below. Staff concurs with their recommendation.

1. Compliance with existing restrictive covenants, or approval by property owners in the original subdivision, as required for a residential replat when lots are being subdivided.
2. Restrictive covenants for the original subdivision carried forward for the replat.
3. Name change to Park Place Subdivision, Phase II on all documents.

Attachments

Final Plat Application

Final Plat

Location Map

Original subdivision boundary (notification area)

Replat notice to property owners

Owner notification list

P&Z Minutes Excerpt

City of Belton
Request for Subdivision Plat
to the City Council and the
Planning and Zoning Commission

Application is hereby made to the City Council for the following:

- | | |
|---|-------------------|
| <input type="checkbox"/> Preliminary Subdivision | Fees due \$ _____ |
| <input checked="" type="checkbox"/> Final Subdivision | |
| <input type="checkbox"/> Administrative Plat | |
| <input checked="" type="checkbox"/> Replat | |
| <input type="checkbox"/> ETJ | |
| <input checked="" type="checkbox"/> City Limits | |

Date Received: _____ Date Due: _____ **(All plans are to be returned to the Planning Department by the 15th day of the month ahead of the next month's P&Z meeting.)**

Applicant: Charles C. Lucko Phone: (254) 778-2272
Mailing Address: 4330 South 5th Street Temple, TX 76502
Email Address: chuck@allcountysurveying.com

Owner: Norma Sundin, Paul Sundin, and Judy Nicholson Phone: _____
Mailing Address: 1725 Landmark Drive Belton, Texas 76513
Email Address: _____

Current Description of Property:

Lot: 1,2,and 3 Block: 1 Subdivision: Park Place Subdivision - Phase I
Acres: 0.818 Survey: Matilda Connell
Abstract #: 6 Street Address: 1720 Landmark Drive Belton, TX 76513
Frontage in Feet: 240.76 Depth in Feet: 169.36

Does Zoning comply with proposed use? Yes Current Zoning: SF-2

Name of proposed subdivision: Sundin Addition

Number of Lots: 2 Fee: \$ _____

Signature of Applicant:  Date: 7.11.19

Signature of Owner:  Date: 11 July '19



P-19-23 - PARK PLACE SUBDIVISION PHASE II

PARK PLACE SUBDIVISION PHASE II

HASTINGS RD

LANDMARK DR

113066

113067

79101

185988

185989

27053

65898

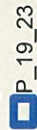
PROPOSED PLAT:

Park Place Subdivision Phase II,
replat of Lots 1, 2, 3,
Block 1 - Park Place Subdivision
Phase I

PROPERTY OWNER:

Norma Sundin, Paul Sundin,
Judy Nicholson

Legend



Map Date: 8/15/2019 Aerial Imagery Date: 2018

0 25 50 100 Feet



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

P-19-23 - PARK PLACE SUBDIVISION PHASE II



Park Place Subdivision Phase II

PROPOSED PLAT:
Park Place Subdivision Phase II,
replat of Lots 1, 2, 3,
Block 1 - Park Place Subdivision
Phase I

PROPERTY OWNER:
Norma Sundin, Paul Sundin,
Judy Nicholson

Legend
P_19_23



0 75 150 300 Feet

Map Date: 8/15/2019 Aerial Imagery Date: 2018

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

**CITY OF BELTON, TEXAS
NOTICE OF PUBLIC HEARINGS
RESIDENTIAL REPLAT**

The Planning & Zoning Commission will conduct a meeting at 5:30 P.M., Tuesday, August 20, 2019 at the Harris Community Center, 401 N. Alexander Street, Belton, Texas, to discuss and consider a residential replat as follows:

Hold a public hearing and consider a final plat of Sundin Addition, a replat of Lots 1, 2, & 3, Block 1, Park Place Subdivision, Phase I, to consolidate three lots into two lots at 1720 Landmark Drive, on the west side of Landmark Drive, south of Hastings Road.

Information regarding the proposed replat is on file for public examination in the Planning Department in City Hall, 333 Water Street, Belton, Texas.

Items recommended by the Planning and Zoning Commission will be forwarded to the City Council for consideration and approval at its meeting at 5:30 P.M., Tuesday, August 27, 2019 at the Harris Community Center, 401 N. Alexander Street, Belton, Texas.

If you require interpreter services for the deaf or hearing impaired, please contact the City Clerk at City Hall at least 48 hours in advance, at 254-933-5817.

If you have questions about this notice, please contact the Planning Department, P O Box 120, Belton, Texas, 76513, 254-933-5812.

