



City of Belton, Texas

City Council Meeting Agenda
Tuesday, March 24, 2020 - 5:30 p.m.
Virtual Meeting

EMERGENCY ADDENDUM TO THE REGULAR AGENDA

This meeting will be closed to in-person attendance by the public. Council members will attend virtually. A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. Telephonic capabilities will be utilized to allow individuals to address the Council at this meeting. Emails may also be submitted (see below). Members of the public are entitled to participate remotely via Zoom Teleconferencing. **Citizens may join the Zoom Meeting by calling 1 (346) 248-7799 and entering the Meeting ID: 670 969 593.** The meeting will be recorded and uploaded to the City website following the conclusion of the meeting. This Notice and Meeting Agenda, and the Agenda Packet, are posted online at beltontexas.gov.

Members of the public who wish to submit their written comments on a listed agenda item must submit their comments by emailing City Clerk, Amy Casey, at acasey@beltontexas.gov. Comments must be received before 1:00 p.m., Tuesday, March 24, 2020.



City of Belton, Texas

City Council Meeting Agenda
Tuesday, March 24, 2020 - 5:30 p.m.
City Council in Wright Room and
Public in Evans Room via videoconference
Harris Community Center
401 N. Alexander, Belton, Texas

Mayor Pro Tem Wayne Carpenter will participate in the meeting via videoconference from his residence in Belton, Texas.

Pledge of Allegiance. The Pledge of Allegiance to the U.S. Flag will be led by Councilmember Dan Kirkley.

Texas Pledge. The Pledge of Allegiance to the Texas Flag will be led by City Manager Sam Listi.

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

Invocation. The Invocation will be given by Councilmember Craig Pearson.

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 entrance 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.

Emergency Management

3. Consider a Local Disaster Declaration for Public Health Emergency in Belton, Texas.

4. Consider a resolution postponing the City's May 2, 2020, General Election to November 3, 2020, as allowed pursuant to a proclamation issued by Governor Greg Abbott on March 18, 2020.
5. Consider suspending, through September 30, 2020, the 4% fee and the \$1.25 convenience fee for credit card charges and internet payments included on the City of Belton Fee and Rate Schedule.

Consent Agenda

Items 6-13 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.

6. Consider minutes of March 10, 2020, City Council Meeting.
7. Consider appointments to the following Boards/Commissions:
 - A. Housing Board of Adjustments and Appeals
 - B. Belton Economic Development Corporation Board of Directors
 - C. Historic Preservation Commission
 - D. Texas Dormitory Finance Authority Board of Directors
 - E. Bell County Public Health District Board of Directors
8. Consider authorizing the City Manager to approve a one-year extension to the Lease Agreement on Miller Springs Nature Center property between the City of Belton, City of Temple, and U.S. Army Corps of Engineers.
9. Consider an ordinance prescribing the classifications for firefighter positions and the number of positions in each classification in order to reclassify one Lieutenant as a Captain.
10. Consider authorizing a 24-month extension to the Development Agreement between the Belton Economic Development Corporation and Belltec Industries, Inc.
11. Consider amending the Tax Abatement Agreement between the City of Belton, Bell County, and Belltec Industries, Inc.
12. Receive a report on the Comprehensive Annual Financial Report for the Fiscal Year Ended September 30, 2019.
13. Consider a resolution suspending for 45 days the effective date proposed by Atmos Energy, Corporation – MidTex Division ("Atmos Energy") in its application filed on or about February 28, 2020, pursuant to section 104.301 of the Gas Utility Regulatory Act, sometimes also referred to as the "GRIP" statute.

Planning and Zoning

14. Hold a public hearing and consider a zoning change from Commercial Highway District with a Specific Use Permit for the Sale of Landscaping Products with Outside Storage, to Commercial-Two Zoning District on a 0.6 acre tract located at 2002 S. IH 35 Service Road (Caliber Collision Auto Body Shop office), on the east side of IH 35, approximately 0.52 mile north of Loop 121.
15. Hold a public hearing and consider a zoning change from Agricultural District to Commercial-Two Zoning District on Lot 1, Kelpie Subdivision, located at 6990 W. Hwy 190 Service Road (Redbox+), approximately 1 mile west of George Wilson Road, on the north side of US 190/I-14, west of CF Supply Building Materials.
16. Hold a public hearing and consider a zoning change from Agricultural District to Planned Development (Light Industrial) Zoning District on approximately 3.02 acres located at 8398 S. IH 35 Service Road, approximately 0.35 mile south of Dillard Road, north of Wolff Construction Co.
17. Consider a preliminary plat of Chick Addition, Phase VIII, comprising 13.79 acres, located along an extension of Saint John Street, on the west side of Lark Trail, south of W. Amity Road, in Belton's ETJ.
18. Consider a final plat of Guess Dulany Subdivision, comprising 6.011 acres, located along an extension of E. 25th Avenue, between N. Beal Street and River Oaks Drive.
19. Consider a final plat of Expo Plaza Replat No. 1, being a replat of Expo Plaza Subdivision, comprising 6.840 acres, located at 120, 140, and 160 W. Loop 121, near the northwest corner of I-35 and Loop 121, west of the 7-11 Convenience Store.
20. Consider a resolution authorizing the City Manager to execute a Development Agreement associated with The Ridge at Belle Meadows, Phase I, located south of W Ave O, east of Loop 121, and west of Laila Lane.

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

City Council Meeting Agenda
Tuesday, March 24, 2020 - 5:30 p.m.
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OFFICE OF THE CITY MANAGER

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Emergency Management

3. **Consider a Local Disaster Declaration for Public Health Emergency in Belton, Texas.**

See Staff Report from City Manager Sam Listi. Recommend approval of declaration as presented.

4. **Consider a resolution postponing the City's May 2, 2020, General Election to November 3, 2020, as allowed pursuant to a proclamation issued by Governor Greg Abbott on March 18, 2020.**

See Staff Report from City Clerk Amy Casey. Recommend adoption of the resolution postponing the election to November 3, 2020.

5. **Consider suspending, through September 30, 2020, the 4% fee and the \$1.25 convenience fee for credit card charges and internet payments included on the City of Belton Fee and Rate Schedule.**

See Staff Report from Director of Finance Mike Rodgers. Recommend suspending credit card and internet payment fees through September 30, 2020.

Consent Agenda

Items 6-13 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.

6. **Consider minutes of March 10, 2020, City Council Meeting.**

A copy of the minutes is attached. Recommend approval.

7. **Consider appointment/reappointment to the following Boards/Commissions:**

- A. **Housing Board of Adjustments and Appeals** (Johner Martin)
- B. **Belton Economic Development Corporation Board of Directors** (Matt Wood)
- C. **Historic Preservation Commission** (T.C. Lipe)
- D. **Texas Dormitory Finance Authority Board of Directors** (entire Board except Joe Pirtle)
- E. **Bell County Public Health District Board of Directors** (Ayse Clark as alternate)

See Staff Report from City Clerk Amy Casey. Recommend appointments/reappointments as presented.

8. **Consider authorizing the City Manager to approve a one-year extension to the Lease Agreement on Miller Springs Nature Center property between the City of Belton, City of Temple, and U.S. Army Corps of Engineers.**

See Staff Report from City Manager Sam Listi and Director of Parks and Recreation Matt Bates. Recommend extension of the lease agreement for one year.

9. **Consider an ordinance prescribing the classifications for firefighter positions and the number of positions in each classification in order to reclassify one Lieutenant as a Captain.**

See Staff Report from Interim Fire Chief Wes Gilbreath. Recommend adoption of the ordinance as presented.

10. **Consider authorizing a 24-month extension to the Development Agreement between the Belton Economic Development Corporation and Belltec Industries, Inc.**

See Staff Report from BEDC Executive Director Cynthia Hernandez. Recommend authorizing the 24-month extension to the Development Agreement between BEDC and Belltec Industries.

11. **Consider amending the Tax Abatement Agreement between the City of Belton, Bell County, and Belltec Industries, Inc.**

See Staff Report from City Manager Sam Listi. Recommend approval of the amendment to the Tax Abatement Agreement between the City of Belton, Bell County and Belltec Industries. Bell County will act on this amendment following Council action.

12. **Receive a report on the Comprehensive Annual Financial Report for the Fiscal Year Ended September 30, 2019.**

See Staff Report from Director of Finance Mike Rodgers. A copy of the 2019 CAFR has been included for your review. A presentation from the audit firm has been included in the packet, but the auditor will not be present at the meeting.

13. **Consider a resolution suspending for 45 days the effective date proposed by Atmos Energy, Corporation – MidTex Division (“Atmos Energy”) in its application filed on or about February 28, 2020, pursuant to section 104.301 of the Gas Utility Regulatory Act, sometimes also referred to as the “GRIP” statute.**

See Staff Report from City Clerk Amy Casey and Director of Finance Mike Rodgers. Recommend adoption of the resolution suspending the effective day for a rate increase as proposed by Atmos Energy.

Planning and Zoning

14. **Hold a public hearing and consider a zoning change from Commercial Highway District with a Specific Use Permit for the Sale of Landscaping Products with Outside Storage, to Commercial-Two Zoning District on a 0.6 acre tract located at 2002 S. IH 35 Service Road (Caliber Collision Auto Body Shop office), on the east side of IH 35, approximately 0.52 mile north of Loop 121.**

See Staff Report from Director of Planning Cheryl Maxwell. At its meeting on March 17, 2020, the Planning and Zoning Commission unanimously recommended approval, and Staff concurs.

15. **Hold a public hearing and consider a zoning change from Agricultural District to Commercial-Two Zoning District on Lot 1, Kelpe Subdivision, located at 6990 W. Hwy 190 Service Road (Redbox+), approximately 1 mile west of George Wilson Road, on the north side of US 190/I-14, west of CF Supply Building Materials.**

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16. **Hold a public hearing and consider a zoning change from Agricultural District to Planned Development (Light Industrial) Zoning District on approximately 3.02 acres located at 8398 S. IH 35 Service Road, approximately 0.35 mile south of Dillard Road, north of Wolff Construction Co.**

See Staff Report from Director of Planning Cheryl Maxwell. At its meeting on March 17, 2020, the Planning and Zoning Commission unanimously recommended approval following compliance with stated conditions, and Staff concurs.

17. **Consider a preliminary plat of Chick Addition, Phase VIII, comprising 13.79 acres, located along an extension of Saint John Street, on the west side of Lark Trail, south of W. Amity Road, in Belton's ETJ.**

See Staff Report from Director of Planning Cheryl Maxwell. At its meeting on March 17, 2020, the Planning and Zoning Commission unanimously recommended approval following compliance with stated conditions and also recommended approval of variance requests. Staff concurs.

18. **Consider a final plat of Guess Dulany Subdivision, comprising 6.011 acres, located along an extension of E. 25th Avenue, between N. Beal Street and River Oaks Drive.**

See Staff Report from Director of Planning Cheryl Maxwell. At its meeting on March 17, 2020, the Planning and Zoning Commission unanimously recommended approval, and Staff concurs.

19. **Consider a final plat of Expo Plaza Replat No. 1, being a replat of Expo Plaza Subdivision, comprising 6.840 acres, located at 120, 140, and 160 W. Loop 121, near the northwest corner of I-35 and Loop 121, west of the 7-11 Convenience Store.**

See Staff Report from Director of Planning Cheryl Maxwell. At its meeting on March 17, 2020, the Planning and Zoning Commission unanimously recommended approval including approval of variance request, and Staff concurs.

20. **Consider a resolution authorizing the City Manager to execute a Development Agreement associated with The Ridge at Belle Meadows, Phase I, located south of W Ave O, east of Loop 121, and west of Laila Lane.**

See Staff Report from Director of Public Works Angellia Points and Director of Planning Cheryl Maxwell. Recommend approval of the Development Agreement as presented.

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.



Staff Report – City Council Agenda Item

Agenda Item #3

Consider a Local Disaster Declaration for Public Health Emergency in Belton, Texas.

Originating Departments

Administration – Sam A. Listi, City Manager

Summary Information

U.S. President Trump, Texas Governor Abbott, and Bell County Judge Blackburn each have declared a Public Health Emergency and State of Disaster related to COVID-19 preparedness and mitigation. In compliance with, and in support of these unprecedented but essential actions, the City of Belton recommends a local disaster declaration to address, in a comprehensive manner, this public health emergency.

While the Mayor can authorize this Declaration for a seven (7) day period, Council action would be needed to extend it beyond that time period. Given the availability of the scheduled Council meeting on March 24, 2020, we felt it prudent to present this item for timely action by the entire Belton City Council.

Another important reason to consider a Local Disaster Declaration is the potential for us to recover funds expended by the City in this unfolding emergency through Bell County, the State of Texas or Federal resources. Such a Declaration may be required for proper submittal of requests for reimbursements.

Fiscal Impact

Unknown - To Be Determined

Recommendation

Recommend approval of a Local Disaster Declaration for Public Health Emergency in Belton, Texas.

Attachments

Texas Governor Abbott's Executive Order GA-08 dated March 19, 2020
Bell County Judge Blackburn's Bell County Disaster Declaration dated March 18, 2020
Disaster Declaration for Public Health Emergency in Belton, Texas

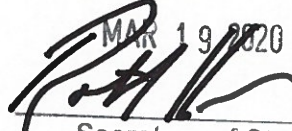


GOVERNOR GREG ABBOTT

March 19, 2020

FILED IN THE OFFICE OF THE
SECRETARY OF STATE
11:59 AM O'CLOCK

The Honorable Ruth R. Hughs
Secretary of State
State Capitol Room 1E.8
Austin, Texas 78701

MAR 19 2020

Secretary of State

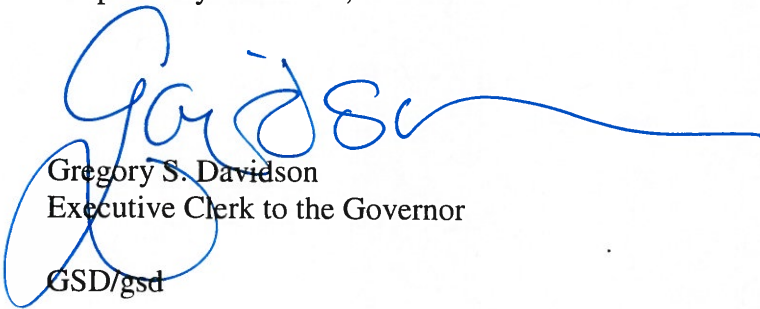
Dear Secretary Hughs:

Pursuant to his powers as Governor of the State of Texas, Greg Abbott has issued the following:

Executive Order No. GA-08 relating to COVID-19 preparedness and mitigation.

The original executive order is attached to this letter of transmittal.

Respectfully submitted,


Gregory S. Davidson
Executive Clerk to the Governor

GSD/gsd

Attachment

Executive Order

BY THE
GOVERNOR OF THE STATE OF TEXAS

Executive Department
Austin, Texas
March 19, 2020

EXECUTIVE ORDER
GA 08

Relating to COVID-19 preparedness and mitigation.

WHEREAS, the novel coronavirus (COVID-19) has been recognized globally as a contagious respiratory virus; and

WHEREAS, I, Greg Abbott, Governor of Texas, issued a disaster proclamation on March 13, 2020, certifying that COVID-19 poses an imminent threat of disaster for all counties in the state of Texas; and

WHEREAS, COVID-19 continues to spread and to pose an increasing, imminent threat of disaster throughout Texas; and

WHEREAS, the Centers for Disease Control and Prevention (CDC) has advised that person-to-person contact heightens the risk of COVID-19 transmission; and

WHEREAS, the President's Coronavirus Guidelines for America, as promulgated by President Donald J. Trump and the CDC on March 16, 2020, call upon Americans to slow the spread of COVID-19 by avoiding social gatherings in groups of more than 10 people, using drive-thru, pickup, or delivery options at restaurants and bars, and avoiding visitation at nursing homes, among other steps; and

WHEREAS, the Texas Department of State Health Services has now determined that, as of March 19, 2020, COVID-19 represents a public health disaster within the meaning of Chapter 81 of the Texas Health and Safety Code; and

WHEREAS, under the Texas Disaster Act of 1975, "[t]he governor is responsible for meeting . . . the dangers to the state and people presented by disasters" (Section 418.001 of the Texas Government Code), and the legislature has given the governor broad authority to fulfill that responsibility.

NOW, THEREFORE, I, Greg Abbott, Governor of Texas, by virtue of the power and authority vested in me by the Constitution and laws of the State of Texas, do hereby order the following on a statewide basis effective 11:59 p.m. on March 20, 2020, and continuing until 11:59 p.m. on April 3, 2020, subject to extension thereafter based on the status of COVID-19 in Texas and the recommendations of the CDC:

FILED IN THE OFFICE OF THE
SECRETARY OF STATE
11:52 AM O'CLOCK

MAR 19 2020

- Order No. 1 In accordance with the Guidelines from the President and the CDC, every person in Texas shall avoid social gatherings in groups of more than 10 people.
- Order No. 2 In accordance with the Guidelines from the President and the CDC, people shall avoid eating or drinking at bars, restaurants, and food courts, or visiting gyms or massage parlors; provided, however, that the use of drive-thru, pickup, or delivery options is allowed and highly encouraged throughout the limited duration of this executive order.
- Order No. 3 In accordance with the Guidelines from the President and the CDC, people shall not visit nursing homes or retirement or long-term care facilities unless to provide critical assistance.
- Order No. 4 In accordance with the Guidelines from the President and the CDC, schools shall temporarily close.

This executive order does not prohibit people from visiting a variety of places, including grocery stores, gas stations, parks, and banks, so long as the necessary precautions are maintained to reduce the transmission of COVID-19. This executive order does not mandate sheltering in place. All critical infrastructure will remain operational, domestic travel will remain unrestricted, and government entities and businesses will continue providing essential services. For offices and workplaces that remain open, employees should practice good hygiene and, where feasible, work from home in order to achieve optimum isolation from COVID-19. The more that people reduce their public contact, the sooner COVID-19 will be contained and the sooner this executive order will expire.

This executive order supersedes all previous orders on this matter that are in conflict or inconsistent with its terms, and this order shall remain in effect and in full force until 11:59 p.m. on April 3, 2020, subject to being extended, modified, amended, rescinded, or superseded by me or by a succeeding governor.



Given under my hand this the
19th day of March, 2020.

A handwritten signature in black ink, appearing to read "Greg Abbott", written over a horizontal line.

GREG ABBOTT
Governor

ATTESTED BY:

A handwritten signature in black ink, appearing to read "Ruth R. Hughes", written over a horizontal line.

RUTH R. HUGHES
Secretary of State

FILED IN THE OFFICE OF THE
SECRETARY OF STATE
11:59 AM O'CLOCK

MAR 19 2020



**COUNTY OF BELL, TEXAS
COUNTY JUDGE DECLARATION OF LOCAL STATE OF DISASTER
DUE TO PUBLIC HEALTH EMERGENCY**

WHEREAS, a novel coronavirus, now designated SARS-CoV2 which causes the disease COVID-19, has been declared a global pandemic by the World Health Organization; and

WHEREAS, the symptoms of COVID-19 can range from mild to severe illness and cause further complications including death; and

WHEREAS, COVID-19 virus mainly spreads between people who are in close contact with one another through respiratory droplets produced when an infected person coughs or sneezes; and

WHEREAS, on March 13, 2020, the Governor of the State of Texas issued a proclamation certifying that COVID-19 poses an imminent threat of disaster in the state and declaring a state of disaster for all counties in Texas; and

WHEREAS, Bell County and the Bell County Public Health District are taking extraordinary measures to prevent the spread of this potentially devastating disease in our community; and

WHEREAS, said state of disaster requires that certain emergency protective measures be taken pursuant to the Texas Disaster Act of 1975 relating to Emergency Management and Public Health, pursuant to Chapter 418 of the Texas Government Code.

NOW THEREFORE, BE IT DECLARED BY THE COUNTY JUDGE OF BELL COUNTY , TEXAS:

SECTION 1. That a local state of disaster for public health emergency is hereby declared for BELL COUNTY , Texas, pursuant to Section 418.108(a) of the Texas Government Code.

SECTION 2. That pursuant to Section 418.108(b) of the Texas Government Code the state of disaster for public health emergency shall continue for a period of not more than seven (7) days from the date of this declaration, unless approved by the Commissioners Court of Bell County , Texas.

SECTION 3. That pursuant to Section 418.108(c) of the Texas Government Code this declaration of a local state of disaster for public health emergency shall be given prompt and general publicity and shall be filed promptly with the County Clerk.

SECTION 4. That pursuant to Section 418.108(d) of the Texas Government Code, this declaration of a local state of disaster activates the Bell County, Texas, emergency management plan, and authorizes the furnishing of aid and assistance under this declaration.

SECTION 5. That this declaration authorizes the County to take any actions necessary to promote health and suppress the virus, including, but not limited to, the quarantine of persons and occupied structures, examining and regulating hospitals, regulating ingress and egress from the County, regulating ingress and egress to occupied structures, establishment of quarantine stations, emergency hospitals, and other hospitals, and insuring compliance for those who do not comply with the County's rules and directives.

SECTION 6. That this declaration hereby limits the size of gatherings to not more than 50 people and mandates the cancellation of all such gatherings of more than 50 people until further notice. A "gathering" refers generally to a scheduled event or common endeavor where 50 persons are present in a confined space, room, or area.

SECTION 7. In accordance with Texas Government Code §418.173, a person who knowingly or intentionally violates this declaration commits an offense, punishable by a fine up to \$1,000.00 a day and/or confinement in jail for a term that does not exceed 180 days.

SECTION 8. That this declaration hereby authorizes the use of all lawfully available enforcement tools.

SECTION 9. That this declaration shall take effect immediately from and after its issuance and, upon approval by the Commissioners Court, shall continue in effect until terminated by the County Judge. Pursuant to this declaration, additional directives may be issued by the County Judge at any time as deemed necessary.

DECLARED this _____ day of March, 2020.

D. Blackburn, County Judge
Bell County, Texas



Office of the County Judge

Local Disaster Declaration for Public Health Emergency

COVID19

Directive #1

18 March 2020

Summary: A Declaration of Local State of Disaster due to Public Health Emergency associated with COVID19 has been issued by Bell County Judge David Blackburn. In accordance with the Declaration, this Directive #1 is being issued.

The virus that causes the 2019 Coronavirus disease (COVID19) is easily transmitted through person to person contact, especially in group settings, and it is essential that the spread of the virus be slowed to protect the ability of public and private health care providers to handle the influx of new patients and safeguard public health and safety. Because of the risk that health care authorities have identified due to the rapid spread of the virus, and the need to protect the most vulnerable members of the community, this Directive #1 prohibits gatherings of persons of more than 50 persons anywhere in the County, under the specified terms and conditions set forth below, beginning at midnight tonight, March 18, 2020 and continuing until such time as a future Directive removes such prohibition.

For all gatherings and locations not included within this Directive, the Office of the County Judge and the Bell County Public Health District strongly recommends and urges actively practicing social distancing whenever and wherever possible. Additionally, the Office of the County Judge and Bell County Public Health District strongly urges individuals of high risk, those over 65 and with underlying health conditions, to cancel, reschedule or not attend events or gatherings that will have or will likely have 10 or more people.

Under the authority of Section 418.108, Texas Government Code, and Local Disaster Declaration of Bell County dated 18 March 2020, the following orders are hereby issued:

1. Public or private gatherings, as defined below, are prohibited anywhere in the County. Said gatherings are:
 - a. A restaurant with or without drive-through services; drive-through restaurant; microbrewery, micro-distillery, or winery; however, any of these establishments may

- continue to provide take out, delivery or drive-through or drive-up services as may be allowed by law;
- b. A location with alcoholic beverage consumption for on-premise consumption, including a bar, lounge, or tavern or private club; and
 - c. Indoor recreational facilities, including gyms, health clubs, indoor amusement facilities, including, bowling alleys, pool halls and movie theaters.
2. For purposes of this Directive, a 'gathering' is any indoor or outdoor event or convening, subject to the exceptions and clarifications below, that brings together or is likely to bring together fifty (50) or more persons at the same time in a single room or other single confined or enclosed space, such as an auditorium, stadium, (indoor or outdoor), tent, arena, or event center, music venue, meeting hall, conference center, large cafeteria, or any other confined indoor or outdoor space.
 3. An 'outdoor gathering' is limited to events in confined outdoor spaces, which means an outdoor space that (i) is enclosed by a fence, physical barrier, or other structure and (ii) where people are present and they are within six (6) feet of one another for extended periods.
 4. For purposes of clarity, a 'gathering' does not include the following, or other similar uses, so long as social distancing is being practiced:
 - a. Spaces where fifty (50) or more persons may be in transit or waiting for transit such as airports, bus stations, or terminals;
 - b. Office spaces, public and private schools, child-care facilities, residences, or any type of temporary sheltering or housing;
 - c. Grocery stores, convenience stores, shopping centers or malls, or other retail establishments where numbers might exceed fifty (50) or more, but where it would be unusual for people to within six (6) feet of one another for extended periods; and
 - d. Hospitals and medical facilities.
 5. Failure to comply with this Directive is an offense punishable by a fine of up to \$1,000 per day or confinement in jail for a term not to exceed 180 days.
 6. This Directive shall be filed in the Office of the County Clerk and posted on the Bell County website. In addition, every owner, manager, or operator of any facility that is impacted by this Directive is encouraged to post a copy of this Directive onsite.

DIRECTED & ORDERED this the 18th day of March, 2020.

D. Blackburn, County Judge



Office of the County Judge

Local Disaster Declaration for Public Health Emergency

COVID19

Directive #2

20 March 2020

Summary: A Declaration of Local State of Disaster due to Public Health Emergency associated with COVID19 has been issued by Bell County Judge David Blackburn. In accordance with the Declaration, this Directive #2 is being issued.

The virus that causes the 2019 Coronavirus disease (COVID19) is easily transmitted through person to person contact, especially in group settings, and it is essential that the spread of the virus be slowed to protect the ability of public and private health care providers to handle the influx of new patients and safeguard public health and safety.

Because of the risk that health care authorities have identified due to the rapid spread of the virus, and the need to protect the most vulnerable members of the community, this Directive #2 prohibits gatherings of persons of more than 10 persons anywhere in the County, under the specified terms and conditions set forth below, beginning at midnight tonight, March 20, 2020 and continuing until such time as a future Directive removes such prohibition.

For all gatherings and locations not included within this Directive, the Office of the County Judge and the Bell County Public Health District strongly recommends and urges actively practicing social distancing whenever and wherever possible.

It is the intent of this Directive for the terms and provisions to be interpreted and applied broadly and in accordance with the primary objective of limiting the number of people at gatherings to no more than 10 people and to achieve active social distancing.

This Directive replaces and supersedes all prior Directives.

Under the authority of Section 418.108, Texas Government Code, and Local Disaster Declaration of Bell County dated 18 March 2020, the following orders are hereby issued:

1. Public or private gatherings, as defined below, are prohibited anywhere in the County. Said gatherings are:
 - a. A restaurant with or without drive-through services; drive-through restaurant; microbrewery, micro-distillery, or winery; however, any of these establishments may continue to provide take out, delivery or drive-through or drive-up services as may be allowed by law;
 - b. A location with alcoholic beverage consumption for on-premise consumption, including a bar, lounge, or tavern or private club; and
 - c. Indoor recreational and personal care facilities, including gyms, health clubs, indoor amusement facilities, including, bowling alleys, pool halls, movie theaters, and massage parlors.
2. Visitation of nursing homes or retirement or long-term care facilities, unless to provide critical assistance, is prohibited.
3. Schools shall temporarily close until 11:59 pm on April 3, 2020.
4. For purposes of this Directive, a 'gathering' is any indoor or outdoor event or convening, subject to the exceptions and clarifications below, that brings together or is likely to bring together ten (10) or more persons at the same time in a single room or other single confined or enclosed space, such as an auditorium, stadium, (indoor or outdoor), tent, arena, or event center, music venue, meeting hall, conference center, large cafeteria, or any other confined indoor or outdoor space. A 'confined' or 'enclosed' space includes any area that has a barrier such as a fence or railing or other barrier on more than one side of the area.
5. For purposes of clarity, a 'gathering' does not include the following, or other similar uses, so long as social distancing is being practiced:
 - a. Spaces where ten (10) or more persons may be in transit or waiting for transit such as airports, bus stations, or terminals;
 - b. Office spaces, public and private schools, child-care facilities, residences, or any type of temporary sheltering or housing;
 - c. Grocery stores, convenience stores, shopping centers or malls, or other retail and business establishments where numbers might exceed 10 (ten) or more, but where it would be unusual for people to within six (6) feet of one another for extended periods; and
 - d. Hospitals and medical facilities.
6. Failure to comply with this Directive is an offense punishable by a fine of up to \$1,000 per day or confinement in jail for a term not to exceed 180 days.
7. This Directive shall be filed in the Office of the County Clerk and posted on the Bell County website. In addition, every owner, manager, or operator of any facility that is impacted by this Directive is encouraged to post a copy of this Directive onsite.

DIRECTED & ORDERED this the 20th day of March, 2020.



D. Blackburn, County Judge



**CITY OF BELTON, TEXAS
DECLARATION OF LOCAL STATE OF DISASTER
DUE TO PUBLIC HEALTH EMERGENCY**

WHEREAS, a novel coronavirus, now designated SARS-CoV2 which causes the disease COVID-19, has been declared a global pandemic by the World Health Organization; and

WHEREAS, the symptoms of COVID-19 can range from mild to severe illness and cause further complications including death; and

WHEREAS, COVID-19 virus mainly spreads between people who are in close contact with one another through respiratory droplets produced when an infected person coughs or sneezes; and

WHEREAS, on March 13, 2020, the Governor of the State of Texas issued a proclamation certifying that COVID-19 poses an imminent threat of disaster in the State and declaring a state of disaster for all counties in Texas; and

WHEREAS, on March 19, 2020, the Governor of the State of Texas issued Executive Order GA-08 relating to COVID-19 preparedness and mitigation; and

WHEREAS, Bell County, the Bell County Public Health District and the City of Belton are taking extraordinary measures to prevent the spread of this potentially devastating disease in our community; and

WHEREAS, said state of disaster requires that certain emergency protective measures be taken pursuant to the Texas Disaster Act of 1975 relating to Emergency Management and Public Health, pursuant to Chapter 418 of the Texas Government Code.

NOW, THEREFORE, BE IT DECLARED BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS:

SECTION 1: That a state of disaster for public health emergency is hereby declared for Belton, Texas, pursuant to Section 418.108 of the Texas Government Code.

SECTION 2: That pursuant to Section 418.108(c) of the Texas Government Code, this declaration of a local state of disaster for public health emergency shall be given prompt and general publicity.

SECTION 3: That pursuant to Section 418.108(d) of the Texas Government Code, this declaration of a local state of disaster activates the City of Belton, Texas, emergency management plan, and authorizes the furnishing of aid and assistance under this declaration.

SECTION 4: That this declaration authorizes the City to take any actions necessary to promote health and suppress the virus, including, but not limited to, the quarantine of persons and occupied structures, regulating ingress and egress from the City, regulating ingress and egress to occupied structures, establishment of quarantine stations, and insuring compliance for those who do not comply with the City's rules and directives.

SECTION 5: That this declaration hereby limits the size of gatherings to not more than 10 people and mandates the cancellation of all such gatherings of more than 10 people until further notice. A "gathering" refers generally to a scheduled event or common endeavor where 10 persons are present in a confined space, room or area.

SECTION 6: In accordance with Texas Government Code §418.173, a person who knowingly or intentionally violates this declaration commits an offense, punishable by a fine of up to \$1,000 per day.

SECTION 7: That this declaration hereby authorizes the use of all lawfully available enforcement tools.

SECTION 8: That this declaration shall take effect immediately from and after its issuance and, upon approval by the City Council, shall continue in effect until terminated by the Mayor. Pursuant to this declaration, additional directives may be issued by the Mayor at any time as deemed necessary.

DECLARED ON THIS 24th DAY OF MARCH, 2020.

Marion Grayson, Mayor
City of Belton, Texas

ATTEST:

Amy M. Casey, City Clerk
City of Belton, Texas



CITY OF BELTON, TEXAS

Local Disaster Declaration for Public Health Emergency

COVID-19

Directive #1

March 24, 2020

Summary: A Declaration of Local State of Disaster due to Public Health Emergency associated with COVID-19 has been issued by the City of Belton. In accordance with the Declaration, this Directive #1 is being issued.

The virus that causes the 2019 Coronavirus disease (COVID-19) is easily transmitted through person to person contact, especially in group settings, and it is essential that the spread of the virus be slowed to protect the ability of public and private health care providers to handle the influx of new patients and safeguard public health and safety.

Because of the risk that health care authorities have identified, due to the rapid spread of the virus, and the need to protect the most vulnerable members of the community, this Directive #1 prohibits gatherings of more than 10 persons anywhere in the City, under the specified terms and conditions set forth below, beginning at midnight tonight, March 24, 2020, and continuing until such time as a future Directive removes such prohibition.

For all gatherings and locations not included within this Directive, the City Council and Bell County Public Health District strongly recommend and urge actively practicing social distancing whenever and wherever possible.

It is the intent of this Directive for the terms and provisions to be interpreted and applied broadly and in accordance with the primary objective of limiting the number of people at gatherings to no more than 10 people and to achieve active social distancing.

Under the authority of Section 418.108, Texas Government Code, and Local Disaster Declaration of Belton, Texas dated March 24, 2020, the following orders are hereby issued:

1. Public or private gatherings, as defined below, are prohibited anywhere in the City. Said gatherings are:
 - a. A restaurant with or without drive-through services; a drive-through restaurant; microbrewery, micro-distillery, or winery; however, any of these establishments may continue to provide take-out, delivery or drive-through or drive-up services as may be allowed by law;
 - b. A location with alcoholic beverage consumption for on-premise consumption, including a bar, lounge, or tavern or private club; and
 - c. Indoor recreational and personal care facilities, including gyms, health clubs, indoor amusement facilities, bowling alleys, pool halls, movie theaters, and massage parlors.
2. Visitation of nursing homes or retirement or long-term care facilities, unless to provide critical assistance, is prohibited.
3. Schools shall temporarily close until 11:59 p.m. on April 3, 2020.
4. For purposes of this Directive, a “gathering” is any indoor or outdoor event or convening, subject to the exceptions and clarifications below, that brings together, or is likely to bring together, ten (10) or more persons at the same time in a single room or other single confined or enclosed space, such as an auditorium, stadium (indoor or outdoor), tent, arena or event center, music venue, meeting hall, conference center, large cafeteria or any other confined indoor or outdoor space. A “confined” or “enclosed” space includes any area that has a barrier such as a fence or railing or other barrier on more than one side of the area.
5. For purposes of clarity, a “gathering” does not include the following, or other similar uses, so long as social distancing is being practiced:
 - a. Spaces where ten (10) or more persons may be in transit or waiting for transit such as airports, bus stations or terminals;
 - b. Office spaces, public and private schools, child-care facilities, residences, or any type of temporary sheltering or housing;
 - c. Grocery stores, convenience stores, shopping centers or malls, or other retail and business establishments where numbers might exceed ten (10) or more, but where it would be unusual for people to be within six (6) feet of one another for extended periods; and
 - d. Medical facilities.
6. Failure to comply with this Directive is an offense punishable by a fine of up to \$1,000 per day.
7. This Directive shall be filed in the Office of the City Clerk and posted on the City of Belton website. In addition, every owner, manager or operator of any facility that is impacted by this Directive is encouraged to post a copy of the Directive onsite.

DIRECTED AND ORDERED ON THIS 24th DAY OF MARCH, 2020.

Marion Grayson, Mayor
City of Belton, Texas

ATTEST:

Amy M. Casey, City Clerk
City of Belton, Texas



CITY OF BELTON, TEXAS

Local Disaster Declaration for Public Health Emergency

COVID-19

Directive #2

March 24, 2020

Summary: A Declaration of Local State of Disaster due to Public Health Emergency associated with COVID-19 has been issued by the City of Belton. In accordance with the Declaration, this Directive #2 is being issued.

Under the authority of Section 418.108, Texas Government Code, and Local Disaster Declaration of Belton, Texas dated March 24, 2020, the following orders are hereby issued:

1. Effective immediately upon passage on March 24, 2020, and continuing until 11:59 p.m. on April 3, 2020:
 - (a) All individuals currently living within Belton are hereby ordered to shelter at their place of residence. For the purposes of this Order, residences include hotels, motels, shared rentals, and similar facilities. To the extent individuals are using shared or outdoor spaces, they must at all times, as reasonably as possible, maintain social distancing of at least six feet from any other person when they are outside their residence. All persons may leave their residences only for Essential Activities, or to provide or perform Essential Governmental Functions, or to operate Essential Businesses, all as further defined in this Directive.
 - (b) All businesses operating within Belton, except Essential Businesses as defined in below in Section 2, are required to cease all activities at facilities located within the City. For clarity, businesses may continue operations consisting exclusively of employees or contractors performing activities at their own residences (i.e. working from home). To the greatest extent possible, all Essential Businesses shall comply with the Social Distancing Guidelines attached, including maintaining six foot social distancing for both employees and the general public.

- (c) All public or private gatherings of 10 or more people occurring outside a single household or living unit are prohibited, except as otherwise provided herein. Nothing in this Order prohibits the gathering of members of a household or living unit.
- (d) Restaurants with or without drive-in or drive-through services and microbreweries, micro-distilleries, or wineries may only provide take out, delivery, or drive-through services as allowed by law.
- (e) Religious and worship services may only be provided by video and teleconference. Religious institutions must limit in-person staff to ten (10) people or less when preparing for or conducting video or teleconference services, and all individuals must follow the Social Distancing Guidelines including the six foot social distancing.
- (f) All elective medical, surgical, and dental procedures are prohibited anywhere in Bell County. Hospitals, ambulatory surgery centers, dental offices and other medical facilities are directed to identify procedures that are deemed “elective” by assessing which procedures can be postponed or cancelled based on patient risk considering the emergency need for redirection of resources to COVID-19 response.

2. Definitions:

- (a) For purposes of this Order, individuals may leave their residence only to perform any of the following “Essential Activities”:
 - i. To engage in activities or perform tasks essential to their health and safety, or to the health and safety of their family or household members (for example, obtaining medical supplies or medication, visiting a health care professional, or obtaining supplies need to work from home).
 - ii. To obtain necessary services or supplies for themselves and their family or household members, or to deliver those services or supplies to others (for example, food, pet supply, and any other household consumer products, and products necessary to maintain the safety, sanitation, and essential operation of residences).
 - iii. To engage in outdoor activity, provided the individuals comply with social distancing requirements of six feet (for example, walking, biking, hiking or running).
 - iv. To perform work providing essential products and services at an Essential Business or to otherwise carry out activities specifically permitted in this Order.
 - v. To care for a family member or pet in another household.
- (b) For purposes of this Order, “Essential Businesses” means:
 - i. **Essential Healthcare Operations.** Healthcare operations, including hospitals, clinics, dentist, pharmacies, pharmaceutical and biotechnology companies, other healthcare facilities, healthcare suppliers, mental health providers, substance abuse service providers, blood banks, medical research, laboratory services, or any related and/or ancillary healthcare services. Home-based and residential-based care for seniors, adults, or children are also considered healthcare operations. Healthcare operations also includes veterinary care and all health and welfare services provided to animals. This exemption shall be viewed broadly to avoid any impacts to the delivery of healthcare. Healthcare operations do not include fitness and exercise gyms and similar facilities. Healthcare operations do not include elective medical, surgical, and dental procedures as established in accordance with Subsection 1(g) of this Order.
 - ii. **Essential Government Functions.** All services provided by political subdivisions of the State needed to ensure the continuing operation of those agencies to provide for the health, safety, education, and welfare of the public. Further, nothing in this order shall prohibit any individual from performing or accessing “Essential

Government Functions.” All Essential Government Functions shall be performed in compliance with social distancing requirements of six feet, to the extent possible.

- iii. **Essential Critical Infrastructure and Activities.** Work that is necessary to the operations and maintenance of the critical infrastructure sectors as identified by the National Cybersecurity and Infrastructure Agency (CISA), Memorandum dated March 19, 2020 (attached to this Directive) including public works construction, residential and commercial construction, airport operations, water, sewer, gas, electrical, oil refining, roads and highways, public transportation, solid waste collection and removal, internet, and telecommunications systems (including the provision of essential global, national, and local infrastructure for computing services, business infrastructure, communications, and web-based services), financial institutions, defense and national security-related operations, essential manufacturing operations provided that they carry out those services or that work in compliance with social distancing requirements of six feet, to the extent possible. Essential Businesses providing essential infrastructure should implement screening precautions to protect employees and all activity shall be performed in compliance with social distancing guidelines attached.
- iv. **Essential Retail.** Food service providers, including grocery stores, warehouse stores, big-box stores, bodegas, liquor stores, gas stations and convenience stores, farmers’ markets that sell food products and household staples. Food cultivation, including farming, fishing, and livestock. Businesses that ship or deliver groceries, food, goods or services directly to residences. Restaurants and other facilities that prepare and serve food, but only for delivery or carry out. Schools and other entities that typically provide free services to students or members of the public on a pick-up and take-away basis only. The restriction of delivery or carry out does not apply to cafes and restaurants located within hospital and medical facilities. Laundromats, dry cleaners, and laundry service providers. Gas stations, automobile sales, auto-supply, auto and bicycle repair, hardware stores, construction supply stores, and related facilities. Businesses that supply products needed for people to work from home.
- v. **Providers of Basic Necessities to Economically Disadvantaged Populations.** Businesses that provide food, shelter, and social services, and other necessities of life for economically disadvantaged or otherwise needy individuals.
- vi. **Essential Services Necessary to Maintain Essential Operations of Residences or Other Essential Businesses.** Trash and recycling collections, processing and disposal, mail and shipping services, building cleaning and maintenance, warehouse/distribution and fulfillment, storage for essential businesses, funeral homes, crematoriums and cemeteries. Plumbers, electricians, exterminators, and other services providers who provide services that are necessary to maintaining the safety, sanitation, and essential operations of residences and Essential Businesses. Professional services, such as legal or accounting services, when necessary to assist in compliance with legally mandated activities. Businesses that supply other essential businesses with the support of supplies needed to operate.
- vii. **News Media.** Newspapers, television, radio, and other media services.
- viii. **Childcare Services.** Childcare facilities may continue to operate; however, to the extent possible, it is recommended that groups consist of no more than 10 and be kept separate.

3. Any manufacturer who retools so that a substantial part of their business is for the purpose of manufacturing and producing ventilators may apply for an “essential business” exemption under this Order.
4. Grocery stores, supermarkets, warehouse stores, hospitals, and medical facilities are experiencing high levels of demand for a large number of products, requiring more deliveries from manufacturers and distribution centers to serve their customers. A number of Texas cities and local associations have implemented restrictions on delivery hours to stores to mitigate truck noise and traffic. Due to the need to deliver products as quickly and efficiently as possible during this critical timeframe, this Order hereby suspends all delivery hour restrictions for transport to or from any entity involved in the selling or distribution of food products, medicine, or medical supplies in Bell County for the next 60 days.
5. If someone in a household has tested positive for coronavirus, the household is ordered to isolate at home and follow the directives from their health care provider. Members of the household cannot go to work, school, or any other community function, provided that workers included in Essential Healthcare Operations may continue to work in accordance with CDC guidance. All persons are encouraged to take advantage of telehealth services offered by healthcare providers, including expanded telehealth services now available to Medicare patients.
6. Nursing homes, retirement, and long-term care facilities are instructed by this order to prohibit non-essential visitors from accessing their facilities unless to provide critical assistance or for end-of-life visitation. These facilities are also required to institute temperature checking of all staff entering the facility at least twice per day and limit physical contact between residents in the facility wherever possible.
7. For individuals who are 65 and older and individuals with compromised immune systems or underlying health conditions, the following recommendations are made:
 - (a) Remain indoors
 - (b) Outdoor exercise activities should be solitary
 - (c) Prescreen all essential visitors
 - (d) Do not visit homes or places with more than one person
 - (e) Ask all visitors to wear masks
 - (f) Follow social distancing guidelines
 - (g) Do not use public transit except in an emergency
8. Daycare facilities may continue to operate but it is recommended that groups in the facility consist of 10 or fewer in those settings and kept separate to the extent possible.
9. This Order shall be effective until 11:59 p.m. on April 3, 2020, or until it is either rescinded, superseded, or amended pursuant to applicable law.
10. If any subsection, sentence, clause, phrase, or word of this Order or any application of it to any person, structure, gathering, or circumstance is held to be invalid or unconstitutional by a decision of a court of competent jurisdiction, then such decision will not affect the validity of the remaining portions or applications of this Order.

Failure to comply with this Directive is an offense punishable by a fine of up to \$1,000 per day.

This Directive shall be filed in the Office of the City Clerk and posted on the City of Belton website. In addition, every owner, manager or operator of any facility that is impacted by this Directive is encouraged to post a copy of the Directive onsite.

DIRECTED AND ORDERED ON THIS 24th DAY OF MARCH, 2020.

Marion Grayson, Mayor
City of Belton, Texas

ATTEST:

Amy M. Casey, City Clerk
City of Belton, Texas



March 19, 2020

MEMORANDUM ON IDENTIFICATION OF ESSENTIAL CRITICAL INFRASTRUCTURE WORKERS DURING COVID-19 RESPONSE

FROM: Christopher C. Krebs
Director
Cybersecurity and Infrastructure Security Agency (CISA)

As the Nation comes together to slow the spread of COVID-19, on March 16th, the President issued updated Coronavirus Guidance for America. This guidance states that:

“If you work in a critical infrastructure industry, as defined by the Department of Homeland Security, such as healthcare services and pharmaceutical and food supply, you have a special responsibility to maintain your normal work schedule.”

The Cybersecurity and Infrastructure Security Agency (CISA) executes the Secretary of Homeland Security’s responsibilities as assigned under the Homeland Security Act of 2002 to provide strategic guidance, promote a national unity of effort, and coordinate the overall federal effort to ensure the security and resilience of the Nation’s critical infrastructure. CISA uses trusted partnerships with both the public and private sectors to deliver infrastructure resilience assistance and guidance to a broad range of partners.

In accordance with this mandate, and in collaboration with other federal agencies and the private sector, CISA developed an initial list of “Essential Critical Infrastructure Workers” to help State and local officials as they work to protect their communities, while ensuring continuity of functions critical to public health and safety, as well as economic and national security. The list can also inform critical infrastructure community decision-making to determine the sectors, sub-sectors, segments, or critical functions that should continue normal operations, appropriately modified to account for Centers for Disease Control (CDC) workforce and customer protection guidance.

