

**Belton City Council Meeting  
September 10, 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 and the Pledge of Allegiance to the Texas Flag were led by Boy Scout Troop #153. The Invocation was given by Councilmember David K. Leigh.

1. **Call to order.** Mayor Grayson called the meeting to order at 5:32 p.m.
2. **Public Comments.** Woody Durbin, 308 E. 20<sup>th</sup> Avenue, thanked the Council for their actions related to the development of the Heritage Park expansion.
3. **Proclamation: Constitution Week – September 17-23, 2019**

Regent Becky Vajdak of the Betty Martin Chapter of the Daughters of the American Revolution was present to receive the proclamation. She said the Betty Martin Chapter has been serving in the local community for 115 years.

**Consent Agenda**

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

4. **Consider minutes of August 27, 2019, City Council meeting.**
5. **Consider approval of an ordinance on first reading and set a public hearing and second reading for September 24, 2019, granting a commercial solid waste collection franchise to SOP Mgmt. LLC dba RedBoxplus of Bell & Williamson Counties.**

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

**ORDINANCE NO. 2019-41**

**AN ORDINANCE GRANTING A FRANCHISE TO SOP MGMT. LLC DBA REDBOXPLUS OF BELL AND WILLIAMSON COUNTIES TO PROVIDE SOLID**

**WASTE COLLECTION SERVICES WITHIN THE CITY OF BELTON; PROVIDING FOR THE SCOPE AND NATURE OF THE OPERATION; PROVIDING FOR THE DISPOSAL OF GARBAGE, SOLID WASTE AND REFUSE; PROVIDING A PROCEDURE FOR THE HANDLING OF COMPLAINTS; PROVIDING FOR A FRANCHISE FEE; REQUIRING INDEMNITY INSURANCE; PROVIDING FOR REVOCATION AND AMENDMENT; PROVIDING FOR PAYMENT OF TAXES BY THE FRANCHISEE; PROHIBITING ASSIGNMENT AND SUBLETTING OF THE FRANCHISE WITHOUT CONSENT; PROVIDING FOR FORFEITURE; AND MAKING OTHER PROVISIONS**

**Miscellaneous**

**6. Consider a resolution directing the publication of notice of a public hearing regarding the possible issuance of General Obligation Refunding Bonds, Series 2019, and other matters related thereto.**

Interim Director of Finance Susan Allamon explained that the City's outstanding Combination Tax and Limited Revenue Certificate of Obligation, Series 2013 bonds became callable August 1, 2018. The bonds carry an interest rate of 3.078% and funded projects including:

Public Safety Building Expansion

Fire Engine

Wheat Road Reconstruction

Park Upgrades at Heritage Park, Yettie Polk Park, Beall Park and South Belton Middle School Park

Sparta Road/Commerce Drive Roundabout

Mrs. Allamon said the City was approached in June by a municipal bond underwriter with an estimate of potential savings available through refunding. City staff contacted Specialized Public Finance (SPF) to obtain their opinion of the estimated savings from refunding. SPF's initial estimate in July was approximately \$240,000 in savings, with \$10,000 allocated to TIRZ and the remaining \$230,000 allocated to general fund debt service.

Specialized Public Finance recommends that Council consider a delegation refunding option for the Series 2013 bonds. Mrs. Allamon said delegation refunding is a six-month authorization by Council to pursue refunding of callable bonds when the estimated savings or interest rate meets or exceeds a parameter established by Council. If the savings or rate parameter is not reached during the six months, the authorization expires, and the Council has the opportunity to renew it at that time if desired.

Allamon explained that publication of notice is the first step in the delegation refunding process. If approved by Council, a public hearing will be held on October 8, 2019. Following the public hearing, City Council may adopt an ordinance authorizing the issuance of the Bonds and directing City Staff to act as pricing agent

if the Council's parameter is met within six months. This will allow City staff to execute the refunding at a time when interest rates are most favorable. The refunding will only occur if a net savings, inclusive of all costs and fees, will be realized equal to or greater than the Council-established amount.

Mrs. Allamon said that the cost will be minimal at this time for the publication of notices. Publication costs can be reimbursed from proceeds of the refunding bonds as a cost of issuance when and if such refunding bonds are issued. She added that Staff recommends the delegation ordinance be adopted on October 8, 2019 to require a net present value debt service savings of not less than 2.50% of the principal amount of the refunded obligations, which would equate to a minimum net present value debt service savings of \$145,000.