2319
HUDDLE, ROBERT L ETUX
507 HALLMARK CIR
BELTON, TX 76513-2306

7270
BEAIRD, KAY BETTLE
1623 LANDMARK DR
BELTON, TX 76513-2308

27055
DEKERATRY, ROSLYN
401 HALLMARK CIR
BELTON, TX 76513-2304

27058
BOURLAND, RONNY C
411 HALLMARK CIR
BELTON, TX 76513-2304

27061
CAST, DON H ETUX JUDY
1717 LANDMARK DR
BELTON, TX 76513-2310

27064
CAST, DON H ETUX JUDY
1717 LANDMARK DR
BELTON, TX 76513-2310

30432
DOYLE, DANA L
1705 ATRIUM CIR
BELTON, TX 76513-2303

65898
STELLAR STRUCTURES INC
PO BOX 292
BELTON, TX 76513-0292

77743
MURRAY, CYNTHIA R
1706 LANDMARK DR
BELTON, TX 76513-2309

95753
PUSTKA, JEFFREY W
410 HALLMARK CIR
BELTON, TX 76513-2304

5164
ROSE, DEREK WAYNE
1708 LANDMARK DR
BELTON, TX 76513-2309

27053
MORRIS, WILLIAM W
2009 DOWNING ST
BELTON, TX 76513-2028

27056
BOURLAND, TREY MORGAN ETUX LORI LORENZ
405 HALLMARK CIR
BELTON, TX 76513

27059
COOK, WILLIAM T ETUX PATRICIA
413 HALLMARK CIR
BELTON, TX 76513

27062
PLUNK, JAMEY R ETUX MIRIAM A
1701 LANDMARK DR
BELTON, TX 76513-2310

27065
MEREDITH, JACKIE FRANCIS IV ETUX ANGELA MARIE
1701 LANDMARK DR
BELTON, TX 76501

34151
EVANS, JULIE TOMLINSON ETVIR SAMMY JOE
PO BOX 1565
BELTON, TX 76513

72988
MEREDITH, JACK F III ETUX
501 HALLMARK CIR
BELTON, TX 76513-2306

79101
NICHOLSON, JUDY
257 MCARTHUR LN
BIRCHWOOD, TN 37308-6913

113066
SUNDIN, PAUL W ETUX NORMA
1725 LANDMARK DR
BELTON, TX 76513-2310

5177
FLYNN, JOHN W JR & TINA M
4521 KENTSFIELD LN APT 202
COLUMBIA, MO 65201-3558

27054
CONFIDENTIAL OWNER
1704 LANDMARK DR
BELTON, TX 76513

27057
GEORGE, JOSEPH EARL ETUX CORLISS HILL
407 HALLMARK CIR
BELTON, TX 76513-2304

27060
YOUNG, ROBERT NATHAN
505 HALLMARK CIR
BELTON, TX 76513-2306

27063
FIELDER, JOHN N ETUX JULIE C
1705 LANDMARK DR
BELTON, TX 76513-2310

27962
DUTTON, TERENCE LANCE ETUX SYLVIA G
402 HALLMARK CIR
BELTON, TX 76513-2304

65897
STELLAR STRUCTURES INC
PO BOX 292
BELTON, TX 76513-0292

75068
BECKENDORF, RICHARD C & JOY A AHLGREN
1707 ATRIUM CIR
BELTON, TX 76513-2303

94353
PARSONS, DAVID ETUX JEANETTE
509 HALLMARK CIRCLE
BELTON, TX 76513

113067
SUNDIN, PAUL W ETUX NORMA
1725 LANDMARK DR
BELTON, TX 76513-2310

114704

CONSTANCIO, HOMERO & JENNIFER

1703 ATRIUM CIR

BELTON, TX 76513

185988

MENGES, RONALD ETUX TANIA CHRISTINE

1718 LANDMARK DR

BELTON, TX 76513

185989

DRAKE, LINDA EDWARDS ETVIR DENNIS

1716 LANDMARK DR

BELTON, TX 76513-2309

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, August 20, 2019

The Planning and Zoning Commission met at 5:30 P.M. in the Wright Room at the Harris Community Center. The following members were present: Chair Brett Baggerly, Zach Krueger, Luke Potts, David Jarratt, Quinton Locklin, and Dave Covington. Members Ty Hendrick, Allison Turner and Stephanie O'Banion were absent. The following staff members were present: Director of Planning Cheryl Maxwell, Planning Clerk Laura Livingston, Grants and Special Projects Coordinator Bob van Til, Planner Tina Moore, and IT Specialist Ryan Brown.