The attached list identifies workers who conduct a range of operations and services that are essential to continued critical infrastructure viability, including staffing operations centers, maintaining and repairing critical infrastructure, operating call centers, working construction, and performing management functions, among others. The industries they support represent, but are not necessarily limited to, medical and healthcare, telecommunications, information technology systems, defense, food and agriculture, transportation and logistics, energy, water and wastewater, law enforcement, and public works.

We recognize that State, local, tribal, and territorial governments are ultimately in charge of implementing and executing response activities in communities under their jurisdiction, while the Federal Government is in a supporting role. As State and local communities consider COVID-19-related restrictions, CISA is offering this list to assist prioritizing activities related to continuity of operations and incident response, including the appropriate movement of critical infrastructure workers within and between jurisdictions.

Accordingly, this list is advisory in nature. It is not, nor should it be considered to be, a federal directive or standard in and of itself.

In addition, these identified sectors and workers are not intended to be the authoritative or exhaustive list of critical infrastructure sectors and functions that should continue during the COVID-19 response. Instead, State and local officials should use their own judgment in using their authorities and issuing implementation directives and guidance. Similarly, critical infrastructure industry partners will use their own judgment, informed by this list, to ensure continued operations of critical infrastructure services and functions. All decisions should appropriately balance public safety while ensuring the continued delivery of critical infrastructure services and functions.

CISA will continue to work with you and our partners in the critical infrastructure community to update this list as the Nation's response to COVID-19 evolves. We also encourage you to submit how you might use this list so that we can develop a repository of use cases for broad sharing across the country.

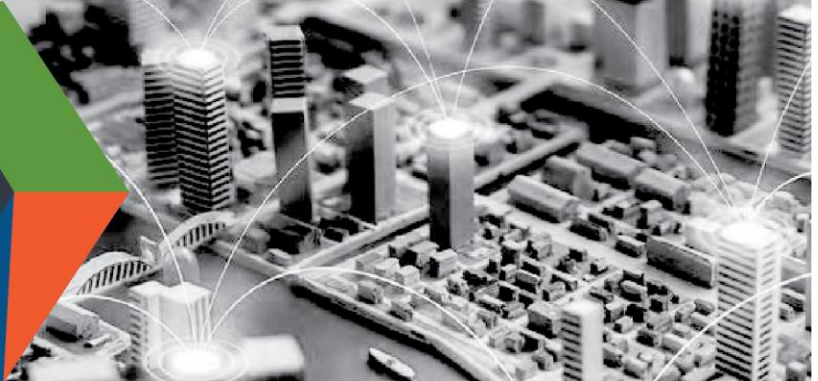
Should you have questions about this list, please contact CISA at CISA.CAT@cisa.dhs.gov.

Attachment: "Guidance on the Essential Critical Infrastructure Workforce: Ensuring Community and National Resilience in COVID-19 Response"



CISA
CYBER+INFRASTRUCTURE

DEFEND TODAY, SECURE TOMORROW



Guidance on the Essential Critical Infrastructure Workforce: Ensuring Community and National Resilience in COVID-19 Response

Version 1.1 (March 23, 2020)

THE IMPORTANCE OF ESSENTIAL CRITICAL INFRASTRUCTURE WORKERS

Functioning critical infrastructure is imperative during the response to the COVID-19 emergency for both public health and safety as well as community well-being. Certain critical infrastructure industries have a special responsibility in these times to continue operations.

This guidance and accompanying list are intended to support State, Local, and industry partners in identifying the critical infrastructure sectors and the essential workers needed to maintain the services and functions Americans depend on daily and that need to be able to operate resiliently during the COVID-19 pandemic response.

This document gives guidance to State, local, tribal, and territorial jurisdictions and the private sector on defining essential critical infrastructure workers. Promoting the ability of such workers to continue to work during periods of community restriction, access management, social distancing, or closure orders/directives is crucial to community resilience and continuity of essential functions.

CONSIDERATIONS FOR GOVERNMENT AND BUSINESS

This list was developed in consultation with federal agency partners, industry experts, and State and local officials, and is based on several key principles:

1. Response efforts to the COVID-19 pandemic are locally executed, State managed, and federally supported
2. Everyone should follow guidance from the CDC, as well as State and local government officials, regarding strategies to limit disease spread.
3. Workers should be encouraged to work remotely when possible and focus on core business activities. In-person, non-mandatory activities should be delayed until the resumption of normal operations.
4. When continuous remote work is not possible, businesses should enlist strategies to reduce the likelihood of spreading the disease. This includes, but is not necessarily limited to, separating staff by off-setting shift hours or days and/or social distancing. These steps can preserve the workforce and allow operations to continue.

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5. All organizations should implement their business continuity and pandemic plans, or put plans in place if they do not exist. Delaying implementation is not advised and puts at risk the viability of the business and the health and safety of the employees.
6. In the modern economy, reliance on technology and just-in-time supply chains means that certain workers must be able to access certain sites, facilities, and assets to ensure continuity of functions.
7. Government employees, such as emergency managers, and the business community need to establish and maintain lines of communication.
8. When government and businesses engage in discussions about critical infrastructure workers, they need to consider the implications of business operations beyond the jurisdiction where the asset or facility is located. Businesses can have sizeable economic and societal impacts as well as supply chain dependencies that are geographically distributed.
9. Whenever possible, jurisdictions should align access and movement control policies related to critical infrastructure workers to lower the burden of workers crossing jurisdictional boundaries.

IDENTIFYING ESSENTIAL CRITICAL INFRASTRUCTURE WORKERS

The following list of sectors and identified essential critical infrastructure workers are an initial recommended set and are intended to be overly inclusive reflecting the diversity of industries across the United States. CISA will continually solicit and accept feedback on the list (both sectors/sub sectors and identified essential workers) and will evolve the list in response to stakeholder feedback. We will also use our various stakeholder engagement mechanisms to work with partners on how they are using this list and share those lessons learned and best practices broadly. We ask that you share your feedback, both positive and negative on this list so we can provide the most useful guidance to our critical infrastructure partners. Feedback can be sent to CISA.CAT@CISA.DHS.GOV.



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HEALTHCARE / PUBLIC HEALTH

- Workers providing COVID-19 testing; Workers that perform critical clinical research needed for COVID-19 response
- Caregivers (e.g., physicians, dentists, psychologists, mid-level practitioners, nurses and assistants, infection control and quality assurance personnel, pharmacists, physical and occupational therapists and assistants, social workers, speech pathologists and diagnostic and therapeutic technicians and technologists)
- Hospital and laboratory personnel (including accounting, administrative, admitting and discharge, engineering, epidemiological, source plasma and blood donation, food service, housekeeping, medical records, information technology and operational technology, nutritionists, sanitarians, respiratory therapists, etc.)
- Workers in other medical facilities (including Ambulatory Health and Surgical, Blood Banks, Clinics, Community Mental Health, Comprehensive Outpatient rehabilitation, End Stage Renal Disease, Health Departments, Home Health care, Hospices, Hospitals, Long Term Care, Organ Pharmacies, Procurement Organizations, Psychiatric Residential, Rural Health Clinics and Federally Qualified Health Centers)
- Manufacturers, technicians, logistics and warehouse operators, and distributors of medical equipment, personal protective equipment (PPE), medical gases, pharmaceuticals (including materials used in radioactive drugs), blood and blood products, vaccines, testing materials, laboratory supplies, cleaning, sanitizing, disinfecting or sterilization supplies, and tissue and paper towel products
- Public health / community health workers, including those who compile, model, analyze and communicate public health information
- Blood and plasma donors and the employees of the organizations that operate and manage related activities
- Workers that manage health plans, billing, and health information, who cannot practically work remotely
- Workers who conduct community-based public health functions, conducting epidemiologic surveillance, compiling, analyzing and communicating public health information, who cannot practically work remotely
- Workers performing cybersecurity functions at healthcare and public health facilities, who cannot practically work remotely
- Workers conducting research critical to COVID-19 response
- Workers performing security, incident management, and emergency operations functions at or on behalf of healthcare entities including healthcare coalitions, who cannot practically work remotely
- Workers who support food, shelter, and social services, and other necessities of life for economically disadvantaged or otherwise needy individuals, such as those residing in shelters
- Pharmacy employees necessary for filling prescriptions
- Workers performing mortuary services, including funeral homes, crematoriums, and cemetery workers
- Workers who coordinate with other organizations to ensure the proper recovery, handling, identification, transportation, tracking, storage, and disposal of human remains and personal effects; certify cause of death; and facilitate access to mental/behavioral health services to the family members, responders, and survivors of an incident

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LAW ENFORCEMENT, PUBLIC SAFETY, FIRST RESPONDERS

- Personnel in emergency management, law enforcement, Emergency Management Systems, fire, air medical, and corrections, including front line and management
- Emergency Medical Service Technicians
- 911 call center employees
- Fusion Center employees
- Hazardous material responders from government and the private sector.
- Workers – including contracted vendors – who maintain, manufacture, or supply digital systems infrastructure supporting law enforcement emergency service, and response operations.

FOOD AND AGRICULTURE

- Workers supporting groceries, pharmacies, convenience stores, and other retail that sells human food, animal/pet food, and beverage products
- Restaurant carry-out and quick serve food operations - Carry-out and delivery food employees
- Food manufacturer employees and their supplier employees—to include those employed in food processing (packers, meat processing, cheese plants, milk plants, produce, etc.) facilities; livestock, poultry, seafood slaughter facilities; pet and animal feed processing facilities; human food facilities producing by-products for animal food; beverage production facilities; and the production of food packaging
- Farm workers to include those employed in animal food, feed, and ingredient production, packaging, and distribution; manufacturing, packaging, and distribution of veterinary drugs; truck delivery and transport; farm and fishery labor needed to produce our food supply domestically
- Farm workers and support service workers to include those who field crops; commodity inspection; fuel ethanol facilities; storage facilities; and other agricultural inputs
- Employees and firms supporting food, feed, and beverage distribution, including warehouse workers, vendor-managed inventory controllers and blockchain managers
- Workers supporting the sanitation of all food manufacturing processes and operations from wholesale to retail
- Company cafeterias - in-plant cafeterias used to feed employees
- Workers in food testing labs in private industries and in institutions of higher education
- Workers essential for assistance programs and government payments
- Employees of companies engaged in the production, storage, transport, and distribution of chemicals, medicines, vaccines, and other substances used by the food and agriculture industry, including pesticides, herbicides, fertilizers, minerals, enrichments, and other agricultural production aids
- Animal agriculture workers to include those employed in veterinary health; manufacturing and distribution of animal medical materials, animal vaccines, animal drugs, feed ingredients, feed, and bedding, etc.; transportation of live animals, animal medical materials; transportation of deceased animals for disposal; raising of animals for food; animal production operations; slaughter and packing plants, renderers, and associated regulatory and government workforce
- Workers who support the manufacture and distribution of forest products, including, but not limited to timber, paper, and other wood products
- Employees engaged in the manufacture and maintenance of equipment and other infrastructure necessary to agricultural production and distribution

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ENERGY

Electricity industry:

- Workers who maintain, ensure, or restore, or are involved in the development, transportation, fuel procurement, expansion, or operation of the generation, transmission, and distribution of electric power, including call centers, utility workers, reliability engineers and fleet maintenance technicians
- Workers needed for safe and secure operations at nuclear generation
- Workers at generation, transmission, and electric blackstart facilities
- Workers at Reliability Coordinator (RC), Balancing Authorities (BA), and primary and backup Control Centers (CC), including but not limited to independent system operators, regional transmission organizations, and balancing authorities
- Mutual assistance personnel
- IT and OT technology staff – for EMS (Energy Management Systems) and Supervisory Control and Data Acquisition (SCADA) systems, and utility data centers; Cybersecurity engineers; cybersecurity risk management
- Vegetation management crews and traffic workers whosupport
- Environmental remediation/monitoring technicians
- Instrumentation, protection, and control technicians

Petroleum workers:

- Petroleum product storage, pipeline, marine transport, terminals, rail transport, road transport
- Crude oil storage facilities, pipeline, and marine transport
- Petroleum refinery facilities
- Petroleum security operations center employees and workers who support emergency responseservices
- Petroleum operations control rooms/centers
- Petroleum drilling, extraction, production, processing, refining, terminal operations, transporting, and retail for use as end-use fuels or feedstocks for chemical manufacturing
- Onshore and offshore operations for maintenance and emergency response
- Retail fuel centers such as gas stations and truck stops, and the distribution systems that support them

Natural and propane gas workers:

- Natural gas transmission and distribution pipelines, including compressorstations
- Underground storage of natural gas
- Natural gas processing plants, and those that deal with natural gasliquids
- Liquefied Natural Gas (LNG) facilities
- Natural gas security operations center, natural gas operations dispatch and control rooms/centers natural gas emergency response and customer emergencies, including natural gas leak calls
- Drilling, production, processing, refining, and transporting natural gas for use as end-use fuels, feedstocks for chemical manufacturing, or use in electricitygeneration
- Propane gas dispatch and control rooms and emergency response and customer emergencies, including propane leak calls
- Propane gas service maintenance and restoration, including call centers

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- Processing, refining, and transporting natural liquids, including propane gas, for use as end-use fuels or feedstocks for chemical manufacturing
- Propane gas storage, transmission, and distribution centers

WATER AND WASTEWATER

Employees needed to operate and maintain drinking water and wastewater/drainage infrastructure, including:

- Operational staff at water authorities
- Operational staff at community water systems
- Operational staff at wastewater treatment facilities
- Workers repairing water and wastewater conveyances and performing required sampling or monitoring
- Operational staff for water distribution and testing
- Operational staff at wastewater collection facilities
- Operational staff and technical support for SCADA Control systems
- Chemical suppliers for wastewater and personnel protection
- Workers that maintain digital systems infrastructure supporting water and wastewater operations

TRANSPORTATION AND LOGISTICS

- Employees supporting or enabling transportation functions, including truck drivers, bus drivers, dispatchers, maintenance and repair technicians, warehouse workers, truck stop and rest area workers, and workers that maintain and inspect infrastructure (including those that require cross-jurisdiction travel)
- Employees of firms providing services that enable logistics operations, including cooling, storing, packaging, and distributing products for wholesale or retail sale or use.
- Mass transit workers
- Workers responsible for operating dispatching passenger, commuter and freight trains and maintaining rail infrastructure and equipment
- Maritime transportation workers - port workers, mariners, equipment operators
- Truck drivers who haul hazardous and waste materials to support critical infrastructure, capabilities, functions, and services
- Automotive repair and maintenance facilities
- Manufacturers and distributors (to include service centers and related operations) of packaging materials, pallets, crates, containers, and other supplies needed to support manufacturing, packaging staging and distribution operations
- Postal and shipping workers, to include private companies
- Employees who repair and maintain vehicles, aircraft, rail equipment, marine vessels, and the equipment and infrastructure that enables operations that encompass movement of cargo and passengers
- Air transportation employees, including air traffic controllers and maintenance personnel, ramp workers, aviation and aerospace safety, security, and operations personnel and accident investigations
- Workers who support the maintenance and operation of cargo by air transportation, including flight crews, maintenance, airport operations, and other on- and off- airport facilities workers

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PUBLIC WORKS

- Workers who support the operation, inspection, and maintenance of essential dams, locks and levees
- Workers who support the operation, inspection, and maintenance of essential public works facilities and operations, including bridges, water and sewer main breaks, fleet maintenance personnel, construction of critical or strategic infrastructure, traffic signal maintenance, emergency location services for buried utilities, maintenance of digital systems infrastructure supporting public works operations, and other emergent issues
- Workers such as plumbers, electricians, exterminators, and other service providers who provide services that are necessary to maintaining the safety, sanitation, and essential operation of residences
- Support, such as road and line clearing, to ensure the availability of needed facilities, transportation, energy and communications
- Support to ensure the effective removal, storage, and disposal of residential and commercial solid waste and hazardous waste

COMMUNICATIONS AND INFORMATION TECHNOLOGY

Communications:

- Maintenance of communications infrastructure- including privately owned and maintained communication systems- supported by technicians, operators, call-centers, wireline and wireless providers, cable service providers, satellite operations, undersea cable landing stations (including cable marine depots and submarine cable ship operators), Internet Exchange Points, and manufacturers and distributors of communications equipment
- Workers who support radio, television, and media service, including, but not limited to front line news reporters, studio, and technicians for newsgathering and reporting
- Workers at Independent System Operators and Regional Transmission Organizations, and Network Operations staff, engineers and/or technicians to manage the network or operate facilities
- Engineers, technicians and associated personnel responsible for infrastructure construction and restoration, including contractors for construction and engineering of fiber optic cables
- Installation, maintenance and repair technicians that establish, support or repair service as needed
- Central office personnel to maintain and operate central office, data centers, and other network office facilities
- Customer service and support staff, including managed and professional services as well as remote providers of support to transitioning employees to set up and maintain home offices, who interface with customers to manage or support service environments and security issues, including payroll, billing, fraud, and troubleshooting
- Dispatchers involved with service repair and restoration

Information Technology:

- Workers who support command centers, including, but not limited to Network Operations Command Center, Broadcast Operations Control Center and Security Operations Command Center
- Data center operators, including system administrators, HVAC & electrical engineers, security personnel, IT managers, data transfer solutions engineers, software and hardware engineers, and database administrators
- Client service centers, field engineers, and other technicians supporting critical infrastructure, as well as

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manufacturers and supply chain vendors that provide hardware and software, and information technology equipment (to include microelectronics and semiconductors) for critical infrastructure

- Workers responding to cyber incidents involving critical infrastructure, including medical facilities, SLTT governments and federal facilities, energy and utilities, and banks and financial institutions, and other critical infrastructure categories and personnel
- Workers supporting the provision of essential global, national and local infrastructure for computing services (incl. cloud computing services), business infrastructure, web-based services, and critical manufacturing
- Workers supporting communications systems and information technology used by law enforcement, public safety, medical, energy and other critical industries
- Support required for continuity of services, including janitorial/cleaning personnel

OTHER COMMUNITY-BASED GOVERNMENT OPERATIONS AND ESSENTIAL FUNCTIONS

- Workers to ensure continuity of building functions
- Security staff to maintain building access control and physical security measures
- Elections personnel
- Federal, State, and Local, Tribal, and Territorial employees who support Mission Essential Functions and communications networks
- Trade Officials (FTA negotiators; international data flow administrators)
- Weather forecasters
- Workers that maintain digital systems infrastructure supporting other critical government operations
- Workers at operations centers necessary to maintain other essential functions
- Workers who support necessary credentialing, vetting and licensing operations for transportation workers
- Customs workers who are critical to facilitating trade in support of the national emergency response supply chain
- Educators supporting public and private K-12 schools, colleges, and universities for purposes of facilitating distance learning or performing other essential functions, if operating under rules for social distancing
- Hotel Workers where hotels are used for COVID-19 mitigation and containment measures

CRITICAL MANUFACTURING

- Workers necessary for the manufacturing of materials and products needed for medical supply chains, and for supply chains associated with transportation, energy, communications, food and agriculture, chemical manufacturing, nuclear facilities, the operation of dams, water and wastewater treatment, emergency services, and the defense industrial base. Additionally, workers needed to maintain the continuity of these manufacturing functions and associated supply chains.

HAZARDOUS MATERIALS

- Workers at nuclear facilities, workers managing medical waste, workers managing waste from pharmaceuticals and medical material production, and workers at laboratories processing test kits
- Workers who support hazardous materials response and cleanup
- Workers who maintain digital systems infrastructure supporting hazardous materials management operations

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FINANCIAL SERVICES

- Workers who are needed to process and maintain systems for processing financial transactions and services (e.g., payment, clearing, and settlement; wholesale funding; insurance services; and capital markets activities)
- Workers who are needed to provide consumer access to banking and lending services, including ATMs, and to move currency and payments (e.g., armored cash carriers)
- Workers who support financial operations, such as those staffing data and security operations centers

CHEMICAL

- Workers supporting the chemical and industrial gas supply chains, including workers at chemical manufacturing plants, workers in laboratories, workers at distribution facilities, workers who transport basic raw chemical materials to the producers of industrial and consumer goods, including hand sanitizers, food and food additives, pharmaceuticals, textiles, and paper products.
- Workers supporting the safe transportation of chemicals, including those supporting tank truck cleaning facilities and workers who manufacture packaging items
- Workers supporting the production of protective cleaning and medical solutions, personal protective equipment, and packaging that prevents the contamination of food, water, medicine, among others essential products
- Workers supporting the operation and maintenance of facilities (particularly those with high risk chemicals and/or sites that cannot be shut down) whose work cannot be done remotely and requires the presence of highly trained personnel to ensure safe operations, including plant contract workers who provide inspections
- Workers who support the production and transportation of chlorine and alkali manufacturing, single-use plastics, and packaging that prevents the contamination or supports the continued manufacture of food, water, medicine, and other essential products, including glass container manufacturing

DEFENSE INDUSTRIAL BASE

- Workers who support the essential services required to meet national security commitments to the federal government and U.S. Military. These individuals, include but are not limited to, aerospace; mechanical and software engineers, manufacturing/production workers; IT support; security staff; security personnel; intelligence support, aircraft and weapon system mechanics and maintainers
- Personnel working for companies, and their subcontractors, who perform under contract to the Department of Defense providing materials and services to the Department of Defense, and government-owned/contractor-operated and government-owned/government-operated facilities

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Staff Report – City Council Agenda Item

Agenda Item #4

Consider a resolution postponing the City's May 2, 2020, General Election to November 3, 2020, as allowed pursuant to a proclamation issued by Governor Greg Abbott on March 18, 2020.

Originating Department

Administration – Amy M. Casey, City Clerk

Summary Information

The general election is scheduled to be held on May 2, 2020, to elect two persons to serve on the City Council, and one person to serve as Mayor, each for a two-year term. On March 18, 2020, Governor Abbott issued a proclamation authorizing all political subdivisions holding general or special elections on May 2, 2020, to postpone their election to the November 3, 2020, uniform election date. Postponement of the election does not happen automatically. It requires City Council to take official action for such a change to be effective.

Staff discussed the possible postponement of the election with Mayor Grayson and Mayor Pro Tem Carpenter, and we believe it is in the City's best interest to pursue postponement. We are in the middle of a public health crisis that is rapidly changing. Through this crisis, our primary concern is the health and safety of voters, election workers, and our local election officials. All election actions taken up to this point in time are preserved and will remain valid. No additional candidates will be allowed to file an application to be placed on the ballot. Persons currently serving in the offices that are up for election will continue to serve in those offices until such time as the November 3rd Election is canvassed.

Staff will return to Council sometime in late July or early August to amend the existing Election Order that establishes voting locations, early voting dates and hours, etc.

Fiscal Impact

Unknown at this time, but expect some savings due to contracting with Bell County to perform the election on our behalf.

Recommendation

Recommend approval of the resolution postponing the election to November 3, 2020.

Attachments

Resolution

Governor's Proclamation

Election Advisories from the Secretary of State

RESOLUTION NO. 2020-15-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, POSTPONING THE GENERAL ELECTION TO BE HELD ON THE 2ND DAY OF MAY, 2020, FOR THE PURPOSE OF ELECTING A MAYOR AND TWO (2) CITY COUNCILMEMBERS, TO THE NOVEMBER 3, 2020 UNIFORM ELECTION DATE; ESTABLISHING IMPORTANT DATES; AND AUTHORIZING EXECUTION OF JOINT ELECTION CONTRACT FOR THE NOVEMBER 3, 2020 ELECTION.

WHEREAS, in accordance with the general laws and Constitution of the State of Texas and the Charter of the City of Belton, Texas, and pursuant to Resolution No. 2020-05-R, a General Election was ordered to held on May 2, 2020, for the purpose of electing the Mayor and two (2) Councilmembers; and

WHEREAS, pursuant to Section 418.016 of the Texas Government Code, on March 18, 2020, the Governor of the State of Texas signed a proclamation suspending certain provisions of the Texas Election Code and the Texas Water Code to allow all local political subdivisions that are utilizing the May 2, 2020, uniform election date to postpone their elections to the November 3, 2020, uniform election date; and

WHEREAS, pursuant to the Governor's proclamation authorizing the City of Belton to postpone the May 2, 2020, election date, the City Council does by this Resolution exercise its authority to postpone the General Election ordered for May 2, 2020, for the purpose of electing a Mayor and two (2) Councilmembers, to November 3, 2020;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS:

SECTION 1: That the General Election previously ordered for May 2, 2020, for the City of Belton, Texas, for the purpose of electing a Mayor and two (2) Councilmembers is hereby postponed to November 3, 2020.

SECTION 2: That the candidate filings for the Municipal election for May 2, 2020, for the City of Belton, Texas, for the purpose of electing a Mayor and two (2) Councilmembers shall remain valid for the election to be held on November 3, 2020, and that the filing period for candidates will not be re-opened for the election to be held on November 3, 2020.

SECTION 3: That all annual applications for ballot by mail (ABBM) for voters that are voting by mail due to being over the age of 65 or due to disability will still be valid for the November 3, 2020, election; and that ABBMs for voters who submitted ABBMs based on expected absence from the County shall not be valid for the postponed November 3, 2020, election.

SECTION 4: That the voter registration deadline for the November 3, 2020, election is October 5, 2020, the deadline to submit an ABBM is October 23, 2020, and the dates for early voting are October 19, 2020, through October 30, 2020.

SECTION 5. That the City Clerk is authorized to negotiate and execute an election contract with Bell County for the purposes of conducting the postponed election on November 3, 2020.

PASSED AND APPROVED THIS THE 24TH DAY OF MARCH, 2020.

Marion Grayson, Mayor

ATTEST:

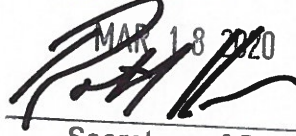
Amy M. Casey, City Clerk



GOVERNOR GREG ABBOTT

March 18, 2020

The Honorable Ruth R. Hughs
Secretary of State
State Capitol Room 1E.8
Austin, Texas 78701

FILED IN THE OFFICE OF THE
SECRETARY OF STATE
10:00 AM 'CLOCK
MAR 18 2020

Secretary of State

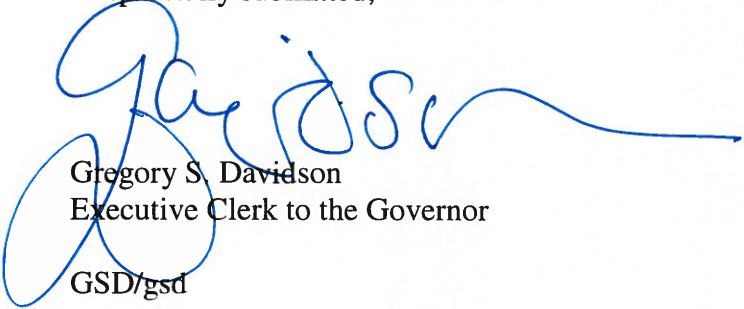
Dear Secretary Hughs:

Pursuant to his powers as Governor of the State of Texas, Greg Abbott has issued the following:

A proclamation suspending Sections 41.0052(a) and (b) of the Texas Election Code and Section 49.103 of the Texas Water Code to the extent necessary to allow political subdivisions that would otherwise hold elections on May 2, 2020, to move their general and special elections for 2020 only to the next uniform election date, occurring on November 3, 2020, without otherwise adjusting the term of office, and suspending Sections 31.093 and 42.0621(c) of the Texas Election Code to the extent necessary to require all county election officers, if requested by an affected political subdivision, to enter into a contract to furnish election services with any political subdivision who postponed their election to November 3, 2020, under the authority of this proclamation.

The original of this proclamation is attached to this letter of transmittal.

Respectfully submitted,


Gregory S. Davidson
Executive Clerk to the Governor

GSD/gsd

Attachment

PROCLAMATION

BY THE

Governor of the State of Texas

TO ALL TO WHOM THESE PRESENTS SHALL COME:

WHEREAS, Section 41.001(a)(2) of the Texas Election Code provides that a general or special election in this state shall be held on a uniform election date, and the next uniform election date is occurring on May 2, 2020; and

WHEREAS, Section 49.103 of the Texas Water Code provides that certain districts governed by this provision are required to hold director elections in May of each even-numbered year; and

WHEREAS, Section 41.0052 of the Texas Election Code prescribes a procedure for a political subdivision to change a general election date, but the time for making such a change has expired; and

WHEREAS, Section 31.093 of the Texas Election Code requires a county elections administrator to enter into a contract to furnish election services upon request of a political subdivision; and

WHEREAS, Section 42.0621(c) of the Texas Election Code does not require a political subdivision to enter into a contract with a county or hold a joint election with a county on the November uniform election date; and

WHEREAS, on March 13, 2020, the Governor of Texas certified that the novel coronavirus (COVID-19) poses an imminent threat of disaster and, under the authority vested in the Governor by Section 418.014 of the Texas Government Code, declared a state of disaster for all counties in Texas; and

WHEREAS, pursuant to Section 418.016 of the Texas Government Code, the Governor has the express authority to suspend the provisions of any regulatory statute prescribing the procedures for conduct of state business or the orders or rules of a state agency if strict compliance with the provisions, orders, or rules would in any way prevent, hinder, or delay necessary action in coping with a disaster.

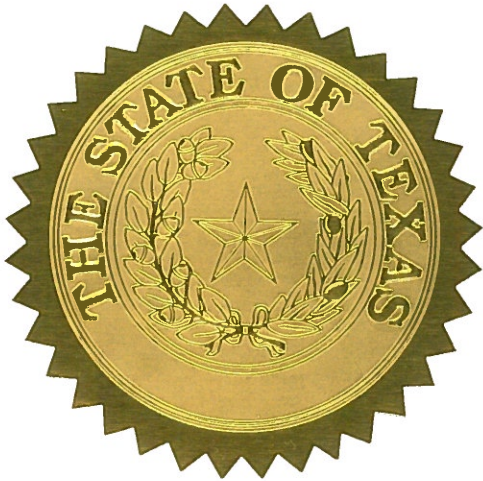
NOW, THEREFORE, I, GREG ABBOTT, Governor of Texas, under the authority vested in me by the Constitution and Laws of the State of Texas, do hereby suspend Sections 41.0052(a) and (b) of the Texas Election Code and Section 49.103 of the Texas Water Code to the extent necessary to allow political subdivisions that would otherwise hold elections on May 2, 2020, to move their general and special elections for 2020 only to the next uniform election date, occurring on November 3, 2020, without otherwise adjusting the term of office. I further suspend Sections 31.093 and 42.0621(c) of the Texas Election Code to the extent necessary to require all county election officers, if requested by an affected political subdivision, to enter into a contract to furnish election services with any political subdivision who postponed their election to November 3, 2020, under the authority of this proclamation.

The authority ordering the election under Section 3.004 of the Texas Election Code is the authority authorized to make the decision to postpone its election in accordance with this proclamation.

Current office holders will hold over to the extent authorized by Article XVI, Section 17 of the Texas Constitution.

FILED IN THE OFFICE OF THE
SECRETARY OF STATE
10:00AM O'CLOCK

MAR 18 2020



IN TESTIMONY WHEREOF, I
have hereto signed my name and
have officially caused the Seal of
State to be affixed at my office in the
City of Austin, Texas, this the 18th
day of March, 2020.

A handwritten signature in black ink that reads "Greg Abbott".

GREG ABBOTT
Governor of Texas

ATTESTED BY:

A handwritten signature in black ink that reads "Ruth R. Hughs".

RUTH R. HUGHS
Secretary of State

FILED IN THE OFFICE OF THE
SECRETARY OF STATE
10:00am O'CLOCK

MAR 18 2020

The State of Texas

Elections Division
P.O. Box 12060
Austin, Texas 78711-2060
www.sos.texas.gov




Phone: 512-463-5650
Fax: 512-475-2811
Dial 7-1-1 For Relay Services
(800) 252-VOTE (8683)

Ruth R. Hughes
Secretary of State

ELECTION ADVISORY

N0. 2020-12

TO: Election Officials

FROM: Keith Ingram, Director of Elections 

DATE: March 18, 2020

RE: Actions for May 2, 2020 Uniform Election Date

The purpose of this advisory is to provide guidance to local political subdivisions regarding their options for any general or special elections that have been ordered for the May 2, 2020 uniform election date. Pursuant to Section 418.016 of the Texas Government Code, the Governor has issued a proclamation suspending certain provisions of the Texas Election Code and the Texas Water Code to allow all local political subdivisions that are utilizing the May 2, 2020 uniform election date to postpone their election to the November 3, 2020 uniform election date. Pursuant to Texas Election Code 31.003 and 31.004, our office has issued the following guidelines for entities that choose to exercise this authority and postpone their election to the November uniform election date.

Effect of Postponement of Election

- **Candidate Filings:** By postponing their election date, the political subdivision is preserving all candidate filings and ballot order actions that have already been taken. The postponement does **not** have the effect of reopening candidate filings.
 - **Deadlines related to Candidate Filings, Declarations of Ineligibility, Withdrawals or Death:** The deadlines that apply to the November 3, 2020 election would apply to all candidates who are currently on the ballot for the May 2, 2020 election.
- **Ballot By Mail Requests:** All applications for a ballot by mail (ABBM) that were filed for the May 2, 2020 election that are marked annual would apply for the November 3, 2020 election. All single use ABBMs that were submitted for reasons of age or disability would still be valid for the November 3, 2020 election. If a single use ABBM was submitted and indicated the reason for voting by mail was due to absence from the county, this ABBM would not be valid as the applicable election date has changed. However, we would recommend that the political subdivision send a letter to these voters along with a new ABBM in case the circumstances

surrounding their absence from the county are still valid or the voter is otherwise eligible to vote by mail.

- **Ballots by Mail:** If a political subdivision has already sent out mail ballots, those mail ballots that are returned would still be valid for the November 3, 2020 postponed election date.
- **Election Records:** All records, including candidate filings, applications to vote by mail, ballot proofs, and printed ballots shall be retained and preserved.
 - **Printed Ballots:** If your ballots have already been printed up, you may be able to reuse them for November. However, if you must change your ballot to reflect any corrections or changes that occur between now and November, you would treat the original ballots as you would in a traditional ballot correction and those ballots should be destroyed in accordance with Section 52.0064 of the Texas Election Code.
- **Requirement to use County Election Precincts in November 2020:** Per Section 42.002 of the Texas Election Code, county election precincts are required for all elections occurring in November 2020. You will need to work with your county election officer to determine whether you need to make any modifications to your ballot in light of this requirement.
- **Requirement for County Election Officer to contract with Local Political Subdivisions:** All county election officers are required to contract with local political subdivisions that postponed their May 2, 2020 election and that request a contract for election services or a joint election agreement with their county election officer pursuant to the Governor's suspension of certain Texas Election Code provisions.
- **Office Hours:** The relevant dates for maintaining office hours for election purposes will be based on the November uniform election date rather than the May election date. Under Section 31.122 of the Texas Election Code, those office hours will need to be maintained for at least three hours each day, during regular office hours, on regular business days between September 14, 2020 and December 13, 2020. However, these entities should post contact information for individuals to contact their office about election-related issues during the timeframe that those offices may be closed over the coming months.
- **Holdovers in Public Office:** Under Art. XVI, Sec. 17 of the Texas Constitution, the individuals who currently hold public offices that are scheduled to be on the ballot on the May uniform election date will continue to exercise the duties of those offices until the new officers take their oaths of office, following the November uniform election date.
- **Campaign Finance Filings:** Please contact the Texas Ethics Commission for further guidance on how these modified timelines will affect any campaign finance reporting requirements. Their office can be reached at (512) 463-5800.
- **Candidates on the ballot in both May and November:** For candidates that may be running for two offices (one normally occurring in May and one normally occurring in November), these candidates will not be removed from the ballot as they are separate elections that are normally not occurring on the same date.

Required Action by Governing Body to Move Election Date

In order to utilize this move, the governing body of the political subdivisions holding the elections must **order** the postponement of their election to the November 3, 2020 uniform election date. The order for this official action should contain the following items:

1. A reference to the proclamation that authorizes the entity to postpone their election date, and the fact that the political subdivision is exercising this authority.
2. Confirmation that the candidate filings for the election will remain valid for the election held on the November date and that the filing period will not be re-opened for the November election date.
3. Confirmation that all ABBMs for voters that are voting by mail due to being over the age of 65 or due to disability will still be valid for the postponed election, and that ABBMs for voters who submitted ABBMs based on expected absence from the county would not be valid for the postponed election.
4. The major relevant dates for the November election, including the voter registration deadline (October 5, 2020), the deadline to submit an ABBM (October 23, 2020), and the dates for early voting (October 19, 2020 – October 30, 2020).

Necessary Revisions to Order of Election

In addition, the entity will need to meet by August 17, 2020 to make any necessary revisions to the entity's original order of election. Those revisions may include:

1. The change to the date of the election;
2. Any change in location of the main early voting location;
3. Any changes to early voting dates and hours, including weekend early voting;
4. Any changes to the identity of the early voting clerk and their contact information; or
5. Any changes to branch early voting locations.

If you are holding a bond election, you may need to make additional revisions to your order of election for that bond election. If this is the case, we recommend reaching out to your bond counsel for additional guidance.

Securing Election Records

All election records should be stored and secured during the postponement period. This may require your entity to use preservation methods that are similar to the methods you would use during the preservation period after the election has occurred. This includes:

- Storing returned ballots by mail in locked, sealed ballot boxes.
- Securely storing any unused ballots.
- Securely retaining any relevant election records, including candidate applications and ABBMs.

Voting System Equipment

If you are leasing voting system equipment from the county or directly from the vendor, then you may need to contact your vendor or your county regarding any necessary modifications to those lease agreements or to modify your procedures and timelines for receiving that equipment.

Open Meeting Requirements

The Governor has suspended and modified certain open meeting requirements pursuant to his disaster declaration. These changes include allowing the entity to establish procedures for telephonic or videoconferenced meetings of governmental bodies that are accessible to the public.

These procedures must include a process for members of the public to participate and address the governmental body in those meetings, notice to the public on the means of participating remotely, and access to the public for recordings of those meetings.

For more information, please review the applicable [documentation](#) from the Governor's Office or contact the Office of the Attorney General.

Update Official Websites and Notify Media

Any entities that are exercising this authority to postpone their election date must post notice on the entity's website and should alert any local media organizations regarding this change to their election date.

The entity must also provide notice to their county election officer regarding this change, as the county is required to post the entity's notice of election on the county's website no later than the 60th day before the date of the election under Election Code 4.008. If that election date will be changing due to the entity's decision to postpone the election then the entity must provide a revised notice to the county for posting on the county's website.

If you have any questions regarding this advisory, please contact the Elections Division at 1-800-252-2216.

KI:CA:CP

From: [Elections Internet](#)
To: [Elections Internet](#)
Subject: MASS EMAIL ADVISORY - (CC/EA/VR -700) - Questions regarding Advisory 2020-12- Actions for May 2, 2020 Uniform Election (COVID-19)
Date: Thursday, March 19, 2020 3:57:42 PM
Attachments: [image001.png](#)
Sensitivity: Personal

Dear Election Officials:

We've received a number of questions related to the Governor's proclamation and Advisory 2020-12 (see email below). We appreciate the questions and would like to provide a few clarifications.

- 1. This is NOT a permanent move.** The Governor's proclamation has the effect of postponing an election, but it is not a permanent move. The result is that your current office holders will be holdovers until the next election occurs. Your newly elected office holders in November will have a shorter term. Their next election will return back to the May date.
- 2. Elections that have been properly cancelled:** If your entity cancelled their May 2, 2020 election, your new officers will still be able to take office after the May 2, 2020 election date. If you cancelled part of your election, you will still let the candidates that were declared elected be sworn in and the remainder of your election will occur in November if you choose to postpone your May election. For those officers that took the oath of office after the May 2, 2020 date, you would not have to place their names in the "unopposed candidates declared elected" box on your ballot in November as these candidates will have already taken office.
- 3. Multi-County Territories:** If your entity is in more than one county, you will be required to use each county's polling places for the November 2020 election. You will also be required to share at least one early voting location in accordance with Section 85.010 of the Texas Election Code.
- 4. Countywide Polling Places (Vote Centers):** If your county utilizes countywide polling places for November 2020, then you will be required to use all polling locations within each county that contains territory for your entity.
- 5. Contracting Issues:** If a contract hasn't been executed between the county elections officer and the local political subdivision, the county does NOT have an obligation to contract in May 2020. If a contract has been executed, then both parties would need to consult with their attorney regarding options for modifying the terms of the contract. Additionally, when you contract with your county in November, this allows you to use a joint ballot, shared election workers, and shared voting system equipment. Political subdivisions will most likely not be required to obtain their own separate voting system equipment or epollbooks.

Thank you all for the very thoughtful questions. We appreciate your patience in allowing us time to work through some of your questions. Please let us know if there's anything else you need from us.

Thank you,

Christina Worrell Adkins

Legal Director – Elections Division

Office of the Texas Secretary of State

1019 Brazos Street | Rudder Building, 2nd Floor | Austin, Texas 78701

1.800.252.VOTE (8683)

elections@sos.texas.gov | www.sos.texas.gov

For Voter Related Information, please visit:



Staff Report – City Council Agenda Item

Agenda Item #5

Consider suspending, through September 30, 2020, the 4% fee and the \$1.25 convenience fee for credit card charges and internet payments included on the City of Belton Fee and Rate Schedule.

Originating Department

Finance Department – Mike Rodgers, Director of Finance

Summary Information

The City accepts credit cards for a variety of payments, including utility bills and court fines. In accordance with the Miscellaneous Fees section of the City of Belton Fee and Rate Schedule, the fee for using a credit card is 4% (of the amount charged). This credit card fee was created to offset the merchant charges that are paid by the City. In addition to the 4% credit card fee, a convenience fee of \$1.25 is charged to the customer when a credit card payment is made online. This amount is paid directly to the website vendor.

To protect citizens and employees during the coronavirus pandemic, Staff is asking Council to consider eliminating both the 4% credit card fee and the \$1.25 convenience fee until the end of this fiscal year. This will allow more customers to pay for services from home instead of visiting City facilities. Customer service would also improve as those additional charges are likely a barrier to people who desire to use a credit card but not wish to pay extra fees.

Staff recommends eliminating the credit card and convenience fees until September 30, 2020. These fees will be evaluated over the next few months to determine whether they should be reinstated and whether the amount charged is appropriate. Staff will also determine if eliminating the fee increases the number of customers who pay online.

Fiscal Impact

\$33,000 estimated

Recommendation

Staff recommends amending the City of Belton Fee and Rate Schedule to eliminate the 4% fee and the \$1.25 convenience fee for credit card charges through September 30, 2020.

Attachments

City of Belton Fee and Rate Schedule excerpt

Miscellaneous Fees

Bound Publications (Ordinance #2016-34)	
Budget	\$20.00
CAFR	\$15.00
Charter	\$15.00
Comprehensive Plan	\$25.00
Design Manual	\$15.00
Parks Strategic Master Plan	\$15.00
Public Information Requests (Ordinance #2019-42)	
Accident Reports/Fire Incident Reports	\$5.00 per report
Other Requests (in accordance with Attorney General's current guidelines)	
Standard paper copies (up to 8.5x14) <i>(no charge if total is less than \$1.00)</i>	
Black and white	\$0.10 per page
Color	\$0.25 per page
<i>(each side that has recorded information is considered a page)</i>	
Nonstandard paper copies	
Oversized paper (11x17) black and white	\$0.50 per page
Oversized paper (11x17) color	\$0.75 per page
Specialty paper (mylar, blueprint, photographic)	actual cost
Electronic copies (email)	no charge
CD-ROM	\$1.00 each
DVD	\$3.00 each
Other Electronic Media	actual cost
Personnel Charge	
Programming Personnel	\$28.50 per hour
Other Personnel (labor to locate, compile, reproduce)	\$15.00 per hour (see City Clerk)
Overhead	20% of personnel charge (see City Clerk)
Computer Resource Charge	
Mainframe	\$10.00 per CPU minute
Midsized	\$1.50 per CPU minute
Client/Server	\$2.20 per hour
PC or LAN	\$1.00 per hour
Miscellaneous Supplies (labels, boxes, etc.)	actual cost
Remote Document Retrieval	actual cost
Postage/Shipping (if applicable)	actual cost
Credit Card Transaction Fee (if any)	actual cost
Fax Service	\$0.20 per page
Vehicles for Hire - Taxicabs/Ground Transportation Services (Ordinance #2020-09)	
Operating Authority Permit	\$300.00 (valid for 5 years)
Operating Authority Permit Amendment	\$50.00
Annual Driver's Permit	\$10.00 per driver
Annual Vehicle Permit	\$50.00 per vehicle
Replacement Vehicle Permit (if lost or mutilated)	\$10.00 per vehicle
Court Fees (amounts retained by the City) (Ordinance #2010-38)	
Teen Court Fee	\$50.00
Community Service Fee (Adult/Juvenile)	\$50.00
Nuisance Abatement (Ordinance #2012-17)	
By City:	
Grass Mowing/Lot Cleanup (includes personnel)	\$100.00 per hour (2 hour minimum)
Debris Removal/Haul Costs	\$100.00 per hour per piece of City equipment (includes operator) + disposal cost + 20% of disposal cost
Additional Personnel	\$25.00 per hour
By Vendor:	
Grass Mowing/Lot Cleanup/Debris Removal	actual cost + 20%
Credit Card Payments (Ordinance #2018-28)	
Credit Card Payments	4%
Internet Payments	4% + \$1.25 convenience fee
Other (Ordinance #2016-34)	
Historic Preservation Certificate of Appropriateness Application (non-administrative)	\$50.00
Right-of-Way Abandonment Application	\$100.00
Naming Policy: (Street Renaming and Facility Naming Policy Rev. June 11, 2013)	
Street Renaming Policy Application	\$150.00
City Facility Naming Application	\$75.00
Historic Landmark Designation Medallion Application Fee	\$100.00
Historic Placard Program Application Fee	\$100.00
Vehicle Impound Fee	\$10.00 per day
*Off-Duty Police	\$38.00 per hour (\$100.00 minimum) or actual overtime rate if contracted through City
*Off-Duty Fire Fighters	\$30.00 per hour (2 hour minimum) or actual overtime rate if contracted through City
*Ambulance Standby	\$100.00 per hour (in addition to off-duty personnel cost)

Belton City Council Meeting
March 10, 2020 – 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 and Councilmembers David K. Leigh, John R. Holmes, Sr., Craig Pearson, Dan Kirkley and Guy O'Banion. Mayor Pro Tem Wayne Carpenter was absent. Staff present included Sam Listi, Gene Ellis, John Messer, Amy Casey, Mike Rodgers, Cheryl Maxwell, Matt Bates, Paul Romer, Ryan Brown, Angellia Points, Cynthia Hernandez, Bob van Til and Kim Kroll.