Jennifer Ritter of Specialized Public Finance explained that Belton has done a refunding series in the past. She said the parameters are set lower than what is anticipated. Councilmember Pearson asked if the savings are shown net of the issuance costs. Mrs. Ritter said yes. Richard Donoghue reviewed the schedule that will be followed should the Council authorize this resolution.

Upon a motion by Councilmember Holmes, and a second by Councilmember Leigh, Item #6 including the following captioned resolution was unanimously approved by a vote of 7-0.

#### **RESOLUTION NO. 2019-20-R**

#### **RESOLUTION DIRECTING THE PUBLICATION OF NOTICE OF PUBLIC HEARING REGARDING THE POSSIBLE ISSUANCE OF GENERAL OBLIGATION REFUNDING BONDS, SERIES 2019 AND OTHER MATTERS RELATED THERETO**

#### **Budget FY2020**

#### **7. Receive a presentation and invite public input on Belton's Strategic Plan for FY2020-2024.**

City Manager Sam Listi presented a summary of the proposed Strategic Plan for FY2020-2024 including nineteen (19) Priority 1 Goals that are identified for FY2020.

#### **Governance**

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, joint meetings with Council*

1h)Enhance Belton's Customer Service/Citizen Engagement: *Achieve/maintain servant leadership model*

### **Public Safety**

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

### **Quality of Life**

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 items*

### **Economic Development**

4a)Implement Downtown Redevelopment Plan, including 6<sup>th</sup> Avenue Gateway Corridor:  
*Expand Downtown Revitalization to 6<sup>th</sup> Avenue*

4b)Coordinate City/BEDC efforts to Maximize Project Success: *Continue infrastructure, offices, Rockwool, Business Park investment*

### **Connectivity**

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

### **Parks & Natural Beauty**

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

Mayor Grayson invited public input. There was none.

No action was required of the Council on this item.

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

Interim Director of Finance Susan Allamon summarized the tax rate used for the FY2020 annual budget. She also provided information on the Effective Tax Rate and the Rollback Tax Rate, as well as the full Debt Service Rollback Rate.

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



No action was required of the Council on this item.

9. **Conduct a public hearing for the City of Belton Budget for fiscal year beginning October 1, 2019, and ending September 30, 2020.**

Interim Director of Finance Susan Allamon presented a brief summary of the FY2020 proposed budget.

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

No action was required of the Council on this item.

10. **Consider setting the date, time and place of the meeting at which the FY2020 budget will be voted on.**

Mayor Grayson announced that the proposed FY2020 budget will be voted on at the Special Called City Council meeting to be held on Tuesday, September 17, 2019, at 4:00 p.m., at the Harris Community Center.

Upon a motion by Councilmember Leigh, and a second by Councilmember O'Banion, the Council unanimously set the date, time and place of the meeting as announced upon a vote of 7-0.

11. **Announce the date, time and place of the meeting at which the tax rate will be voted on.**

Mayor Grayson announced that the ad valorem tax rate used to establish the FY2020 budget will be voted on at the Special Called City Council meeting to be held on Tuesday, September 17, 2019, at 4:00 p.m., at the Harris Community Center.

12. **Consider an ordinance adopting the City of Belton Fee and Rate Schedule for FY2020.**

City Clerk Amy Casey briefly summarized proposed changes to the Fee and Rate Schedule proposed for FY2019.

Upon a motion by Mayor Pro Tem Carpenter, and a second by Councilmember Kirkley, Item #12, including the following captioned ordinance, was unanimously approved by a vote of 7-0.

**ORDINANCE NO. 2019-42**


**AN ORDINANCE AMENDING THE FEE SCHEDULE ESTABLISHING RATES AND FEES FOR CERTAIN ITEMS, SERVICES AND PERMITS PROVIDED FOR IN THE CODE OF ORDINANCES OF THE CITY OF BELTON, TEXAS.**

**Executive Session**

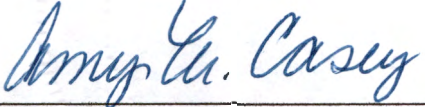
At 6:05 p.m., the Mayor announced the Council would go into Executive Session for the following items:

13. **Executive Session pursuant to the provision of the Open Meetings Law, Chapter 551, Govt. Code, Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.074, Personnel Matter.**

There being no further business, the Mayor adjourned the meeting at 6:21 p.m.

  
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Marion Grayson, Mayor

ATTEST:

  
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Amy M. Casey, City Clerk