8. P-19-23 Hold a public hearing and consider a final plat of Sundin Addition (Park Place Subdivision, Phase II), a replat of Lots 1, 2, & 3, Block 1, Park Place Subdivision, Phase I, to consolidate three lots into two lots at 1720 Landmark Drive, on the west side of Landmark Drive, south of Hastings Road.

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

Chair Baggerly opened the public hearing and with no one requesting to speak, he closed the public hearing.

Mr. Jarratt said he thinks this is a great idea. As you go up that hill, the topography of the lots will lend themselves to further development if divided into two pieces, he said. Chair Baggerly said he agrees and thinks the intent of the current restrictive covenants may not necessarily be worded correctly. Mr. Covington said he thinks what is happening is within the spirit of the covenants.

Mr. Covington made a motion to approve P-19-23. Mr. Jarratt seconded the motion. The motion was approved with 6 ayes, 0 nays.

AD VALOREM TAX RATE

Fiscal Year 2020

Tax Rate Public Hearing

CERTIFIED TAX ROLL

Comparison of Tax Rolls	FY 2019	FY 2020	Change
Total Market Value	\$1,551,925,886	\$1,850,609,838	\$298,683,952
Less State Mandated Reductions			
10% Residential Cap	(\$2,388,004)	(\$20,021,105)	(\$17,633,101)
Ag Value Loss	(\$14,127,158)	(\$21,988,039)	(\$7,860,881)
Totally Exempt Property	(\$366,775,657)	(\$484,119,629)	(\$117,343,972)
Veteran's Partial	(\$3,131,909)	(\$3,267,621)	(\$135,712)
Veteran's 100% HS	(\$27,367,384)	(\$35,611,193)	(\$8,243,809)
<u>Local Options:</u>			
Abatements	(\$4,927,359)	(\$5,020,749)	(\$93,390)
Charitable Organizations	(\$444,647)	(\$846,769)	(\$402,122)
Over 65	(\$11,290,269)	(\$11,633,120)	(\$342,851)
Disabled	(\$1,135,581)	(\$1,130,148)	\$5,433
Pollution Control	(\$184,575)	(\$117,830)	\$66,745
Taxable Value	\$1,120,153,343	\$1,266,853,635	\$146,700,292

(\$583,756,203) Value Lost to Exemptions
(\$3,851,623) Tax Lost to Exemptions

HISTORICAL VALUES

Fiscal Year	Tax Year	Tax Rate	Appraised Value	% Change	Taxable Value	% Change	Tax Levy	Collections	%	TIRZ Value	% Change
2006	2005	\$0.6750	\$681,292,912	11.30%	\$502,019,398	14.18%	\$3,388,414	\$ 3,300,813	97.41%	\$ 12,618,404	
2007	2006	\$0.6550	\$750,068,830	10.09%	\$569,777,215	13.50%	\$3,730,314	\$ 3,647,857	97.79%	\$ 26,686,436	111.49%
2008	2007	\$0.6550	\$821,610,708	9.54%	\$626,671,977	9.99%	\$4,104,701	\$ 4,023,508	98.02%	\$ 34,863,608	30.64%
2009	2008	\$0.6550	\$885,807,551	7.81%	\$694,953,743	10.90%	\$4,551,947	\$ 4,455,311	97.88%	\$ 46,662,236	33.84%
2010	2009	\$0.6550	\$920,295,495	3.89%	\$719,733,740	3.57%	\$4,746,286	\$ 4,629,436	97.54%	\$ 51,798,069	11.01%
2011	2010	\$0.6550	\$1,003,315,239	9.02%	\$747,923,436	3.92%	\$4,898,899	\$ 4,755,548	97.07%	\$ 54,484,927	5.19%
2012	2011	\$0.6540	\$1,057,699,156	5.42%	\$767,959,433	2.68%	\$5,022,455	\$ 4,916,417	97.89%	\$ 64,001,446	17.47%
2013	2012	\$0.6598	\$1,113,098,626	5.24%	\$792,650,868	3.22%	\$5,229,910	\$ 5,124,859	97.99%	\$ 75,024,448	17.22%
2014	2013	\$0.6598	\$1,175,639,416	5.62%	\$835,898,027	5.46%	\$5,515,255	\$ 5,426,284	98.39%	\$ 83,081,610	10.74%
2015	2014	\$0.6598	\$1,270,087,875	8.03%	\$894,861,696	7.05%	\$5,904,297	\$ 5,780,783	97.91%	\$ 89,666,510	7.93%
2016	2015	\$0.6598	\$1,326,200,720	4.42%	\$949,857,395	6.15%	\$6,267,159	\$ 6,213,465	99.14%	\$ 102,898,754	14.76%
2017	2016	\$0.6598	\$1,395,219,172	5.20%	\$997,593,915	5.03%	\$6,582,125	\$ 6,493,885	98.66%	\$ 110,743,113	7.62%
2018	2017	\$0.6598	\$1,464,365,817	4.96%	\$1,057,247,293	5.98%	\$6,975,718	\$ 6,830,742	97.92%	\$ 122,102,068	10.26%
2019	2018	\$0.6598	\$1,551,925,886	5.98%	\$1,120,153,343	5.95%	\$7,390,772	\$ 7,227,383	97.79%	\$ 137,127,669	12.31%
2020	2019	\$0.6598	\$1,850,609,838	19.25%	\$1,266,853,635	13.10%	\$8,358,700	TBD	97.00%	\$ 188,034,652	37.12%
Annualized				7.40%		6.84%			97.68%		21.28%