The Pledge of Allegiance to the U.S. Flag was led by Councilmember Guy O'Banion and the Pledge of Allegiance to the Texas Flag was led by Assistant City Manager/Chief of Police Gene Ellis. The Invocation was given by Rev. Dr. Keith Gavin, Pastor of Bethel AME Church.

1. **Call to order.** Mayor Grayson called the meeting to order at 5:31 p.m.

2. **Public Comments.** *(Audio 1:34)*

There were none.

3. **Receive Hotel-Motel Occupancy Tax funds in the amount of \$11,409.96 from Bell County Judge David Blackburn.** *(Audio 1:47)*

4. **Receive a presentation from Anna Barge regarding a CTCOG grant on an Elder and Vulnerable Adult Justice Program.** *(Audio 4:07)*

5. **Receive a presentation from Ricky Garrett regarding BCWCID #1 proposal on District boundaries.** *(Audio 10:14)*

Consent Agenda *(Audio 17:53)*

Items 6-8 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.

6. **Consider minutes of previous meetings:**

A. **February 25, 2020, joint City Council/Library Board Workshop Meeting;**

B. **February 25, 2020, City Council Meeting; and**

C. **February 27, 2020, City Council Strategic Plan Retreat.**

7. **Consider a resolution appointing election officers for the May 2, 2020, General Election.**

8. **Consider a resolution nominating the City's candidate for election to the Board of Directors of the Central Texas Water Supply Corporation.**

Councilmember Leigh requested that Item 7 be pulled for discussion.

Upon a motion for approval on Items 6 and 8 by Councilmember Holmes, and a second by Councilmember Pearson, Consent Agenda Items 6 and 8, including the following captioned resolution, were unanimously approved by a vote of 6-0.

RESOLUTION 2020-12-R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS,
NOMINATING A CANDIDATE FOR ELECTION TO THE BOARD OF DIRECTORS OF
THE CENTRAL TEXAS WATER SUPPLY CORPORATION**

City Clerk Amy Casey discussed times and locations for Early and Election Day voting.
(Audio 19:25)

Upon a motion for approval of by Councilmember Leigh, and a second by Councilmember Pearson, Consent Agenda Item 7, including the following captioned resolution, were unanimously approved by a vote of 6-0.

RESOLUTION NO. 2020-11-R

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS,
APPOINTING ELECTION OFFICERS FOR CITY GENERAL ELECTION**

There being no further business, the Mayor adjourned the meeting at 5:50 p.m.

Marion Grayson, Mayor

ATTEST:

Amy M. Casey, City Clerk



Staff Report – City Council Agenda Item

Agenda Item #7

Consider appointments/reappointments to the following Boards and Commissions:

- A. Housing Board of Adjustment and Appeals
- B. Belton Economic Development Corporation Board of Directors
- C. Historic Preservation Commission
- D. Texas Dormitory Finance Authority Board of Directors
- E. Bell County Public Health District Board of Directors

Originating Department

Administration – Amy M. Casey, City Clerk

Background

- A. Jack Meredith and Art Resa have resigned from the Housing Board of Adjustment and Appeals. Mayor Grayson is recommending Johner Martin to fill Art Resa's unexpired term ending August 11, 2022. Staff will continue to pursue additional applicants for the other vacancy.
- B. Steve Jones has resigned from the BEDC Board of Directors. Mayor Grayson is recommending Matt Wood to fill his unexpired term ending November 30, 2022.
- C. Sheila Donahue has resigned from the Historic Preservation Commission. The Mayor is recommending T.C. Lipe to fill her unexpired term ending September 8, 2020.
- D. Terms for the entire board of the Texas Dormitory Finance Authority Board of Directors expire on April 26, 2020. The Mayor is recommending all for reappointment including Bill Holmes, Blair Williams, Bry Ewan, Chuck Douglas, Danny Dossman and Andy Crowson. Joe Pirtle's position will not be filled.
- E. The Mayor is recommending Ayse Clark to fill the vacancy as the alternate to the Bell County Public Health District Board of Directors. Wayne Carpenter is currently the City's representative to the board. Ms. Clark would attend meetings in Mr. Carpenter's place should he be unavailable to attend.

Fiscal Impact

None

Recommendation

Recommend approval of the appointments/reappointments.

Attachments

None



Staff Report – City Council Agenda Item

Agenda Item #8

Consider authorizing the City Manager to approve a one-year extension to the Lease Agreement for Miller Springs Nature Center property between the City of Belton, City of Temple, and U.S. Army Corps of Engineers.

Originating Departments

Administration – Sam A. Listi, City Manager

Parks & Recreation – Matt Bates, Director of Parks & Recreation

Summary Information

Miller Springs Nature Center contains approximately 258 acres of scenic natural area located between the Leon River and 110-foot high bluffs, immediately east of the Lake Belton Dam. It is located within the boundaries of the City of Belton and City of Temple, and the land is owned by the US Army Corps of Engineers.

The Nature Center was opened in November 1993 when the Miller Springs Alliance entered into a lease agreement with the Corps. The agreement between the Corps and Miller Springs Alliance ended in August 2017, and the facility was indefinitely closed. Belton and Temple citizens expressed an interest in seeking to re-open this regional facility, and this was achieved in May 2018. In 2019, both the Cities of Belton and Temple received an award from the Texas Recreation and Parks Society for its efforts on conservation and volunteerism at Miller Springs Nature Center. The second year of the five-year lease is expiring and all parties – Belton, Temple, U.S. Army Corps of Engineers – believe it is in the public interest to extend it for another year.

In Belton's second year collaborating with the City of Temple at Miller Springs Nature Center, three Volunteer Days were directly coordinated by COB staff along with a partnership formed with the Central Texas Master Naturalists, and a local Eagle Scout project resulting in over 410 volunteer hours being spent at the facility. Staff also participated in five work days that helped with the upkeep of the facility during high growth seasons for total a total of 67 hours. Potential projects identified for this upcoming year are permanent trail signage, repair of the old boardwalk, restoration of current trails, and the exploration of new ones.

Fiscal Impact

Amount: Nominal – Occasional current Parks and Recreation staff resources to coordinate volunteer clean up days and Belton/Temple coordination.

Budgeted: ☒ Yes ☐ No

Recommendation

Recommend approval of one year lease extension.

Attachments

Photos of 2019



Cities of Belton & Temple receiving an award for Conservation & Volunteerism at MSNC



Staff member (and welder in training), Rene Beltran, removing a reported hazard along a trail.



One of three community volunteer days at MSNC in 2019.



Staff Report – City Council Agenda Item

Agenda Item #9

Consider an ordinance prescribing the classifications for firefighter positions and the number of positions in each classification in order to reclassify one Lieutenant position to a Captain.

Originating Department

Fire Department – Wesley Gilbreath, Interim Fire Chief

Background

In 2015, an ordinance was approved that changed the Fire Department personnel structure from three Captain and three Lieutenant classifications to two Captain and four Lieutenant classifications. The idea behind the change was to have a Captain over each station as well as the Firefighters assigned to that station. After four years, this model has proven ineffective for department communication, maintaining span of control, and the ability to have a shift commander on every shift.

The current structure assigns one Captain and two Lieutenants to each station, with the Captain responsible for all Firefighting staff assigned to the station. Since the Captains work their assigned shift, they have limited opportunity to communicate with and supervise the station crews that work the two remaining shifts. Reclassifying one Lieutenant to a Captain position will result in every shift having a Captain on duty. This will allow staff responsibility to be realigned so that each Captain oversees the staff assigned to their shift at both stations. In addition to the benefit of having a senior officer on duty for each shift, issues and questions that arise with staff will be addressed sooner under this model.

No change is proposed in Police positions.

Fiscal Impact

Amount: \$9,255 annually (less than ½ for balance of FY2020 given time needed for testing), which represents salary difference between least tenured Lieutenant and a first year Captain.

Budgeted: No

Recommendation

Adoption of the ordinance

Attachments

Proposed Ordinance

Fire Pay Scale

Current Organizational Chart

Proposed Organizational Chart

ORDINANCE NO. 2020-17

AN ORDINANCE PRESCRIBING THE CLASSIFICATIONS FOR POLICE OFFICER AND FIREFIGHTER POSITIONS AND THE MAXIMUM NUMBER OF POSITIONS IN EACH CLASSIFICATION.

WHEREAS, pursuant to Chapter 143.021 of the Local Government Code, Civil Service, the City Council must establish the classifications of all police officer and fire fighter positions; and

WHEREAS, the City Council must also prescribe the maximum number of positions in each classification for police officer and firefighter positions.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Belton, Texas, that the following police officer and firefighter classifications and maximum number of positions be established as follows:

<u>Police Department Classifications</u>	<u>Police Department Positions</u>
Deputy Chief	1
Police Lieutenant	2
Police Sergeant	5
Police Officer	30
<u>Fire Department Classifications</u>	<u>Fire Department Positions</u>
Assistant Fire Chief	1
Fire Captain	2 3
Lieutenant	4 3
Firefighter	20*
<i>*Includes 1 unbudgeted, overhire position approved in November 2015</i>	

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, this the 24th day of March, 2020, by a vote of _____ ayes and _____ nays.

SIGNED AND APPROVED by the Mayor and attested by the City Clerk on this the 24th day of March, 2020.

Marion Grayson, Mayor

ATTEST:

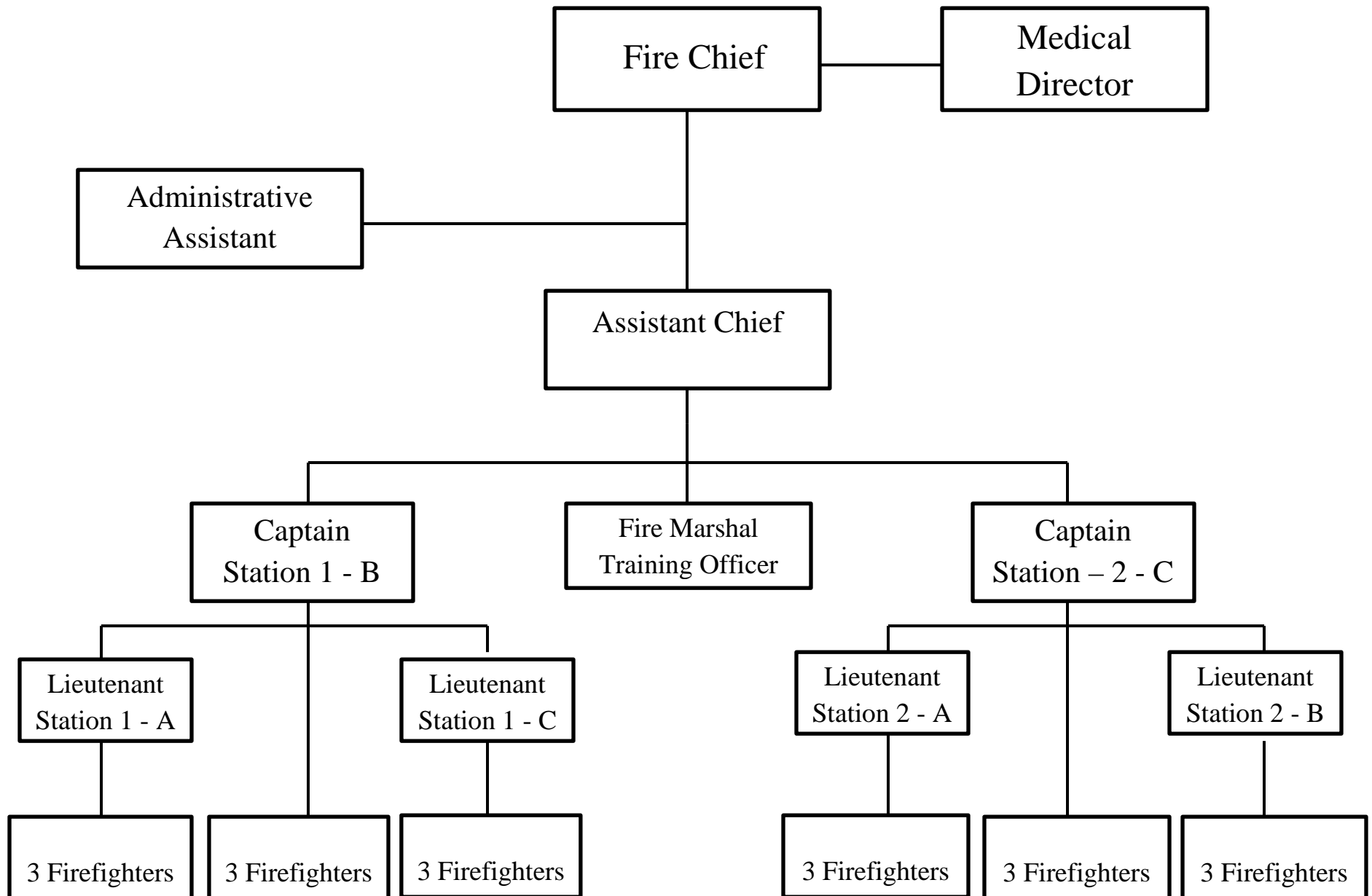
Amy M. Casey, City Clerk

City of Belton
Civil Service Pay Scales
FY 2020

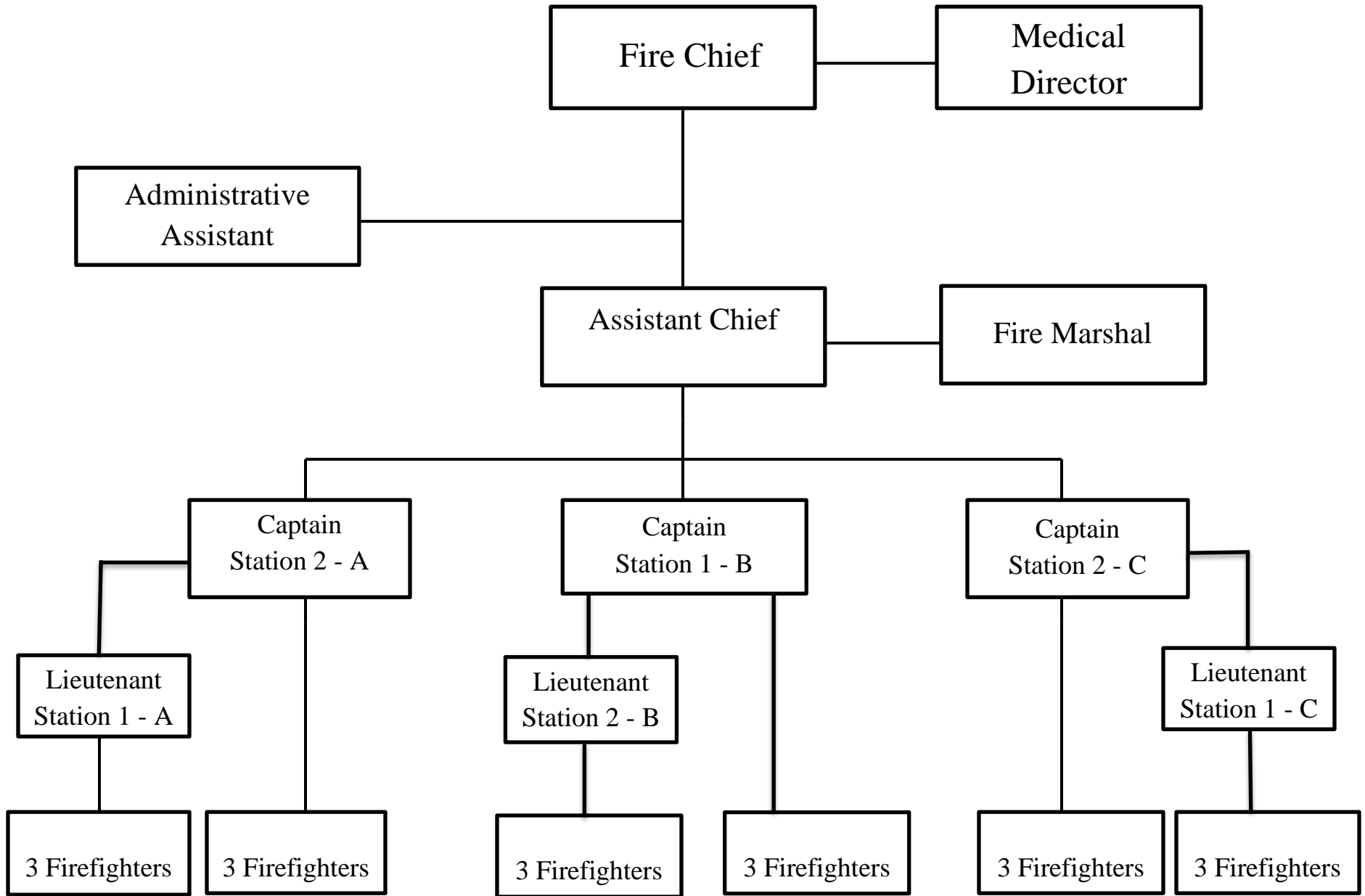
Effective 10-01-2019

FIRE DEPARTMENT			
Position	24 Hour Shift		Step
	Annual	Hourly	
Cadet	\$ 31,500	\$ 15.144	40 hour week
Firefighter Year 1	\$ 41,700	\$ 13.956	
Year 2	\$ 42,743	\$ 14.305	\$ 0.349
Year 3	\$ 43,811	\$ 14.662	\$ 0.357
Year 5	\$ 44,906	\$ 15.029	\$ 0.366
Year 7	\$ 46,029	\$ 15.405	\$ 0.376
Year 9	\$ 47,180	\$ 15.790	\$ 0.385
Year 11	\$ 48,359	\$ 16.184	\$ 0.395
Year 13	\$ 49,568	\$ 16.589	\$ 0.405
Year 15	\$ 50,807	\$ 17.004	\$ 0.415
Lieutenant Year 1	\$ 53,348	\$ 17.854	
Year 3	\$ 54,681	\$ 18.300	\$ 0.446
Year 5	\$ 56,049	\$ 18.758	\$ 0.458
Year 7	\$ 57,450	\$ 19.227	\$ 0.469
Year 9	\$ 58,886	\$ 19.707	\$ 0.481
Year 10	\$ 59,622	\$ 19.954	\$ 0.246
Captain Year 1	\$ 62,603	\$ 20.951	
Year 3	\$ 64,168	\$ 21.475	\$ 0.524
Year 5	\$ 65,772	\$ 22.012	\$ 0.537
Year 7	\$ 67,417	\$ 22.563	\$ 0.551
Year 9	\$ 69,102	\$ 23.127	\$ 0.564
Year 10	\$ 69,966	\$ 23.416	\$ 0.289
40 Hour Week			
Assistant Fire Chief Year 1	\$ 73,464	\$ 35.319	
Year 3	\$ 75,301	\$ 36.202	\$ 0.883
Year 5	\$ 77,183	\$ 37.107	\$ 0.905
Year 7	\$ 79,113	\$ 38.035	\$ 0.928
Year 9	\$ 81,091	\$ 38.986	\$ 0.951
Year 10	\$ 82,104	\$ 39.473	\$ 0.487
		24 Hr Shift	40 Hr Week
Master Level Fire	\$ 4,200	\$ 1.406	\$ 2.019
Advanced Level Fire	\$ 2,100	\$ 0.703	\$ 1.010
Intermediate Level Fire	\$ 1,575	\$ 0.527	\$ 0.757
Paramedic	\$ 6,050	\$ 2.025	\$ 2.909
Fire Marshal/Training Officer	\$ 2,500	\$ 0.837	\$ 1.202

Belton Fire Department
Current Organizational Chart



Belton Fire Department
Proposed Organizational Chart





Staff Report – City Council Agenda Item

Agenda Item #10

Consider authorizing a 24-month extension to the Development Agreement between the Belton Economic Development Corporation and Belltec Industries, Inc.

Originating Department

Belton Economic Development Corporation – Cynthia Hernandez, Executive Director

Summary Information

Belltec Industries, a family-owned business established in Belton in 1988, designs and manufactures innovative drilling products for industry, utilities and agriculture. Over the years, the company has increased their product offerings and changed suppliers resulting in the need for a second expansion in 2017.

In April 2017, the Belton Economic Development Corporation entered into a Development Agreement with Belltec Industries, Inc. for an expansion to their existing operation. The company was operating out of a 22,000 sf building and needed to add another 14,500 sf, as well as purchase new equipment. Additionally, the company had estimated the need to hire 10 new employees.

With Belltec's commitment to invest \$2.5 million in real property and equipment, and the creation of 10 new jobs, the BEDC committed to offering assistance based on three performance categories: facility enhancements, training and hiring. BEDC's investment in the company is performance based. To date, the facility enhancement commitment, as outlined in the Agreement, has been satisfied by both Belltec and BEDC. The training incentive was forfeited, and the hiring incentive will expire in June 2020. At this time, the company has added four new jobs and is requesting a 24-month extension to meet their hiring commitment.

In a letter received from Belltec on February 28, 2020, company representatives explain the request is due to a slow-down in the industry in 2018-2019. This information is consistent with dialogue had with company representatives over the last year through BEDC's BR&E efforts. In drafting development agreements, Staff makes every effort to work with the companies to set benchmarks that are achievable and a win-win for both the community and the company. However, it is understood that from time to time factors beyond a company's control can have an unexpected impact on the operation.

As per the Development Agreement, the BEDC would issue payment to Belltec in the amount of \$45,000 upon the creation of 10 new jobs, and the retention of those jobs for one

year. At this time, the company is requesting 12 months to create the remaining six jobs and an additional 12 months to meet the retention period.

The BEDC Board of Directors unanimously approved the 24-month extension to the Development Agreement at their meeting on Tuesday, March 3, 2020. BEDC seeks the City Council's consideration in ratifying the extension to the Agreement as approved by the BEDC Board of Directors.

Fiscal Impact

The remaining incentive of \$45,000 will be payable to Belltec Industries, Inc. as outlined in the Development Agreement.

Amount: \$45,000

Budgeted: ☒ Yes ☐ No

Recommendation

The BEDC Board and Staff recommend City Council approval of a 24-month extension to the development agreement between the Belton Economic Development Corporation and Belltec Industries, Inc.

Attachments

Development Agreement
Letter from Belltec Industries

**DEVELOPMENT AGREEMENT
BETWEEN THE BELTON ECONOMIC DEVELOPMENT CORPORATION AND
BELLTEC INDUSTRIES, INC., GSMI, INC., AND TJMF, INC.
FOR THE EXPANSION OF 14,500 SQ. FT., AND CREATION OF 10 NEW JOBS AT
2057 COMMERCE ST,
BELTON TEXAS**

This agreement is made and entered into by the Belton Economic Development Corporation of Belton, (hereinafter "BEDC"), and Belltec Industries, Inc, GSMI, Inc., and TJMF, Inc., Texas corporations (hereinafter jointly referred to as "Belltec"), on this 30 day of APRIL, 2017. (BEDC and Belltec are sometimes referred to herein singly as a "Party" and together as the "Parties".)

For and consideration of the mutual covenants and agreements contained in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BEDC and Belltec, for themselves, their successors, and assigns, as follows:

1. **PURPOSE.** This Development Agreement outlines the obligations of the BEDC and Belltec regarding the expansion of 14,500 sq. ft. to its existing manufacturing facility located at 2057 Commerce St., Belton, Texas; adding new equipment and machinery; and creating 10 new jobs in addition to their 30-existing employee base.

2. **OBLIGATIONS OF BELLTEC.**

a. **New Investment.** Completion of a 14,500-sq. ft. expansion to its existing building with a minimum cost of \$1,500,000, and the installation of new manufacturing equipment and machinery with estimated value of \$1,000,000.

b. **New Employment.** Belltec commits to hiring a minimum of 10 additional full time employees at the Belton manufacturing facility within 24-months from the date of the executed Development Agreement, bringing the total number of full time employees to 40. The company will maintain a quarterly average of 40 jobs for a 12-month period upon the creation of 10 new jobs. Belltec must provide BEDC with quarterly reports from the Texas Employment Commission beginning March 31, 2017 to demonstrate and verify employee creation and maintenance.

c. **Training.** Belltec will train existing and new employees as a result of the installation of new equipment and machinery.

3. **OBLIGATIONS OF BEDC.**

a. **Facility Enhancements.** Upon the completion of the 14,500-sf expansion with minimum estimated value of \$1,500,000 Million, and the installation of new machinery and equipment with minimum estimated value of \$1,000,000 Million dollars, BEDC will award Belltec with a Facility Enhancements incentive of \$100,000. The request for the Facility Enhancement Incentive to BEDC will be accompanied by a copy of the Certificate of Occupancy issued by the City of Belton and copies of paid invoices for the equipment installation, which must be completed within 2 years from the effective date of this agreement. Upon the one year anniversary of the Development Agreement, and upon completion of the building expansion, BEDC will award the remaining \$45,000

Facility Enhancement Incentive. The three entities making up Belltec shall jointly request payment of the incentives and shall designate which entity is to receive the incentives.

b. Hiring Incentive. BEDC will award Belltec a cash incentive of \$45,000 for the creation of 10 new jobs while maintaining the existing 30 currently at the Belton facility for a period of one year. Payment of the Hiring Incentive will be disbursed upon maintaining a quarterly average of 40 employees for a 12-month period by June 30, 2020.

c. Training Incentive. BEDC will reimburse Belltec for training and assimilation costs related to the expansion and creation of new jobs located at the Belltec Belton Facility, up to a maximum of \$10,000. Training and assimilation costs are defined as costs incurred to provide Belltec employees with knowledge, skills, and tools (technical, interpersonal, etc.) necessary to successfully perform their job-related duties. This reimbursement (hereinafter "Training incentive") will be disbursed upon a training cost reimbursement request from Belltec accompanied by a description of the type of expenses (travel, materials, equipment, instructor fees, etc.), the intended purpose of training, and the dates on which the training was completed or by which it is expected to be completed. Application for Training Incentive funds reimbursement must be made within 2 years from the Effective Date.

Should Belltec default in their Hiring Incentive commitment, BEDC shall be repaid within 60 days from June 30, 2020, a total of \$1,000 per job not created. For example, if the total number of employees reported to TWC on Belltec's payroll at the end of June 30, 2020, is 35, BEDC would receive payment of \$5,000 calculated at 5x\$1,000.

4. IMMUNITY. It is expressly understood and agreed that under this Agreement neither party waives, nor shall be deemed to waive, any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions.

5. VENUE AND CHOICE OF LAW. This Agreement is performable in Bell County, Texas, and shall be interpreted under the laws of the State of Texas. Any claim or lawsuit to interpret or enforce this Agreement shall be brought in a court of competent jurisdiction of Bell County, Texas.

6. SEVERABILITY. In case any one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, such fact shall not affect any other provision thereof and this Agreement shall be construed as if the stricken provisions had never been contained herein.

7. MODIFICATION. This Agreement may be amended or modified by the agreement of both parties hereto in writing, such writing to be attached hereto and incorporated into this Agreement.

8. STATUTORY COMPLIANCE. BELLTEC DOES NOT, AND WILL NOT KNOWINGLY EMPLOY AN UNDOCUMENTED WORKER. BEDC and Belltec enter

into this Development Agreement with the intentions of complying with Section 2264.001 et seq. of the Texas Government Code. Should Belltec be required to repay the public subsidy provided for herein due to conviction of a violation under 8 U.S.C. Section 1324a (f), interest will be charged at the rate of ten (10%) percent per year from each date that all or any portion of the public subsidy was provided to Belltec. The principal and interest shall be due and payable no later than the 120th day after the date BEDC notifies Belltec of the violation under Section 2264.052 of the Texas Government Code. BEDC's right to recover the economic incentive shall survive the term of this agreement for a period of four (4) years after the date of final conviction of a violation under 8 U.S.C. Section 1324a (f).

9. **ENTIRE AGREEMENT.** This Agreement contains all commitments and obligations of the parties and represents the entire Agreement of said parties. No verbal or written conditions not contained herein shall have any force or effect to alter any term of this Agreement.

10. **FORCE MAJEURE.** Notwithstanding anything in this Agreement which is or may appear to be to the contrary, if the performance of any covenant or obligation to be performed hereunder by any Party is delayed as a result of circumstances which are beyond the reasonable control of such Party (which circumstances may include, without limitation, pending or threatened litigation, acts of God, war, acts of civil disobedience, fire or other casualty, shortage of materials, adverse weather conditions [such as, by way of illustration and not limitation, severe rain storms or below freezing temperatures, hurricanes or tornados] labor action, strikes or similar acts) the time for such performance shall be extended by the amount of time of such delay. The Party claiming delay of performance as a result of any of the foregoing "force majeure" events shall deliver written notice of the commencement of any such delay resulting from such force majeure event not later than thirty (30) days after the claiming Party becomes aware of the same, and if the claiming Party fails to so notify the other Party of the occurrence of a "force majeure" event causing such delay, the claiming Party shall not be entitled to avail itself of the provisions for the extension of performance contained in this paragraph unless the claiming party can reasonably adequately prove the event of force majeure during the notice and cure period after the other Party has alleged a default on the basis of delay.

11. **EXECUTION.** This Agreement shall be executed by the duly authorized official(s) of each party as expressed in the approving resolution or order of the governing body of such party.

12. **ASSIGNMENT, BINDING EFFECT.** This Agreement may not be assigned by either Party without the prior written consent of the other Party. This Agreement runs with the land, and shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns.

13. **AMBIGUITIES NOT TO BE CONSTRUED AGAINST PARTY WHO DRAFTED CONTRACT.** The rule of construction that ambiguities in a document will be construed against the party who drafted it will not be applied in interpreting this

contract.

14. ATTORNEY'S FEES: The predominantly prevailing party in any legal proceeding brought under or with respect to this Development Agreement is entitled to recover from the non-prevailing party all costs of such proceeding and reasonable attorney's fees.

15. DISCLAIMER. Neither BEDC nor Belltec makes any commitments, representations, or warranties to the other relating to the subject matter of this Development Agreement except as expressly set forth in this Development Agreement. In particular, Belltec does not make any representations or warranties regarding the number of persons to be employed by Belltec in Belton, the timing and duration of such employment, or the nature, extent or duration of any economic impact, increased tax revenues, enhancement of the tax base, future growth in and around Belton, or other benefits potentially to be received by BEDC, the City of Belton or their constituencies or by local vendors, service providers, and other persons engaged in business and occupations in and around Belton.

16. LIMITATION OF LIABILITY. In no event, will either party be liable to the other party for any indirect, special, punitive, exemplary, incidental, or consequential damages. This limitation will apply regardless of whether or not the other party has been advised of the possibility of such damages. Belltec's total liability under this Agreement shall not exceed the amount of funds, plus interest, actually received by Belltec from BEDC hereunder, plus court cost and reasonable attorney fees.

17. TIME. Time is of the essence on this Agreement.

18. AUTHORITY. Belltec and BEDC hereby represent and warrant that each has full lawful right, power, and authority to execute and deliver and perform the terms and obligations of this Agreement and all of the foregoing have been or will be duly and validly authorized and approved by all necessary actions.

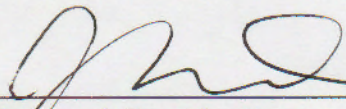
19. PERSONAL LIABILITY OF PUBLIC OFFICIALS. To the extent permitted by State law, no public official or employee shall be personally responsible for any liability arising under or growing out of this Development Agreement.

20. NO JOINT VENTURE; NO THIRD-PARTY BENEFICIARIES. It is acknowledged and agreed to by the parties hereto that this agreement is not assignable, and that the terms hereof are not intended to and shall not be construed to constitute a partnership or joint venture between the parties. BEDC, its respective officials, officers, and agents, do not assume any responsibility or liability to any third parties in connection with the retooling or improvements to the Belltec facility.

21. CITY COUNCIL APPROVAL. The terms of this Development Agreement are subject to approval by the City Council of the City of Belton, Texas. The City of Belton, Texas does not waive any statutory or common law right to sovereign immunity by virtue of the approval of this agreement.

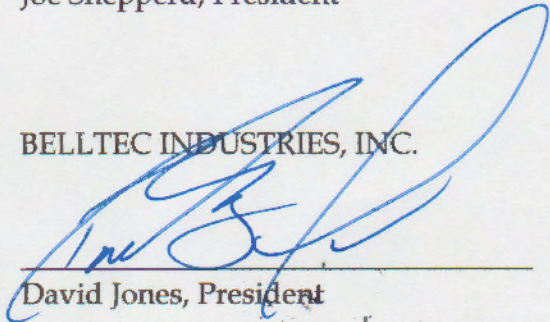
IN WITNESS WHEREOF, the parties to these presents have executed this Agreement on the date first above written.

BELTON ECONOMIC DEVELOPMENT CORPORATION

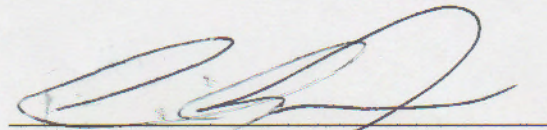


Joe Shepperd, President

BELLTEC INDUSTRIES, INC.

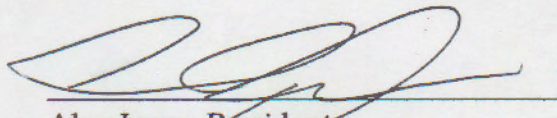


David Jones, President

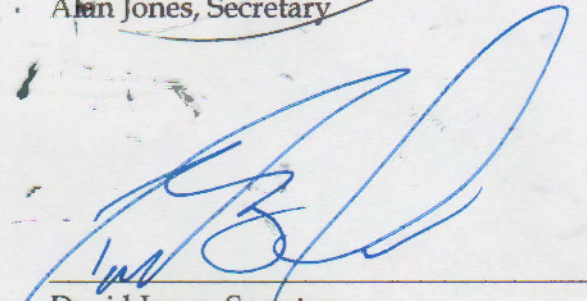


Alan Jones, Secretary

GSML, INC.

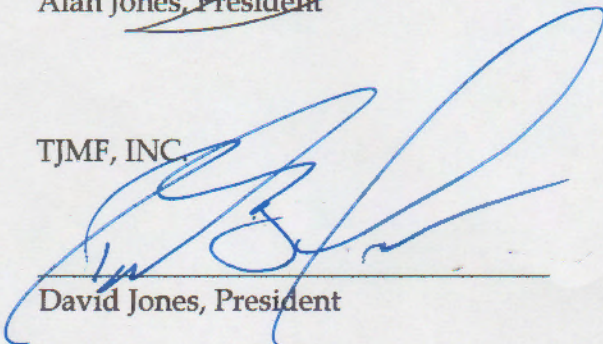


Alan Jones, President

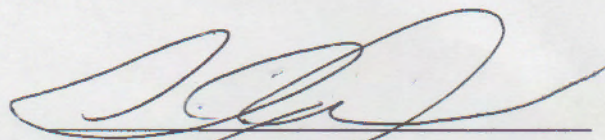


David Jones, Secretary

TJMF, INC.



David Jones, President



Alan Jones, Vice President



BELLTEC[®]
Better by Design

February 28, 2020

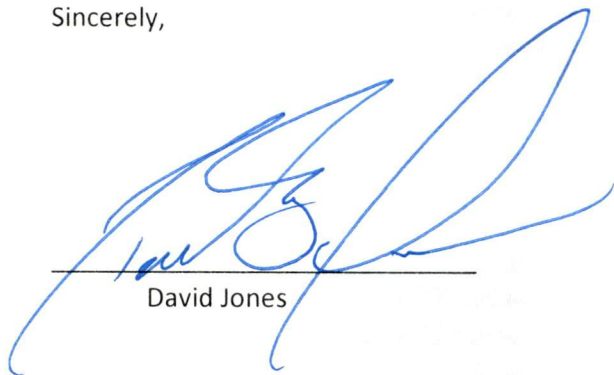
Belton Economic Development Corporation
2180 N. Main St #C1
Belton, TX 76513

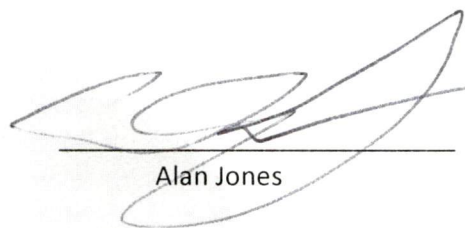
Members of the Board:

Per our development agreement signed on April 3, 2017 by David Jones and Alan Jones representing BELLTEC Industries, TJMF Inc., and GSMI, Inc., We had agreed to created 10 additional jobs and maintain those jobs for a period of 12 months. We experienced a slow-down in our industry in 2018-2019 that has prevented us from fulfilling our commitment. Today we are requesting a 24-month extension for the hiring Incentive clause of the contract. We feel that with the additional time being requested we should be able to fulfill our part of the agreement and create the 10 jobs originally anticipated.

Thank you in advance for taking the time to consider our request.

Sincerely,



David Jones

Alan Jones

Agenda Item #10

Consider authorizing a 24-month extension to the Development Agreement between the Belton Economic Development Corporation and Belltec Industries, Inc.



Belltec Industries Expansion 2017

Belltec Industries Commitment

- \$1.5 million investment in building expansion
- \$1 million investment in equipment
- Creation of 10 new jobs

BEDC Commitment

- \$200,000 investment upon the following performance measures
 - CO issued for building expansion and installation of new equipment
 - Training
 - Creation and retention of 10 new positions

Request for Extension to Agreement

- Expansion complete and equipment installed – investment satisfied
- Training reimbursement was not requested
- 12 months **requested** to finalize job creation
- 12 months **requested** to satisfy retention requirement.

Recommendation

- BEDC Board of Directors voted to approve the extension as presented on March 3, 2020.
- Consider authorizing a 24-month extension to the Development Agreement between the Belton Economic Development Corporation and Belltec Industries, Inc.



Staff Report – City Council Agenda Item

Agenda Item #11

Consider amending the Tax Abatement Agreement between the City of Belton, Bell County, and Belltec Industries, Inc.

Originating Departments

Administration – Sam A. Listi, City Manager

Summary Information

As noted in Council Agenda Item No. 10, Belltec has requested an extension of 24 months in the timeframe allowed to meet its obligation to create a total of ten new jobs, and to retain them for a period of one year. This condition was contained in the attached Development Agreement executed between BEDC and the applicant. The BEDC Board recommended approval, and this extension in term is recommended to the City Council at this meeting.

In addition to the referenced Development Agreement between BEDC and the applicant, the City Council and Bell County Commissioner's Court approved a five year, 70% fixed rate Tax Abatement Agreement with Belltec in 2017, in the amount of \$1.5 million (see attached agreement). Belltec's commitment was to construct a 14,500 square foot manufacturing facility at 2057 Commerce Drive, which was done. Belltec's Tax Abatement Summary for years 2018 and 2019 is also attached, and reflects an increased property value conforming to the Agreement. The Tax Abatement Agreement included the referenced jobs commitment of ten new employees, and this was inappropriate. While the BEDC incentives agreement was linked to job creation, the tax abatement was not. This level of new job creation (ten jobs) does not even trigger eligibility for tax abatement in either the City (25-75 jobs created) or the County's (25-30 jobs created) Guidelines. Rather, the City and County evaluated and approved the tax abatement on the basis of the real property improvement value of a minimum of \$1.5 million. Since that criteria was met, we recommend the City and County delete this condition from the Tax Abatement Agreement in an Amendment to the agreement. We have briefed Bell County Judge David Blackburn on the matter and, following approval by the City Council, this item will be presented to the Bell County Commissioners Court on March 30, 2020.

Fiscal Impact

None

Recommendation

Recommend deleting the requirement to create and maintain ten additional jobs from the 2017 Tax Abatement Agreement with Belltec.

Attachments

Development Agreement between BEDC and Belltec
Tax Abatement Agreement between City, County and Belltec
Belltec Tax Abatement Summary
Amendment to the Tax Abatement Agreement

**DEVELOPMENT AGREEMENT
BETWEEN THE BELTON ECONOMIC DEVELOPMENT CORPORATION AND
BELLTEC INDUSTRIES, INC., GSMI, INC., AND TJMF, INC.
FOR THE EXPANSION OF 14,500 SQ. FT., AND CREATION OF 10 NEW JOBS AT
2057 COMMERCE ST,
BELTON TEXAS**

This agreement is made and entered into by the Belton Economic Development Corporation of Belton, (hereinafter "BEDC"), and Belltec Industries, Inc, GSMI, Inc., and TJMF, Inc., Texas corporations (hereinafter jointly referred to as "Belltec"), on this 30 day of APRIL, 2017. (BEDC and Belltec are sometimes referred to herein singly as a "Party" and together as the "Parties".)

For and consideration of the mutual covenants and agreements contained in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BEDC and Belltec, for themselves, their successors, and assigns, as follows:

1. **PURPOSE.** This Development Agreement outlines the obligations of the BEDC and Belltec regarding the expansion of 14,500 sq. ft. to its existing manufacturing facility located at 2057 Commerce St., Belton, Texas; adding new equipment and machinery; and creating 10 new jobs in addition to their 30-existing employee base.

2. **OBLIGATIONS OF BELLTEC.**

a. **New Investment.** Completion of a 14,500-sq. ft. expansion to its existing building with a minimum cost of \$1,500,000, and the installation of new manufacturing equipment and machinery with estimated value of \$1,000,000.

b. **New Employment.** Belltec commits to hiring a minimum of 10 additional full time employees at the Belton manufacturing facility within 24-months from the date of the executed Development Agreement, bringing the total number of full time employees to 40. The company will maintain a quarterly average of 40 jobs for a 12-month period upon the creation of 10 new jobs. Belltec must provide BEDC with quarterly reports from the Texas Employment Commission beginning March 31, 2017 to demonstrate and verify employee creation and maintenance.

c. **Training.** Belltec will train existing and new employees as a result of the installation of new equipment and machinery.

3. **OBLIGATIONS OF BEDC.**

a. **Facility Enhancements.** Upon the completion of the 14,500-sf expansion with minimum estimated value of \$1,500,000 Million, and the installation of new machinery and equipment with minimum estimated value of \$1,000,000 Million dollars, BEDC will award Belltec with a Facility Enhancements incentive of \$100,000. The request for the Facility Enhancement Incentive to BEDC will be accompanied by a copy of the Certificate of Occupancy issued by the City of Belton and copies of paid invoices for the equipment installation, which must be completed within 2 years from the effective date of this agreement. Upon the one year anniversary of the Development Agreement, and upon completion of the building expansion, BEDC will award the remaining \$45,000

Facility Enhancement Incentive. The three entities making up Belltec shall jointly request payment of the incentives and shall designate which entity is to receive the incentives.

b. Hiring Incentive. BEDC will award Belltec a cash incentive of \$45,000 for the creation of 10 new jobs while maintaining the existing 30 currently at the Belton facility for a period of one year. Payment of the Hiring Incentive will be disbursed upon maintaining a quarterly average of 40 employees for a 12-month period by June 30, 2020.

c. Training Incentive. BEDC will reimburse Belltec for training and assimilation costs related to the expansion and creation of new jobs located at the Belltec Belton Facility, up to a maximum of \$10,000. Training and assimilation costs are defined as costs incurred to provide Belltec employees with knowledge, skills, and tools (technical, interpersonal, etc.) necessary to successfully perform their job-related duties. This reimbursement (hereinafter "Training incentive") will be disbursed upon a training cost reimbursement request from Belltec accompanied by a description of the type of expenses (travel, materials, equipment, instructor fees, etc.), the intended purpose of training, and the dates on which the training was completed or by which it is expected to be completed. Application for Training Incentive funds reimbursement must be made within 2 years from the Effective Date.

Should Belltec default in their Hiring Incentive commitment, BEDC shall be repaid within 60 days from June 30, 2020, a total of \$1,000 per job not created. For example, if the total number of employees reported to TWC on Belltec's payroll at the end of June 30, 2020, is 35, BEDC would receive payment of \$5,000 calculated at 5x\$1,000.

4. IMMUNITY. It is expressly understood and agreed that under this Agreement neither party waives, nor shall be deemed to waive, any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions.

5. VENUE AND CHOICE OF LAW. This Agreement is performable in Bell County, Texas, and shall be interpreted under the laws of the State of Texas. Any claim or lawsuit to interpret or enforce this Agreement shall be brought in a court of competent jurisdiction of Bell County, Texas.

6. SEVERABILITY. In case any one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, such fact shall not affect any other provision thereof and this Agreement shall be construed as if the stricken provisions had never been contained herein.

7. MODIFICATION. This Agreement may be amended or modified by the agreement of both parties hereto in writing, such writing to be attached hereto and incorporated into this Agreement.

8. STATUTORY COMPLIANCE. BELLTEC DOES NOT, AND WILL NOT KNOWINGLY EMPLOY AN UNDOCUMENTED WORKER. BEDC and Belltec enter

into this Development Agreement with the intentions of complying with Section 2264.001 et seq. of the Texas Government Code. Should Belltec be required to repay the public subsidy provided for herein due to conviction of a violation under 8 U.S.C. Section 1324a (f), interest will be charged at the rate of ten (10%) percent per year from each date that all or any portion of the public subsidy was provided to Belltec. The principal and interest shall be due and payable no later than the 120th day after the date BEDC notifies Belltec of the violation under Section 2264.052 of the Texas Government Code. BEDC's right to recover the economic incentive shall survive the term of this agreement for a period of four (4) years after the date of final conviction of a violation under 8 U.S.C. Section 1324a (f).

9. **ENTIRE AGREEMENT.** This Agreement contains all commitments and obligations of the parties and represents the entire Agreement of said parties. No verbal or written conditions not contained herein shall have any force or effect to alter any term of this Agreement.

10. **FORCE MAJEURE.** Notwithstanding anything in this Agreement which is or may appear to be to the contrary, if the performance of any covenant or obligation to be performed hereunder by any Party is delayed as a result of circumstances which are beyond the reasonable control of such Party (which circumstances may include, without limitation, pending or threatened litigation, acts of God, war, acts of civil disobedience, fire or other casualty, shortage of materials, adverse weather conditions [such as, by way of illustration and not limitation, severe rain storms or below freezing temperatures, hurricanes or tornados] labor action, strikes or similar acts) the time for such performance shall be extended by the amount of time of such delay. The Party claiming delay of performance as a result of any of the foregoing "force majeure" events shall deliver written notice of the commencement of any such delay resulting from such force majeure event not later than thirty (30) days after the claiming Party becomes aware of the same, and if the claiming Party fails to so notify the other Party of the occurrence of a "force majeure" event causing such delay, the claiming Party shall not be entitled to avail itself of the provisions for the extension of performance contained in this paragraph unless the claiming party can reasonably adequately prove the event of force majeure during the notice and cure period after the other Party has alleged a default on the basis of delay.

11. **EXECUTION.** This Agreement shall be executed by the duly authorized official(s) of each party as expressed in the approving resolution or order of the governing body of such party.

12. **ASSIGNMENT, BINDING EFFECT.** This Agreement may not be assigned by either Party without the prior written consent of the other Party. This Agreement runs with the land, and shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns.

13. **AMBIGUITIES NOT TO BE CONSTRUED AGAINST PARTY WHO DRAFTED CONTRACT.** The rule of construction that ambiguities in a document will be construed against the party who drafted it will not be applied in interpreting this

contract.

14. ATTORNEY'S FEES: The predominantly prevailing party in any legal proceeding brought under or with respect to this Development Agreement is entitled to recover from the non-prevailing party all costs of such proceeding and reasonable attorney's fees.

15. DISCLAIMER. Neither BEDC nor Belltec makes any commitments, representations, or warranties to the other relating to the subject matter of this Development Agreement except as expressly set forth in this Development Agreement. In particular, Belltec does not make any representations or warranties regarding the number of persons to be employed by Belltec in Belton, the timing and duration of such employment, or the nature, extent or duration of any economic impact, increased tax revenues, enhancement of the tax base, future growth in and around Belton, or other benefits potentially to be received by BEDC, the City of Belton or their constituencies or by local vendors, service providers, and other persons engaged in business and occupations in and around Belton.

16. LIMITATION OF LIABILITY. In no event, will either party be liable to the other party for any indirect, special, punitive, exemplary, incidental, or consequential damages. This limitation will apply regardless of whether or not the other party has been advised of the possibility of such damages. Belltec's total liability under this Agreement shall not exceed the amount of funds, plus interest, actually received by Belltec from BEDC hereunder, plus court cost and reasonable attorney fees.

17. TIME. Time is of the essence on this Agreement.

18. AUTHORITY. Belltec and BEDC hereby represent and warrant that each has full lawful right, power, and authority to execute and deliver and perform the terms and obligations of this Agreement and all of the foregoing have been or will be duly and validly authorized and approved by all necessary actions.

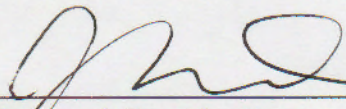
19. PERSONAL LIABILITY OF PUBLIC OFFICIALS. To the extent permitted by State law, no public official or employee shall be personally responsible for any liability arising under or growing out of this Development Agreement.

20. NO JOINT VENTURE; NO THIRD-PARTY BENEFICIARIES. It is acknowledged and agreed to by the parties hereto that this agreement is not assignable, and that the terms hereof are not intended to and shall not be construed to constitute a partnership or joint venture between the parties. BEDC, its respective officials, officers, and agents, do not assume any responsibility or liability to any third parties in connection with the retooling or improvements to the Belltec facility.

21. CITY COUNCIL APPROVAL. The terms of this Development Agreement are subject to approval by the City Council of the City of Belton, Texas. The City of Belton, Texas does not waive any statutory or common law right to sovereign immunity by virtue of the approval of this agreement.

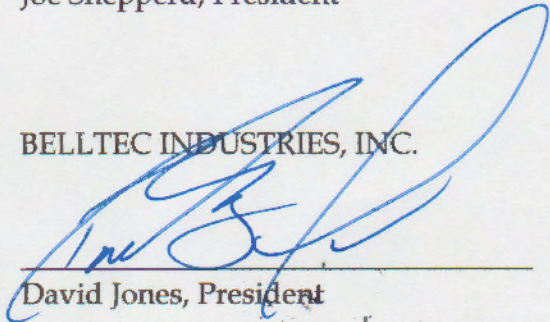
IN WITNESS WHEREOF, the parties to these presents have executed this Agreement on the date first above written.

BELTON ECONOMIC DEVELOPMENT CORPORATION

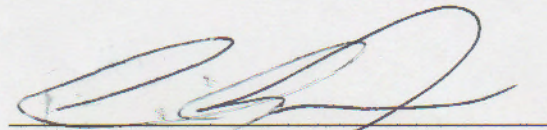


Joe Shepperd, President

BELLTEC INDUSTRIES, INC.

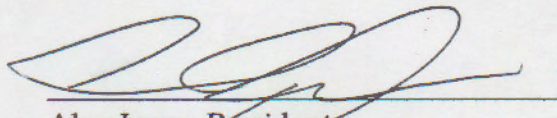


David Jones, President

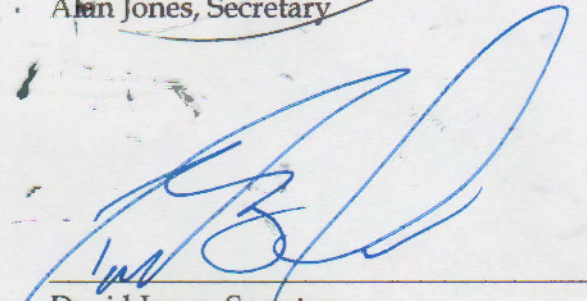


Alan Jones, Secretary

GSML, INC.

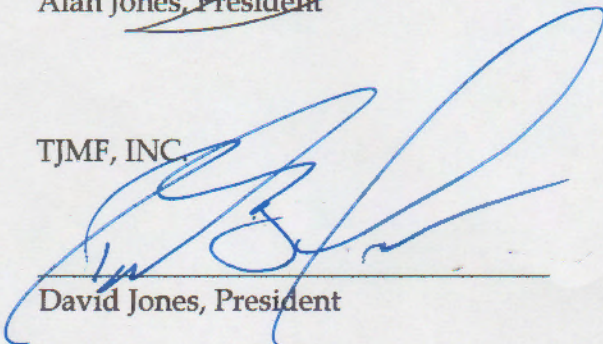


Alan Jones, President

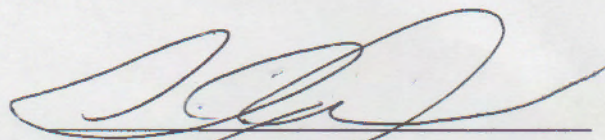


David Jones, Secretary

TJMF, INC.



David Jones, President



Alan Jones, Vice President

STATE OF TEXAS §

COUNTY OF BELL §

Doc# 00023049

TAX ABATEMENT AGREEMENT

This Agreement is entered into by and between the City of Belton, Texas, duly acting herein by and through its Mayor, (hereinafter referred to as the CITY); and Bell County, Texas duly acting herein by and through its County Judge; (hereinafter collectively referred to as TAXING ENTITIES); and BELLTEC Industries, Inc., acting by and through its Company Representative, (hereinafter referred to as COMPANY).

WITNESSETH:

WHEREAS, on the 25th day of April, 2017, the City Council of the City of Belton passed Ordinance No. 2017-10 creating Tax Abatement Reinvestment Zone #11, Bell County, Texas, for commercial/ industrial tax abatement hereinafter referred to as the ORDINANCE, as authorized by the Texas Enterprise Zone Act (Texas Government Code, Chapter 2303), hereinafter referred to as the ACT; and

WHEREAS, the CITY has adopted a Tax Abatement Policy, Ordinance No. 2016-09 and associated Guidelines and Criteria governing tax abatement agreements (hereinafter referred to the CRITERIA), attached hereto for all purposes; and

WHEREAS, the CRITERIA constitutes appropriate guidelines and criteria governing tax abatement agreements to be entered into by the CITY as contemplated by the ACT; and

WHEREAS, the CITY desires to participate in tax abatement to maintain and/or enhance the commercial/industrial economic and employment base of the City of Belton area to the long-term interest and benefit of the CITY and TAXING ENTITIES, in accordance with said ORDINANCE and ACT; and

WHEREAS, the contemplated use of the PREMISES, as hereinafter defined, the contemplated improvements to the PREMISES in the amount as set forth in this Agreement and the other terms hereof are consistent with encouraging economic development of said Tax Abatement Reinvestment Zone #11 in accordance with the purposes for its creation and are in compliance with the CRITERIA and the ORDINANCE and similar guidelines and criteria adopted by the CITY and all applicable law;

NOW THEREFORE, the parties hereto do mutually agree as follows:

1. **PROPERTY DESCRIPTION**. The property to be the subject of this Agreement shall be 2057 Commerce Drive, Belton, Texas, 76513, hereinafter referred to as PREMISES. The total assessed value of the PREMISES for tax year 2017 is \$59,895 for land and \$294,829 for building.

2. **REAL PROPERTY IMPROVEMENTS**. The COMPANY shall commence plans to add an approximate 14,500 sq. ft. building, at an estimated investment of \$1.5 million, beginning no later than June 1, 2017, (hereinafter referred to as IMPROVEMENTS). Development Improvements shall be substantially complete by December 31, 2017.

Provided, that COMPANY shall have such additional time to complete the IMPROVEMENTS as may be required in the event of "force majeure" if COMPANY is diligently and faithfully pursuing completion of the IMPROVEMENTS. For this purpose, "force majeure" shall mean any contingency or cause beyond the reasonable control of COMPANY including, without limitation, acts of God or the public enemy, war, riot, civil commotion, insurrection, governmental or de facto governmental action (unless caused by acts or omission of COMPANY), fire, explosions or floods, and strikes. The date of completion of the IMPROVEMENTS shall be defined as the date production commences at the aforementioned. For the purposes of this agreement, "eligible" improvements shall include the types of property eligible for tax abatement under the respective guidelines and criteria for tax abatement adopted by CITY and the other TAXING ENTITIES.

3. COMPANY'S RESPONSIBILITIES. The COMPANY agrees and covenants that it will diligently and faithfully in a good and workmanlike manner, pursue the completion of the IMPROVEMENTS as a good and valuable consideration of this Agreement. COMPANY further covenants and agrees that all construction of the IMPROVEMENTS will be in accordance with all applicable state and local laws and regulations. In further consideration, COMPANY shall thereafter, from the date of completion until sixty (60) months after the expiration of the abatement period, continuously operate and maintain the PREMISES as a manufacturing facility.

4. NEW EMPLOYMENT. The COMPANY agrees and covenants to creating and maintaining an additional 10 employees over the current 30 employees for a total of 40 full-time employees at its Belton facility. BELLTEC will provide the City of Belton with quarterly reports from the Texas Employment Commission beginning June 1, 2018, to demonstrate and verify employee creation and maintenance for the term of the tax abatement.

5. DEFAULT. In the event that: (1) the IMPROVEMENTS for which an abatement has been granted are not completed in accordance with this Agreement; or (2) COMPANY allows its ad valorem taxes owed the CITY and TAXING ENTITIES to become delinquent and fails to timely and properly follow the legal procedures for protest and/or contest of any such ad valorem taxes; or (3) COMPANY breaches any of the terms or conditions of this Agreement, including falling below the 40 employee threshold for this manufacturing addition for an extended period, then this Agreement shall be in default. In the event that the COMPANY defaults as provided above in (1), (2) or (3), then the CITY or TAXING ENTITIES shall give the COMPANY written notice of such default and if the COMPANY has not cured such default within thirty (30) days of said written notice, or if such default cannot be cured by the payment of money and cannot with due diligence be cured within a ninety (90) day period owing to causes beyond the control of the COMPANY, this Agreement may be terminated by the CITY or TAXING ENTITIES. Notice shall be in writing and shall be delivered by personal delivery or certified mail to the COMPANY at its address of record. As liquidated damages in the event of default, all taxes for the years covered by this Agreement which have been abated by the CITY and TAXING ENTITIES under this Agreement (but without the addition of penalty; interest will be charged at the statutory rate for delinquent taxes as determined by Section 33.01 of the Property Tax Code of the State of Texas) shall be refunded to the CITY and TAXING ENTITIES in their respective amounts and shall be due, and paid to the CITY and TAXING ENTITIES within sixty (60) days of the expiration of the above mentioned applicable cure period. CITY and TAXING ENTITIES shall have a prior and superior lien on the PREMISES for any unpaid taxes, or any taxes required to be refunded to the CITY and TAXING ENTITIES for default under this Agreement.

6. CONFLICT OF INTEREST. The CITY and the TAXING ENTITIES each represent and warrant that the PREMISES do not include any property that is owned by a member of their respective councils or boards, agencies, commissions, or other governmental bodies approving, or having responsibility for the approval of this Agreement.

7. ASSIGNMENT. The terms and conditions of this Agreement are binding upon the successors and assigns of all parties hereto. This Agreement cannot be assigned by COMPANY other than to wholly-owned subsidiary of COMPANY unless written permission is first granted by the CITY and TAXING ENTITIES, which permission shall be at the sole discretion of the CITY and TAXING ENTITIES.

8. INDEPENDENT CONTRACTOR. It is understood and agreed between the parties that the COMPANY, in performing its obligations hereunder, is acting independently, and the CITY and TAXING ENTITIES assume no responsibilities or liabilities in connection therewith to third parties and COMPANY agrees to indemnify and hold harmless therefrom.

9. RIGHT OF ACCESS. The COMPANY further agrees that the CITY and TAXING ENTITIES, their agents and employees, shall have reasonable right of access to the PREMISES to inspect the IMPROVEMENTS in order to ensure that the construction of the IMPROVEMENTS are in accordance with this Agreement and all applicable state and local laws and regulations or valid waiver thereof. After

completion of the IMPROVEMENTS, the CITY and TAXING ENTITIES shall have the continuing right to inspect the PREMISES to ensure that the PREMISES are thereafter maintained and operated in accordance with this Agreement.

10. TERMS AND DURATION OF ABATEMENT. Subject to the terms and conditions of this Agreement, and subject to the rights and holders of any outstanding bonds of the CITY and TAXING ENTITIES, a portion of ad valorem taxes levied on the IMPROVEMENTS otherwise owed to the CITY and TAXING ENTITIES shall be abated. Said abatement shall be an amount equal to:

70% - Year 1 (being 2018);
70% - Year 2 (being 2019);
70% - Year 3 (being 2020);
70% - Year 4 (being 2021);
70% - Year 5 (being 2022);

of the taxes assessed upon the increased value of the eligible IMPROVEMENTS over the value in the year in which this Agreement is executed and in accordance with the terms of this Agreement and all applicable state and local regulations or valid waiver thereof; provided that the COMPANY shall have the right to protest and/or contest any assessment of the IMPROVEMENTS and said abatement shall be applied to the amount of taxes finally determined to be due as a result of any such protest and/or contest. Said abatement shall extend for a period of five (5) years beginning January 1, 2018.

11. This Agreement was authorized by the City Council of the City of Belton, Texas, at its regularly scheduled meeting on the 25th day of April, 2017, authorizing the Mayor to execute the Agreement on behalf of the City of Belton, Texas.

12. This Agreement was authorized and approved, on Bell County Tax on Real Property only, by the Bell County Commissioners Court on the 8 day of May, 2017, subject to the terms of the December 28, 2009, Bell County Tax Abatement Economic Development Policy, whereupon it was duly determined that the County Judge would execute the Agreement on behalf of Bell County.

13. SEVERABILITY. This shall constitute a valid and binding Agreement between the CITY and COMPANY, when executed in accordance herewith, regardless of whether any other TAXING ENTITY executes this Agreement. If a TAXING ENTITY executes this Agreement, this shall constitute a valid and binding Agreement between said TAXING ENTITY and COMPANY, when executed on behalf of said parties, for the abatement of such TAXING ENTITY's taxes in accordance therewith. If any provision of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement shall be unaffected, but shall be enforced to the greatest extent permitted by law.

14. VENUE. This Agreement is executed in Bell County, Texas, is performable in Bell County, Texas, and shall be construed under the laws of the State of Texas. Venue for any lawsuit arising out of the terms or obligations of this Agreement shall be in Bell County, Texas.

CITY OF BELTON

ATTEST:



Amy M. Casey, City Clerk

CITY OF BELTON, TEXAS



Marion Grayson, Mayor

4-25-2017

Date

BELL COUNTY

ATTEST:



Shelley Coston, Bell County Clerk

BELL COUNTY, TEXAS



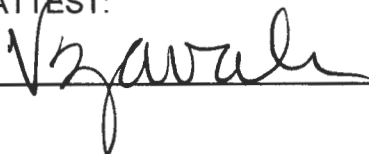
Jon Burrows, Bell County Judge

5/8/17

Date

PROPRIETORSHIP

ATTEST:



V. Zavala

BELLTEC Industries, Inc.



Company Representative

5/16/17

Date

After Recording return to:
City of Belton
Attn: City Clerk
P.O. Box 120
Belton, Texas 76513

BELLTEC TAX ABATEMENT

Year	Taxable Value	Abate- ment	Taxable Value After Abatement	City Taxes w/o Abatement	City Taxes w/ Abatement	City Tax Amount Abated	County Taxes Due w/o Abatement	County Taxes w/ Abatement	County Tax Amount Abated	Total Abated
2017	\$ 293,705	N/A	\$ 293,705	\$ 1,938	N/A	N/A	\$ 1,237	N/A	N/A	\$ -
2018	\$ 1,808,046	70%	\$ 542,414	\$ 11,929	\$ 3,579	\$ 8,351	\$ 7,615	\$ 2,285	\$ 5,331	\$ 13,681
2019	\$ 1,874,185	70%	\$ 562,256	\$ 12,366	\$ 3,710	\$ 8,656	\$ 7,887	\$ 2,366	\$ 5,521	\$ 14,177

STATE OF TEXAS §

COUNTY OF BELL §

TAX ABATEMENT AGREEMENT – AMENDMENT ONE

This instrument amends the Tax Abatement Agreement entered into on April 25, 2017, by the City of Belton, on May 8, 2017 by Bell County, and on May 16, 2017 by Belltec Industries, Inc.

Section 4. NEW EMPLOYMENT. is hereby deleted in its entirety.

Section 5. DEFAULT. is hereby amended as follows:

5. DEFAULT. In the event that: (1) the IMPROVEMENTS for which an abatement has been granted are not completed in accordance with this Agreement; or (2) COMPANY allows its ad valorem taxes owed the CITY and TAXING ENTITIES to become delinquent and fails to timely and properly follow the legal procedures for protest and/or contest of any such ad valorem taxes; or (3) COMPANY breaches any of the terms or conditions of this Agreement, including falling below the 40 employee threshold for this manufacturing addition for an extended period, then this Agreement shall be in default. In the event that the COMPANY defaults as provided above in (1), (2) or (3), then the CITY or TAXING ENTITIES shall give the COMPANY written notice of such default and if the COMPANY has not cured such default within thirty (30) days of said written notice, or if such default cannot be cured by the payment of money and cannot with due diligence be cured within a ninety (90) day period owing to causes beyond the control of the COMPANY, this Agreement may be terminated by the CITY or TAXING ENTITIES. Notice shall be in writing and shall be delivered by personal delivery or certified mail to the COMPANY at its address of record. As liquidated damages in the event of default, all taxes for the years covered by this Agreement which have been abated by the CITY and TAXING ENTITIES under this Agreement (but without the addition of penalty; interest will be charged at the statutory rate for delinquent taxes as determined by Section 33.01 of the Property Tax Code of the State of Texas) shall be refunded to the CITY and TAXING ENTITIES in their respective amounts and shall be due, and paid to the CITY and TAXING ENTITIES within sixty (60) days of the expiration of the above mentioned applicable cure period. CITY and TAXING ENTITIES shall have a prior and superior lien on the PREMISES for any unpaid taxes, or any taxes required to be refunded to the CITY and TAXING ENTITIES for default under this Agreement.

All other sections of the agreement are valid and remain in full force.

CITY OF BELTON

ATTEST:

CITY OF BELTON, TEXAS

Amy M. Casey, City Clerk

Marion Grayson, Mayor

Date

BELL COUNTY

ATTEST:

BELL COUNTY, TEXAS

Shelley Coston, Bell County Clerk

David Blackburn, Bell County Judge

Date

PROPRIETORSHIP

ATTEST:

BELLTEC Industries, Inc.

Company Representative

Date



Staff Report – City Council Agenda Item

Agenda Item #12

Receive a report on the Comprehensive Annual Financial Report for the Fiscal Year Ended September 30, 2019.

Originating Department

Finance Department – Mike Rodgers, Director of Finance

Summary Information

It is with great pleasure that I present to you the annual financial statements for the fiscal year ended September 30, 2019. The City's auditor, Jaynes Reitmeier Boyd & Therrell, P.C., has issued an unqualified or "clean" audit opinion on the City's Comprehensive Annual Financial Report (CAFR). The highlights of fiscal year 2018-2019 are included in the presentation.

Fiscal Impact

None

Recommendation

None

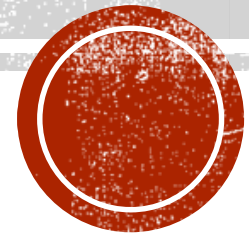
Attachments

Presentation
Comprehensive Annual Financial Report

FINANCIAL HIGHLIGHTS FISCAL YEAR 2019

Presented to City Council

March 24, 2020



CITY RECEIVES A “CLEAN” AUDIT

- Jaynes Reitmeier Boyd & Therrell, P.C. have issued an unmodified or “clean” audit opinion
- Financial statements present fairly, in all material respects, the financial position of the City as of September 30, 2019.



CITY OF BELTON FINANCIAL POSITION

- Total net position / fund balance increased by \$4,285,584 over the previous year due to grants and contributions from third parties

Beginning net position	\$74,306,352
FY 2019 net income	<u>4,285,584</u>
Ending net position	<u>\$78,591,936</u>



CITY OF BELTON FINANCIAL POSITION

- Total net position / fund balance is divided into three categories

Invested in capital assets	\$60,001,722
Restricted net position	3,115,867
Unrestricted net position	<u>15,474,347</u>
Total net position	<u>\$78,591,936</u>



GENERAL FUND HIGHLIGHTS

- The General Fund reported net income of \$20,534 even with an \$800,000 transfer at year-end to fund future capital items
- Unassigned fund balance grew to \$5,077,904 or 34.4% of budgeted expenditures



DEBT SERVICE FUND

- Principal and interest on tax-supported debt totaled \$1,173,213 for the year
- Restricted fund balance fell by \$70,308 to \$236,154 at September 30, 2019



OTHER MAJOR GOVERNMENTAL FUNDS

- The TIRZ Capital Projects Fund and the Chisolm Trail Hike and Bike Phase 2 Fund are reported as major governmental funds in 2019
- The TIRZ Capital Projects Fund reserves grew by \$626,613 to \$1,667,256 as contributions exceeded expenditures
- Chisolm Trail Hike and Bike Phase 2 reported a decline in reserves of \$45,360 due to the timing of grant receipts



WATER & SEWER FUND

- The utility-related funds reported net income of \$1,818,813
- Operating revenue shrank by \$38,722 from the prior year due to lower consumption
- Operating expenses increased by \$132,874 as a result of higher personnel costs
- Capital contributions of water and sewer infrastructure totaled \$867,128



DRAINAGE FUND

- Drainage Fund revenue rose by \$39,843 or 8.8% as the customer count continues to increase
- Operating expenses fell by \$64,709 or 11.3% due to lower maintenance costs
- Capital contributions totaled \$237,386



BELTON ECONOMIC DEVELOPMENT CORP

- The total net position of BEDC, a component unit of the City of Belton, increased by \$1,581,470 to \$11,970,631

- Net position / fund balance is comprised of two parts

Invested in capital assets	\$ 3,179,869
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Unrestricted net position	<u>8,790,762</u>
---------------------------	------------------

Total net position	<u>\$11,970,631</u>
--------------------	---------------------



QUESTIONS?



City of Belton, Texas



*Comprehensive Annual Financial Report
for the Fiscal Year Ended
September 30, 2019*



COMPREHENSIVE ANNUAL FINANCIAL REPORT OF THE CITY OF BELTON, TEXAS

For the Fiscal Year Ended
September 30, 2019

CITY MANAGER
Sam A. Listi

Prepared by:

William Michael Rodgers, CPA
Director of Finance

Susan D. Allamon, CPA, CGFO
Assistant Director of Finance

Christina L. Sparks
Staff Accountant

Luis E. Rios
Accounting Technician

Amanda F. Cox
Utility Billing Supervisor

Margaret L. Van de Plas
Court Administrator

Megan M. Odiorne
Staff Accountant

Gwen L. Curry
Customer Service Representative

Silvia R. Ramos
Customer Service Representative II

Amanda R. Hernandez
Customer Service Representative

Melinda S. Brice
EMS Billing Specialist

Please visit us at our website: www.beltontexas.gov

City of Belton Texas

Year Ended September 30, 2019

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City of Belton Texas

Year Ended September 30, 2019

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City of Belton Texas

Year Ended September 30, 2019

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City of Belton Texas

Year Ended September 30, 2019

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City of Belton

★ *Founded 1850* ★

March 13, 2020

To the Honorable Mayor, Members of the City Council, and Citizens of the City of Belton, Texas:

The City Charter and state statutes require that the City of Belton (City) publish, at the close of each fiscal year, a complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed Certified Public Accountants. Pursuant to that requirement, we hereby issue the comprehensive annual financial report of the City of Belton, Texas, for the fiscal year ended September 30, 2019.

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control that it has established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

Jaynes, Reitmeier, Boyd & Therrell, P.C., Certified Public Accountants, have issued an unmodified ("clean") opinion on the City of Belton's financial statements for the year ended September 30, 2019. The independent auditor's report is located at the front of the financial section of this report.

Management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. MD&A complements this letter of transmittal and should be read in conjunction with it.

Profile of the City

The City of Belton was founded in 1850 and chartered in 1852. On July 13, 1877, Belton was incorporated by the Texas Legislature. Located in Central Texas on Interstate Highways 35 and 14, Belton is approximately 65 miles north of Austin and 40 miles south of Waco. The City

currently occupies a land area of 21 square miles and serves an estimated population of 22,532. Belton is the county seat of Bell County and is a governmental, agricultural, and commercial center in the area. Two large lakes, Belton Lake and Stillhouse Hollow Lake, are located adjacent to Belton within five minutes driving time from downtown. These lakes offer excellent fishing, camping, and water sports with 168 miles of shoreline.

The City of Belton is a home rule city and operates under the council-manager form of government. The City Council is comprised of the Mayor and six members, and is responsible for enacting ordinances, resolutions, and regulations governing the City, as well as for appointing the City Manager, City Attorney, Municipal Judge, City Clerk, and members of various statutory and advisory boards. As the chief administrative officer, the City Manager is responsible for enforcement of laws and ordinances, and the appointment and supervision of City department heads. The City of Belton is empowered to levy a property tax on both real and personal properties located within its boundaries. It is also empowered by state statute to extend its corporate limits by annexation, which occurs periodically when deemed appropriate by the governing body in accordance with State law.

The City provides a full range of services, including police and fire protection, construction and maintenance of streets, roads and other infrastructure, solid waste collection, planning and zoning, parks programming, operation and maintenance, library services, and administrative services necessary to serve the citizens of our community. Water, sewer, and drainage services are operated under an enterprise fund concept, with user charges set to ensure adequate coverage of operating expenses and payments on outstanding debt. In addition, the City of Belton is also financially accountable for a legally separate economic development corporation, which is reported separately within the City of Belton's financial statements. Additional information on this legally separate entity can be found in the notes to the financial statements.

The annual budget serves as the foundation for the City of Belton's financial planning and control. It defines the type, quality, and quantity of City goods and services that will be provided to citizens. The budget is also a control device that serves as a system of "checks and balances" between levels of City government.

The City Charter establishes the fiscal year as the twelve-month period beginning October 1 and ending September 30. Department Heads submit to the City Manager a budget of estimated expenditures for the ensuing fiscal year by June 1. The City Manager then submits a budget of estimated expenditures and revenues to the City Council not later than August 31. At this meeting, the City Council sets the time and place of a public hearing on the budget. A notice of the hearing is published at least five days before the day of the hearing. The budget shall be finally adopted by ordinance not later than the twenty-seventh day of September, provided that if the Council takes no final action on or prior to such day, the budget as submitted by the City Manager shall be deemed to have been finally adopted by the Council until such time as the City Council adopts a budget pursuant to the provisions of this Charter.

After adoption of the budget, the City Manager may transfer any unencumbered appropriation or portion thereof between general classifications of expenditures within a division or department. At the request of the City Manager and within the last three months of the fiscal year, the Council may by resolution, transfer any unencumbered appropriation or portion thereof from one division or department to another. After adoption, the City Council may amend the budget at any time by ordinance.

Budget-to-actual comparisons are provided in this report for governmental funds for which an appropriated annual budget has been adopted. For the General Fund, this comparison is presented as part of the basic financial statement for the governmental funds.

Local Economy

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City of Belton operates. Belton is a proactive, business-friendly community, located deep in the heart of Central Texas and in the core of the Temple-Killeen-Ft Hood MSA. Belton is located at the crossroads of IH-35 and the newly-designated IH-14 (U.S. Highway 190), within 180 miles of every major market in Texas. This location provides easy access to the estimated 450,000 people in the region. Military, government, medical/healthcare services, agricultural/agribusiness, and retail trade are thriving industry sectors in the MSA that continue to be a major economic influence contributing to the growth and prosperity of Belton.

Belton is proud to be the home of the University of Mary Hardin-Baylor (UMHB), a private four-year college with an enrollment of over 3,800 students representing 30 foreign countries. UMHB was chartered by the Republic of Texas in 1845, making it the oldest continuously operating college in the state. Belton Independent School District (BISD) is the largest employer in the City. BISD serves 12,000 students on 15 campuses, 9 of which are in the city limits of Belton.

The unemployment rate for the Temple-Killeen-Ft Hood MSA declined to 3.6% from 4.1% one year ago. This is indicative of the strong growth in the local economy. Property values and sales taxes have risen as the development of residential and commercial property continues throughout the area.

Long-Term Financial Planning

The City of Belton Strategic Plan is the City's primary planning document. It outlines the City's vision and goals for the long term. There are six goal categories: governance, public safety, quality of life, economic development, connectivity, and parks/natural beauty. The Strategic Plan focuses on the City of Belton's vision of being the "*Community of Choice in Central Texas, providing an Exceptional Quality of Life.*" Each year, the Plan is reviewed, revised and updated as needs and conditions dictate. The revised plan forms the framework upon which the budget is built. Performance of Strategic Plan initiatives is measured regularly during the year. Additionally, each department measures success and progress by tying both accomplishments for the prior year and goals for the upcoming year to the various Strategic Plan goals and tasks.

The Strategic Plan leads to the development of a Capital Improvements Program (CIP). The CIP lists major projects that are expected within the next five years. It includes cost estimates and funding methods. The City has demonstrated its commitment to the implementation of the Plan by reserving over \$3.2 million towards construction projects at September 30, 2019.

Major Initiatives

A strong, thriving community requires continual investment in its people, facilities, and infrastructure to deliver an exceptional quality of life. A goal in the Strategic Plan, the City of Belton has implemented a street maintenance plan. The plan should elevate the quality of streets and create long-term savings through the systematic use of preventive maintenance. The cost of maintenance and other corrective actions each year are included in the annual budget.

The City has put into action a capital equipment replacement plan and a capital improvements plan. By identifying potential projects and critical machinery today, funds can be accumulated over time to meet future demand. The plans include an analysis of the timing of expenditures and the various sources of funding that may be available. The impact upon future operating budgets should also be considered.

To become a “quality of life” city, a municipality must provide ample opportunities for residents and visitors to retreat from the rigors of daily life by enjoying the outdoors. The City of Belton addressed this by creating a Parks and Recreation Strategic Master Plan. This visionary document guides the development of parks within the city. Priorities over a ten-year period are recognized. Feasibility studies are prepared that envision usage and alliance with other facilities. The result of this master plan is a parks system that is harmonious with its surroundings and enjoyed by all.

Relevant Financial Policies

The City’s adopted fund balance policy requires the maintenance of reserves equal to three months of operating expenditures plus any fund-supported debt service. Balances in excess of this reserve requirement can be directed by City Council towards capital improvements. At September 30, 2019, all operating funds are compliant with this policy.

Awards

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Belton, Texas, for its comprehensive annual financial report (CAFR) for the fiscal year ended September 30, 2018. This was the thirty-third consecutive year that the City has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized CAFR. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current CAFR continues to meet the Certificate of Achievement Program’s requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate.

In addition, the GFOA presented a Distinguished Budget Presentation Award to the City of Belton, Texas, for its annual budget document for fiscal year beginning October 1, 2018. In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as an operations guide, as a financial plan, and as a communications device. This award is valid for a period of one year only. This was the twenty-seventh consecutive year that the City has received the budget award.

Acknowledgements

The preparation of this report was made possible with the proficient and dedicated work of the entire staff of the Finance Department. We would also like to thank the Mayor and the City Council for their continued interest and support in planning and conducting the financial operations of the City in a responsible and progressive manner.

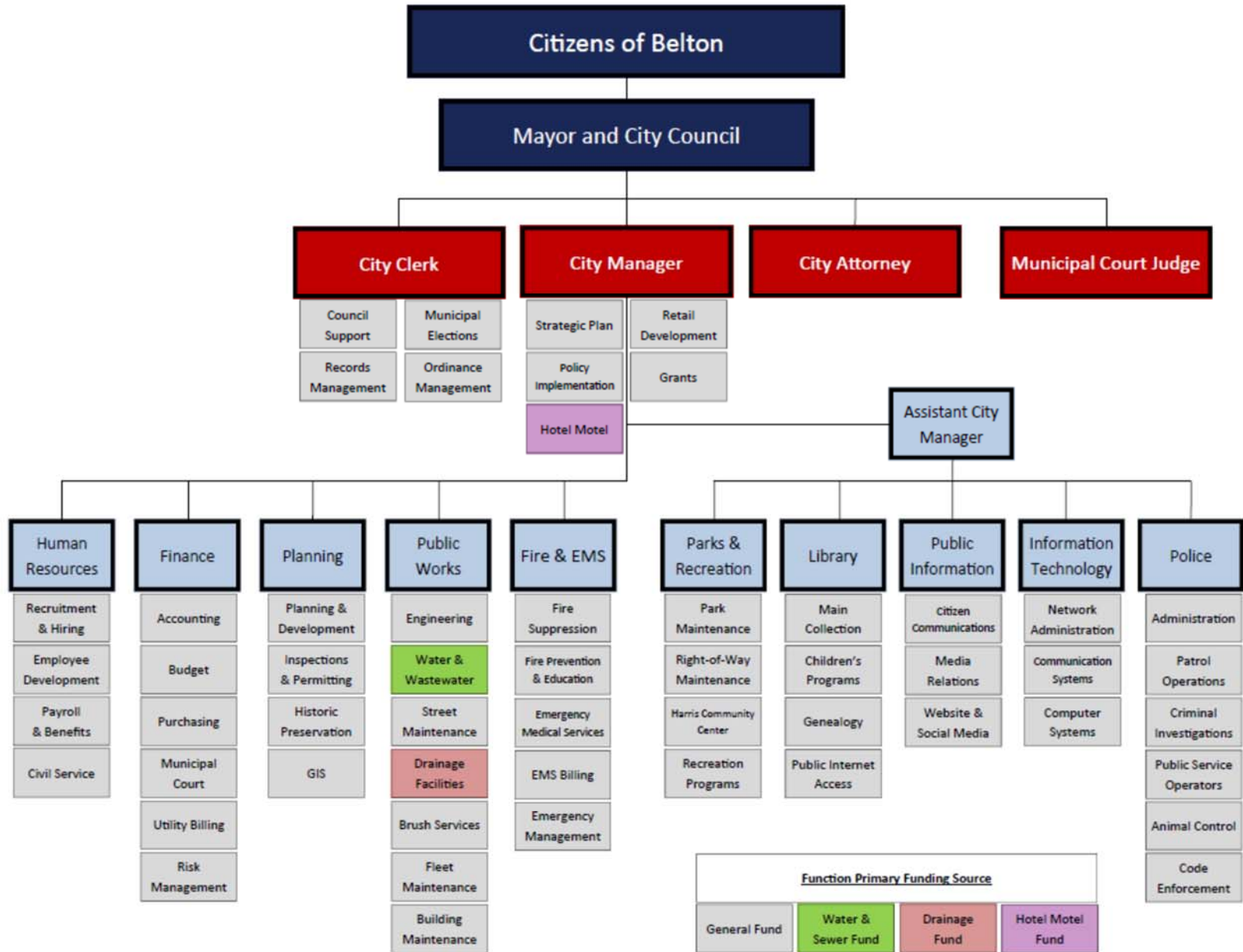
Respectfully submitted,



Sam A. Listi
City Manager



William Michael Rodgers, CPA
Director of Finance



CITY OF BELTON

ELECTED OFFICIALS

CITY COUNCIL

Two-Year Terms

<u>NAME</u>	<u>TERM EXPIRES</u>
Marion Grayson, Mayor	May 2020
Wayne Carpenter, Mayor Pro Tem	May 2020
Craig Pearson	May 2021
David K. Leigh	May 2021
Guy O'Banion	May 2020
Dan Kirkley	May 2021
John Holmes	May 2021

APPOINTED OFFICIALS

CITY ADMINISTRATION

<u>POSITION</u>	<u>NAME</u>	<u>DATE APPOINTED</u>
City Manager	Sam Listi	March 12, 2001
City Attorney	John Messer	September 1, 1978
City Clerk	Amy Casey	June 29, 2015
Assistant City Manager/Police Chief	Gene Ellis	April 20, 2009
Interim Fire Chief	Wesley Gilbreath	November 1, 2019
Director of Finance	Mike Rodgers	December 9, 2019
Director of Human Resources	Charlotte Walker	October 1, 2010
Director of Public Works & City Engineer	Angellia Points	February 1, 2016
Director of IT	Chris Brown	April 18, 2016
Director of Library Services	Kim Kroll	October 2, 2000
Director of Parks and Recreation	Matt Bates	October 1, 2014
Director of Planning	Cheryl Maxwell	January 8, 2018
Grants & Special Projects Coordinator	Bob Van Til	June 26, 2017
Public Information Officer	Paul Romer	November 1, 2012
Executive Director, Belton Economic Development Corporation	Cynthia Hernandez	September 27, 2011



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

City of Belton
Texas

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

September 30, 2018

Christopher P. Morill

Executive Director/CEO





INDEPENDENT AUDITOR'S REPORT

The Honorable Mayor
and Members of the City Council
City of Belton, Texas:

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Belton, Texas (the "City") as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the City of Belton, Texas as of September 30, 2019, and the respective changes in financial position and, where applicable, cash flows thereof, and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 5 through 15, the schedules of changes in the City's net pension liability and related ratios and contributions on pages 71 and 72, and the schedule of changes in the City's total OPEB liability and related ratios and contributions on pages 74 and 75 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, combining and individual fund financial statements and schedules, and the statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual fund financial statements and schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund financial statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 13, 2020 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

March 13, 2020



Management's Discussion and Analysis

As management of the City of Belton, Texas, we offer readers of the financial statements this narrative discussion and analysis of the financial activities of the City of Belton for the fiscal year ended September 30, 2019. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages i through v of this report.

Financial Highlights

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by \$78,591,936 (*net position*). Of this amount, \$15,474,347 represents unrestricted net position, which may be used to meet the City's ongoing obligations to citizens and creditors.
- The City's total net position increased by \$4,285,584, primarily due to grants and contributions from third parties.
- At the close of the current fiscal year, the City's governmental funds reported combined fund balances of \$11,395,524, an increase of \$1,334,338 in comparison with the prior year. Of this total amount, \$5,057,540 (44.4 percent) is available for spending at the City's discretion (*unassigned fund balance*).
- At the end of the current fiscal year, unrestricted fund balance (total of the *committed, assigned, and unassigned* components of *fund balance*) for the General Fund was \$5,882,211, or 45.3 percent of total general fund expenditures.
- The City's total outstanding long-term debt decreased by \$2.1 million during the current fiscal year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements are comprised of three components: 1) government-wide financial statements; 2) fund financial statements; and 3) notes to the financial statements. This report also includes other supplementary information intended to furnish additional detail to support the basic financial statements themselves.

Government-wide financial statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all of the City's assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *statement of activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*.

Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, public safety, highways and streets, planning, culture and recreation, solid waste collection, economic development, and maintenance. The business-type activities of the City include a water and sewer utility and a drainage utility.

The government-wide financial statements include not only the City itself (known as the *primary government*), but also a legally separate economic development corporation for which the City is financially accountable. Financial information for this component unit is reported separately from the financial information presented for the primary government itself.

The government-wide financial statements can be found on pages 19 - 21 of this report.

Fund financial statements. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories: governmental funds and proprietary funds.

Governmental funds. *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in assessing a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the City's near-term financing decisions. Both the governmental funds balance sheet and the governmental funds statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City maintains thirty individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, Debt Service Fund, TIRZ Capital Projects Fund, and the Chisholm Trail Hike and Bike Phase 2 Fund, which are considered to be major funds. Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the combining and individual fund statements and schedules section of this report.

The City adopts an annual appropriated budget for its General Fund. A budgetary comparison statement has been provided for the General Fund to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 22 - 26 of this report.

Proprietary funds. The City maintains one type of proprietary fund. *Enterprise funds* are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City uses enterprise funds to account for its water and sewer utility and for its drainage utility.

Proprietary fund financial statements provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Water and Sewer Fund and for the Drainage Fund, both of which are considered to be major funds of the City.

The basic proprietary fund financial statements can be found on pages 27 - 29 of this report.

Notes to the financial statements. The notes provide additional information that is necessary to acquire a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 31 – 68 of this report.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents required supplementary information concerning the City's progress in funding its obligation to provide pension and OPEB benefits to its employees. Required supplementary information can be found on pages 71 - 76 of this report. The combining statements referred to earlier in connection with nonmajor governmental funds are presented immediately following the required supplementary information. Combining and individual fund statements and schedules can be found on pages 77 through 88 of this report.

Government-Wide Overall Financial Analysis

As noted earlier, net position over time may serve as a useful indicator of a government's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$78,591,936 at the close of the most recent fiscal year.

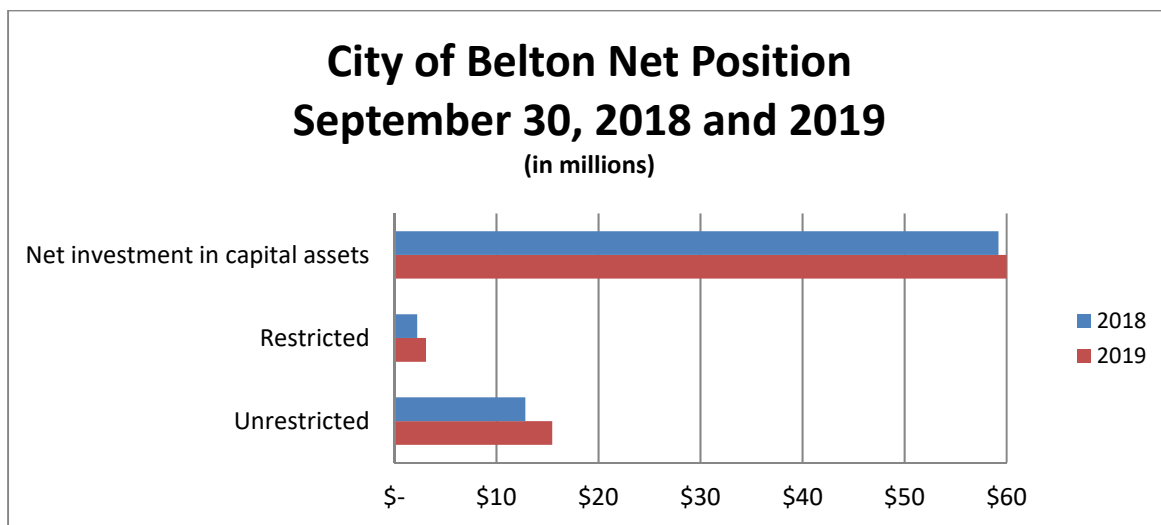
City of Belton Statement of Net Position

	Governmental Activities		Business-Type Activities		Totals	
	2019	2018	2019	2018	2019	2018
Current and other assets	\$ 13,184,491	\$ 11,307,355	\$ 17,210,317	\$ 18,342,863	\$ 30,394,808	\$ 29,650,218
Capital assets	40,233,146	40,372,069	46,154,263	44,456,558	86,387,409	84,828,627
Total assets	53,417,637	51,679,424	63,364,580	62,799,421	116,782,217	114,478,845
Total deferred outflows of resources	1,423,980	534,338	276,573	101,949	1,700,553	636,287
Long-term liabilities outstanding	17,721,977	17,127,982	19,807,118	20,498,879	37,529,095	37,626,861
Other liabilities	1,249,241	1,090,846	831,094	1,374,369	2,080,335	2,465,215
Total liabilities	18,971,218	18,218,828	20,638,212	21,873,248	39,609,430	40,092,076
Total deferred inflows of resources	235,637	601,871	45,767	114,833	281,404	716,704
Net position:						
Net investment in capital assets	26,552,859	25,577,477	33,448,863	33,628,880	60,001,722	59,206,357
Restricted	3,115,867	2,245,552	-	-	3,115,867	2,245,552
Unrestricted	5,966,036	5,570,034	9,508,311	7,284,409	15,474,347	12,854,443
Total net position	\$ 35,634,762	\$ 33,393,063	\$ 42,957,174	\$ 40,913,289	\$ 78,591,936	\$ 74,306,352

By far the largest portion of the City's net position (\$60,001,722 or 76.3 percent) reflects its investment in capital assets (e.g., land, buildings, machinery, equipment, vehicles, and infrastructure), less any related outstanding debt that was used to acquire those assets. The City uses these capital assets to provide a variety of services to its citizens. Accordingly, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources used to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position (\$3,115,867 or 4.0 percent) represents resources that are subject to external restrictions on how they may be used. The remaining balance (\$15,474,347 or 19.7 percent) is unrestricted and may be used to meet the City's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the City is able to report positive balances in all reported categories of net position, both for the City as a whole, as well as for its separate governmental and business-type activities. The same situation held true for the prior fiscal year.