Highest tax rate in the last 15 years was \$0.7350 in 2004

Last time tax rate was above \$0.70 was FY 2005 at \$0.7050

Annualized Non-TIRZ growth has been 5.81% since creation of TIRZ

FY 2020 Non-TIRZ growth is 9.74%

TAX RATE OPTIONS

Budget FY 2020 Comparison of Tax Rates	FY 2019	FY 2020			
	\$0.6598 Current Rate	\$0.6178 Effective Rate	Proposed \$0.6598 Current Rate	\$0.6599 Rollback Rate	\$0.6809 Full DS Rollback
Taxable Value	\$1,120,153,343	\$1,266,853,635	\$1,266,853,635	\$1,266,853,635	\$1,266,853,635
O&M Tax Rate	\$0.5650	\$0.5292	\$0.5712	\$0.5713	\$0.5713
Debt Service Tax Rate	<u>\$0.0948</u>	<u>\$0.0886</u>	<u>\$0.0886</u>	<u>\$0.0886</u>	<u>\$0.1096</u>
Total Tax Rate	\$0.6598	\$0.6178	\$0.6598	\$0.6599	\$0.6809
<i>Change from current rate</i>		<i>(\$0.0420)</i>	<i>\$0.0000</i>	<i>\$0.0001</i>	<i>\$0.0211</i>
Total Tax Levy	\$7,390,772	\$7,826,622	\$8,358,700	\$8,359,967	\$8,626,006
Estimated Collections - 97%	\$7,169,049	\$7,591,823	\$8,107,939	\$8,109,168	\$8,367,226
General Fund					
Current Ad Valorem	\$6,139,000	\$6,503,064	\$7,019,180	\$7,020,409	\$7,020,409
Payment to TIRZ	<u>(\$751,528)</u>	<u>(\$965,227)</u>	<u>(\$1,041,832)</u>	<u>(\$1,042,015)</u>	<u>(\$1,042,015)</u>
Net General Fund Current AV Taxes	\$5,387,472	\$5,537,837	\$5,977,348	\$5,978,394	\$5,978,394
Debt Service					
Current Ad Valorem	\$1,030,048	\$1,088,759	\$1,088,759	\$1,088,759	\$1,346,817
Payment to TIRZ	<u>(\$126,097)</u>	<u>(\$161,601)</u>	<u>(\$161,601)</u>	<u>(\$161,601)</u>	<u>(\$199,903)</u>
Net DS Current AV Taxes	\$903,951	\$927,159	\$927,159	\$927,159	\$1,146,914
Each \$1M of Tax Value@97%	\$6,400	\$5,993	\$6,400	\$6,401	\$6,605
Penny Tax @ 97% Collection	\$108,655	\$122,885	\$122,885	\$122,885	\$122,885
Penny Tax @ 97% - net of TIRZ	\$95,353	\$104,645	\$104,645	\$104,645	\$104,645
Value of Average Home in Belton	\$164,329	\$177,118	\$177,118	\$177,118	\$177,118
Tax on Average Home	\$1,084	\$1,094	\$1,169	\$1,169	\$1,206
<i>Change from current year</i>		<i>\$10</i>	<i>\$85</i>	<i>\$85</i>	<i>\$122</i>



AGENDA ITEMS

- Conduct a public hearing on the Proposed Tax Rate.