The City's total net position increased \$4,285,584 from the prior fiscal year. The reasons for this overall increase are discussed in the following sections for governmental and business-type activities.

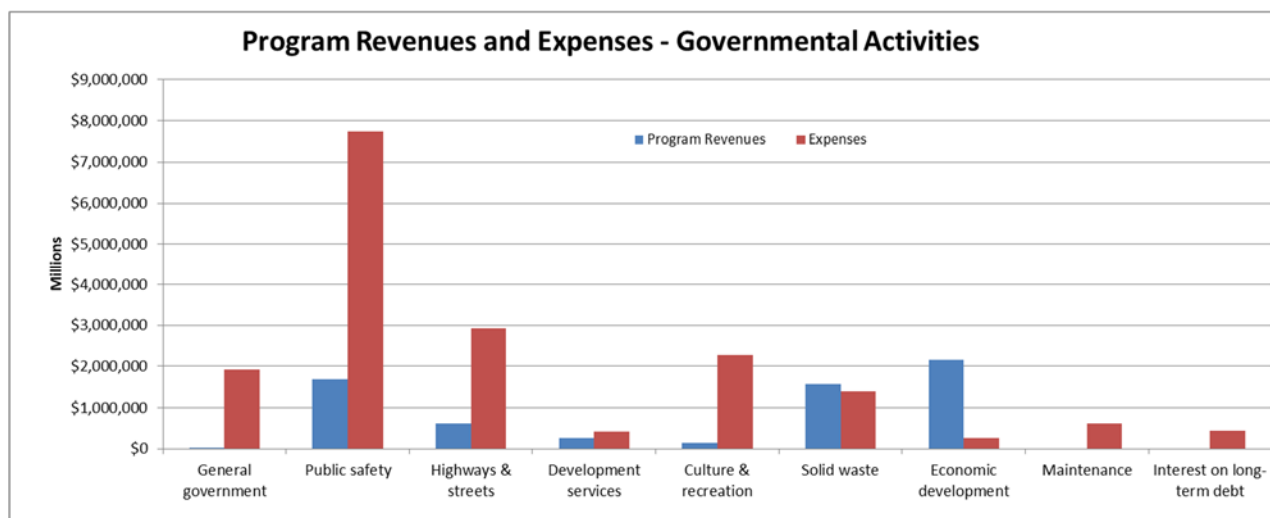
City of Belton's Changes in Net Position

	Governmental Activities		Business-type Activities		Total	
	2019	2018	2019	2018	2019	2018
Revenues:						
Program revenues:						
Charges for services	\$ 3,235,494	\$ 3,018,248	\$ 8,960,040	\$ 8,958,919	\$ 12,195,534	\$ 11,977,167
Operating grants and contributions	1,004,165	935,743	-	-	1,004,165	935,743
Capital grants and contributions	2,186,550	1,960,463	1,104,514	2,404,750	3,291,064	4,365,213
General revenues:						
Property taxes	7,417,023	7,014,638	-	-	7,417,023	7,014,638
Sales taxes	3,573,712	3,510,105	-	-	3,573,712	3,510,105
Franchise taxes	1,252,492	1,248,967	-	-	1,252,492	1,248,967
Other taxes	244,966	208,983	-	-	244,966	208,983
Investment earnings	281,580	168,241	369,904	285,490	651,484	453,731
Gain (loss) on sale of assets	140,266	-	36,007	43,061	176,273	43,061
Other income	312,387	355,287	5,481	2,637	317,868	357,924
Total revenues	19,648,635	18,420,675	10,475,946	11,694,857	30,124,581	30,115,532

City of Belton's Changes in Net Position (continued)

	Governmental Activities		Business-type Activities		Total	
	2019	2018	2019	2018	2019	2018
Expenses:						
General government	1,922,535	1,708,939	-	-	1,922,535	1,708,939
Public safety	7,732,691	7,583,124	-	-	7,732,691	7,583,124
Highways and streets	2,931,121	3,048,186	-	-	2,931,121	3,048,186
Planning	420,375	376,194	-	-	420,375	376,194
Culture and recreation	2,263,114	2,231,611	-	-	2,263,114	2,231,611
Solid waste	1,375,670	1,233,457	-	-	1,375,670	1,233,457
Economic development	254,749	20,538	-	-	254,749	20,538
Maintenance	620,433	551,823	-	-	620,433	551,823
Interest and other fiscal charges	444,005	500,946	-	-	444,005	500,946
Water and sewer	-	-	7,399,552	7,292,722	7,399,552	7,292,722
Drainage	-	-	518,216	583,665	518,216	583,665
Total expenses	<u>17,964,693</u>	<u>17,254,818</u>	<u>7,917,768</u>	<u>7,876,387</u>	<u>25,882,461</u>	<u>25,131,205</u>
Changes in net position before transfers	1,683,942	1,165,857	2,558,178	3,818,470	4,242,120	4,984,327
Transfers	<u>557,757</u>	<u>503,778</u>	<u>(514,293)</u>	<u>(503,778)</u>	<u>43,464</u>	<u>-</u>
Changes in net position	<u>2,241,699</u>	<u>1,669,635</u>	<u>2,043,885</u>	<u>3,314,692</u>	<u>4,285,584</u>	<u>4,984,327</u>
Net position, beginning of year	<u>33,393,063</u>	<u>31,723,428</u>	<u>40,913,289</u>	<u>37,598,597</u>	<u>74,306,352</u>	<u>69,322,025</u>
Net position, end of year	<u>\$ 35,634,762</u>	<u>\$ 33,393,063</u>	<u>\$ 42,957,174</u>	<u>\$ 40,913,289</u>	<u>\$ 78,591,936</u>	<u>\$ 74,306,352</u>

Governmental activities. During the current fiscal year, net position for governmental activities increased \$2,241,699 from the prior fiscal year for an ending balance of \$35,634,762. This increase was primarily the result of capital asset contributions and dedications.



Business-type activities. For the City's business-type activities, the results for the current fiscal year were positive in that overall net position increased to an ending balance of \$42,957,174. The total increase in net position for business-type activities (Water and Sewer Fund, and Drainage Fund) was \$2,043,885. Key changes year over year included:

- Charges for business-type activities totaled \$8,960,040, an increase of \$1,121 from the prior year. This slight increase is a reflection of lower water consumption which offset an increase in the water, sewer, and drainage rates.

- Expenses for business-type activities totaled \$7,917,768, remaining essentially flat when compared to the prior year.
- Capital grants and contributions from grant agencies and developers amounted to \$1,104,514.

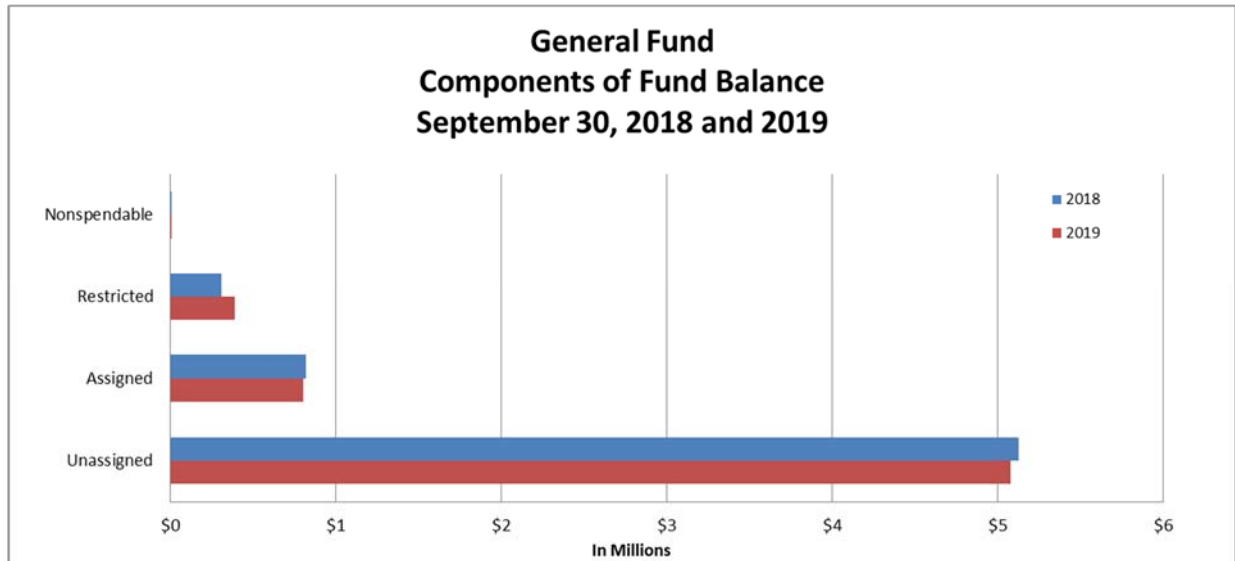
Financial Analysis of the City's Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

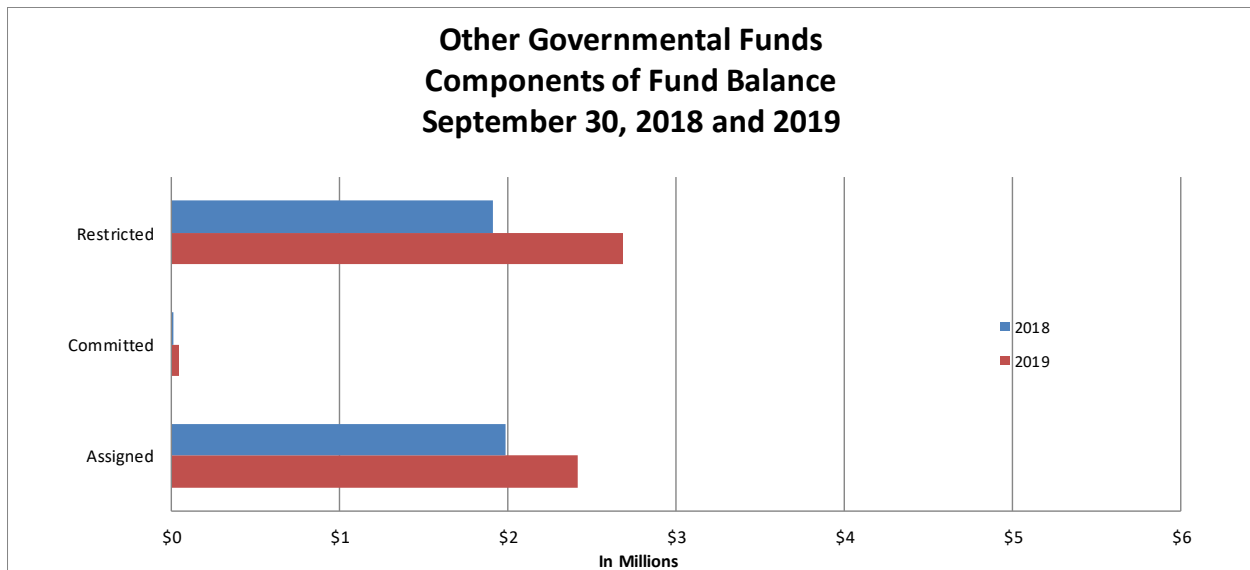
Governmental funds. The focus of the City's *governmental funds* is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for discretionary use as they represent the portion of fund balance which has not yet been limited to use for a particular purpose by either an external party, the City itself, or a group or individual that has been delegated authority to assign resources for particular purposes by the City Council.

At September 30, 2019, the City's governmental funds reported combined ending fund balances of \$11,395,524, an increase of \$1,334,338 in comparison with the prior year. Approximately 44.0 percent (\$5,057,540) of this amount constitutes *unassigned fund balance*, which is available for spending at the City's discretion. The remainder of fund balance is *non-spendable, restricted, committed, or assigned* to indicate that it is:

- 1) Not in spendable form (\$7,392);
- 2) Restricted for particular purposes:
 - a. Debt service (\$236,154);
 - b. Public, educational, or governmental access facilities (\$378,506);
 - c. Public safety training, equipment, and security facilities (\$184,467);
 - d. Cemetery maintenance and improvements (\$3,262);
 - e. Capital projects (\$1,673,625); and
 - f. Economic development (\$590,801).
- 3) Committed for particular purposes:
 - a. Economic development (\$43,650).
- 4) Assigned for particular purposes:
 - a. Future civil service costs (\$759,785);
 - b. Library books and services (\$41,990);
 - c. Youth Advisory Commission (\$2,532); and
 - d. Capital projects and equipment (\$2,415,820)



The General Fund is the chief operating fund of the City. At the end of the current fiscal year, unassigned fund balance of the General Fund was \$5,077,904, while total fund balance increased by \$20,534 to \$6,276,646. As a measure of the General Fund’s liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total general fund budgeted expenditures. Unassigned fund balance represents 34.4 percent of total General Fund budgeted expenditures, while total fund balance represents 42.5 percent of that same amount.



Assigned other governmental funds consist of capital project and capital equipment replacement funds. The balance increased from 2018 to 2019 primarily due to additional funding for capital and street maintenance, offset by the expenditure of capital project dollars on assigned projects.

Committed other governmental funds consist of the City funding dedicated to projects under the Texas Department of Housing and Community Affairs home replacement program and to special events that draw tourists. Contributions surpassed expenditures during the year by \$39,610.

Restricted governmental funds relate to funds restricted to a specific purpose such as bond funds, Tax Increment Reinvestment Zone funds, and hotel occupancy taxes. The fund balance increase from 2018 to 2019 was the result of rising contributions into the Tax Increment Reinvestment Zone fund.

The Debt Service Fund, a major fund, had a decrease in fund balance during the current year of \$70,308, to bring the year-end fund balance to \$236,154. This anticipated decrease was part of the City's long-term tax rate management strategy.

Reported as a major fund in 2019, fund balance in the TIRZ Capital Projects Fund increased by \$626,613 to \$1,667,256. Transfers totaling \$950,000 and interest earnings of \$19,866 exceeded expenditures during the year. The net increase to reserves will be used to fund capital projects in the future.

Chisholm Trail Hike and Bike Phase 2, a major fund in 2019, includes the receipt of grant funds that are used to construct a shared use path in the City. Fund balance declined by \$45,360 to \$33,357 as capital outlay topped intergovernmental revenue and contributions for the year.

Proprietary funds. The City's proprietary fund statements provide the same type of information found in the government-wide financial statements, but in more detail.

Net position of the Water and Sewer Fund at the end of the year was \$39,341,103, and the net position of the Drainage Fund amounted to \$3,616,071. The total change in net position was \$1,818,813 and \$225,072, respectively. Notable changes in the Water and Sewer Fund activity include:

- Charges for sales and services totaled \$8,363,409, slightly lower than the prior year. Although water and sewer rates increased, consumption was lower negating the change;
- Operating expenses totaled \$6,881,294, an increase of \$132,874 or 1.9 percent from the prior year. The increase was primarily driven by personnel costs; and
- Capital contributions were \$867,128 for the dedication of water and sewer lines in new subdivisions.

Notable changes in the Drainage Fund activity include:

- An increase in revenue of \$39,843 or 8.8 percent due to an increased number of customers in the current year;
- Operating expenses fell by \$64,709 or 11.3 percent due to lower maintenance costs; and
- There was \$237,386 in capital contributions for the dedication of drainage facilities in new subdivisions.

Budgetary Highlights

Original Budget Compared to Final Budget. Budgeted uses of funds, inclusive of expenditures and transfers out, increased by \$265,000 between the original budget and final General Fund budget. The increase in uses was primarily attributable to additional refuse collection costs

(\$70,000), transfers out to provide additional funding for TDHCA grant housing projects (\$38,000) and to provide funding for the City's long-term tax rate management strategy (\$105,000).

Budgeted sources of funds, inclusive of revenues and other financing sources increased by \$76,500 between the original budget and final budget. The increase in sources was attributable to:

- \$70,000 in additional refuse collection revenues (General Fund); and
- \$6,500 in insurance proceeds (General Fund).

Final budget compared to actual results. The most significant differences between budgeted revenues and actual revenues of the General Fund were as follows:

<u>Revenue Source</u>	<u>Budgeted Revenues</u>	<u>Actual Revenues</u>	<u>Difference</u>
Taxes	\$ 10,369,472	\$ 10,441,155	\$ 71,683
Charges for services	2,383,100	2,216,311	(166,789)

The overage in tax revenues was caused by strong ad valorem and franchise tax collections that were offset slightly by less than anticipated sales tax collections. Ambulance billings were consistent with expectation, but a larger than expected write-off of uncollectible accounts was experienced as the City adopted a more conservative policy when reserving for ambulance receivables.

Transfers out exceeded budgeted amounts by \$862,547 due to increased funding of capital initiatives across multiple departments.

Capital Asset and Debt Administration

Capital assets. The City's investment in capital assets for its governmental and business type activities as of September 30, 2019, amounts to \$86,387,409 (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements, machinery and equipment, park facilities, streets, bridges, drainage structures, and water and sewer system infrastructure to include pumps, pipes, storage tanks, and associated fittings and fixtures. The total increase in the City's investment in capital assets for the current fiscal year was 1.8 percent (a 0.3 percent decrease for governmental activities and a 3.8 percent increase for business-type activities).

City of Belton's Capital Assets (net of depreciation)

	<u>Governmental Activities</u>		<u>Business-Type Activities</u>		<u>Totals</u>	
	<u>2019</u>	<u>2018</u>	<u>2019</u>	<u>2018</u>	<u>2019</u>	<u>2018</u>
Land	\$ 4,745,526	\$ 4,751,226	\$ 285,175	\$ 285,175	\$ 5,030,701	\$ 5,036,401
Buildings	5,367,410	5,720,539	126,844	87,456	5,494,254	5,807,995
Improvements other than buildings	1,609,009	1,811,464	-	-	1,609,009	1,811,464
Machinery and equipment	2,204,179	2,364,936	1,916,737	1,635,791	4,120,916	4,000,727
Infrastructure	23,979,023	25,366,096	37,259,534	35,365,341	61,238,557	60,731,437
Construction in progress	2,327,999	357,808	6,565,973	7,082,795	8,893,972	7,440,603
Total	<u>\$ 40,233,146</u>	<u>\$ 40,372,069</u>	<u>\$ 46,154,263</u>	<u>\$ 44,456,558</u>	<u>\$ 86,387,409</u>	<u>\$ 84,828,627</u>

Major capital asset events during the current fiscal year included the following:

- Work was completed on:
 - SCADA system upgrade;
 - South Belton sewer Phase I;
 - Leon Street water and sewer line replacement; and
 - Sparta Road water pump station.
- Work began/continued on:
 - Central Fire Station renovation;
 - Chisholm Trail Hike and Bike Phase II;
 - Temple-Belton Wastewater Treatment Plan redevelopment;
 - East 24th Street extension to Heritage Park;
 - North Belton waterline;
 - Old Waco Road sewer line replacement; and
 - Shady Lane sewer construction.

Additional information on the City's capital assets can be found in Note V on pages 48 - 51 of this report.

Long-term debt. At the end of the current fiscal year, the City had total bonded debt outstanding of \$32,319,995, excluding bond premiums. All of this debt is secured by the full faith and credit of the City. Of the total, \$18,721,956 is pledged with water and sewer revenue and storm water drainage revenue.

City of Belton's Outstanding Debt
General Obligation and Revenue Bonds

	Governmental Activities		Business-Type Activities		Totals	
	2019	2018	2019	2018	2019	2018
General obligation bonds	\$ 13,598,039	\$ 14,702,289	-	-	\$ 13,598,039	\$ 14,702,289
Revenue bonds with tax cross-pledge	-	-	18,721,956	19,717,706	18,721,956	19,717,706
Total	<u>\$ 13,598,039</u>	<u>\$ 14,702,289</u>	<u>\$ 18,721,956</u>	<u>\$ 19,717,706</u>	<u>\$ 32,319,995</u>	<u>\$ 34,419,995</u>

The City's total bonded debt decreased by \$2.1 million (6.1 percent) during the current fiscal year. The decrease was due to regularly scheduled principal payments. The City "AA-" rating from Standard & Poor's for general obligation debt was affirmed during the 2018 Certificate of Obligation debt issue process.

No direct funded debt limitation is imposed on the City under current State law or the City Charter. Article XI, Section 5, of the Texas Constitution is applicable to the City, and limits its maximum ad valorem rate to \$2.50 per \$100 of assessed valuation for all City purposes. The City Charter limits the tax rate to \$1.90 per \$100 of assessed valuation for all City purposes. Administratively,

the Attorney General of the State of Texas will permit allocation of \$1.50 of the maximum tax rate for general obligation debt service. The City's fiscal year 2019 tax rate is well below all of the aforementioned limits.

Additional information on the City's long-term debt can be found in Note VI on pages 51 - 55 of this report.

Economic Factors and Next Year's Budget and Rates

The following economic factors currently affect the City of Belton and were considered in developing the 2020 fiscal year budget:

- The local economy has remained stable and is experiencing growth as evidenced by construction activity. Several large projects are underway, and the City continues to make infrastructure improvements and conduct master planning which will position the City for future expansion.
- Growth does create new challenges which must be addressed, and the Strategic Plan provides a framework for the future. Meeting these challenges takes the vision of Council to guide the Strategic Plan, financial resources to fund the Plan, and a management team and staff to implement the Plan. The Belton City Council, management, and staff remain dedicated to the purposes of planning and providing for the future of the City.
- The fiscal year 2020 budget was based on sustaining operating levels, while meeting the demands of a growing community. The ad valorem tax rate was maintained at the current rate of \$0.6598 per \$100 of assessed valuation to fund increases in recurring expenditure obligations. The water and sewer rate study that was adopted by Council during 2015 will fund planned projects, including most notably the design and construction of a new water tower, the expansion of the wastewater treatment plant, and the expansion of sewer services south down the IH-35 corridor.

Requests for Information

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to:

Director of Finance
City of Belton
P.O. Box 120
Belton, Texas, 76513



Basic Financial Statements



City of Belton, Texas
Statement of Net Position
September 30, 2019

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Belton Economic Development Corporation, Inc.
Assets				
Cash and cash equivalents	\$ 10,567,853	15,967,932	26,535,785	8,573,873
Receivables (net of allowance for uncollectibles)	1,900,996	1,232,771	3,133,767	336,043
Due from other governments	708,250	-	708,250	-
Prepaid items	7,392	7,719	15,111	-
Restricted cash and cash equivalents	-	1,895	1,895	-
Capital assets not being depreciated:				
Land	4,745,526	285,175	5,030,701	903,705
Construction in progress	2,327,999	6,565,973	8,893,972	451,681
Capital assets, net of accumulated depreciation:				
Buildings	5,367,410	126,844	5,494,254	908,316
Improvements other than buildings	1,609,009	-	1,609,009	-
Machinery and equipment	2,204,179	1,916,737	4,120,916	-
Infrastructure	23,979,023	37,259,534	61,238,557	916,167
Total assets	<u>53,417,637</u>	<u>63,364,580</u>	<u>116,782,217</u>	<u>12,089,785</u>
Deferred Outflows of Resources				
Deferred outflows of resources	1,423,980	276,573	1,700,553	32,211
Total deferred outflows of resources	<u>1,423,980</u>	<u>276,573</u>	<u>1,700,553</u>	<u>32,211</u>
Liabilities				
Accounts and retainages payable	734,509	373,382	1,107,891	39,832
Accrued interest payable	73,564	90,457	164,021	-
Other accrued liabilities	422,968	84,880	507,848	36,513
Customer deposits payable	18,200	282,375	300,575	2,200
Noncurrent liabilities:				
Due within one year	1,475,839	1,074,743	2,550,582	-
Due in more than one year	16,246,138	18,732,375	34,978,513	67,489
Total liabilities	<u>18,971,218</u>	<u>20,638,212</u>	<u>39,609,430</u>	<u>146,034</u>
Deferred Inflows of Resources				
Deferred inflows of resources	235,637	45,767	281,404	5,331
Total deferred inflows of resources	<u>235,637</u>	<u>45,767</u>	<u>281,404</u>	<u>5,331</u>
Net Position				
Net investment in capital assets	26,552,859	33,448,863	60,001,722	3,179,869
Restricted for:				
Debt service	265,206	-	265,206	-
Capital projects	1,673,625	-	1,673,625	-
Economic development	590,801	-	590,801	-
Court	42,595	-	42,595	-
Public safety	184,467	-	184,467	-
Public access facilities	355,911	-	355,911	-
Cemetery	3,262	-	3,262	-
Unrestricted	<u>5,966,036</u>	<u>9,508,311</u>	<u>15,474,347</u>	<u>8,790,762</u>
Total net position	<u>\$ 35,634,762</u>	<u>42,957,174</u>	<u>78,591,936</u>	<u>11,970,631</u>

See accompanying notes to financial statements.

City of Belton, Texas
Statement of Activities
For the Fiscal Year Ended
September 30, 2019

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary government:				
Governmental activities:				
General government	\$ 1,922,535	-	4,000	-
Public safety	7,732,691	1,284,306	401,991	-
Highways and streets	2,931,121	-	-	615,024
Planning	420,375	265,243	-	-
Culture and recreation	2,263,114	118,731	24,180	-
Solid waste	1,375,670	1,567,214	-	-
Economic development	254,749	-	573,994	1,571,526
Maintenance	620,433	-	-	-
Interest and other fiscal charges	444,005	-	-	-
Total governmental activities	<u>17,964,693</u>	<u>3,235,494</u>	<u>1,004,165</u>	<u>2,186,550</u>
Business-type activities:				
Water and sewer	7,399,552	8,467,402	-	867,128
Drainage	<u>518,216</u>	<u>492,638</u>	<u>-</u>	<u>237,386</u>
Total business-type activities	<u>7,917,768</u>	<u>8,960,040</u>	<u>-</u>	<u>1,104,514</u>
Total primary government	<u>\$ 25,882,461</u>	<u>12,195,534</u>	<u>1,004,165</u>	<u>3,291,064</u>
Component unit:				
Belton Economic Development Corporation, Inc.				
	<u>\$ 747,891</u>	<u>54,355</u>	<u>-</u>	<u>-</u>
Total component unit	<u>\$ 747,891</u>	<u>54,355</u>	<u>-</u>	<u>-</u>
General revenues:				
Property taxes				
Sales taxes				
Franchise taxes				
Hotel/motel taxes				
Alcoholic beverage taxes				
Unrestricted investment earnings				
Miscellaneous				
Gain on sale of assets				
Transfers				
Total general revenues and transfers				
Change in net position				
Net position, beginning of year				
Net position, end of year				

See accompanying notes to financial statements.

Net Revenues (Expenses) and Changes in Net Position			
Primary Government			Component Unit
Governmental Activities	Business-type Activities	Total	Belton Economic Development Corporation, Inc.
(1,918,535)		(1,918,535)	
(6,046,394)		(6,046,394)	
(2,316,097)		(2,316,097)	
(155,132)		(155,132)	
(2,120,203)		(2,120,203)	
191,544		191,544	
1,890,771		1,890,771	
(620,433)		(620,433)	
(444,005)		(444,005)	
<u>(11,538,484)</u>		<u>(11,538,484)</u>	
-	1,934,978	1,934,978	
-	211,808	211,808	
-	<u>2,146,786</u>	<u>2,146,786</u>	
<u>(11,538,484)</u>	<u>2,146,786</u>	<u>(9,391,698)</u>	
			<u>(693,536)</u>
			<u>(693,536)</u>
\$ 7,417,023	-	7,417,023	-
3,573,712	-	3,573,712	1,786,856
1,252,492	-	1,252,492	-
189,851	-	189,851	-
55,115	-	55,115	-
281,580	369,904	651,484	174,496
312,387	5,481	317,868	-
140,266	36,007	176,273	357,118
557,757	(514,293)	43,464	(43,464)
<u>13,780,183</u>	<u>(102,901)</u>	<u>13,677,282</u>	<u>2,275,006</u>
2,241,699	2,043,885	4,285,584	1,581,470
<u>33,393,063</u>	<u>40,913,289</u>	<u>74,306,352</u>	<u>10,389,161</u>
\$ <u>35,634,762</u>	<u>42,957,174</u>	<u>78,591,936</u>	<u>11,970,631</u>

City of Belton, Texas
Balance Sheet
Governmental Funds
September 30, 2019

	General	Debt Service	TIRZ Capital Projects	Chisholm Trail Hike and Bike Phase 2	Other Governmental Funds	Total Governmental Funds
Assets						
Cash and cash equivalents	\$ 5,261,370	236,154	1,743,311	-	3,327,018	10,567,853
Receivables (net of allowance for uncollectibles)	1,817,050	29,052	-	-	54,894	1,900,996
Due from other governments	82,937	-	-	625,313	-	708,250
Due from other funds	556,893	-	-	-	-	556,893
Prepaid items	7,392	-	-	-	-	7,392
Total assets	<u>\$ 7,725,642</u>	<u>265,206</u>	<u>1,743,311</u>	<u>625,313</u>	<u>3,381,912</u>	<u>13,741,384</u>
Liabilities, Deferred Inflows of Resources, and Fund Balances						
Liabilities:						
Accounts and retainages payable	\$ 424,755	-	76,055	51,860	181,839	734,509
Accrued liabilities	421,803	-	-	-	1,165	422,968
Customer deposits payable	18,200	-	-	-	-	18,200
Due to other funds	-	-	-	540,096	16,797	556,893
Total liabilities	<u>864,758</u>	<u>-</u>	<u>76,055</u>	<u>591,956</u>	<u>199,801</u>	<u>1,732,570</u>
Deferred inflows of resources:						
Unavailable revenue	584,238	29,052	-	-	-	613,290
Total deferred inflows of resources	<u>584,238</u>	<u>29,052</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>613,290</u>
Fund balances:						
Nonspendable	7,392	-	-	-	-	7,392
Restricted	387,043	236,154	1,667,256	-	776,362	3,066,815
Committed	-	-	-	-	43,650	43,650
Assigned	804,307	-	-	33,357	2,382,463	3,220,127
Unassigned	5,077,904	-	-	-	(20,364)	5,057,540
Total fund balances	<u>6,276,646</u>	<u>236,154</u>	<u>1,667,256</u>	<u>33,357</u>	<u>3,182,111</u>	<u>11,395,524</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 7,725,642</u>	<u>265,206</u>	<u>1,743,311</u>	<u>625,313</u>	<u>3,381,912</u>	
Amounts reported for governmental activities in the statement of net position are different because:						
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds						40,233,146
Other long-term assets are not available to pay for current period expenditures and, therefore, are reported as unavailable revenue in the funds.						613,290
Long-term liabilities, including bonds payable and the net pension and total OPEB liabilities, are not due and payable in the current period, and therefore, are not reported in the funds.						(16,607,198)
Net position of governmental activities						<u>\$ 35,634,762</u>

See accompanying notes to financial statements.

City of Belton, Texas
Statement of Revenues, Expenditures and Changes in
Fund Balances - Governmental Funds
For the Fiscal Year Ended
September 30, 2019

	General	Debt Service	TIRZ Capital Projects	Chisholm Trail Hike and Bike Phase 2	Other Governmental Funds	Total Governmental Funds
Revenues:						
Taxes:						
Ad valorem	\$ 5,559,835	934,987	-	-	901,068	7,395,890
Sales	3,573,712	-	-	-	-	3,573,712
Franchise	1,252,492	-	-	-	-	1,252,492
Hotel/motel	-	-	-	-	189,851	189,851
Alcoholic beverage	55,115	-	-	-	-	55,115
Licenses and permits	265,243	-	-	-	-	265,243
Intergovernmental	367,629	-	-	1,571,526	575,314	2,514,469
Charges for services	2,216,309	-	-	-	-	2,216,309
Fines	360,898	-	-	-	23,763	384,661
Interest	173,020	17,418	19,866	(4,724)	76,000	281,580
Contributions and donations	56,222	-	-	49,711	134,856	240,789
Payments in lieu of taxes	9,118	-	-	-	-	9,118
Miscellaneous	306,857	-	-	-	7,855	314,712
Total revenues	<u>14,196,450</u>	<u>952,405</u>	<u>19,866</u>	<u>1,616,513</u>	<u>1,908,707</u>	<u>18,693,941</u>
Expenditures:						
Current:						
General government	1,681,760	-	-	-	96,066	1,777,826
Public safety	6,792,552	-	-	-	143,503	6,936,055
Highways and streets	765,998	-	-	-	528,286	1,294,284
Planning	377,855	-	-	-	13,500	391,355
Culture and recreation	1,468,294	-	64,141	-	55,503	1,587,938
Solid waste	1,342,432	-	-	-	-	1,342,432
Economic development	-	-	213,117	-	41,632	254,749
Maintenance services	539,006	-	-	-	6,032	545,038
Debt service:						
Principal	-	759,250	-	-	345,000	1,104,250
Interest and fiscal charges	-	413,963	-	-	45,620	459,583
Bond issuance costs	-	-	-	-	-	-
Capital outlay	15,810	-	65,995	1,661,873	665,688	2,409,366
Total expenditures	<u>12,983,707</u>	<u>1,173,213</u>	<u>343,253</u>	<u>1,661,873</u>	<u>1,940,830</u>	<u>18,102,876</u>
Excess (deficiency) of revenues over (under) expenditures	<u>1,212,743</u>	<u>(220,808)</u>	<u>(323,387)</u>	<u>(45,360)</u>	<u>(32,123)</u>	<u>591,065</u>
Other financing sources (uses):						
Insurance proceeds	10,817	-	-	-	35,936	46,753
Proceeds from the sale of capital assets	91,670	-	-	-	47,093	138,763
Transfers in	596,069	150,500	950,000	-	1,742,665	3,439,234
Transfers out	(1,890,765)	-	-	-	(990,712)	(2,881,477)
Total other financing sources (uses)	<u>(1,192,209)</u>	<u>150,500</u>	<u>950,000</u>	<u>-</u>	<u>834,982</u>	<u>743,273</u>
Net change in fund balances	20,534	(70,308)	626,613	(45,360)	802,859	1,334,338
Fund balances, beginning of year	<u>6,256,112</u>	<u>306,462</u>	<u>1,040,643</u>	<u>78,717</u>	<u>2,379,252</u>	<u>10,061,186</u>
Fund balances, end of year	<u>\$ 6,276,646</u>	<u>236,154</u>	<u>1,667,256</u>	<u>33,357</u>	<u>3,182,111</u>	<u>11,395,524</u>

See accompanying notes to financial statements.

City of Belton, Texas
Reconciliation of the Statement of Revenues,
Expenditures, and Changes in Fund Balances of
Governmental Funds to the Statement of Activities
For the Fiscal Year Ended
September 30, 2019

Amounts reported for governmental activities in the statement of activities (Exhibit A-2) are different because:

Net change in fund balances - total governmental funds (Exhibit A-4)	\$ 1,334,338
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which depreciation expense (\$2,938,587) exceeds capital outlays (\$2,844,914) in the current period.	(529,130)
The net effect of various miscellaneous transactions involving capital assets (i.e., sales, donations, etc.) is to increase net position. This is capital assets contributed (\$435,457) less the net book value of capital assets sold (\$45,250) in the current period.	390,207
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	378,971
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported in governmental funds. This amount is the net effect of change in the net pension liability and the related deferred outflows and inflows of resources (\$431,218), less the net effect of change in the total OPEB liability and the related deferred outflows of resources (\$23,969) plus the change in accrued interest payable (\$5,342) plus the change in compensated absences (\$2,763).	(446,992)
The issuance of long-term debt (e.g., bonds and leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes current financial resources of governmental funds. Neither transaction, however, has any effect on net position. This is the amount of new debt issued less principal repayments and bond premium amortization in the current year.	<u>1,114,305</u>
Change in net position of governmental activities (Exhibit A-2)	<u>\$ 2,241,699</u>

See accompanying notes to financial statements.

City of Belton, Texas
General Fund
Statement of Revenues, Expenditures, and Changes in
Fund Balances – Budget and Actual – Budgetary Basis
For the Fiscal Year Ended
September 30, 2019

	Budgeted Amounts		Actual Amounts (Budgetary Basis)	Variance with Final Budget
	Original	Final		
Revenues:				
Taxes:				
Current ad valorem	\$ 5,387,472	5,387,472	5,464,660	77,188
Delinquent ad valorem	55,000	55,000	46,909	(8,091)
Penalty and interest	53,000	53,000	48,266	(4,734)
Total ad valorem	5,495,472	5,495,472	5,559,835	64,363
Sales	3,632,000	3,632,000	3,573,712	(58,288)
Franchise	1,202,000	1,202,000	1,252,493	50,493
Alcoholic beverage	40,000	40,000	55,115	15,115
Total taxes	10,369,472	10,369,472	10,441,155	71,683
Licenses and permits:				
Building	112,200	112,200	124,811	12,611
Electrical	36,000	36,000	37,382	1,382
Plumbing	42,000	42,000	51,651	9,651
Mechanical	15,000	15,000	19,254	4,254
Swimming pool	1,100	1,100	1,090	(10)
Rezoning fees	3,700	3,700	6,100	2,400
Subdivision fees	10,000	10,000	12,305	2,305
Miscellaneous	10,400	10,400	12,650	2,250
Total licenses and permits	230,400	230,400	265,243	34,843
Intergovernmental	354,603	354,603	351,614	(2,989)
Charges for services:				
Ambulance	750,000	750,000	541,807	(208,193)
Parks and recreation	82,800	82,800	107,289	24,489
Brush collection	186,700	186,700	199,597	12,897
Refuse collection	1,293,600	1,363,600	1,367,618	4,018
Total charges for services	2,313,100	2,383,100	2,216,311	(166,789)
Fines:				
Municipal court	194,700	194,700	257,366	62,666
Court fees	81,200	81,200	100,977	19,777
Total fines	275,900	275,900	358,343	82,443
Rental	-	-	100	100
Interest	101,900	101,900	149,957	48,057
Contributions and donations	2,000	2,000	2,000	-
Payments in lieu of taxes	9,400	9,400	9,118	(282)
Miscellaneous	221,900	221,900	307,117	85,217
Total revenues	13,878,675	13,948,675	14,100,958	152,283

(Continued)

City of Belton, Texas
General Fund
Statement of Revenues, Expenditures, and Changes in
Fund Balances – Budget and Actual – Budgetary Basis
For the Fiscal Year Ended
September 30, 2019

	Budgeted Amounts		Actual Amounts (Budgetary Basis)	Variance with Final Budget
	Original	Final		
Expenditures:				
General government:				
City council	\$ 74,563	74,563	54,206	20,357
City administration	514,562	518,810	498,205	20,605
Finance	532,493	533,357	513,166	20,191
Legal	191,748	191,748	188,659	3,089
Information Technology	197,879	197,879	195,856	2,023
Total general government	<u>1,511,245</u>	<u>1,516,357</u>	<u>1,450,092</u>	<u>66,265</u>
Public safety:				
Police	3,916,113	3,931,603	3,854,724	76,879
Fire	2,899,006	2,879,006	2,607,825	271,181
Total public safety	<u>6,815,119</u>	<u>6,810,609</u>	<u>6,462,549</u>	<u>348,060</u>
Highways and streets	<u>1,014,679</u>	<u>984,679</u>	<u>888,868</u>	<u>95,811</u>
Planning	<u>397,159</u>	<u>397,159</u>	<u>377,850</u>	<u>19,309</u>
Culture and recreation:				
Parks	1,135,083	1,136,062	1,121,312	14,750
Library	318,949	318,949	289,753	29,196
Total culture and recreation	<u>1,454,032</u>	<u>1,455,011</u>	<u>1,411,065</u>	<u>43,946</u>
Solid waste	<u>1,266,139</u>	<u>1,343,191</u>	<u>1,342,433</u>	<u>758</u>
Maintenance services	<u>532,605</u>	<u>542,348</u>	<u>539,001</u>	<u>3,347</u>
Other costs	<u>447,953</u>	<u>416,077</u>	<u>119,179</u>	<u>296,898</u>
Total expenditures	<u>13,438,931</u>	<u>13,465,431</u>	<u>12,591,037</u>	<u>874,394</u>
Excess (deficiency) of revenues over (under) expenditures	<u>439,744</u>	<u>483,244</u>	<u>1,509,921</u>	<u>1,026,677</u>
Other financing sources (uses):				
Insurance proceeds	-	6,500	10,817	4,317
Transfers in	617,000	617,000	596,069	(20,931)
Transfers out	<u>(1,056,718)</u>	<u>(1,295,218)</u>	<u>(2,157,765)</u>	<u>(862,547)</u>
Total other financing sources (uses)	<u>(439,718)</u>	<u>(671,718)</u>	<u>(1,550,879)</u>	<u>(879,161)</u>
Net change in fund balances	26	(188,474)	(40,958)	147,516
Fund balances, beginning of year	<u>5,205,919</u>	<u>5,205,919</u>	<u>5,205,919</u>	<u>-</u>
Fund balances, end of year	<u>\$ 5,205,945</u>	<u>5,017,445</u>	<u>5,164,961</u>	<u>147,516</u>

See accompanying notes to financial statements.

City of Belton, Texas
Statement of Net Position –
Proprietary Funds
September 30, 2019

	Business-type Activities - Enterprise Funds		
	Water and Sewer	Drainage	Total
Assets			
Current assets:			
Cash and cash equivalents	\$ 15,492,873	475,059	15,967,932
Receivables (net of allowance for uncollectibles)	1,178,522	54,249	1,232,771
Prepaid items	7,719	-	7,719
Total current assets	16,679,114	529,308	17,208,422
Noncurrent assets:			
Restricted cash and cash equivalents	1,895	-	1,895
Capital assets:			
Land	285,045	130	285,175
Buildings	165,406	-	165,406
Infrastructure	58,366,380	4,117,480	62,483,860
Machinery and equipment	3,123,248	290,527	3,413,775
Construction in progress	6,565,973	-	6,565,973
	68,506,052	4,408,137	72,914,189
Less accumulated depreciation	(25,671,793)	(1,088,133)	(26,759,926)
Total capital assets, net	42,834,259	3,320,004	46,154,263
Total noncurrent assets	42,836,154	3,320,004	46,156,158
Total assets	59,515,268	3,849,312	63,364,580
Deferred Outflows of Resources			
Deferred outflows of resources	250,483	26,090	276,573
Liabilities			
Current liabilities:			
Accounts and retainages payable	371,201	2,181	373,382
Accrued interest payable	89,176	1,281	90,457
Other accrued liabilities	76,801	8,079	84,880
Customer deposits payable	282,375	-	282,375
Compensated absences - current	49,553	3,153	52,706
Revenue bonds payable - current	1,004,450	17,587	1,022,037
Total current liabilities	1,873,556	32,281	1,905,837
Noncurrent liabilities:			
Compensated absences	22,936	2,239	25,175
Net pension liability	472,190	49,180	521,370
Total OPEB liability	52,571	5,488	58,059
Revenue bonds payable	17,961,946	165,825	18,127,771
Total noncurrent liabilities	18,509,643	222,732	18,732,375
Total liabilities	20,383,199	255,013	20,638,212
Deferred Inflows of Resources			
Deferred inflows of resources	41,449	4,318	45,767
Net Position			
Net investment in capital assets	30,312,271	3,136,592	33,448,863
Unrestricted	9,028,832	479,479	9,508,311
Total net position	\$ 39,341,103	3,616,071	42,957,174

See accompanying notes to financial statements.

City of Belton, Texas
Statement of Revenues, Expenses, and Changes in Net Position –
Proprietary Funds
For the Fiscal Year Ended
September 30, 2019

	Business-type Activities - Enterprise Funds		
	Water and Sewer	Drainage	Total
Operating revenues:			
Charges for sales and services:			
Water service	\$ 4,725,360	-	4,725,360
Sewer service	3,155,709	-	3,155,709
Storm drainage fees	-	492,638	492,638
Reconnect and late fees	143,921	-	143,921
Tap fees	338,419	-	338,419
Other operating revenue	103,993	-	103,993
Total operating revenues	<u>8,467,402</u>	<u>492,638</u>	<u>8,960,040</u>
Operating expenses:			
Salaries and wages	1,258,169	134,282	1,392,451
Employee benefits	466,353	56,471	522,824
Supplies	102,831	15,787	118,618
Repairs and maintenance	204,598	10,587	215,185
Water, sewage treatment, and other charges	1,915,646	65,077	1,980,723
Depreciation	2,933,697	227,742	3,161,439
Total operating expenses	<u>6,881,294</u>	<u>509,946</u>	<u>7,391,240</u>
Operating income (loss)	<u>1,586,108</u>	<u>(17,308)</u>	<u>1,568,800</u>
Nonoperating revenues (expenses):			
Insurance proceeds	5,481	-	5,481
Gain on sale of capital assets	31,144	4,863	36,007
Interest earnings	361,503	8,401	369,904
Interest expense	(518,258)	(8,270)	(526,528)
Total nonoperating revenues (expenses)	<u>(120,130)</u>	<u>4,994</u>	<u>(115,136)</u>
Income (loss) before contributions and transfers	1,465,978	(12,314)	1,453,664
Capital contributions	867,128	237,386	1,104,514
Transfers in	43,464	-	43,464
Transfers out	(557,757)	-	(557,757)
Change in net position	1,818,813	225,072	2,043,885
Total net position, beginning of year	<u>37,522,290</u>	<u>3,390,999</u>	<u>40,913,289</u>
Total net position, end of year	<u>\$ 39,341,103</u>	<u>3,616,071</u>	<u>42,957,174</u>

See accompanying notes to financial statements.

City of Belton, Texas
Statement of Cash Flows –
Proprietary Funds
For the Fiscal Year Ended
September 30, 2019

	Business-type Activities - Enterprise Funds		
	Water and Sewer	Drainage	Total
Cash flows from operating activities:			
Receipts from customers and users	\$ 8,443,545	534,300	8,977,845
Payments to suppliers	(3,097,925)	(162,069)	(3,259,994)
Payments to employees	(1,265,246)	(138,686)	(1,403,932)
Net cash provided by operating activities	<u>4,080,374</u>	<u>233,545</u>	<u>4,313,919</u>
Cash flows from noncapital financing activities:			
Transfer from other funds	43,464	-	43,464
Transfer to other funds	(557,757)	-	(557,757)
Net cash used in noncapital financing activities	<u>(514,293)</u>	<u>-</u>	<u>(514,293)</u>
Cash flows from capital and related financing activities:			
Purchases and construction of capital assets	(3,731,709)	(23,658)	(3,755,367)
Proceeds from the sale of assets	36,625	5,600	42,225
Principal paid on capital debt	(979,000)	(16,750)	(995,750)
Interest paid on capital debt	(566,992)	(8,387)	(575,379)
Net cash used in capital and related financing activities	<u>(5,241,076)</u>	<u>(43,195)</u>	<u>(5,284,271)</u>
Cash flows from investing activities:			
Interest received	361,503	8,401	369,904
Net cash provided by investing activities	<u>361,503</u>	<u>8,401</u>	<u>369,904</u>
Net increase (decrease) in cash and cash equivalents	(1,313,492)	198,751	(1,114,741)
Cash and cash equivalents, beginning of year	<u>16,808,260</u>	<u>276,308</u>	<u>17,084,568</u>
Cash and cash equivalents, end of year	\$ <u>15,494,768</u>	<u>475,059</u>	<u>15,969,827</u>
Reconciliation of operating income to net cash provided by operating activities:			
Operating income (loss)	\$ 1,586,108	(17,308)	1,568,800
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:			
Depreciation	2,933,697	227,742	3,161,439
Decrease (increase) in receivables	(23,857)	41,662	17,805
Increase in accounts and retainages payable	(575,147)	(31,639)	(606,786)
Increase in other accrued liabilities	32,335	2,970	35,305
Increase in customer deposits payable	32,855	-	32,855
Increase in compensated absences	7,077	4,404	11,481
Increase (decrease) in net pension liability and pension-related deferred outflows and inflows of resources	81,595	6,797	88,392
Increase (decrease) in total OPEB liability and OPEB-related deferred outflows of resources	5,711	(1,083)	4,628
Total adjustments	<u>2,494,266</u>	<u>250,853</u>	<u>2,745,119</u>
Net cash provided by operating activities	\$ <u>4,080,374</u>	<u>233,545</u>	<u>4,313,919</u>
Noncash capital and related financing activities:			
Contributions of capital assets	\$ <u>867,128</u>	<u>237,386</u>	<u>1,104,514</u>

See accompanying notes to financial statements.



City of Belton, Texas
Notes to Financial Statements

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City of Belton, Texas
Notes to Financial Statements
September 30, 2019

I. Summary of Significant Accounting Policies

A. Reporting Entity

The City of Belton, Texas (the “City”) was founded in 1850 and chartered in January of 1852 under provisions of the Constitution of the State of Texas. The City operates under a home rule charter which was approved by the electorate August 20, 1951, rewritten and approved May 5, 1990, and again rewritten and approved May 7, 2005. The charter provides for the Council-Manager form of government for the City. The Council is the legislative and governing body of the City and has control of all the City finances, property, functions, services, affairs and programs, subject to the terms and provisions of the City Charter. The City Manager is the chief executive and administrative officer of the City and is responsible to the Council for the proper administration of all the affairs and business of the City. As authorized by its charter, the City provides the following services: public safety (police and fire), highways and streets, sanitation and health, public improvements, planning and zoning, recreation, general administrative services, and water, sewer, and drainage utilities.

The accompanying financial statements present the government and its component units, entities for which the government is considered to be financially accountable. Blended component units, although legally separate entities are, in substance, part of the government's operations and so data from these units are combined with data of the primary government. The City did not have any blended component units. A discretely presented component unit, on the other hand, is reported in a separate column in the government-wide financial statements to emphasize it is legally separate from the government.

Discretely presented component unit - The Belton Economic Development Corporation, Inc. (the “Development Corporation”) is a governmental nonprofit corporation organized for the purpose of promoting, assisting, and enhancing economic development activities of the City of Belton, Texas. The City Council appoints a governing body that is not substantively the same as the governing body of the primary government. Budgets of the Corporation and debt to be incurred must be approved by the Council.

Financial statements for the Development Corporation may be obtained from the finance department of the City.

B. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the primary government and its component unit. Governmental activities, which normally are

City of Belton, Texas

Notes to Financial Statements
(Continued)

I. Summary of Significant Accounting Policies (continued)

B. Government-Wide and Fund Financial Statements (continued)

supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. Likewise, the primary government is reported separately from certain legally separate component units for which the primary government is financially accountable.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: (1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments,

City of Belton, Texas

Notes to Financial Statements
(Continued)

I. Summary of Significant Accounting Policies (continued)

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation
(continued)

are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt is reported as another financing source.

Property taxes, sales taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the City.

The City reports the following major governmental funds:

The *General Fund* is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The *Debt Service Fund* accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of governmental funds.

The *TIRZ Capital Projects Fund* accounts for capital projects in the City's tax increment and reinvestment zones. Financing is provided by the transfer of funds from the TIRZ special revenue fund.

The *Chisholm Trail Hike and Bike Phase 2 Fund* accounts for the TAP grant from TXDOT and associated City match for the extension of the Chisholm Trail Hike and Bike Trail.

The City reports the following major proprietary funds:

The *Water and Sewer Fund* accounts for the provision of water and sewer services to the residents of the City. All activities necessary to provide such services are accounted for in this fund including, but not limited to, administration, operations, maintenance, financing and related debt service, billing, and collection.

The *Drainage Fund* accounts for operations related to providing storm drainage service to the citizens of Belton. All activities necessary to provide such services are accounted for in this fund including, but not limited to, operations, maintenance, financing and related debt service, billing, and collection.

City of Belton, Texas

Notes to Financial Statements
(Continued)

I. Summary of Significant Accounting Policies (continued)

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation
(continued)

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments in lieu of taxes and other charges between the government's water and sewer function and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as program revenues include: (1) charges to customers or applicants for goods, services, or privileges provided, (2) operating grants and contributions, and (3) capital grants and contributions. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water and sewer enterprise fund are charges to customers for sales and services. The water and sewer fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for the enterprise fund include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

D. Budgets and Budgetary Accounting

The City's procedures in establishing the budgetary data reflected in the financial statements are as follows.

Between thirty and ninety days prior to the beginning of each fiscal year, the City Manager submits a proposed budget to the City Council. The operating budget includes proposed expenditures and the means of financing them.

Public hearings are held on the proposed budget and on the revised budget, if applicable. Prior to September 28, but no sooner than five days after the final public hearing, the budget is legally enacted through passage of an ordinance. If not accepted and formally approved by the City Council before September 28, the budget as submitted by the City Manager is automatically adopted.

City of Belton, Texas

Notes to Financial Statements
(Continued)

I. Summary of Significant Accounting Policies (continued)

D. Budgets and Budgetary Accounting (continued)

The City Manager is authorized to transfer budgeted amounts within departments within any fund and with Council authorization, between departments within any fund during the last three months of the fiscal year. Any revisions that alter the total expenditures of any fund must be approved by the City Council. Supplemental appropriations during the year were not significant.

A provision is made in the annual budget of the General Fund for a contingent appropriation not to exceed three percent of the total General Fund expenditures to be used in the case of unforeseen expenditures. This contingency is under the control of the City Manager and distributed by him. Disbursements of this appropriation are transferred to the department incurring the expenditure.

Annual budgets are legally adopted for the General Fund, the Hotel/Motel Tax Special Revenue Fund, the Debt Service Fund, the TIRZ Special Revenue Fund, the Water and Sewer Fund, and the Drainage Fund. Certain differences exist between the basis of accounting used for budgetary purposes and that used for financial reporting in accordance with generally accepted accounting principles ("GAAP"). Budgets are not prepared for capital project funds because all significant expenditures are based on fixed-bid contracts, which are controlled by management in the initial project planning stages.

Budget appropriations lapse at year-end and do not carry forward to future periods. The reported budgetary data has been revised for amendments authorized during the year. The level of control (level at which expenditures may not exceed budget) is the division level.

The City prepares its annual appropriated budgets on a budgetary basis which differs from the GAAP basis. The budget and all transactions of the General Fund are presented in accordance with the City's budgetary basis in the Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – Budgetary Basis to provide a meaningful comparison of actual results with the budget. The major difference between the budgetary basis and the GAAP basis is that revenues, expenditures and other financing sources (uses) of certain activities are not budgeted. Adjustments necessary to convert the net change in fund balance on the budgetary basis to a GAAP basis for the General Fund are provided below:

Net change in fund balance - budgetary basis	\$ (40,958)
Activities not included in the General Fund budget	<u>61,492</u>
Net change in fund balance - GAAP basis	<u><u>\$ 20,534</u></u>

City of Belton, Texas
Notes to Financial Statements
(Continued)

I. Summary of Significant Accounting Policies (continued)

E. Encumbrances

Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation, is employed as an extension of formal budgetary integration in governmental funds. Encumbrances do not constitute expenditures or liabilities because the commitments lapse at year-end and must be budgeted in the following year. At year-end, the amounts of encumbrances expected to be honored upon performance by the vendor in the next year were as follows:

General fund	\$ 148,612
Nonmajor governmental funds	1,677,437
Water and sewer fund	2,375,350
Drainage fund	<u>33,381</u>
Total primary government	<u>\$ 4,234,780</u>
Discretely present component unit	<u>\$ 341,736</u>

F. Deposits and Investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, external investment pools and deposits in the City's internal cash and investment pool.

State statutes and the City's investment policy authorize the City to invest in obligations of the United States and its agencies, certificates of deposit, and public funds investment pools.

Investments are reported at fair value. The City invests in public funds investment pools that were created to function as money market mutual funds within appropriate state laws and regulations. Each of these public funds investment pools seek to maintain a constant \$1.00 net asset value per share.

G. Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the noncurrent portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds." Any residual balances

City of Belton, Texas
Notes to Financial Statements
(Continued)

I. Summary of Significant Accounting Policies (continued)

G. Receivables and Payables (continued)

outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

All trade and property tax receivables are shown net of an allowance for uncollectibles. The property tax receivable allowance is equal to 30 percent of outstanding property taxes at September 30, 2019.

H. Inventory

The City does not maintain any significant amount of supplies. Supplies are expensed when the purchase is made.

I. Restricted Assets

Proceeds related to the Texas Community Block Development Grant program (CDBG) are classified as restricted assets on the balance sheet because their use is limited to projects approved under CDBG guidelines.

J. Capital Assets

Capital assets, which include land, buildings, improvements other than buildings, machinery and equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets, other than infrastructure assets, are defined by the City as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Infrastructure assets are defined by the City as assets with an initial, individual cost of more than \$10,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest expense that relates to the cost of acquiring or constructing fixed assets in the enterprise fund is capitalized. Interest expense incurred in connection with construction of capital assets has been reduced by interest earned on the investment of funds borrowed for construction.

City of Belton, Texas
Notes to Financial Statements
(Continued)

I. Summary of Significant Accounting Policies (continued)

J. Capital Assets (continued)

Capital assets of the primary government, as well as the component unit, are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings	40
Improvements other than buildings	4 – 50
Machinery and equipment	5 – 15
Infrastructure	10 – 25

K. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

L. Net Position Flow Assumption

Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

M. Fund Balance Flow Assumptions

Sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and

City of Belton, Texas

Notes to Financial Statements
(Continued)

I. Summary of Significant Accounting Policies (continued)

M. Fund Balance Flow Assumptions (continued)

unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

N. Pensions

For purposes of measuring the net pension asset or liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Texas Municipal Retirement System ("TMRS") and additions to/deductions from TMRS's fiduciary net position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

O. Postemployment Benefits Other than Pensions ("OPEB")

For purposes of measuring the total OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB and OPEB expense, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments are recognized when due and payable in accordance with the benefit terms. There are no investments as this is a pay-as-you-go plan.

P. Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. There is no liability for unpaid accumulated sick leave for employees other than those employed under the civil service statute, outlined in local government code chapter 143. Those employed under the rules of civil service may accumulate sick leave that is payable upon their separation from the City, up to the maximum prescribed under the statute. All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in the

City of Belton, Texas

Notes to Financial Statements
(Continued)

I. Summary of Significant Accounting Policies (continued)

P. Compensated Absences (continued)

governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

Accumulated vacation leave, which is expected to be liquidated with expendable available financial resources, is reported as a program expense and fund liability in the general fund. Amounts of accumulated vacation leave within the governmental funds that are not expected to be liquidated with expendable available financial resources are reported as a long-term liability on the statement of net position. No expenditure is reported for these amounts in the fund financial statements. Accumulated vacation leave of proprietary fund types are recorded as an expense and liability of those funds as the benefits accrue to employees.

Q. Long-Term Obligations

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed as incurred.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

R. Fund Balance

In the fund financial statements, governmental funds fund balances classified as restricted are balances with constraints placed on the use of resources by creditors, grantors, contributors, or laws or regulations of other governments. Fund balances classified as committed can only be used for specific purposes pursuant to constraints imposed by the City Council (the City's highest level of decision-making authority) by adoption of an ordinance prior to the end of the fiscal year. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken to remove or revise the limitation. Assigned fund balances are constrained by intent to be used for specific purposes but are neither restricted nor committed. Through a

City of Belton, Texas
Notes to Financial Statements
(Continued)

I. Summary of Significant Accounting Policies (continued)

R. Fund Balance (continued)

provision in the City's charter, the City Manager may assign fund balance. The City Council may also assign fund balance by ordinance. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment.

For the classification of governmental fund balances, the City considers expenditures to be made from the most restrictive first when more than one classification is available.

	General	Debt Service	TIRZ Capital Projects	Chisholm Trail Hike and Bike Phase 2	Other Funds	Totals
Nonspendable:						
Prepaid items	\$ 7,392	-	-	-	-	7,392
Restricted for:						
Court technology and security	-	-	-	-	42,595	42,595
Public safety	47,870	-	-	-	136,597	184,467
Public access facilities	335,911	-	-	-	-	335,911
Cemetery	3,262	-	-	-	-	3,262
Debt service	-	236,154	-	-	-	236,154
Capital projects	-	-	1,667,256	-	6,369	1,673,625
Economic development	-	-	-	-	590,801	590,801
Committed for:						
Economic development	-	-	-	-	43,650	43,650
Assigned for:						
Civil service sick pay and appeals	759,785	-	-	-	-	759,785
Culture and recreation	44,522	-	-	-	-	44,522
Capital projects and equipment	-	-	-	33,357	2,382,463	2,415,820
Unassigned	<u>5,077,904</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(20,364)</u>	<u>5,057,540</u>
	<u>\$ 6,276,646</u>	<u>236,154</u>	<u>1,667,256</u>	<u>33,357</u>	<u>3,182,111</u>	<u>11,395,524</u>

S. Net Position

In the government-wide and proprietary fund financial statements, net position represents the difference between assets, deferred outflows and inflows of resources, and liabilities. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvements of those assets, and adding back unspent proceeds.

Net position is reported as restricted when there are limitations imposed on its use either through the enabling legislations adopted by the City or through external restrictions imposed by creditors, grantors, laws or regulations of other governments.

City of Belton, Texas

Notes to Financial Statements (Continued)

I. Summary of Significant Accounting Policies (continued)

T. Reconciliation of Government-wide and Fund Financial Statements

The governmental fund balance sheet includes a reconciliation between *fund balance – total governmental funds* and *net position – governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains, “long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.” The details of this \$16,607,198 difference are as follows:

General obligation bonds	\$ 13,598,039
Premium on general obligation bonds	82,248
Compensated absences	1,058,482
Accrued interest payable	73,564
Net pension liability	2,684,373
Total OPEB liability	298,835
Pension-related deferred outflows of resources	(1,397,300)
Pension-related deferred inflows of resources	208,641
OPEB-related deferred outflows of resources	(26,680)
OPEB-related deferred inflows of resources	26,996
	<u>\$ 16,607,198</u>

II. Deposits and Investments

Investments of the City at September 30, 2019, consist of investments in Texas Local Government Investment Pool (“TexPool”), Texas Local Government Investment Pool Prime (“TexPool Prime”), Texas Short-Term Asset Reserve Program (“TexSTAR”), TexSTAR Local Government Investment Cooperative (“LOGIC”), and Texas Cooperative Liquid Assets Securities System (“Texas CLASS”) of \$6,555,405, \$7,175,906, \$1,025,659, \$7,175,260, and \$7,175,458, respectively.

Credit Risk: For an investment, credit risk is the risk that an investment issuer or other counterparty to an investment will not fulfill obligations. The Public Funds Investment Act (Government Code Chapter 2256) restricts the types of investments in which the City may invest. The City’s investment policy addresses credit quality by further restricting authorized investments to obligations of the United States and its agencies, and public funds investment pools rated no lower than AAA or an equivalent rating by at least one nationally recognized rating service. The City’s investments in TexPool, TexPool Prime, TexSTAR, LOGIC, and Texas CLASS are rated AAAM by Standard & Poors.

City of Belton, Texas

Notes to Financial Statements (Continued)

II. Deposits and Investments (continued)

Interest Rate Risk: Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. In accordance with its investment policy, the City will not invest in securities maturing more than two years from the date of purchase, and the composite portfolio will have a weighted average maturity of 365 days or less. The weighted average maturities of TexPool, TexPool Prime, TexSTAR, LOGIC, and Texas CLASS are 34, 32, 22, 49, and 50 days, respectively, as of September 30, 2019.

Custodial Credit Risk: The custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. City policy requires all deposits to be fully secured in accordance with state law, by either surety bonds, letters of credit of the United States or its agencies and instrumentalities, or by eligible securities held by an independent third-party custodian. For an investment, custodial credit risk is the risk that in the event of the failure of the counterparty, the City will not be able to recover the value of its investment or collateralized securities that are in the possession of an outside third party. The City's investment policy requires that the purchase of investment securities be settled on a delivery basis and that ownership of all securities be perfected in the name of the City.

The City uses the following external public funds investment pools:

TexPool and TexPool Prime: The Texas Local Government Investment Pool ("TexPool") and the Texas Local Government Investment Pool Prime ("TexPool Prime") were created by an inter-local contract under the laws of the State of Texas and are governed by the Public Funds Investment Act, Chapter 2256 of the Texas Government Code. TexPool and TexPool Prime are governed by the Comptroller of Public Accounts as public funds investments pools through the Texas Treasury Safekeeping Trust Company. The Comptroller is the sole officer, director, and shareholder of the Trust Company. The Comptroller and the Texas Treasury Safekeeping Trust Company have contracted with Federated Investors, Inc., as administrator and investment manager for the TexPool Portfolios. There are no maximum transaction amounts and withdrawals from TexPool and TexPool Prime may be made daily. TexPool and TexPool Prime use amortized cost rather than the fair value to report net position to compute share prices.

TexSTAR: The Texas Short-Term Asset Reserve Program ("TexSTAR") was organized in conformity with the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, and the Public Funds Investment Act, Chapter 2256 of the Texas Government Code. TexStar's governing body is a five-member Board of Directors consisting of representatives of three participants and one member designated by each of the co-administrators. JPMorgan Investment Management, Inc. (the investment manager) and First Southwest Company, LLC serve as co-administrators for TexSTAR. There are no maximum transaction amounts and withdrawals from TexStar may be made daily. TexSTAR uses amortized cost rather than the fair value to report net position to compute share prices.

City of Belton, Texas

Notes to Financial Statements
(Continued)

II. Deposits and Investments (continued)

LOGIC: The Local Government Investment Cooperative (“LOGIC”) was organized in conformity with the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, and operates under the Public Funds Investment Act, Chapter 2256 of the Texas Government Code. LOGIC’s governing body is a five-member Board of Directors comprised of employees, officers or elected officials of participant government entities or individuals who do not have a business relationship with LOGIC and are qualified to advise it. A maximum of two advisory board members represent the co-administrators for LOGIC. JPMorgan Investment Management, Inc. (the investment manager) and First Southwest Company, LLC serve as co-administrators. There are no maximum transaction amounts and withdrawals from LOGIC may be made daily. LOGIC uses amortized cost rather than the fair value to report net position to compute share prices.

Texas CLASS: The Texas Cooperative Liquid Assets Securities System (“Texas CLASS”) was organized in conformity with the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, and the Public Funds Investment Act, Chapter 2256 of the Texas Government Code. Texas CLASS’s governing body is a three-member Board of Trustees. Public Trust Advisors, LLC serve as the pool’s administrator and investment adviser. There are no maximum transaction amounts and withdrawals from Texas CLASS may be made daily. Texas CLASS uses amortized cost rather than the fair value to report net position to compute share prices.

A reconciliation of deposits and investments as shown on the statement of net position:

Cash on hand	\$ 40,118
Carrying amount of deposits	3,174,482
Carrying amount of investments	<u>31,896,953</u>
Total	<u>\$ 35,111,553</u>
Per the statement of net position for the City:	
Cash and cash equivalents	\$ 26,535,785
Restricted cash and cash equivalents	<u>1,895</u>
	26,537,680
Per the statement of net position for the Belton Economic Development Corporation, Inc.:	
Cash and cash equivalents	<u>8,573,873</u>
Total	<u>\$ 35,111,553</u>

City of Belton, Texas

Notes to Financial Statements (Continued)

III. Receivables

Receivables as of year-end for the City's individual major funds and nonmajor funds in the aggregate, including the applicable allowances for uncollectible accounts, are as follows:

			Enterprise Funds		Nonmajor	
	General	Debt Service	Water and Sewer	Drainage	Governmental Funds	Total
Receivables:						
Taxes	\$ 1,224,229	42,256	-	-	43,299	1,309,784
Water/sewer	-	-	1,215,025	-	-	1,215,025
Storm drainage	-	-	-	72,982	-	72,982
Ambulance	6,638,981	-	-	-	-	6,638,981
Other	337,199	-	-	-	11,595	348,794
	<u>8,200,409</u>	<u>42,256</u>	<u>1,215,025</u>	<u>72,982</u>	<u>54,894</u>	<u>9,585,566</u>
Less:						
Allowance for uncollectibles	<u>6,383,359</u>	<u>13,204</u>	<u>36,503</u>	<u>18,733</u>	<u>-</u>	<u>6,451,799</u>
	<u>\$ 1,817,050</u>	<u>29,052</u>	<u>1,178,522</u>	<u>54,249</u>	<u>54,894</u>	<u>3,133,767</u>

IV. Property Taxes

The City's property taxes are levied each October 1 on the assessed value listed as of the previous January 1 for all real and personal property located in the City. The assessed value for the tax roll of January 1, 2018, upon which the 2019 fiscal year levy was based, was \$1,119,083,343.

The tax levy of October 2018 set a tax rate of \$0.6598 per \$100 of assessed valuation at 100 percent of assumed market value. The City may levy a tax of up to \$1.90 per \$100 of assessed valuation.

Taxes were due January 31, 2019, at which time a lien attaches for unpaid taxes. Tax collections during the fiscal year ended September 30, 2019, for the fiscal year 2019 levy were 99.0 percent of the total tax levy for that year.

Legislation has been passed by the Texas Legislature, which affects the method of property assessment and tax collection in the City. This legislation, with certain exceptions, exempts intangible personal property and household goods. In addition, this legislation creates a "property tax code" and provides, among other things, for the establishment of county appraisal districts and for a state property tax board.

The appraisal of property within the City is the responsibility of the county appraisal district. The appraisal district is required under the property tax code to assess all property within the appraisal district on the basis of 100 percent of its appraised value and is prohibited from applying any assessment ratios. The value of property within the appraisal district must be reviewed at least every five years. The City may challenge appraised values established

City of Belton, Texas

Notes to Financial Statements
(Continued)

IV. Property Taxes (continued)

by the appraisal district through various appeals and, if necessary, legal action. State law provides that the City Council set tax rates on City property. State law provides that the City Council sets the ad valorem tax rates on taxable property within the City. However, if the adopted maintenance and operations tax rate (which excludes the tax rate necessary to service the debt obligations of the City) exceeds the effective maintenance and operations tax rate by more than eight percent, qualified voters of the City may petition for an election to determine whether to limit the tax rate to no more than eight percent above the effective rate.

V. Capital Assets

Capital asset activity for the year ended September 30, 2019, was as follows:

Primary Government

	Beginning Balance	Increases	Decreases	Ending Balance
<i>Governmental activities:</i>				
Capital assets, not being depreciated:				
Land	\$ 4,751,226	-	(5,700)	4,745,526
Construction in progress	357,808	1,970,191	-	2,327,999
Total capital assets not being depreciated	<u>5,109,034</u>	<u>1,970,191</u>	<u>(5,700)</u>	<u>7,073,525</u>
Capital assets, being depreciated:				
Buildings	\$ 9,817,566	7,500	-	9,825,066
Improvements other than buildings	4,037,199	197	-	4,037,396
Machinery and equipment	6,621,231	438,979	(284,923)	6,775,287
Infrastructure	40,048,891	428,047	-	40,476,938
Total capital assets, being depreciated	<u>60,524,887</u>	<u>874,723</u>	<u>(284,923)</u>	<u>61,114,687</u>
Less accumulated depreciation for:				
Buildings	(4,097,027)	(360,629)	-	(4,457,656)
Improvements other than buildings	(2,225,735)	(202,652)	-	(2,428,387)
Machinery and equipment	(4,256,295)	(560,186)	245,373	(4,571,108)
Infrastructure	(14,682,795)	(1,815,120)	-	(16,497,915)
Total accumulated depreciation	<u>(25,261,852)</u>	<u>(2,938,587)</u>	<u>245,373</u>	<u>(27,955,066)</u>
Total capital assets, being depreciated, net	<u>35,263,035</u>	<u>(2,063,864)</u>	<u>(39,550)</u>	<u>33,159,621</u>
	<u>\$ 40,372,069</u>	<u>(93,673)</u>	<u>(45,250)</u>	<u>40,233,146</u>

City of Belton, Texas

Notes to Financial Statements
(Continued)

V. Capital Assets (continued)

Primary Government (continued)

	Beginning Balance	Increases	Decreases	Ending Balance
<i>Business-type activities:</i>				
Capital assets, not being depreciated:				
Land	285,175	-		285,175
Construction in progress	7,082,795	3,225,063	(3,741,885)	6,565,973
Total capital assets not being depreciated	<u>7,367,970</u>	<u>3,225,063</u>	<u>(3,741,885)</u>	<u>6,851,148</u>
Capital assets, being depreciated:				
Buildings	116,474	48,932	-	165,406
Machinery and equipment	2,954,963	599,677	(140,865)	3,413,775
Infrastructure	57,755,765	4,728,095	-	62,483,860
Total capital assets being depreciated	<u>60,827,202</u>	<u>5,376,704</u>	<u>(140,865)</u>	<u>66,063,041</u>
Less accumulated depreciation for:				
Buildings	(29,018)	(9,544)	-	(38,562)
Machinery and equipment	(1,319,172)	(317,994)	140,127	(1,497,039)
Infrastructure	(22,390,424)	(2,833,901)	-	(25,224,325)
Total accumulated depreciation	<u>(23,738,614)</u>	<u>(3,161,439)</u>	<u>140,127</u>	<u>(26,759,926)</u>
Total capital assets, being depreciated, net	<u>37,088,588</u>	<u>2,215,265</u>	<u>(738)</u>	<u>39,303,115</u>
	<u>\$ 44,456,558</u>	<u>5,440,328</u>	<u>(3,742,623)</u>	<u>46,154,263</u>

Depreciation expense was charged to functions/programs of the City as follows:

Governmental activities:	
General government	\$ 83,274
Public safety	525,751
Highways and streets, including depreciation of general infrastructure assets	1,620,594
Planning	13,566
Culture and recreation	618,301
Solid waste	27,521
Maintenance	<u>49,580</u>
Total depreciation expense - governmental activities	<u>\$ 2,938,587</u>
Business-type activities:	
Water and sewer	\$ 2,933,697
Drainage	<u>227,742</u>
Total depreciation expense - business-type activities	<u>\$ 3,161,439</u>

City of Belton, Texas
Notes to Financial Statements
(Continued)

V. Capital Assets (continued)

Primary Government (continued)

The City has active construction projects as of September 30, 2019. At year-end, the City's construction commitments for governmental activities are as follows:

Project Title	Expended to Date	Remaining Commitment
Central Fire Station Renovation	\$ 233,827	29,744
Asphalt Hot Box	2,900	29,135
East 24th Street Extension	8,813	564,977
Radios for police department vehicles	5,594	224,036
South Belton Shared Use Path	57,182	184,149
Engineering	448,156	78,131
Chisholm Trail Hike and Bike Phase II	<u>1,571,527</u>	<u>-</u>
Total	<u>\$ 2,327,999</u>	<u>1,110,172</u>

The projects will be financed with available resources.

At September 30, 2019, the City's construction commitments for business-type activities are as follows:

Project Title	Expended to Date	Remaining Commitment
North Belton Water Tank and Tank Line Engineering	\$ 192,497	11,400
North Belton Waterline	789,441	47,633
Shady Lane	5,635	1,096,383
Shady Lane Sewer - Design	161,799	3,901
South Belton Sewer - Design	916,865	895,800
TBRSS Expansion - Preliminary Engineering	372,088	-
TBWWTP Redevelopment Phase I	4,121,214	108,787
Wash Bay	<u>6,434</u>	<u>7,530</u>
Total	<u>\$ 6,565,973</u>	<u>2,171,434</u>

The projects will be financed with available resources.

City of Belton, Texas
Notes to Financial Statements
(Continued)

V. Capital Assets (continued)

Discretely Presented Component Unit

Capital asset activity for the Development Corporation for the year ended September 30, 2019, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets, not being depreciated:				
Land	\$ 918,847	-	(15,142)	903,705
Construction in progress	393,734	57,947	-	451,681
Total capital assets not being depreciated	1,312,581	57,947	(15,142)	1,355,386
Capital assets, being depreciated:				
Buildings	1,261,523	-	-	1,261,523
Infrastructure	2,937,556	-	-	2,937,556
Total capital assets being depreciated	4,199,079	-	-	4,199,079
Less accumulated depreciation for:				
Buildings	(313,935)	(39,272)	-	(353,207)
Infrastructure	(1,878,927)	(142,462)	-	(2,021,389)
Total accumulated depreciation	(2,192,862)	(181,734)	-	(2,374,596)
Total capital assets, being depreciated, net	2,006,217	(181,734)	-	1,824,483
	<u>\$ 3,318,798</u>	<u>(123,787)</u>	<u>(15,142)</u>	<u>3,179,869</u>

At September 30, 2019, the City's construction commitments for the discretely presented component unit are as follows:

Project Title	Expended to Date	Remaining Commitment
Building 117 N. East Street	\$ 212,901	285,000
Avenue D Engineering	238,780	71,221
Total	<u>\$ 451,681</u>	<u>356,221</u>

The projects will be financed with available resources.

VI. Long-Term Debt

The City issues general obligation bonds and combination tax and revenue certificates of obligation to provide funds for the acquisition and construction of major capital facilities for both governmental and business-type activities. The amount of this debt that is reported

City of Belton, Texas
Notes to Financial Statements
(Continued)

VI. Long-Term Debt (continued)

in proprietary funds is that portion that directly relates to a given proprietary fund and that is expected to be repaid from the resources of a proprietary fund. Surplus water and sewer revenues are pledged for the combination tax and revenue certificates of obligation; however, the pledge is limited to only an amount not to exceed \$1,000.

The following is a summary of changes in long-term debt for the City for the year ended September 30, 2019:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities:					
General obligation bonds	\$ 14,702,289	-	(1,104,250)	13,598,039	1,172,963
Premium	92,303	-	(10,055)	82,248	-
Net pension liability	965,862	2,407,750	(689,239)	2,684,373	-
Total OPEB liability	306,283	28,479	(35,927)	298,835	-
Compensated absences	1,061,245	681,224	(683,987)	1,058,482	302,876
	<u>\$ 17,127,982</u>	<u>3,117,453</u>	<u>(2,523,458)</u>	<u>17,721,977</u>	<u>1,475,839</u>
Business-type activities:					
General obligation and revenue bonds	\$ 19,717,706	-	(995,750)	18,721,956	1,022,037
Premium	472,054	-	(44,202)	427,852	-
Net pension liability	184,280	467,644	(130,554)	521,370	-
Total OPEB liability	58,439	5,533	(5,913)	58,059	-
Compensated absences	66,400	64,476	(52,995)	77,881	52,706
	<u>\$ 20,498,879</u>	<u>537,653</u>	<u>(1,229,414)</u>	<u>19,807,118</u>	<u>1,074,743</u>

Pension and OPEB liabilities and compensated absences for governmental activities are generally liquidated by the General Fund.

Long-term debt of the City's governmental activities at September 30, 2019, is comprised of the following:

\$2,480,000 Series 2003 general obligation bonds due in annual installments of \$130,000 to \$200,000 through 2023; interest at 4.15%	\$ 745,000
\$4,500,000 Series 2005 general obligation bonds due in annual installments of \$140,000 to \$275,000 through 2025; interest at 3.54%	1,360,000

City of Belton, Texas
Notes to Financial Statements
(Continued)

VI. Long-Term Debt (continued)

\$1,485,000 Series 2008 combination tax and revenue certificates of obligation due in annual installments of \$59,400 to \$107,663 through 2028; interest at 4.19%	\$ 813,039
\$6,825,000 Series 2013 combination tax and revenue certificates of obligation due in annual installments of \$20,000 to \$520,000 through 2033; interest at 3.08%	5,905,000
\$1,070,000 Series 2015 combination tax and revenue certificates of obligation due in annual installments of \$45,000 to \$65,000 through 2035; interest at 2.77%	890,000
\$2,270,000 Series 2017 general obligation refunding certificates of obligation due in annual installments of \$135,000 to \$175,000 through 2027; interest at 4.13%	1,725,000
\$2,185,000 Series 2018 combination tax and revenue certificates of obligation due in annual installments of \$25,000 to \$445,000 through 2030; interest at 5.00%	<u>2,160,000</u>
	<u><u>\$ 13,598,039</u></u>

Annual debt service requirements for governmental activities to maturity are as follows:

<u>Year Ended</u> <u>September 30, 2019</u>	<u>Principal</u>	<u>Interest</u>
2020	\$ 1,172,963	419,362
2021	1,226,675	384,061
2022	1,256,675	346,757
2023	1,170,387	307,981
2024	949,100	269,667
2025-2029	5,007,239	889,065
2030-2034	2,750,000	207,488
2035	<u>65,000</u>	<u>1,950</u>
	<u><u>\$ 13,598,039</u></u>	<u><u>2,826,331</u></u>

Long-term debt of the City's business-type activities at September 30, 2019, is comprised of the following:

City of Belton, Texas
Notes to Financial Statements
(Continued)

VI. Long-Term Debt (continued)

\$4,360,449 Series 2002 combination tax and revenue certificates of obligation due in annual installments of \$260,000 to \$360,000 through 2022; interest at 4.4%	\$ 1,020,000
\$515,000 Series 2008 combination tax and revenue certificates of obligation due in annual installments of \$20,600 to \$37,337 through 2028; interest at 4.19%	281,956
\$8,595,000 Series 2015 combination tax and revenue certificates of obligation due in annual installments of \$345,000 to \$550,000 through 2035; interest at 2.77%	7,175,000
\$9,585,000 Series 2016 combination tax and revenue certificates of obligation due in annual installments of \$85,000 to \$665,000 through 2036; interest at 3.00%	9,230,000
\$1,350,000 Series 2017 general obligation refunding certificates of obligation due in annual installments of \$105,000 to \$170,000 through 2027; interest at 4.13%	<u>1,015,000</u>
	<u><u>\$ 18,721,956</u></u>

Annual debt service requirements to maturity for business-type activities are as follows:

<u>Year Ended</u> <u>September 30, 2019</u>	<u>Principal</u>	<u>Interest</u>
2020	\$ 1,022,037	542,739
2021	1,048,325	513,596
2022	1,073,325	483,249
2023	1,124,613	451,736
2024	1,150,900	422,907
2025-2029	5,987,756	1,622,951
2030-2034	5,455,000	779,700
2035-2036	<u>1,860,000</u>	<u>75,750</u>
	<u><u>\$ 18,721,956</u></u>	<u><u>4,892,628</u></u>

The City's bond indentures contain restrictions concerning the maintenance of accounting records as well as reporting the results of the City's operations to specified major bond holders. The City is in compliance with all significant requirements and restrictions.

City of Belton, Texas
Notes to Financial Statements
(Continued)

VI. Long-Term Debt (continued)

Discretely Presented Component Unit

The following is a summary of changes in long-term debt of the Development Corporation for the year ended September 30, 2019:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Net pension liability	\$ 20,932	54,465	(14,678)	60,719	-
Total OPEB liability	<u>6,638</u>	<u>645</u>	<u>(513)</u>	<u>6,770</u>	<u>-</u>
	<u>\$ 27,570</u>	<u>55,110</u>	<u>(15,191)</u>	<u>67,489</u>	<u>-</u>

VII. Interfund Transfers

Interfund transfers for 2019 are as follows:

	Transfers in				
	General	Debt Service	TIRZ Capital Projects	Other Nonmajor Governmental	Total
Transfers out:					
General	\$ -	150,500	-	1,740,265	1,890,765
Other nonmajor governmental	40,712	-	950,000	-	990,712
Water and sewer	<u>555,357</u>	<u>-</u>	<u>-</u>	<u>2,400</u>	<u>557,757</u>
	<u>\$ 596,069</u>	<u>150,500</u>	<u>950,000</u>	<u>1,742,665</u>	<u>3,439,234</u>

Transfers are used to: (1) move revenues from the fund responsible for collecting them to the fund responsible for expending them as required by statute or budget; and (2) move unrestricted revenues collected in the General Fund to finance various programs accounted for in other funds in accordance with budgetary authorizations. In addition, during 2019, the Development Corporation transferred \$43,464 to the Water and Sewer Fund.

City of Belton, Texas
Notes to Financial Statements
(Continued)

VIII. Employee Benefits

Pension Plan

Plan Description - The City participates as one of 887 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (“TMRS”). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the “TMRS Act”) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS’s defined benefit pension plan is a tax-qualified plan under Section 401(a) of the Internal Revenue Code. TMRS issues a publicly available comprehensive annual financial report (“CAFR”) that can be obtained at www.tmrs.com.

All eligible employees of the City are required to participate in TMRS.

Benefits Provided – TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee’s contributions, with interest, and the City-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven payment options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member’s deposits and interest.

Employees Covered by Benefit Terms – At the December 31, 2018 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	86
Inactive employees entitled to but not yet receiving benefits	151
Active employees	170

Contributions – The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the City matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the City. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

City of Belton, Texas
Notes to Financial Statements
(Continued)

VIII. Employee Benefits (continued)

Pension Plan (continued)

Employees for the City were required to contribute 6.00% of their annual gross earnings during the fiscal year. The contribution rates for the City were 8.06% and 7.75% in calendar years 2019 and 2018, respectively. The City's contributions to TMRS for the year ended September 30, 2019 were \$704,034 and were equal to the required contributions.

Net Pension Liability – The City's net pension liability was measured as of December 31, 2018, and the total pension liability used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

Actuarial assumptions – The total pension liability in the December 31, 2018 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	3.0% per year
Investment rate of return	6.75%, net of pension plan investment expense, including inflation

Salary increases were based on a service-related table. Mortality rates for active members, retirees, and beneficiaries were based on the gender-distinct RP2000 Combined Healthy Mortality Table with Blue Collar Adjustment, with male rates multiplied by 109% and female rates multiplied by 103%. Based on the size of the City, rates are multiplied by an additional factor of 100%. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements. For disabled annuitants, the gender-distinct RP2000 Combined Healthy Mortality Tables with Blue Collar Adjustment are used with male rates multiplied by 109% and female rates multiplied by 103% with a three-year set-forward for both males and females. In addition, a 3% minimum mortality rate is applied to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by Scale BB to account for future mortality improvements subject to the 3% floor.

The actuarial assumptions used in the December 31, 2018 valuation were developed primarily from the actuarial investigation of the experience of TMRS over the four year period from December 31, 2010 through December 31, 2014. They were adopted in 2015 and first used in the December 31, 2015 actuarial valuation. The post-retirement mortality assumption for healthy annuitants and Annuity Purchase Rate (APRs) are based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. In conjunction with these changes first used in the December 31, 2013 valuation, the System adopted the Entry Age Normal actuarial cost method and a one-time change to the amortization policy. Plan assets are managed on a total return basis with emphasis on both capital appreciation as well as the production of income, in order to satisfy the short-term and long-term funding needs of TMRS.

City of Belton, Texas
Notes to Financial Statements
(Continued)

VIII. Employee Benefits (continued)

Pension Plan (continued)

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. In determining their best estimate of a recommended investment return assumption under the various alternative asset allocation portfolios, GRS focused on the area between (1) arithmetic mean (aggressive) without an adjustment for time (conservative) and (2) the geometric mean (conservative) with an adjustment for time (aggressive). The target allocation and best estimates of real rates of return for each major asset class in fiscal year 2019 are summarized in the following table:

	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return (Arithmetic)</u>
Domestic Equity	17.5%	4.30%
International Equity	17.5%	6.10%
Core Fixed Income	10.0%	1.00%
Non-Core Fixed Income	20.0%	3.39%
Real Return	10.0%	3.78%
Real Estate	10.0%	4.44%
Absolute Return	10.0%	3.56%
Private Equity	<u>5.0%</u>	7.75%
Total	<u><u>100.0%</u></u>	

Discount Rate – The discount rate used to measure the total pension liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

City of Belton, Texas

Notes to Financial Statements
(Continued)

VIII. Employee Benefits (continued)

Pension Plan (continued)

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balance at December 31, 2017	\$ 22,583,844	21,412,770	1,171,074
Changes for the year:			
Service cost	1,052,574	-	1,052,574
Interest	1,532,001	-	1,532,001
Changes in current period benefits including substantively automatic status	115,219	-	115,219
Difference between expected and actual actual experience	(191,864)	-	(191,864)
Contributions - employer	-	642,579	(642,579)
Contributions - employee	-	424,425	(424,425)
Net investment income	-	(641,418)	641,418
Benefit payments, including refunds of employee contributions	(1,058,081)	(1,058,081)	-
Administrative expense	-	(12,396)	12,396
Other changes	-	(648)	648
Net changes	1,449,849	(645,539)	2,095,388
Balance at December 31, 2018	\$ 24,033,693	20,767,231	3,266,462

\$60,719 of the net pension liability of \$3,266,462 is the liability of the Development Corporation, the discretely presented component unit. Detailed information regarding the deferred outflows and inflows of resources related to pensions of the component unit can be found in Note IX.

Sensitivity of the Net Pension Liability to Changes in the Discount Rate – The following presents the net pension liability of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is one percentage point lower (5.75%) or one percentage point higher (7.75%) than the current rate:

	1% Decrease (5.75%)	Current Rate Assumption (6.75%)	1% Increase (7.75%)
City's net pension liability	\$ 6,846,059	3,266,462	359,607

Pension Plan Fiduciary Net Position – Detailed information about the pension plan's fiduciary net position is available in a separately-issued TMRS financial report. That report may be obtained on the internet at www.tmrs.com.

City of Belton, Texas
Notes to Financial Statements
(Continued)

VIII. Employee Benefits (continued)

**Pension Expense and Deferred Outflows of Resources
and Deferred Inflows of Resources Related to Pensions**

For the year ended September 30, 2019, the City recognized pension expense of \$1,233,415 of which \$24,926 is the expense of the Development Corporation.

At September 30, 2019, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual economic experience	\$ -	253,882
Difference between projected and actual investment earnings, net	1,105,944	-
Difference in assumption changes	42,480	-
Contributions subsequent to the measurement date	<u>551,873</u>	<u>-</u>
Total	<u>\$ 1,700,297</u>	<u>253,882</u>

The \$551,873 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for the year ending September 30, 2020. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Year Ended December 31,</u>	
2019	\$ 339,360
2020	70,565
2021	94,433
2022	<u>390,184</u>
Total	<u>\$ 894,542</u>

City of Belton, Texas

Notes to Financial Statements (Continued)

VIII. Employee Benefits (continued)

OPEB Plan

Plan Description – The City also participates in a defined benefit group-term life insurance plan administered by TMRS known as the Supplemental Death Benefits Fund (“SDBF”). The City elected, by ordinance, to provide group-term life insurance coverage to both current and retired employees. The City may terminate coverage by adopting an ordinance before November 1 of any year to be effective the following January 1. As the SDBF covers both active and retired members, with no segregation of assets, the SDBF does not meet the definition of a trust under paragraph 4 of Governmental Accounting Standards Board (“GASB”) No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions* (i.e. no assets are accumulated for OPEB). As such, the SDBF is considered to be a single-employer unfunded OPEB plan with benefit payments treated as being equal to the City’s yearly contributions for retirees.

Benefits – The death benefit for active employees provides a lump-sum payment approximately equal to the employee’s annual salary (calculated based on the employee’s actual earnings, for the 12-month period preceding the month of death. The death benefit for retirees is a fixed amount of \$7,500.

At the December 31, 2018 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	61
Inactive employees entitled to but not yet receiving benefits	19
Active employees	170

Contributions – The City contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year. The intent is not to pre-fund retiree term life insurance during employees’ entire careers.

The City’s contributions to the SDBF for the year ended September 30, 2019 were \$14,181 and were equal to the required contributions.

Total OPEB Liability – The City’s total OPEB liability was measured as of December 31, 2018 and the total was determined by an actuarial valuation as of that date.

Actuarial assumptions – The total OPEB liability in the December 31, 2018 actuarial valuation was determined using the following actuarial assumptions:

City of Belton, Texas

Notes to Financial Statements
(Continued)

VIII. Employee Benefits (continued)

Inflation	2.5% per year
Salary increases	3.5% to 10.5%, including inflation
Discount rate	3.71% (based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of December 31, 2018
Overall payroll growth	3.0% per year
Administrative expenses	All administrative expenses are paid through the TMRS Pension Trust.

Mortality rates for service retirees were based on the RP2000 Combined Mortality Table with Blue Collar Adjustment, with male rates multiplied by 109% and female rates multiplied by 103% and projected on a fully generational basis with scale BB. For disabled retirees, the RP2000 Combined Mortality Table with Blue Collar Adjustment were used with male rates multiplied by 109% and female rates multiplied by 103% with a 3-year set-forward for both males and females. The rates are projected on a fully generational basis with scale BB to account for the future mortality improvements subject to the 3% floor.

The actuarial assumptions used in the December 31, 2018 valuation were based on the results of the actuarial experience study for the period December 31, 2010 to December 31, 2014.

The changes in the total OPEB liability for the measurement period ending December 31, 2018 was as follows:

	<u>Total OPEB Liability</u>
Balance at December 31, 2017	\$ <u>371,360</u>
Changes for the year:	
Service cost	22,070
Interest on total OPEB liability	12,587
Differences between expected and actual experience	(10,688)
Changes in assumptions or other inputs	(27,421)
Benefit payments **	<u>(4,244)</u>
Net changes	<u>(7,696)</u>
Balance at December 31, 2018	\$ <u><u>363,664</u></u>

** Due to the plan being considered an unfunded OPEB plan under GASB 75, benefit payments are treated as being equal to the employer's yearly contribution for retirees.

City of Belton, Texas

Notes to Financial Statements
(Continued)

VIII. Employee Benefits (continued)

\$6,770 of the total OPEB liability of \$363,664 is the liability of the Development Corporation, the discretely presented component unit. Detailed information regarding the deferred outflows and inflows of resources related to OPEB of the component unit can be found in Note IX.

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate – The following presents the total OPEB liability of the City, calculated using the discount rate of 3.71%, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (2.71%) or once percentage point (4.71%) higher than the current rate.

	1% Decrease (2.71%)	Current Rate Assumption (3.71%)	1% Increase (4.71%)
City's total OPEB liability	\$ <u>437,981</u>	<u>363,664</u>	<u>306,431</u>

**OPEB Expense and Deferred Outflows of Resources
and Deferred Inflows of Resources Related to OPEB**

For the year ended September 30, 2019, the City recognized OPEB expense of \$30,399 of which \$814 is the expense of the Development Corporation.

At September 30, 2019, the City reported deferred outflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes in assumptions	\$ 21,880	23,639
Differences between expected and actual economic experience, net	-	9,214
Contributions subsequent to the measurement date	<u>10,587</u>	<u>-</u>
Total	\$ <u>32,467</u>	<u>32,853</u>

The \$10,587 reported as deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date will be recognized as a reduction of the total OPEB liability for the year ending September 30, 2020. Other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

City of Belton, Texas
Notes to Financial Statements
(Continued)

VIII. Employee Benefits (continued)

**OPEB Expense and Deferred Outflows of Resources
and Deferred Inflows of Resources Related to OPEB** (continued)

<u>Year Ended December 31,</u>	
2019	\$ (1,089)
2020	(1,089)
2021	(1,089)
2022	(1,089)
2023	(1,089)
Thereafter	<u>(5,528)</u>
Total	<u><u>\$ (10,973)</u></u>

IX. Deferred Outflows and Inflows of Resources

The statements of financial position and the balance sheet include the following deferred outflows/inflows of resources at September 30, 2019:

	<u>Statements of Net Position</u>			<u>Balance Sheet - Governmental Funds</u>	
	<u>Governmental Activities</u>	<u>Business-Type Activities</u>	<u>Belton Economic Development Corporation, Inc.</u>	<u>General Fund</u>	<u>Debt Service Fund</u>
Deferred outflows of resources:					
Pension - post measurement date contributions	\$ 453,528	88,086	10,259	-	-
Pension - net differences between projected and actual earnings	908,863	176,523	20,558	-	-
Pension - differences in assumption changes	34,909	6,781	790	-	-
OPEB - post measurement date contributions	8,700	1,690	197	-	-
OPEB - differences in assumption changes	<u>17,980</u>	<u>3,493</u>	<u>407</u>	<u>-</u>	<u>-</u>
	<u><u>\$ 1,423,980</u></u>	<u><u>276,573</u></u>	<u><u>32,211</u></u>	<u><u>-</u></u>	<u><u>-</u></u>
Deferred inflows of resources:					
Unavailable revenue - property taxes	\$ -	-	-	150,230	29,052
Unavailable revenue - ambulance services	-	-	-	434,008	-
Pension - net differences between expected and actual experience	208,641	40,522	4,719	-	-
OPEB - differences in assumption changes	19,425	3,774	440	-	-
OPEB - net differences between expected and actual experience	<u>7,571</u>	<u>1,471</u>	<u>172</u>	<u>-</u>	<u>-</u>
	<u><u>\$ 235,637</u></u>	<u><u>45,767</u></u>	<u><u>5,331</u></u>	<u><u>584,238</u></u>	<u><u>29,052</u></u>

City of Belton, Texas

Notes to Financial Statements
(Continued)

IX. Deferred Outflows and Inflows of Resources (continued)

Deferred Outflows of Resources. Post-measurement date contributions will be recognized as a reduction of the net pension liability and total OPEB liability in the following fiscal year. The pension-related difference between projected and actual earnings will be recognized in pension expense over five years. The changes in assumptions will be recognized in pension and OPEB expense over 4.66 and 7.25 years, respectively.

Deferred Inflows of Resources. The governmental funds, under the modified accrual basis of accounting, report unavailable revenues from property taxes and ambulance services, which is deferred and recognized as an inflow of resources in the period that the amounts become available. The difference between expected and actual experience will be recognized in pension and OPEB expense over 4.66 years and 7.25 years, respectively. The changes in assumptions will be recognized in OPEB expense over 7.25 years.

X. Risk Management

The City is a member of the Texas Municipal League's Intergovernmental Risk Pool (the "Pool"). The Pool was created for the purpose of providing coverage against risks, which are inherent in operating a political subdivision. The City pays annual premiums to the Pool for liability, property, and workers' compensation coverage. The City's agreement with the Pool provides that the Pool will be self-sustaining through member premiums and will provide through commercial companies reinsurance contracts. The Pool agrees to handle all liability, property, and workers' compensation claims and provide any defense as is necessary. The Pool makes available to the City loss control services to assist the City in following a plan of loss control that may result in reduced losses. The City agrees that it will cooperate in instituting any and all reasonable loss control recommendations made by the Pool. The City also carries commercial insurance on all other risks of loss, including employee health and accident insurance.

The City has experienced no significant reductions in coverage through the Pool over the past year. There have been no insurance settlements exceeding Pool coverage for any of the past three years.

XI. Commitments and Contingencies

Amounts received or receivable from granting agencies are subject to audit and adjustment by grantor agencies. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantors cannot be determined at this time, although the City expects such amounts, if any, to be immaterial.

The Development Corporation has entered into several economic development agreements with business that will provide financial incentives to the businesses based on specific

City of Belton, Texas

Notes to Financial Statements
(Continued)

XI. Commitments and Contingencies (continued)

capital investment, employment or other economic development measures. Commitments made under the agreements total approximately \$2.0 million.

The City has entered into a long-term agreement to purchase water from the Brazos River Authority (the “Authority”). The agreement requires the City to pay for a certain portion of the water rights, whether or not it actually withdraws the full amount of water to which it is entitled. The cost of the water may be adjusted each year based on changes in the consumer price index. Further, additional costs imposed on the Authority (by taxation or as a result of new regulations) may be passed through to the City. The agreement expires in 2042. The City's cost under the agreement for the year ended September 30, 2019, was \$34,475.

Also, the City has entered into a long-term agreement to purchase water from Bell County Water Control and Improvement District No. 1 (the “District”). The District serves six civilian resale customers (cities and water districts) and the Fort Hood Military Reservation. Under the agreement, the City pays its proportionate share of fixed capital costs (debt service) and operating costs (purchasing, producing, treating and delivering water) of the District. Consequently, the price of the water will vary over the term of the agreement. In addition to capital and operating costs, the contract with the District requires the City to pay for water rights, both for water currently being used (election use water) and for rights to future water (option water). The cost of option water is paid whether or not the City actually withdraws the full amount of water to which it is entitled. The cost of both election use and option water may be adjusted annually each year based on changes in the consumer price index. The original agreement remained in effect until all bonds of the District were repaid, which occurred in 2018. The agreement has been extended through the evaluation of plant expansion and related debt repayment. Charges for water under the agreement for the year ended September 30, 2019, were \$902,036.

Finally, the City entered into a tri-party agreement with the City of Temple, Texas (“Temple”) and the Authority, whereby the Authority operates and maintains a wastewater treatment plant for Temple and the City (currently known as the Temple Belton Regional Sewerage System). The City is charged an amount equal to a pro-rata portion of actual expenditures based on its percentage of flow through the plant. The plant is jointly owned by Temple and the City but a separate legal entity was not created. Consequently, Temple and the City each report their proportionate share of capital assets of the plant. The City's expense under the tri-party agreement for the year ended September 30, 2019, was \$423,817.

The City is involved in various claims and legal actions arising in the ordinary course of business. In the opinion of management, the ultimate outcome of these claims will not have a material adverse effect on the City's financial position.

City of Belton, Texas

Notes to Financial Statements (Continued)

XII. Related Organizations

The following entities are related organizations to which the City appoints board members but for which the City has no significant financial accountability: Central Texas Housing Consortium, Texas; Public Property Finance Corporation of Texas; and Texas Dormitory Finance Authority.

XIII. Tax Abatements

The City enters into ad valorem tax abatement agreements with businesses pursuant to its Tax Abatement Policy and Texas Tax Code Chapter 311, Texas Tax Code Chapter 312, Texas Local Government Code Chapter 380 and Section 52-a of the State Constitution of Texas. Under its policy, the City may grant ad valorem tax abatements up to 100% of a business's ad valorem tax bill for the purpose of the promotion of high quality commercial and industrial development in all parts of the City, and an ongoing improvement of the quality of life of its citizens.

For the fiscal year ended September 30, 2019, the City abated ad valorem taxes totaling \$32,511, as detailed below:

- A 100% ad valorem tax abatement on certain improvements to CMH Manufacturing, Inc. for the modernization/expansion of a new facility and the creation of 175 permanent jobs for a total of 385 permanent jobs. The fiscal year 2019 abatement amounted to \$8,471. The City may recapture the abated taxes should CMH Manufacturing, Inc. become delinquent in its payment to the City of any ad valorem taxes not abated, fall below the 175 additional permanent job threshold for an extended period of time or breach any other terms set forth in the abatement agreement.
- A 70% ad valorem tax abatement on certain equipment to Wire Rope Industries USA, Inc. for the purchase and installation of new equipment and the creation of 4 permanent jobs for a total of 22 permanent jobs. The fiscal year 2019 abatement amounted to \$15,689. The City may recapture the abated taxes should Wire Rope Industries USA, Inc. become delinquent in its payment to the City of any ad valorem taxes not abated, fall below 18 permanent jobs for an extended period of time or breach any other terms set forth in the abatement agreement.
- A 70% ad valorem tax abatement on certain improvements to BELLTEC Industries for the construction of a new facility. The fiscal year 2019 abatement amounted to \$8,351. The City may recapture the abated taxes should BELLTEC Industries become delinquent in its payment to the City of any ad valorem taxes not abated or breach any other terms set form in the abatement agreement.

City of Belton, Texas

Notes to Financial Statements
(Continued)

XIV. Authoritative Pronouncements Not Yet Effective

A summary of pronouncements issued by the Governmental Accounting Standards Board (GASB), which may impact the City but are not yet effective follows. The City has not yet determined the effects of the adoption of these pronouncements on the financial statements.

GASB Statement No. 84, *Fiduciary Activities* (issued January 2017) – the objective of this statement is to enhance consistency and comparability by (1) establishing specific criteria for identifying activities that should be reported as fiduciary activities and (2) clarifying whether and how business-type activities should report their fiduciary activities. The requirements of this statement are effective for financial statements for periods beginning after December 15, 2018.

GASB Statement No. 87, *Leases* (issued June 2017) – the objective of this statement is to increase the usefulness of governments' financial statements by requiring reporting of certain lease liabilities that currently are not reported. It will enhance comparability of financial statements among governments by requiring lessees and lessors to report leases under a single model. The statement will also require notes to financial statements related to the timing, significance, and purpose of a government's leasing arrangements. The requirements of this statement are effective for financial statements for periods beginning after December 15, 2019.

GASB Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period* (issued June 2018) – The objective of this statement is to (1) enhance the relevance and comparability of information about capital assets and the cost of borrowing for a reporting period for both governmental activities and business-type activities and (2) simplify accounting for interest cost incurred before the end of a construction period. This statement requires that interest cost incurred before the end of a construction period be recognized as an expense in the period in which the cost is incurred and as an expenditure on a basis consistent with governmental fund accounting principles. The requirements of this statement are effective for financial statements for periods beginning after December 15, 2019.

GASB Statement No. 90, *Majority Equity Interests – an Amendment of GASB Statements No. 14 and No. 61* (issued August 2018) – The objective of this statement is to clarify accounting and financial reporting requirements for a state and local government's majority equity interests in an organization that remains legally separate after acquisition. The requirements of this statement are effective for financial statements for periods beginning after December 15, 2018.

GASB Statement No. 91, *Conduit Debt Obligations* (issued May 2019) – The objective of this statement is to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. The requirements of this statement are effective for financial statements for periods beginning after December 15, 2020.

Required Supplementary Information



City of Belton, Texas
Schedule of Changes in Net Pension Liability and Related Ratios –
Employees' Pension Plan
Last Five Measurement Dates

	December 31,				
	2018	2017	2016	2015	2014
Total Pension Liability					
Service cost	\$ 1,052,574	891,715	862,169	826,770	697,959
Interest (on the Total Pension Liability)	1,532,001	1,439,110	1,361,691	1,307,310	1,245,375
Change in benefit terms including substantively automatic status	115,219				
Difference between expected and actual experience	(191,864)	(90,945)	(111,361)	(80,818)	(172,175)
Changes of assumptions	-	-	-	351,416	-
Benefit payments, including refunds of employee contributions	(1,058,081)	(1,060,641)	(900,011)	(950,060)	(951,498)
Net change in Total Pension Liability	1,449,849	1,179,239	1,212,488	1,454,618	819,661
Total Pension Liability - beginning	<u>22,583,844</u>	<u>21,404,605</u>	<u>20,192,117</u>	<u>18,737,499</u>	<u>17,917,838</u>
Total Pension Liability - ending (a)	<u>\$ 24,033,693</u>	<u>22,583,844</u>	<u>21,404,605</u>	<u>20,192,117</u>	<u>18,737,499</u>
Plan Fiduciary Net Position					
Contributions - employer	\$ 642,579	609,271	536,111	561,505	476,627
Contributions - employee	424,425	403,491	391,895	397,104	359,990
Net investment income	(641,418)	2,614,129	1,193,044	26,023	961,087
Benefit payments, including refunds of employee contributions	(1,058,081)	(1,060,641)	(900,011)	(950,060)	(951,498)
Administrative expense	(12,396)	(13,547)	(13,474)	(15,851)	(10,034)
Other	(648)	(686)	(726)	(783)	(825)
Net change in Plan Fiduciary Net Position	(645,539)	2,552,017	1,206,839	17,938	835,347
Plan Fiduciary Net Position - beginning	<u>21,412,770</u>	<u>18,860,753</u>	<u>17,653,914</u>	<u>17,635,976</u>	<u>16,800,629</u>
Plan Fiduciary Net Position - ending (b)	<u>\$ 20,767,231</u>	<u>21,412,770</u>	<u>18,860,753</u>	<u>17,653,914</u>	<u>17,635,976</u>
Net Pension Liability - ending (a) - (b)	\$ 3,266,462	1,171,074	2,543,852	2,538,203	1,101,523
Plan Fiduciary Net Position as a percentage of Total Pension Liability	86.41%	94.81%	88.12%	87.43%	94.12%
Covered payroll	\$ 8,488,498	8,069,816	7,837,901	7,942,074	7,199,806
Net Pension Liability as a percentage of covered payroll	38.48%	14.51%	32.46%	31.96%	15.30%

Note: The City adopted GASB Statement No. 68, *Accounting and Financial Reporting Reporting for Pensions*, effective October 1, 2014. Information for years prior to 2014 is not available.

City of Belton, Texas
Schedule of Contributions –
Employees' Pension Plan
Fiscal Years Ended

	September 30,				
	2015	2016	2017	2018	2019
Actuarially Determined Contributions	\$ 527,669	542,064	586,051	636,453	704,034
Contributions in relation to the actuarially determined contributions	<u>527,669</u>	<u>542,064</u>	<u>586,051</u>	<u>636,453</u>	<u>704,034</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Covered payroll	\$ 7,561,577	7,865,451	7,928,962	8,409,865	8,567,031
Contributions as a percentage of covered payroll	7.0%	6.9%	7.4%	7.6%	8.2%

City of Belton, Texas
Schedule of Contributions –
Employees’ Pension Plan
(continued)

Notes to Schedule of Contributions

Valuation Date:

Notes	Actuarially determined contribution rates are calculated as of December 31 and become effective in January, 13 months later
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Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	27 years
Asset Valuation Method	10 year smoothed market, 15% soft corridor
Inflation	2.5%
Salary Increases	3.50% to 10.5%, including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2015 valuation pursuant to an experience study of the period 2010 - 2014
Mortality	RP2000 Combined Mortality Table with Blue Collar Adjustment with males rates multiplied by 109% and female rates multiplied by 103% and projected on a fully generational basis with scale BB.
Other information	1) Decreased repeating USC from 100% to 50% 2) Increased employee contribution rate from 5% to 6% 3) Increased statutory max to 12.5% due to plan changes

City of Belton, Texas
Schedule of Changes in Total OPEB Liability and Related Ratios –
Employees’ OPEB Plan
 Last Two Measurement Dates

	December 31,	
	2018	2017
Total OPEB Liability		
Service cost	\$ 22,070	17,754
Interest (on the Total OPEB Liability)	12,587	12,161
Changes in benefit terms including TMRS plan participation	(10,688)	-
Changes in assumptions or other inputs	(27,421)	30,214
Benefit payments**	(4,244)	(3,228)
Net change in Total OPEB Liability	(7,696)	56,901
Total OPEB Liability - beginning	371,360	314,459
Total OPEB Liability - ending (a)	\$ 363,664	371,360
Covered payroll	\$ 8,488,498	8,069,816
Net OPEB Liability as a percentage of covered payroll	4.28%	4.60%

** Due to the plan being considered an unfunded OPEB plan under GASB 75, benefit payments are treated as being equal to the employer's yearly contributions for retirees.

Note: The City adopted GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*, effective October 1, 2017. Information for years prior to 2017 is not available.

City of Belton, Texas
Schedule of Contributions –
Employees' OPEB Plan
 Fiscal Years Ended

	September 30,	
	2018	2019
Actuarially Determined Contributions	\$ 15,105	14,181
Contributions in relation to the actuarially determined contributions	<u>15,105</u>	<u>14,181</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>-</u>
Covered payroll	\$ 8,409,865	8,567,031
Contributions as a percentage of covered payroll	0.2%	0.2%

City of Belton, Texas
Schedule of Contributions –
Employees’ OPEB Plan
(continued)

Notes to Schedule of Contributions

Valuation Date:

Notes Actuarially determined contribution rates are calculated as of December 31 and become effective in January, 13 months later

Methods and Assumptions Used to Determine Contribution Rates:

Inflation	2.5%
Salary Increases	3.50% to 10.50%, including inflation
Investment Rate of Return	3.71%
Retirees' share of benefit-related costs	\$0
Administrative expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No.68
Mortality rates-services retirees	RP2000 Combined Mortality Table with Blue Collar Adjustment with males rates multiplied by 109% and female rates multiplied by 103% and projected on a fully generational basis with scale BB.
Mortality rates-disabled retirees	RP2000 Combined Mortality Table with Blue Collar Adjustment with males rates multiplied by 109% and female rates multiplied by 103% with a 3 year set-forward for both males and females. The rates are projected on a fully generational basis with scale BB to account for future mortality improvements subject to the 3% floor.
Other information	There were no benefit changes during the year.

Note: The actuarial assumptions used in the December 31, 2018 valuation were based on the results of an actuarial experience study for the period December 31, 2010 to December 31, 2014.

The City adopted GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*, effective October 1, 2017. Information for years prior to 2018 is not available.

**Combining and Individual Fund
Statements and Schedules**



Nonmajor Governmental Funds

Special Revenue Funds

Special Revenue Funds are used to account for specific revenue that is legally restricted to expenditure for particular purposes.

Greathouse Public Trust Fund: This fund is used to account for resources bequeathed to the City pursuant to the will and trust agreement of Zora Lee Greathouse. Such resources and income thereon are required by the trust agreement to be spent for the purchase of life saving medical equipment for use by the City and to train City employees as paramedics in life saving techniques.

Hotel/Motel Tax Fund: This fund is used to account for the levy and utilization of the local hotel occupancy tax. State law requires that revenue from this tax be used for advertising and promotion of the City.

TIRZ Fund: This fund accounts for economic development projects in the City's tax increment and reinvestment zone. Financing is provided by certain tax revenues collected within the City's tax increment and reinvestment zone pursuant to state tax code statutes and county contributions.

Court Technology Fund: This fund is used to account for court technology fees collected in connection with citations issued by the City. State law requires that revenue from these fees be used for technological enhancements of the municipal court.

Court Security Fund: This fund is used to account for court security fees collected in connection with citations issued by the City. State law requires that revenue from these fees be used for security enhancements of the municipal court and/or the building that houses the court.

TDHCA Home Grants Fund: This fund is used to account for the City's Texas Department of Housing and Community Affairs HOME Program which provides payment assistance to qualified first-time home buyers within the City of Belton and funding for the rehabilitation and replacement of dilapidated owner-occupied housing within the City of Belton.

Special Events Fund: This fund is used to account for events hosted by the City and funded in whole or in part by hotel occupancy tax with the intent to increase overnight tourism.



Capital Projects Funds

Capital Projects Funds are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds.

General Capital Projects Fund: This fund accounts for construction of various facility and infrastructure projects which extend over several fiscal years. Financing is provided primarily by the transfer of funds from the General Fund.

General Capital Equipment Fund: This fund accounts for acquisition of various capital equipment. Financing is provided primarily by the transfer of funds from the General Fund.

Park Donation Fund: This fund accounts for construction, improvement, and equipping of the City's parks. Financing is provided by funds donated to the City for use in the Parks system and by transfers from other City funds.

Tree Mitigation Fund: This fund accounts for fees paid by developers for the removal of the City's heritage trees. Expenditures are made in accordance with the City's tree mitigation code.

Fire Department Equipment Replacement Fund: This fund accounts for the systematic replacement of fire department fleet vehicles based on vehicle age, condition and usable life. Financing is provided by the transfer of funds from the General Fund.

Police Department Vehicle Replacement Fund: This fund accounts for the systematic replacement of police department fleet vehicles based on vehicle age, condition and usable life. Financing is provided by the transfer of funds from the General Fund.

Public Works Capital Equipment Fund: This fund accounts for the systematic replacement of streets, parks, shop, building maintenance and brush fleet vehicles and equipment based on vehicle or equipment age, condition and usable life. Financing is provided by the transfer of funds from the General Fund.

Information Technology Equipment Replacement Fund: This fund accounts for the systematic replacement of technology hardware based on the usable life of the equipment. Financing is provided by the transfer of funds from the General Fund.

HVAC Replacement Fund: This fund accounts for the systematic replacement of HVAC systems based on condition and usable life. Financing is provided by the transfer of funds from the General Fund.

Major Street Maintenance Fund: This fund accounts for the repavement and improvement street projects under the City's preventative maintenance program.

City of Belton, Texas
Combining Balance Sheet
Nonmajor Governmental Funds
September 30, 2019

	Special Revenue									
	Greathouse Public Trust	Hotel/ Motel Tax	TIRZ	Court Technology	Court Security	TDHCA Home Grants	Special Events	Total	General Capital Projects	General Capital Equipment
Assets										
Cash and cash equivalents	\$ 136,597	256,710	304,842	-	42,595	41,114	1,814	783,672	892,960	693,327
Receivables	-	43,299	-	-	-	-	2,000	45,299	-	-
Total assets	\$ 136,597	300,009	304,842	-	42,595	41,114	3,814	828,971	892,960	693,327
Liabilities and Fund Balances										
Liabilities:										
Accounts and retainages payable	\$ -	12,885	-	-	-	-	1,278	14,163	123,170	4,735
Accrued liabilities	-	1,165	-	-	-	-	-	1,165	-	-
Due to other funds	-	-	-	6,965	-	-	-	6,965	-	-
Total liabilities	-	14,050	-	6,965	-	-	1,278	22,293	123,170	4,735
Fund balances:										
Restricted	136,597	285,959	304,842	-	42,595	-	-	769,993	-	-
Committed	-	-	-	-	-	41,114	2,536	43,650	-	-
Assigned	-	-	-	-	-	-	-	-	769,790	688,592
Unassigned	-	-	-	(6,965)	-	-	-	(6,965)	-	-
Total fund balances	136,597	285,959	304,842	(6,965)	42,595	41,114	2,536	806,678	769,790	688,592
Total liabilities and fund balances	\$ 136,597	300,009	304,842	-	42,595	41,114	3,814	828,971	892,960	693,327

See accompanying independent auditor's report.

City of Belton, Texas
Combining Balance Sheet
Nonmajor Governmental Funds
(continued)

Exhibit C-1

Capital Projects									Total Nonmajor Governmental Funds
Park Donation	Tree Mitigation	Fire Department Equipment Replacement	Police Department Vehicle Replacement	Public Works Capital Equipment	Information Technology Equipment Replacement	HVAC Replacement	Major Street Maintenance	Total	
6,369	48,203	341,736	-	196,892	75,485	47,305	241,069	2,543,346	3,327,018
-	-	4,770	4,825	-	-	-	-	9,595	54,894
<u>6,369</u>	<u>48,203</u>	<u>346,506</u>	<u>4,825</u>	<u>196,892</u>	<u>75,485</u>	<u>47,305</u>	<u>241,069</u>	<u>2,552,941</u>	<u>3,381,912</u>
-	-	1,000	8,392	-	-	5,731	24,648	167,676	181,839
-	-	-	-	-	-	-	-	-	1,165
-	-	-	9,832	-	-	-	-	9,832	16,797
<u>-</u>	<u>-</u>	<u>1,000</u>	<u>18,224</u>	<u>-</u>	<u>-</u>	<u>5,731</u>	<u>24,648</u>	<u>177,508</u>	<u>199,801</u>
6,369	-	-	-	-	-	-	-	6,369	776,362
-	-	-	-	-	-	-	-	-	43,650
-	48,203	345,506	-	196,892	75,485	41,574	216,421	2,382,463	2,382,463
-	-	-	(13,399)	-	-	-	-	(13,399)	(20,364)
<u>6,369</u>	<u>48,203</u>	<u>345,506</u>	<u>(13,399)</u>	<u>196,892</u>	<u>75,485</u>	<u>41,574</u>	<u>216,421</u>	<u>2,375,433</u>	<u>3,182,111</u>
<u>6,369</u>	<u>48,203</u>	<u>346,506</u>	<u>4,825</u>	<u>196,892</u>	<u>75,485</u>	<u>47,305</u>	<u>241,069</u>	<u>2,552,941</u>	<u>3,381,912</u>

City of Belton, Texas
Combining Statement of Revenues, Expenditures,
and Changes in Fund Balance
Nonmajor Governmental Funds
For the Fiscal Year Ended
September 30, 2019

	Special Revenue									
	Greathouse Public Trust	Hotel/ Motel Tax	TIRZ	Court Technology	Court Security	TDHCA Home Grants	Special Events	Total	General Capital Projects	General Capital Equipment
Revenues:										
Ad valorem taxes	\$ -	-	901,068	-	-	-	-	901,068	-	-
Hotel/motel taxes	-	189,851	-	-	-	-	-	189,851	-	-
Intergovernmental	-	-	573,994	-	-	-	-	573,994	1,320	-
Fines	-	-	-	13,585	10,178	-	-	23,763	-	-
Interest	3,022	4,920	21,122	(255)	963	432	(45)	30,159	14,496	8,143
Contributions and donations	-	-	-	-	-	-	-	-	114,250	-
Miscellaneous revenue	-	-	-	-	-	-	7,855	7,855	-	-
Total revenues	<u>3,022</u>	<u>194,771</u>	<u>1,496,184</u>	<u>13,330</u>	<u>11,141</u>	<u>432</u>	<u>7,810</u>	<u>1,726,690</u>	<u>130,066</u>	<u>8,143</u>
Expenditures:										
Current:										
General government	-	74,138	-	15,627	912	-	-	90,677	2,618	-
Public safety	-	-	-	-	-	-	-	-	38,845	60,206
Highways and streets	-	-	-	-	-	-	-	-	24,060	4,997
Planning	-	-	-	-	-	-	-	-	13,500	-
Culture and recreation	-	-	-	-	-	-	-	-	17,812	21,827
Economic development	-	-	20,000	-	-	2,400	19,232	41,632	-	-
Maintenance services	-	-	-	-	-	-	-	-	-	3,800
Debt service:										
Principal	-	-	345,000	-	-	-	-	345,000	-	-
Interest and fiscal charges	-	-	45,620	-	-	-	-	45,620	-	-
Bond issuance costs	-	-	-	-	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-	-	-	233,827	64,235
Total expenditures	<u>-</u>	<u>74,138</u>	<u>410,620</u>	<u>15,627</u>	<u>912</u>	<u>2,400</u>	<u>19,232</u>	<u>522,929</u>	<u>330,662</u>	<u>155,065</u>
Excess (deficiency) of revenues over (under) expenditures	<u>3,022</u>	<u>120,633</u>	<u>1,085,564</u>	<u>(2,297)</u>	<u>10,229</u>	<u>(1,968)</u>	<u>(11,422)</u>	<u>1,203,761</u>	<u>(200,596)</u>	<u>(146,922)</u>
Other financing sources (uses):										
Insurance proceeds	-	-	-	-	-	-	-	-	-	-
Sale of capital assets	-	-	-	-	-	-	-	-	-	-
Proceeds from debt issuance	-	-	-	-	-	-	-	-	-	-
Transfers in	-	-	-	-	-	38,000	15,000	53,000	318,692	422,149
Transfers out	-	(15,000)	(986,180)	-	(4,532)	-	-	(1,005,712)	-	(43,150)
Total other financing sources (uses)	<u>-</u>	<u>(15,000)</u>	<u>(986,180)</u>	<u>-</u>	<u>(4,532)</u>	<u>38,000</u>	<u>15,000</u>	<u>(952,712)</u>	<u>318,692</u>	<u>378,999</u>
Net change in fund balances	3,022	105,633	99,384	(2,297)	5,697	36,032	3,578	251,049	118,096	232,077
Fund balances, October 1	<u>133,575</u>	<u>180,326</u>	<u>205,458</u>	<u>(4,668)</u>	<u>36,898</u>	<u>5,082</u>	<u>(1,042)</u>	<u>555,629</u>	<u>651,694</u>	<u>456,515</u>
Fund balances, September 30	\$ <u>136,597</u>	<u>285,959</u>	<u>304,842</u>	<u>(6,965)</u>	<u>42,595</u>	<u>41,114</u>	<u>2,536</u>	<u>806,678</u>	<u>769,790</u>	<u>688,592</u>

See accompanying independent auditor's report.

City of Belton, Texas
Combining Statement of Revenues, Expenditures,
And Change in Fund Balance
Nonmajor Governmental Funds
(continued)

Capital Projects									Total Nonmajor Governmental Funds
Park Donation	Tree Mitigation	Fire Department Equipment Replacement	Police Department Vehicle Replacement	Public Works Capital Equipment	Information Technology Equipment Replacement	HVAC Replacement	Major Street Maintenance	Total	
-	-	-	-	-	-	-	-	-	901,068
-	-	-	-	-	-	-	-	-	189,851
-	-	-	-	-	-	-	-	1,320	575,314
-	-	-	-	-	-	-	-	-	23,763
186	782	7,263	507	3,952	1,015	1,177	8,320	45,841	76,000
5,000	15,606	-	-	-	-	-	-	134,856	134,856
-	-	-	-	-	-	-	-	-	7,855
<u>5,186</u>	<u>16,388</u>	<u>7,263</u>	<u>507</u>	<u>3,952</u>	<u>1,015</u>	<u>1,177</u>	<u>8,320</u>	<u>182,017</u>	<u>1,908,707</u>
-	-	-	-	-	2,771	-	-	5,389	96,066
-	-	-	-	-	44,452	-	-	143,503	143,503
-	-	-	-	-	1,148	-	498,081	528,286	528,286
-	-	-	-	-	-	-	-	13,500	13,500
6,489	6,592	-	-	-	2,783	-	-	55,503	55,503
-	-	-	-	-	-	-	-	-	41,632
-	-	-	-	-	2,232	-	-	6,032	6,032
-	-	-	-	-	-	-	-	-	345,000
-	-	-	-	-	-	-	-	-	45,620
-	-	-	-	-	-	-	-	-	-
-	-	30,980	156,303	174,613	-	5,730	-	665,688	665,688
<u>6,489</u>	<u>6,592</u>	<u>30,980</u>	<u>156,303</u>	<u>174,613</u>	<u>53,386</u>	<u>5,730</u>	<u>498,081</u>	<u>1,417,901</u>	<u>1,940,830</u>
<u>(1,303)</u>	<u>9,796</u>	<u>(23,717)</u>	<u>(155,796)</u>	<u>(170,661)</u>	<u>(52,371)</u>	<u>(4,553)</u>	<u>(489,761)</u>	<u>(1,235,884)</u>	<u>(32,123)</u>
-	-	-	35,936	-	-	-	-	35,936	35,936
-	-	4,770	10,700	30,358	1,265	-	-	47,093	47,093
-	-	-	-	-	-	-	-	-	-
-	2,400	138,682	186,548	244,201	98,293	19,720	332,130	1,762,815	1,815,815
-	-	-	-	-	-	(15,000)	-	(58,150)	(1,063,862)
-	2,400	143,452	233,184	274,559	99,558	4,720	332,130	1,787,694	834,982
(1,303)	12,196	119,735	77,388	103,898	47,187	167	(157,631)	551,810	802,859
<u>7,672</u>	<u>36,007</u>	<u>225,771</u>	<u>(90,787)</u>	<u>92,994</u>	<u>28,298</u>	<u>41,407</u>	<u>374,052</u>	<u>1,823,623</u>	<u>2,379,252</u>
<u>6,369</u>	<u>48,203</u>	<u>345,506</u>	<u>(13,399)</u>	<u>196,892</u>	<u>75,485</u>	<u>41,574</u>	<u>216,421</u>	<u>2,375,433</u>	<u>3,182,111</u>

City of Belton, Texas
Hotel/Motel Tax Fund
Schedule of Revenues, Expenditures, and Changes in
Fund Balance – Budget and Actual – Budgetary Basis
For the Fiscal Year Ended
September 30, 2019

	<u>Budgeted Amounts</u>		<u>Actual Amounts (Budgetary Basis)</u>	<u>Variance With Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Hotel/motel taxes	\$ 174,206	174,206	189,851	15,645
Interest	<u>1,327</u>	<u>1,327</u>	<u>4,920</u>	<u>3,593</u>
Total revenues	<u>175,533</u>	<u>175,533</u>	<u>194,771</u>	<u>19,238</u>
Expenditures:				
General government	<u>158,513</u>	<u>158,513</u>	<u>74,138</u>	<u>84,375</u>
Total expenditures	<u>158,513</u>	<u>158,513</u>	<u>74,138</u>	<u>84,375</u>
Excess of revenues over expenditures	<u>17,020</u>	<u>17,020</u>	<u>120,633</u>	<u>103,613</u>
Other financing sources (uses):				
Transfers out	<u>(15,000)</u>	<u>(15,000)</u>	<u>(15,000)</u>	<u>-</u>
Net change in fund balance	2,020	2,020	105,633	103,613
Fund balance, October 1	<u>180,326</u>	<u>180,326</u>	<u>180,326</u>	<u>-</u>
Fund balance, September 30	<u>\$ 182,346</u>	<u>182,346</u>	<u>285,959</u>	<u>103,613</u>

See accompanying independent auditor's report.

City of Belton, Texas
Debt Service Fund
Schedule of Revenues, Expenditures, and Changes in
Fund Balance – Budget and Actual – Budgetary Basis
For the Fiscal Year Ended
September 30, 2019

	Budgeted Amounts		Actual Amounts (Budgetary Basis)	Variance With Final Budget
	Original	Final		
Revenues:				
Taxes	\$ 922,417	922,417	934,987	12,570
Interest	10,000	10,000	17,418	7,418
Total revenues	<u>932,417</u>	<u>932,417</u>	<u>952,405</u>	<u>19,988</u>
Expenditures:				
Principal	759,250	759,250	759,250	-
Interest and fiscal charges	409,467	409,467	413,963	(4,496)
Bond issuance costs	7,700	7,700	-	7,700
Total expenditures	<u>1,176,417</u>	<u>1,176,417</u>	<u>1,173,213</u>	<u>3,204</u>
Excess of revenues over expenditures	<u>(244,000)</u>	<u>(244,000)</u>	<u>(220,808)</u>	<u>23,192</u>
Other financing sources (uses):				
Proceeds from issuance of debt	-	-	-	-
Transfers in	<u>-</u>	<u>150,500</u>	<u>150,500</u>	<u>-</u>
Net change in fund balance	(244,000)	(93,500)	(70,308)	23,192
Fund balance, October 1	<u>306,462</u>	<u>306,462</u>	<u>306,462</u>	<u>-</u>
Fund balance, September 30	<u>\$ 62,462</u>	<u>212,962</u>	<u>236,154</u>	<u>23,192</u>

See accompanying independent auditor's report.

City of Belton, Texas
TIRZ Fund
Schedule of Revenues, Expenditures, and Changes in
Fund Balance – Budget and Actual – Budgetary Basis
For the Fiscal Year Ended
September 30, 2019

	Budgeted Amounts		Actual Amounts (Budgetary Basis)	Variance With Final Budget
	Original	Final		
Revenues:				
Taxes	\$ 877,625	877,625	901,068	23,443
Intergovernmental	560,254	560,254	573,994	13,740
Interest	10,550	10,550	21,122	10,572
Total revenues	<u>1,448,429</u>	<u>1,448,429</u>	<u>1,496,184</u>	<u>47,755</u>
Expenditures:				
Current:				
Economic development	50,000	50,000	20,000	30,000
Debt service:				
Principal	345,000	345,000	345,000	-
Interest and fiscal charges	46,305	46,305	45,620	685
Total expenditures	<u>441,305</u>	<u>441,305</u>	<u>410,620</u>	<u>30,685</u>
Excess of revenues over expenditures	<u>1,007,124</u>	<u>1,007,124</u>	<u>1,085,564</u>	<u>78,440</u>
Other financing sources (uses):				
Transfers out	<u>(1,007,111)</u>	<u>(1,007,111)</u>	<u>(986,180)</u>	<u>20,931</u>
Net change in fund balance	13	13	99,384	99,371
Fund balance, October 1	<u>205,458</u>	<u>205,458</u>	<u>205,458</u>	<u>-</u>
Fund balance, September 30	<u>\$ 205,471</u>	<u>205,471</u>	<u>304,842</u>	<u>99,371</u>

See accompanying independent auditor's report.

City of Belton, Texas

Statistical Section

This part of the City of Belton's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Contents	Page
Financial Trends	90
<i>These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.</i>	
Revenue Capacity	100
<i>These schedules contain information to help the reader assess the City's most significant local revenue source, the property tax.</i>	
Debt Capacity	105
<i>These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.</i>	
Demographic and Economic Information	114
<i>These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.</i>	
Operating Information	118
<i>These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the government provides and the activities it performs.</i>	

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

City of Belton, Texas
Net Position by Component
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	2010	2011	2012	2013
Governmental activities				
Net investment in capital assets	\$ 12,714,726	14,748,004	14,506,537	14,681,745
Restricted	1,885,924	1,627,859	1,661,938	2,263,468
Unrestricted	<u>6,445,189</u>	<u>6,457,544</u>	<u>6,957,744</u>	<u>6,747,744</u>
Total governmental activities net position	<u>\$ 21,045,839</u>	<u>22,833,407</u>	<u>23,126,219</u>	<u>23,692,957</u>
Business-type activities				
Net investment in capital assets	\$ 16,942,659	16,962,666	16,439,528	17,681,536
Restricted	438,059	231,106	33,017	193,212
Unrestricted	<u>4,276,077</u>	<u>4,950,372</u>	<u>6,123,639</u>	<u>6,542,549</u>
Total business-type activities net position	<u>\$ 21,656,795</u>	<u>22,144,144</u>	<u>22,596,184</u>	<u>24,417,297</u>
Primary government				
Net investment in capital assets	\$ 29,657,385	31,710,670	30,946,065	32,363,281
Restricted	2,323,983	1,858,965	1,694,955	2,456,680
Unrestricted	<u>10,721,266</u>	<u>11,407,916</u>	<u>13,081,383</u>	<u>13,290,293</u>
Total primary government net position	<u>\$ 42,702,634</u>	<u>44,977,551</u>	<u>45,722,403</u>	<u>48,110,254</u>

Table I

Fiscal Year					
2014	2015	2016	2017	2018	2019
16,461,658	20,253,143	24,492,141	24,735,870	25,577,477	26,552,859
2,701,028	2,846,948	2,300,596	1,123,142	2,245,552	3,115,867
6,963,750	6,462,523	5,385,680	6,115,680	5,570,034	5,966,036
<u>26,126,436</u>	<u>29,562,614</u>	<u>32,178,417</u>	<u>31,974,692</u>	<u>33,393,063</u>	<u>35,634,762</u>
18,121,998	21,325,320	27,592,280	31,298,115	33,628,880	33,448,863
-	-	-	-	-	-
6,334,986	4,941,679	7,176,189	6,348,421	7,284,409	9,508,311
<u>24,456,984</u>	<u>26,266,999</u>	<u>34,768,469</u>	<u>37,646,536</u>	<u>40,913,289</u>	<u>42,957,174</u>
34,583,656	41,578,463	52,084,421	56,033,985	59,206,357	60,001,722
2,701,028	2,846,948	2,300,596	1,123,142	2,245,552	3,115,867
13,298,736	11,404,202	12,561,869	12,464,101	12,854,443	15,474,347
<u>50,583,420</u>	<u>55,829,613</u>	<u>66,946,886</u>	<u>69,621,228</u>	<u>74,306,352</u>	<u>78,591,936</u>

City of Belton, Texas
Changes in Net Position
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	2010	2011	2012	2013
Expenses				
Governmental activities:				
General government	\$ 1,155,582	1,312,897	1,384,187	1,379,902
Public safety	5,240,838	5,513,342	5,646,348	6,081,978
Highways and streets	1,709,400	1,786,877	1,878,313	1,918,580
Planning	426,329	416,266	340,545	389,280
Culture and recreation	1,610,093	1,779,825	1,940,672	1,562,517
Solid waste	872,479	1,024,826	992,345	1,023,909
Economic development	218,463	609,974	456,987	231,829
Maintenance	314,162	343,480	448,480	444,230
Interest	451,091	408,622	387,912	466,056
Total governmental activities expenses	<u>11,998,437</u>	<u>13,196,109</u>	<u>13,475,789</u>	<u>13,498,281</u>
Business-type activities:				
Water and sewer	5,266,330	5,405,274	5,586,624	5,689,098
Drainage	152,197	167,411	207,911	253,212
Total business-type activities expenses	<u>5,418,527</u>	<u>5,572,685</u>	<u>5,794,535</u>	<u>5,942,310</u>
Total primary government expenses	<u>\$ 17,416,964</u>	<u>18,768,794</u>	<u>19,270,324</u>	<u>19,440,591</u>
Program Revenues				
Governmental activities:				
Charges for services:				
Public safety	\$ 1,307,580	1,252,269	1,544,949	1,503,586
Planning	150,787	122,596	163,410	223,636
Culture and recreation	26,823	40,416	43,835	57,923
Solid waste	1,013,460	1,137,155	1,166,276	1,198,447
Operating grants and contributions	631,493	829,734	640,097	645,933
Capital grants and contributions	643,356	1,864,243	805,335	1,113,389
Total governmental activities program revenues	<u>3,773,499</u>	<u>5,246,413</u>	<u>4,363,902</u>	<u>4,742,914</u>
Business-type activities:				
Charges for services:				
Water and sewer	4,960,198	6,033,244	5,833,008	5,914,912
Drainage	342,930	350,856	349,273	360,008
Capital grants and contributions	687,091	730,798	377,895	1,242,591
Total business-type activities program revenues	<u>5,990,219</u>	<u>7,114,898</u>	<u>6,560,176</u>	<u>7,517,511</u>
Total primary government program revenues	<u>\$ 9,763,718</u>	<u>12,361,311</u>	<u>10,924,078</u>	<u>12,260,425</u>
Net (expense)/revenue				
Governmental activities	\$ (8,224,938)	(7,949,696)	(9,111,887)	(8,755,367)
Business-type activities	<u>571,692</u>	<u>1,542,213</u>	<u>765,641</u>	<u>1,575,201</u>
Total primary government net expense	<u>\$ (7,653,246)</u>	<u>(6,407,483)</u>	<u>(8,346,246)</u>	<u>(7,180,166)</u>

Table II

Fiscal Year					
2014	2015	2016	2017	2018	2019
1,542,268	1,534,183	1,689,517	1,717,750	1,708,939	1,922,535
6,274,184	6,513,269	7,542,557	7,270,358	7,583,124	7,732,691
1,979,832	2,176,849	2,092,553	3,595,036	3,048,186	2,931,121
349,526	352,821	346,111	394,218	376,194	420,375
1,700,193	1,873,363	2,174,373	2,288,188	2,231,611	2,263,114
996,945	1,039,691	1,096,528	1,149,978	1,233,457	1,375,670
461,622	180,440	209,272	456,739	20,538	254,749
400,394	398,974	432,894	499,933	551,823	620,433
552,290	540,242	524,277	530,523	500,946	444,005
14,257,254	14,609,832	16,108,082	17,902,723	17,254,818	17,964,693
5,577,444	5,912,553	6,612,667	7,587,275	7,292,722	7,399,552
312,075	280,317	438,375	467,002	583,665	518,216
5,889,519	6,192,870	7,051,042	8,054,277	7,876,387	7,917,768
20,146,773	20,802,702	23,159,124	25,957,000	25,131,205	25,882,461
1,577,432	1,744,958	1,656,931	1,724,140	1,256,344	1,284,306
205,792	188,172	221,395	331,412	249,596	265,243
71,857	76,672	83,249	84,260	100,485	118,731
1,191,335	1,207,841	1,271,762	1,330,093	1,411,823	1,567,214
646,637	747,749	1,044,637	1,031,482	935,743	1,004,165
2,283,115	3,758,025	2,783,748	1,756,063	1,960,463	2,186,550
5,976,168	7,723,417	7,061,722	6,257,450	5,914,454	6,426,209
5,550,825	6,164,279	6,898,744	7,857,459	8,506,124	8,467,402
367,956	360,021	377,991	389,231	452,795	492,638
348,298	1,764,757	8,588,839	3,296,277	2,404,750	1,104,514
6,267,079	8,289,057	15,865,574	11,542,967	11,363,669	10,064,554
12,243,247	16,012,474	22,927,296	17,800,417	17,278,123	16,490,763
(8,281,086)	(6,886,415)	(9,046,360)	(11,645,273)	(11,340,364)	(11,538,484)
377,560	2,096,187	8,814,532	3,488,690	3,487,282	2,146,786
(7,903,526)	(4,790,228)	(231,828)	(8,156,583)	(7,853,082)	(9,391,698)

(continued)

City of Belton, Texas
Changes in Net Position
Last Ten Fiscal Years
(Accrual Basis of Accounting)
(Continued)

	2010	2011	2012	2013
General Revenues and Other Changes in Net Position				
Governmental activities:				
Taxes				
Property taxes	\$ 4,655,052	4,791,388	4,954,391	5,257,077
Sales taxes	2,223,209	2,323,032	2,763,063	2,874,792
Franchise taxes	1,038,259	1,110,063	1,062,958	1,075,453
Hotel/motel taxes	151,197	154,071	151,802	162,989
Alcoholic beverage taxes	28,620	29,065	28,868	31,378
Unrestricted investment earnings	22,117	14,386	12,431	11,439
Miscellaneous	91,609	229,790	102,342	130,986
Gain on sale of capital assets	-	3,833	-	6,351
Transfers	545,900	1,081,636	328,844	(228,360)
Total governmental activities	<u>8,755,963</u>	<u>9,737,264</u>	<u>9,404,699</u>	<u>9,322,105</u>
Business-type activities:				
Unrestricted investment earnings	12,635	6,684	6,362	6,189
Miscellaneous	-	1,316	-	-
Gain (loss) on sale of capital assets	-	10,286	-	11,363
Transfers	(545,900)	(1,081,636)	(328,844)	228,360
Total business-type activities	<u>(533,265)</u>	<u>(1,063,350)</u>	<u>(322,482)</u>	<u>245,912</u>
Total primary government	<u>\$ 8,222,698</u>	<u>8,673,914</u>	<u>9,082,217</u>	<u>9,568,017</u>
Change in Net Position				
Governmental activities	\$ 531,025	1,787,568	292,812	566,738
Business-type activities	<u>38,427</u>	<u>478,863</u>	<u>443,159</u>	<u>1,821,113</u>
Total primary government	<u>\$ 569,452</u>	<u>2,266,431</u>	<u>735,971</u>	<u>2,387,851</u>

Table II
(Continued)

Fiscal Year					
2014	2015	2016	2017	2018	2019
5,581,133	5,916,916	6,355,718	6,608,619	7,014,638	7,417,023
3,069,314	3,205,411	3,155,659	3,276,982	3,510,105	3,573,712
1,183,602	1,148,273	1,171,669	1,164,334	1,248,967	1,252,492
177,932	157,454	147,230	167,691	162,032	189,851
40,579	39,204	38,434	40,811	46,951	55,115
13,715	28,003	42,668	113,232	168,241	281,580
88,762	102,773	399,537	276,195	355,287	312,387
191,869	36,937	17,821	(981,302)	-	140,266
367,659	294,516	333,427	774,986	503,778	557,757
<u>10,714,565</u>	<u>10,929,487</u>	<u>11,662,163</u>	<u>11,441,548</u>	<u>13,009,999</u>	<u>13,780,183</u>
5,118	16,624	33,343	149,443	285,490	369,904
-	-	-	-	2,637	5,481
24,668	108,079	(36,600)	14,920	43,061	36,007
<u>(367,659)</u>	<u>(294,516)</u>	<u>(309,805)</u>	<u>(774,986)</u>	<u>(503,778)</u>	<u>(514,293)</u>
<u>(337,873)</u>	<u>(169,813)</u>	<u>(313,062)</u>	<u>(610,623)</u>	<u>(172,590)</u>	<u>(102,901)</u>
<u>10,376,692</u>	<u>10,759,674</u>	<u>11,349,101</u>	<u>10,830,925</u>	<u>12,837,409</u>	<u>13,677,282</u>
2,433,479	4,043,072	2,615,803	(203,725)	1,669,635	2,241,699
<u>39,687</u>	<u>1,926,374</u>	<u>8,501,470</u>	<u>2,878,067</u>	<u>3,314,692</u>	<u>2,043,885</u>
<u>2,473,166</u>	<u>5,969,446</u>	<u>11,117,273</u>	<u>2,674,342</u>	<u>4,984,327</u>	<u>4,285,584</u>

City of Belton, Texas
Fund Balances of Governmental Funds
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)

	2010	2011	2012	2013
General fund				
Reserved	\$ 95,659	-	-	-
Unreserved, designated	591,114	-	-	-
Nonspendable prepaid expenses	-	4,925	6,102	6,112
Restricted for:				
Public access facilities	-	96,665	124,571	151,474
Public safety	-	25,636	43,355	23,560
Cemetery	-	-	3,077	3,080
Assigned to:				
Civil service sick pay and appeals	-	632,220	711,366	705,931
Other purposes	-	35,466	12,668	10,141
Unreserved/Unassigned	4,475,221	3,989,030	4,538,665	5,127,544
Total general fund	\$ 5,161,994	4,783,942	5,439,804	6,027,842
All other governmental funds				
Reserved	\$ 233,286	-	-	-
Unreserved, reported in:				
Special revenue funds	483,090	-	-	-
Capital projects funds	4,186,898	-	-	-
Restricted for:				
Debt service	-	281,757	269,913	274,764
Capital projects	-	524,116	893,851	7,830,392
Economic development	-	396,908	637,476	1,094,866
Public safety	-	99,887	157,635	75,232
Other purposes	-	14,259	23,280	31,355
Committed to:				
Capital projects	-	1,426,410	435,769	415,864
Economic development	-	5,822	24,696	24,750
Assigned to capital projects	-	1,661,041	1,644,454	784,081
Unassigned	-	(7)	(7)	-
Total all other governmental funds	\$ 4,903,274	4,410,193	4,087,067	10,531,304

Note: The City implemented GASB Statement No. 54 "Fund Balance Reporting and Governmental Fund Type Definitions" in fiscal year 2011.

Table III

Fiscal Year					
2014	2015	2016	2017	2018	2019
-	-	-	-	-	-
-	-	-	-	-	-
7,519	8,169	7,829	4,409	6,699	7,392
177,076	204,307	233,434	264,425	299,494	335,911
20,370	10,894	10,995	10,936	4,693	47,870
3,082	3,106	3,115	3,140	3,189	3,262
722,099	719,391	704,950	824,834	785,547	759,785
17,163	29,511	32,233	35,744	33,658	44,522
4,657,271	4,768,975	5,029,559	5,104,032	5,122,832	5,077,904
<u>5,604,580</u>	<u>5,744,353</u>	<u>6,022,115</u>	<u>6,247,520</u>	<u>6,256,112</u>	<u>6,276,646</u>
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
172,923	132,462	158,685	169,940	306,462	236,154
6,314,205	5,310,080	4,484,401	1,310,998	-	1,673,625
1,596,879	1,826,018	1,192,880	541,585	1,434,099	590,801
137,804	114,421	162,757	68,645	133,575	136,597
36,416	42,959	36,293	37,976	36,898	42,595
-	-	-	-	-	-
20,730	23,859	21,680	7,034	5,082	43,650
1,763,345	1,617,003	1,088,912	1,912,218	1,985,455	2,415,820
-	(1,218)	(4,830)	(584)	(96,497)	(20,364)
<u>10,042,302</u>	<u>9,065,584</u>	<u>7,140,778</u>	<u>4,047,812</u>	<u>3,805,074</u>	<u>5,118,878</u>

City of Belton, Texas
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)

	2010	2011	2012	2013
Revenues				
Taxes	\$ 8,097,197	8,415,055	8,948,717	9,406,650
Licenses and permits	150,787	122,596	163,410	223,636
Intergovernmental	615,690	1,841,492	1,347,776	1,125,196
Charges for services	2,039,346	2,222,768	2,363,864	2,409,771
Fines	265,143	314,336	362,650	369,793
Rental	9,000	9,000	9,300	9,900
Interest	22,117	14,386	12,432	11,439
Contributions and donations	571,403	544,849	97,656	122,197
Payments in lieu of taxes	5,540	4,646	5,220	6,349
Miscellaneous	94,339	176,129	73,506	107,984
Total revenues	<u>11,870,562</u>	<u>13,665,257</u>	<u>13,384,531</u>	<u>13,792,915</u>
Expenditures				
General government	1,070,111	1,172,554	1,220,853	1,286,946
Public safety	4,949,082	4,934,983	5,220,652	5,848,468
Highways and streets	874,660	896,935	943,953	986,341
Planning	390,325	409,378	330,726	355,265
Culture and recreation	989,906	1,072,806	1,071,969	1,083,562
Solid waste	861,083	1,013,119	978,348	1,009,519
Economic development	187,725	609,915	456,987	231,829
Maintenance	301,741	343,456	339,382	396,470
Debt service				
Principal	520,345	540,345	564,058	584,067
Interest and fiscal charges	454,508	412,176	391,625	378,236
Bond issuance cost	-	-	-	80,000
Capital outlay	<u>2,208,593</u>	<u>4,271,626</u>	<u>1,933,174</u>	<u>1,135,259</u>
Total expenditures	<u>12,808,079</u>	<u>15,677,293</u>	<u>13,451,727</u>	<u>13,375,962</u>
Excess of revenues over (under) expenditures	<u>(937,517)</u>	<u>(2,012,036)</u>	<u>(67,196)</u>	<u>416,953</u>
Other financing sources (uses)				
Insurance proceeds	9,553	42,821	18,332	12,331
Sale of capital assets	13,536	16,446	52,756	6,351
Transfers in	1,506,035	2,196,218	895,629	765,463
Transfers out	(960,135)	(1,114,582)	(566,785)	(993,823)
Issuance of debt	-	-	-	6,825,000
Other uses	-	-	-	-
Total other financing sources (uses)	<u>568,989</u>	<u>1,140,903</u>	<u>399,932</u>	<u>6,615,322</u>
Net change in fund balances	<u>\$ (368,528)</u>	<u>(871,133)</u>	<u>332,736</u>	<u>7,032,275</u>
Debt service as a percentage of noncapital expenditures	9.20%	8.04%	8.16%	8.62%

Table IV

Fiscal Year					
2014	2015	2016	2017	2018	2019
10,051,287	10,467,602	10,878,885	11,259,914	11,969,151	12,467,060
205,792	188,172	221,395	331,412	249,596	265,243
2,630,028	3,308,812	2,523,212	1,122,211	1,155,895	2,514,469
2,434,770	2,526,593	2,589,725	2,743,579	2,692,984	2,216,309
419,299	377,875	389,614	333,039	301,237	384,661
11,800	15,600	14,300	-	-	-
13,715	28,003	44,564	113,232	168,241	281,580
194,298	279,926	406,507	267,036	270,332	240,789
7,515	9,164	9,489	9,532	9,375	9,118
86,003	93,967	385,988	277,542	359,222	314,712
<u>16,054,507</u>	<u>17,295,714</u>	<u>17,463,679</u>	<u>16,457,497</u>	<u>17,176,033</u>	<u>18,693,941</u>
1,460,528	1,475,263	1,588,236	1,598,483	1,665,115	1,777,826
5,963,512	6,278,268	6,492,045	6,521,897	7,030,556	6,936,055
1,029,737	1,061,613	924,047	2,362,584	1,561,526	1,294,284
327,937	337,730	325,475	379,528	360,172	391,355
1,155,054	1,196,792	1,281,494	1,430,633	1,585,759	1,587,938
986,098	1,027,958	1,079,976	1,123,844	1,205,209	1,342,432
461,622	186,379	209,272	456,739	20,538	254,749
391,983	363,981	388,027	452,052	507,201	545,038
629,399	733,112	841,824	906,824	1,010,538	1,104,250
533,035	541,331	533,119	510,588	413,177	459,583
-	15,234	-	35,682	1,527	-
4,672,441	6,366,845	5,841,144	4,439,128	4,790,466	2,409,366
<u>17,611,346</u>	<u>19,584,506</u>	<u>19,504,659</u>	<u>20,217,982</u>	<u>20,151,784</u>	<u>18,102,876</u>
<u>(1,556,839)</u>	<u>(2,288,792)</u>	<u>(2,040,980)</u>	<u>(3,760,485)</u>	<u>(2,975,751)</u>	<u>591,065</u>
99,777	18,601	25,360	49,458	26,065	46,753
177,139	31,775	35,149	18,480	41,186	138,763
2,616,554	1,715,681	1,576,500	2,458,921	2,412,836	3,439,234
(2,248,895)	(1,421,165)	(1,243,073)	(1,683,935)	(1,909,058)	(2,881,477)
-	1,070,000	-	50,000	2,170,576	-
-	36,955	-	-	-	-
<u>644,575</u>	<u>1,451,847</u>	<u>393,936</u>	<u>892,924</u>	<u>2,741,605</u>	<u>743,273</u>
<u>(912,264)</u>	<u>(836,945)</u>	<u>(1,647,044)</u>	<u>(2,867,561)</u>	<u>(234,146)</u>	<u>1,334,338</u>
8.99%	9.76%	10.06%	8.98%	9.27%	9.96%

Table V

City of Belton, Texas
General Governmental Tax Revenues By Source
 Last Ten Fiscal Years
 (Modified Accrual Basis of Accounting)

<u>Fiscal Year</u>	<u>Property Tax (1)</u>	<u>Sales Tax</u>	<u>Franchise Tax</u>	<u>Hotel/Motel Occupancy Tax</u>	<u>Alcoholic Beverage Tax</u>	<u>Total</u>
2010	\$ 4,655,912	2,223,209	1,038,259	151,197	28,620	8,097,197
2011	4,798,824	2,323,032	1,110,063	154,071	29,065	8,415,055
2012	4,942,026	2,763,063	1,062,958	151,802	28,868	8,948,717
2013	5,262,038	2,874,792	1,075,453	162,989	31,378	9,406,650
2014	5,579,766	3,069,314	1,183,601	177,932	40,579	10,051,193
2015	5,917,260	3,205,411	1,148,273	157,454	39,204	10,467,602
2016	6,365,893	3,155,659	1,171,669	147,230	38,434	10,878,885
2017	6,610,096	3,276,982	1,164,334	167,691	40,811	11,259,914
2018	7,001,096	3,510,105	1,248,967	162,032	46,951	11,969,151
2019	7,395,890	3,573,712	1,252,492	189,851	55,115	12,467,060

(1) Includes penalty and interest on delinquent taxes

Table VI

City of Belton, Texas
Assessed Value and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years

<u>Fiscal Year</u>	<u>Real Property</u>	<u>Personal Property</u>	<u>Less: Tax Exempt Real Property</u>	<u>Total Taxable Assessed Value (1)</u>	<u>Total Direct Tax Rate</u>	<u>Estimated Actual Value</u>	<u>Assessed Value as a Percentage of Actual Value</u>
2010	\$ 856,135,785	113,872,404	247,294,087	722,714,102	0.6550	970,008,189	74.51
2011	889,165,112	111,080,240	256,163,778	744,081,574	0.6550	1,000,245,352	74.39
2012	939,902,073	116,782,078	290,281,154	766,402,997	0.6540	1,056,684,151	72.53
2013	994,174,474	118,978,673	319,861,069	793,292,078	0.6598	1,113,153,147	71.27
2014	1,049,244,023	126,395,393	339,741,389	835,898,027	0.6598	1,175,639,416	71.10
2015	1,121,372,112	135,697,284	365,720,828	891,348,568	0.6598	1,257,069,396	70.91
2016	1,194,906,878	140,316,184	389,625,934	945,597,128	0.6598	1,335,223,062	70.82
2017	1,248,553,794	155,840,630	406,696,183	997,698,241	0.6598	1,404,394,424	71.04
2018	1,321,908,127	155,385,438	415,368,611	1,061,924,954	0.6598	1,477,293,565	71.88
2019	1,400,751,130	151,104,575	432,772,362	1,119,083,343	0.6598	1,551,855,705	72.11

Source: Bell County Appraisal District

(1) To derive taxable value, deductions from estimated actual value are made for caps on homestead increases, abatements, total exempt property, exemptions for agricultural use, ownership by individuals over 65, and disabled veterans.

City of Belton, Texas
Property Tax Rates and Tax Levies
Direct and Overlapping Governments (1)
Last Ten Fiscal Years

	City of Belton			Overlapping Rates				Total Direct and Overlapping Rates
Fiscal Year	Operating Rate	Debt Service Rate	Total Rate	Bell County	Belton I.S.D.	Clear Water Underground Water Cons. District	Bell County WCID #6	
TAX RATES (Per \$100 assessed value)								
2010	0.5360	0.1190	0.6550	0.4054	1.4110	0.0040	-	2.4754
2011	0.5397	0.1153	0.6550	0.4119	1.4210	0.0040	-	2.4919
2012	0.5405	0.1135	0.6540	0.4395	1.4060	0.0040	-	2.5035
2013	0.5488	0.1110	0.6598	0.4511	1.5210	0.0040	-	2.6359
2014	0.5488	0.1110	0.6598	0.4511	1.4500	0.0040	-	2.5649
2015	0.5425	0.1173	0.6598	0.4511	1.4400	0.0040	-	2.5549
2016	0.5332	0.1266	0.6598	0.4511	1.4400	0.0040	-	2.5549
2017	0.5393	0.1205	0.6598	0.4511	1.4400	0.0039	0.0300	2.5848
2018	0.5545	0.1053	0.6598	0.4511	1.6030	0.0038	0.0300	2.7477
2019	0.5650	0.0948	0.6598	0.4511	1.6030	0.0038	0.0300	2.7477

Source: Bell County Appraisal District

(1) Overlapping rates and levies are those of local and county governments that apply to property owners within the City of Belton. Not all overlapping rates and levies apply to all City of Belton property owners (e.g., the rates for special districts apply only to the proportion of the city's property owners whose property is located within the geographic boundaries of the special district).

Table VIII

City of Belton, Texas
Principal Property Taxpayers
Current Year and Nine Years Ago

Taxpayer	2019			2010		
	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value
Turtle Creek Investments	\$ 17,920,685	1	1.60 %	\$ 12,992,057	3	1.80 %
Oncor Electric Delivery	15,836,752	2	1.42	9,951,215	4	1.38
Bekaert Corporation / Wire Rope Ind.	12,677,687	3	1.13	-		
Legacy Landing Group	12,118,600	4	1.08	-		
CMH Manufacturing	12,005,690	5	1.07	-		
Wal-Mart	11,600,921	6	1.04	14,822,941	1	2.05
HEB Grocery Company	11,106,414	7	0.99	3,670,192	10	0.51
Stratasys Direct Manufacturing	10,733,785	8	0.96	-		
River Springs at Barge Ranch, LP	10,187,337	9	0.91	-		
Chappell Hill Equity III	10,097,862	10	0.90	5,906,656	5	0.82
Fleetwood Homes of Texas	-		-	13,476,840	2	1.86
JSJ Seating Corporation	-		-	4,548,684	6	0.63
Tarco of Texas	-		-	4,027,230	7	0.56
Custom Printing II Ltd.	-		-	3,842,310	8	0.53
Southwestern Bell Telephone Co.	-		-	3,792,728	9	0.52
Totals	\$ <u>124,285,733</u>		<u>11.11 %</u>	\$ <u>77,030,853</u>		<u>10.66 %</u>

Source: Bell County Appraisal District

City of Belton, Texas
Property Tax Levies and Collections
 Last Ten Fiscal Years

Fiscal Year	Total Tax Levy for Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2010	4,733,777	4,629,436	97.80	74,658	4,704,094	99.37
2011	4,873,734	4,755,548	97.58	71,349	4,826,897	99.04
2012	5,012,276	4,915,146	98.06	70,541	4,985,687	99.47
2013	5,234,142	5,124,859	97.91	84,477	5,209,336	99.53
2014	5,508,036	5,426,284	98.52	63,223	5,489,507	99.66
2015	5,904,297	5,780,783	97.91	69,325	5,850,108	99.08
2016	6,239,069	6,213,465	99.59	47,914	6,261,379	100.36
2017	6,582,814	6,493,885	98.65	44,635	6,538,520	99.33
2018	7,007,073	6,881,333	98.21	36,773	6,918,106	98.73
2019	7,383,713	7,282,464	98.63	-	7,282,464	98.63

Source: Finance Department, City of Belton, Texas

Table X

City of Belton, Texas
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

Fiscal Year	Governmental Activities				Business-Type Activities					Total Primary Government	Percentage of Personal Income (1)	Per Capita (1)
	General Obligation Bonds Par	Bonds Premium	Certificates of Obligation Par	Certificates of Obligation Premium	General Obligation Bonds Par	Bonds Premium	Certificates of Obligation Par	Certificates of Obligation Premium	Capital Leases			
2010	5,355,000	-	5,027,458	-	1,725,450	-	5,342,542	-	74,499	17,524,949	4.61	841
2011	5,050,000	-	4,792,113	-	1,476,650	-	5,107,887	-	37,854	16,464,504	4.25	790
2012	4,706,630	-	4,571,425	-	1,219,000	-	4,861,945	-	-	15,359,000	3.88	737
2013	4,415,000	-	11,103,988	-	956,350	-	4,606,012	-	-	21,081,350	4.84	1,011
2014	4,060,000	-	10,829,588	-	682,800	-	4,315,409	-	-	19,887,797	4.88	954
2015	3,695,000	-	11,531,476	36,955	406,300	-	12,603,518	296,853	-	28,570,102	6.68	1,370
2016	3,220,000	-	11,064,651	33,297	126,850	-	11,945,343	267,819	-	26,657,960	6.26	1,152
2017	2,930,000	-	10,597,826	30,429	1,350,000	-	19,324,168	517,240	-	34,749,663	6.91	1,502
2018	2,525,000	-	12,177,289	92,303	1,180,000	-	18,537,706	472,054	-	34,984,352	6.92	1,461
2019	2,105,000	-	11,493,039	82,248	1,105,000	-	17,616,956	427,852	-	32,830,095	5.82	1,312

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(1) See the Schedule of Demographic and Economic Statistics for personal income and population data.

City of Belton, Texas
Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years

Fiscal Year	General Obligation Bonds	Certificates of Obligation	Total	Less: Amounts Available in Debt Service Fund	Total	Percentage of Taxable Value (1) of Property	Per Capita (2)
2010	5,355,000	5,027,458	10,382,458	233,286	10,149,172	1.48	557
2011	5,050,000	4,792,113	9,842,113	281,757	9,560,356	1.28	514
2012	4,706,630	4,571,425	9,278,055	269,913	9,008,142	1.18	475
2013	4,415,000	11,103,988	15,518,988	274,764	15,244,224	1.92	789
2014	4,060,000	10,829,588	14,889,588	172,667	14,716,921	1.76	743
2015	3,695,000	11,568,431	15,263,431	132,462	15,130,969	1.70	737
2016	3,320,000	11,098,038	14,418,038	152,425	14,265,613	1.51	672
2017	2,930,000	10,597,827	13,527,827	169,940	13,357,887	1.34	615
2018	2,525,000	12,269,592	14,794,592	306,462	14,488,130	1.36	656
2019	2,105,000	11,575,287	13,680,287	236,154	13,444,133	1.20	597

Note: Details regarding the city's outstanding debt can be found in the notes to the financial statements.

(1) See the Schedule of Assessed Value and Estimated Actual Value of Taxable Property for property value data.

(2) Population data can be found in the Schedule of Demographic and Economic Statistics.

(3) Debt that is fully supported by revenue derived from service fees, such as water and sewer charges, are excluded from this table. Data pertaining to business-type debt can be found in Table X.

Table XII

City of Belton, Texas
Direct and Overlapping Governmental Activities Debt
General Obligation Bonds
September 30, 2019

<u>Governmental Unit</u>	<u>Debt Outstanding</u>	<u>Estimated Percentage Applicable (2)</u>	<u>Estimated Share of Overlapping Debt</u>
Direct:			
City of Belton	\$ <u>13,680,287</u> (1)	100.00 %	\$ <u>13,680,287</u>
Total direct	<u>13,680,287</u>		<u>13,680,287</u>
Overlapping:			
Belton Economic Development Corp.	-	100.00	-
Belton Independent School District	241,814,996	35.46	85,747,598
Bell County	<u>118,205,000</u>	6.02	<u>7,115,941</u>
Total overlapping	<u>360,019,996</u>		<u>92,863,539</u>
Total direct and overlapping debt	\$ <u><u>373,700,283</u></u>		\$ <u><u>106,543,826</u></u>

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of Belton. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

(1) Excluded from the debt outstanding is \$19,149,808 of enterprise fund bonds, which are paid from enterprise revenues and backed by the full faith and credit of the City

(2) The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of each government's taxable assessed value that is within the City's boundaries and dividing it by that government's total taxable assessed value.

City of Belton, Texas
Computation of Maximum Debt Margin
September 30, 2019

The City of Belton has no legal debt limit established by its charter or ordinances. Article XI, Section 5, of the Texas Constitution is applicable to the City and limits the maximum ad valorem tax rate to \$2.50 per \$100 Assessed Valuation (for all City purposes). The City operates under a Home Rule Charter that limits its tax rate to \$1.90 per \$100 Assessed Valuation for all City purposes. Administratively, the Attorney General of the State of Texas will permit allocation of \$1.50 of the maximum tax rate for general obligation debt service.

Assessed value, fiscal year 2019 tax roll	\$ 1,119,083,343
Limit on amount designated for debt service	<u>1.50%</u>
Legal debt limit	\$ <u>16,786,250</u>
Actual amount expended for general obligation debt service during the year ended September 30, 2019	\$ <u>1,173,213</u>

Table XIV

City of Belton, Texas
Pledged Revenue Coverage
Water and Sewer, and Drainage Bonds
Last Ten Fiscal Years

Fiscal Year	Gross Operating Revenue	Less: Operating Expenses	Net Available Revenue	Debt Service			
				Principal	Interest	Total	Coverage
2010	5,315,763	3,411,263	1,904,500	507,203	288,286	795,489	2.39
2011	6,390,784	3,557,957	2,832,827	520,100	275,263	795,363	3.56
2012	6,188,643	3,747,788	2,440,855	503,592	254,718	758,310	3.22
2013	6,281,109	3,868,827	2,412,282	518,583	237,980	756,563	3.19
2014	5,923,899	3,960,108	1,963,791	564,150	220,573	784,723	2.50
2015	6,540,924	4,129,183	2,411,741	583,388	254,731	838,119	2.88
2016	7,310,078	4,369,003	2,941,075	937,625	403,991	1,341,616	2.19
2017	8,396,133	4,563,938	3,832,195	1,000,025	553,246	1,553,271	2.47
2018	8,958,919	4,340,736	4,618,183	959,462	602,937	1,562,399	2.96
2019	8,960,040	4,229,801	4,730,239	995,750	575,379	1,571,129	3.01

Source: Finance Department, City of Belton, Texas

Note: Details regarding the government's outstanding debt can be found in the notes to the financial statements. Operating expenses do not include amortization or depreciation.

City of Belton, Texas
Water and Sewer System Condensed Statement of Operations
Last Ten Fiscal Years

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
Operating and Nonoperating Revenue:				
Water and Sewer System	\$ 4,928,573	6,000,318	5,795,849	5,877,848
Miscellaneous	31,625	32,926	37,159	37,064
Interest	<u>11,452</u>	<u>6,212</u>	<u>5,995</u>	<u>5,747</u>
Total	<u>\$ 4,971,650</u>	<u>6,039,456</u>	<u>5,839,003</u>	<u>5,920,659</u>
Operating Expense:				
Water and Sewer System (1)	<u>\$ 3,326,903</u>	<u>3,460,787</u>	<u>3,621,282</u>	<u>3,709,426</u>

(1) Excludes depreciation expense

Table XV

Fiscal Year					
<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
5,509,407	6,091,702	6,835,792	7,783,829	8,428,213	8,363,409
41,418	72,577	62,952	73,630	77,911	103,993
<u>4,522</u>	<u>15,458</u>	<u>31,245</u>	<u>145,006</u>	<u>280,776</u>	<u>361,503</u>
<u><u>5,555,347</u></u>	<u><u>6,179,737</u></u>	<u><u>6,929,989</u></u>	<u><u>8,002,465</u></u>	<u><u>8,786,900</u></u>	<u><u>8,828,905</u></u>
<u><u>3,752,620</u></u>	<u><u>3,982,815</u></u>	<u><u>4,081,368</u></u>	<u><u>4,270,249</u></u>	<u><u>3,978,863</u></u>	<u><u>3,947,597</u></u>

City of Belton, Texas
Top Ten Water Customers
Current Year and Nine Years Ago

Customer	Customer Type
University of Mary Hardin Baylor	Higher Education
Bell County	County Government
Belton ISD	Public Education
Turtle Creek Village	Multi-Family Housing
Belle Oaks Apartments	Multi-Family Housing
Legacy Landing	Multi-Family Housing
Belton Housing Authority	Multi-Family Housing
Riversprings at Barge Ranch	Multi-Family Housing
Colonial Crossing Apartments	Multi-Family Housing
Montrose II Apartments	Multi-Family Housing
Bell County Expo Center	Exposition Center
Walmart Stores	Retail Store
College View Apartments	Multi-Family Housing
Totals	

Source: Finance Department, City of Belton, Texas

Table XVI

2019			2010		
Annual Sales	Rank	Percentage of Total Sales	Annual Sales	Rank	Percentage of Total Sales
\$ 686,520	1	14.53 %	\$ 184,136	1	6.22 %
391,758	2	8.29	88,334	2	2.99
215,323	3	4.56	84,447	3	2.85
176,516	4	3.74	75,432	4	2.55
118,890	5	2.52	48,594	5	1.64
94,552	6	2.00	-	-	-
90,153	7	1.91	37,728	7	1.27
86,514	8	1.83	-	-	-
74,734	9	1.58	-	-	-
56,946	10	1.21	27,412	8	0.93
-		-	25,018	9	0.85
-		-	18,537	10	0.63
-		-	39,983	6	1.35
<u>\$ 1,991,906</u>		<u>42.17 %</u>	<u>\$ 629,621</u>		<u>21.28 %</u>

Table XVII

City of Belton, Texas
Demographic and Economic Statistics
 Last Ten Fiscal Years

<u>Fiscal Year</u>	<u>Population</u>	<u>Personal Income**</u>	<u>Per Capita Income</u>	<u>Median Age #</u>	<u>School Enrollment *</u>	<u>Unemployment Rate **</u>	
2010	18,216 #	379,748,952	20,847 #	29	9,278	7.3	**
2011	18,600 @	387,754,200	20,847 #	29	9,500	8.0	**
2012	18,981 @	395,696,907	20,847 #	29	9,560	6.8	**
2013	19,314 @	402,638,958	20,847 #	29	9,932	7.0	**
2014	19,809 @	412,958,223	20,847 #	29	10,343	6.0	**
2015	20,517 @	427,717,899	20,847 #	29	10,845	4.8	**
2016	21,214 @	490,913,174	23,141 #	29	10,854	4.8	^
2017	21,721 @	502,645,661	23,141 #	36	11,530	4.3	^
2018	22,078 @	528,591,476	23,942 #	28	11,876	4.0	^
2018	22,532 @	563,998,492	25,031 #	28	12,187	3.6	**

Data Sources:

* Belton Independent School District

** Texas Workforce Commission

@ City of Belton

U.S. Census Bureau

^ Bureau of Labor Statistics

Table XVIII

City of Belton, Texas
Principal Employers
Current Year and Nine Years Ago

	<u>2019</u>		<u>2010</u>	
<u>Employer</u>	<u>Employees</u>	<u>Rank</u>	<u>Employees</u>	<u>Rank</u>
Belton Independent School District	2,081	1	1,342	1
Bell County	1,161	2	1,074	2
University of Mary Hardin Baylor	671	3	377	4
TruMH (a Clayton Homes Co)	460	4	282	5
HEB Grocery	359	5	115	12
CGI	268	6	-	
Wolff Construction	253	7	-	
Wal-Mart	246	8	400	3
Cedar Crest Hospital & Clinic	245	9	150	9
United Parcel Service	212	10	120	11
Custom Printing	-		225	6
Belco Manufacturing	-		160	7
City of Belton	-		150	8
Central Texas Council of Governments	-		125	10
Total	<u>5,956</u>		<u>4,520</u>	

Source: Belton Economic Development Corporation.



Table XIX

City of Belton, Texas
Full-Time Equivalent City Government Employees by Function
 Last Ten Fiscal Years

Function	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
General government	14	15	16	18	18	19	16	15	15	15
Public safety:										
Police:										
Officers	29	29	30	32	32	35	35	35	35	36
Civilians	9	9	10	10	10	11	11	12	13	12
Fire:										
Firefighters and officers	32	32	32	32	32	33	33	33	33	33
Civilians	1	1	1	1	1	1	2	2	2	2
Highways and streets	10	9	9	9	9	9	9	8	8	8
Planning	6	6	4	4.5	4.5	4.5	4.5	6.5	6.5	6.5
Culture and recreation	16	17	17	17	17	17	18	19	19	19
Solid waste	1	1	1	1	1	1	1	1	1	1
Maintenance	7	7	7	8	8	8	7	9	9	9
Water and sewer	20	21	21	21	22	22	24	23	25	25
Economic development	3	3	2	2	2	2	2.5	2.5	2.5	2.5
Drainage	2	2	2	2	2	2	3	3	3	3
Total	<u>150</u>	<u>152</u>	<u>152</u>	<u>158</u>	<u>158.5</u>	<u>164.5</u>	<u>166.0</u>	<u>168.5</u>	<u>171.5</u>	<u>171.5</u>

Source: Finance Department, City of Belton, Texas

City of Belton, Texas
Operating Indicators by Function
Last Ten Fiscal Years

Function	2010	2011	2012	2013
Police:				
Citations issued	4,050	3,019	3,248	2,930
Alarms responded to	1,100	1,222	1,202	1,100
Disturbance calls	1,150	692	692	720
Inspections *	-	-	-	-
Compliance *	-	-	-	-
Citations issued *	-	-	-	-
Fire:				
Fires	101	162	66	113
Inspections	505	271	355	143
Investigations	20	31	53	27
Highways and streets:				
Signs erected	900	910	304	492
Planning:				
Permits issued	1,438	1,532	1,297	806
Inspections	1,668	2,205	2,200	2,372
Abatement of junk vehicle	356	211	-	-
Abatement of weedy lots	2,129	1,164	-	-
Dilapidated structures	16	4	-	-
Culture and recreation:				
Library circulation	49,242	58,415	61,670	65,072
Maintenance:				
Work orders completed	1,150	1,854	1,367	1,398
Water:				
New connections	106	93	166	94
Water main breaks	26	22	31	27
Average daily water consumption (millions of gallons)	2.00	2.66	3.06	2.93
Sewer:				
Average daily sewage treatment (millions of gallons)	1.46	1.18	1.31	1.32

Sources: Various city departments.

Note: Indicators are not available for the general government, refuse collection, and economic development functions.

* Beginning in fiscal year 2018, Code Enforcement began a new compliance-encouraged approach to addressing properties in violation. Therefore, the appropriate metrics have been adjusted and data prior to fiscal year 2018 is not available.

Table XX

<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
3,400	3,500	3,410	2,510	2,675	3,150
1,350	1,050	1,300	1,101	925	1,100
800	825	685	699	500	610
-	-	-	-	1,831	2,012
-	-	-	-	2,012	2,012
-	-	-	-	3	10
123	130	67	127	81	99
165	175	200	249	235	99
43	50	45	13	21	35
460	496	580	254	275	400
1,725	1,210	1,360	2,518	2,541	2,489
3,760	2,290	2,640	4,842	4,837	4,982
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
86,624	88,694	83,869	84,607	90,076	87,023
2,758	1,476	2,406	2,803	2,658	1,469
175	150	204	270	335	385
35	15	17	10	18	15
3.09	2.78	2.91	3.06	3.09	2.69
1.53	1.77	1.86	1.53	1.27	1.73

City of Belton, Texas
Capital Asset Statistics by Function
Last Ten Fiscal Years

Function	2010	2011	2012	2013
Public safety:				
Police:				
Stations	1	1	1	1
Substations	1	1	1	1
Patrol units	12	14	14	14
Fire stations	2	2	2	2
Highways and streets:				
Streets (miles)	119	119	121	122
Culture and recreation:				
Parks acreage	189	189	189	194
Playgrounds	16	16	16	17
Ball fields	14	14	14	14
Trails (miles)	4	4	4	5
Water:				
Service connections	5,663	5,785	5,902	6,065
Water mains (miles)	116	116	117	119
Water pump stations	2	2	2	2
Fire hydrants	840	840	843	870
Plant capacity (millions of gallons)	7	7	7	7
Sewer:				
Service connections	4,245	4,245	4,351	4,358
Sanitary sewers (miles)	107	108	130	133
Number of lift stations	16	15	16	15
Treatment plant capacity (millions of gallons)	3	3	3	3

Sources: Various city departments.

Note: No capital asset indicators are available for the general government, refuse collection, planning, maintenance, and economic development functions.

Table XXI

<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
1	1	1	1	1	1
1	1	1	1	1	1
15	15	17	17	20	21
2	2	2	2	2	2
106	107	109	111	115	115
194	174	177	186	275	349
15	18	18	18	18	18
15	15	15	15	15	15
7	7	4	4	4	5
6,105	6,387	6,324	6,596	6,885	7,729
121	144	146	152	156	160
2	2	2	2	2	2
890	1,016	1,043	1,098	1,138	1,188
8	8	8	8	8	8
4,782	4,750	4,843	5,068	5,332	5,702
134	135	149	112	114	118
17	18	18	17	17	17
3	3	3	3	3	3



City of Belton, Texas
Reports on Compliance and Internal Control
Under *Governmental Auditing Standards*
and the Uniform Guidance
Schedule of Expenditures of Federal Awards
September 30, 2019

City of Belton, Texas
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JAYNES REITMEIER BOYD & THERRELL, P.C.
Certified Public Accountants
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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED
IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

The Honorable Mayor and Members of the City Council
City of Belton, Texas:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Belton, Texas (the "City"), as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated March 13, 2020.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting ("internal control") to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Jaynes, Reikmeier, Boyd & Thruell, P.C.

March 13, 2020



JAYNES REITMEIER BOYD & THERRELL, P.C.
Certified Public Accountants
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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY *UNIFORM GUIDANCE*

The Honorable Mayor and Members of the City Council
City of Belton, Texas:

Report on Compliance for Each Major Federal Program

We have audited the City of Belton, Texas' (the "City") compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended September 30, 2019. The City's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with federal and state statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the City's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and audit requirements of Title 2 U.S. *Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements of Federal Awards* ("Uniforms Guidance"). Those standards and Uniforms Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion for each major federal program. However, our audit does not provide a legal determination of the City's compliance.

Opinion on Each Major Federal Program

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended September 30, 2019.

Report on Internal Control over Compliance

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies, and therefore, material weaknesses or significant deficiencies may exist that have not been identified. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on requirements of Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City, as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We have issued our report thereon dated March 13, 2020, which contained unmodified opinions on those financial statements.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the audit requirements of the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

March 13, 2020

City of Belton, Texas

**Schedule of Findings and Questioned Costs
(Continued)**

(2) Financial Statement Findings

None noted.

(3) Federal Award Findings and Questioned Costs

None noted.

City of Belton, Texas
Schedule of Expenditures of Federal Awards
Year Ended September 30, 2019

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	Federal CFDA Number	Pass-Through Entity Identifying Number	Passed Through to Subrecipients	Total Federal Expenditures
<u>U.S. Department of Justice</u>				
Direct Program:				
Bulletproof Vest Partnership Program	16.607		\$ -	\$ 1,267
Total U.S. Department of Justice			-	1,267
<u>U.S. Department of Transportation</u>				
Passed through from:				
Texas Department of Transportation:				
Highway Planning and Construction Cluster:				
Chisholm Trail Hike and Bike Trail (TE)	20.205	0909-36-157	-	1,571,526
Total U.S. Department of Transportation			-	1,571,526
<u>Institute of Museum and Library Services</u>				
Passed through from:				
Texas State Library & Archives Commission:				
Library Services & Technology Act Grants to States	45.310	901-403	-	1,062
Total Institute of Museum and Library Services			-	1,062
<u>U.S. Department of Health and Human Services</u>				
Passed through from:				
Central Texas Council of Governments:				
Aging Cluster:				
Special Programs for the Aging - Title III, Part B				
Grants for Supportive Services and Senior Centers	93.044	2019	-	21,000
Total U.S. Department of Health and Human Services			-	21,000
<u>U.S. Department of Homeland Security</u>				
Passed through from:				
Texas Department of Public Safety:				
Emergency Management Performance Grant	97.042	15TX-EMPG-1134	-	28,370
Direct Program:				
Assistance to Firefighters Grant	97.044		-	11,604
Total U.S. Department of Homeland Security			-	39,974
Total Expenditures of Federal Awards			\$ -	\$ 1,634,829

City of Belton, Texas

Notes to Schedule of Expenditures of Federal Awards

Year Ended September 30, 2019

(1) Basis of Presentation

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal grant activity of the City of Belton, Texas (the "City") under programs of the federal government for the year ended September 30, 2019. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Because the Schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net position, or cash flows of the City.

(2) Summary of Significant Accounting Policies

Expenditures reported on the Schedule are reported on the modified accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Pass-through entity identifying numbers are presented where available.

(3) Indirect Cost Rate

The City has elected not to use the 10% de minimis indirect cost rate allowed under the Uniform Guidance.



Staff Report – City Council Agenda Item

Agenda Item #13

Consider a resolution suspending for 45 days the effective date proposed by Atmos Energy, Corporation – MidTex Division (“Atmos Energy”) in its application filed on or about February 28, 2020, pursuant to section 104.301 of the Gas Utility Regulatory Act, sometimes also referred to as the “GRIP” statute.

Originating Department

Administration – Amy M. Casey, City Clerk
Finance – Mike Rodgers, Director of Finance

Background

The City is a member of the Atmos Texas Municipalities (ATM). The ATM group was organized by a number of municipalities served by Atmos Energy Corporation – MidTex Division (“Atmos Energy”) and has been represented by the law firm of Herrera Law & Associates, PLLC to assist in reviewing applications to change rates submitted by Atmos Energy.

“GRIP” RATE APPLICATION

Under section 104.301 of the Gas Utility Regulatory Act (GURA), a gas utility is allowed to request increases in its rates to recover a return on investments it makes between general rate cases. This section of GURA is commonly referred to as the “GRIP” statute, that is, the “Gas Reliability Infrastructure Program.”

Under a decision by the Supreme Court of Texas, the Court concluded that a filing made under the GRIP statute permitted gas utilities the opportunity to recover return on capital expenditures made during the interim period between general rate cases by applying for an interim rate adjustment and that proceedings under the GRIP statute did not contemplate either adjudicative hearings or substantive review of utilities’ filings for interim rate adjustments. Instead, the Court concluded, the GRIP statute provides for a *ministerial* review of the utility’s filings to ensure compliance with the GRIP statute and the Railroad Commission’s rules, and that it is within the Railroad Commission’s authority to preclude cities from intervening and obtaining a hearing before the Railroad Commission.

ATMOS ENERGY’S “GRIP” APPLICATION

On or about February 28, 2020, Atmos Energy filed for an increase in gas utility rates under the Gas Reliability Infrastructure Program (“GRIP”). Atmos Energy’s application, if approved by the Commission, will result in an increase in the monthly customer charges as shown below:

Rate Schedule	Current Customer Charge	Proposed 2018 Interim Rate Adjustment	Adjusted Customer Charge	Increase Per Bill
Rate R – Residential Sales	\$21.74 per customer per month	\$4.71 per customer per month	\$26.45 per customer per month	\$4.71
Rate C – Commercial Sales	\$52.26 per customer per month	\$14.54 per customer per month	\$66.80 per customer per month	\$14.54
Rate I (Industrial) & Rate T (Transportation)	\$939.80 per customer per month	\$261.93 per customer per month	\$1,201.73 per customer per month	\$261.93

Atmos Energy's application, if approved by the Railroad Commission, will result in a system-wide increase in Atmos Energy's revenue of about \$113.06 million, of which ATM's portion is about \$11.15 million. Atmos Energy proposed an effective date of April 28, 2020.

REVIEW AND ACTION RECOMMENDED

In light of the Texas Supreme Court's opinion, the City's ability to review and effectuate a change in Atmos Energy's requested increase is limited. Nonetheless, to allow for a limited review of Atmos Energy's GRIP application, it is recommended that the City suspend Atmos Energy's proposed effective date of April 28, 2020, for forty-five days as allowed by State law, so that the City may evaluate whether the data and calculations in Atmos Energy's rate application are correctly done.

Therefore, ATM's Special Counsel, the law firm of Herrera Law & Associates, PLLC (through Alfred R. Herrera) recommends that the City adopt a resolution suspending Atmos Energy's proposed effective date for 45 days. Assuming a proposed effective date of April 28, 2020, Atmos Energy's proposed effective date is suspended until June 12, 2020.

Fiscal Impact

N/A

Recommendation

Recommend adoption of the resolution

Attachments

Resolution

RESOLUTION NO. 2020-14-R

A RESOLUTION BY THE CITY OF BELTON, TEXAS, ("CITY") RESPONDING TO THE APPLICATION OF ATMOS ENERGY CORPORATION – MIDTEX DIVISION, TO INCREASE RATES UNDER THE GAS RELIABILITY INFRASTRUCTURE PROGRAM; SUSPENDING THE EFFECTIVE DATE OF THIS RATE APPLICATION FOR FORTY-FIVE DAYS; AUTHORIZING THE CITY TO CONTINUE TO PARTICIPATE IN A COALITION OF CITIES KNOWN AS THE "ATMOS TEXAS MUNICIPALITIES;" DETERMINING THAT THE MEETING AT WHICH THE RESOLUTION WAS ADOPTED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING SUCH OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, on or about February 28, 2020, Atmos Energy Corporation – MidTex Division (“Atmos Energy”) filed for an increase in gas utility rates under the Gas Reliability Infrastructure Program (‘GRIP”), which if approved, results in an increase in the monthly customer charges as follows:

Rate Schedule	Current Customer Charge	Proposed 2018 Interim Rate Adjustment	Adjusted Customer Charge	Increase Per Bill
Rate R – Residential Sales	\$21.74 per customer per month	\$4.71 per customer per month	\$26.45 per customer per month	\$4.71
Rate C – Commercial Sales	\$52.26 per customer per month	\$14.54 per customer per month	\$66.80 per customer per month	\$14.54
Rate I (Industrial) & Rate T (Transportation)	\$939.80 per customer per month	\$261.93 per customer per month	\$1,201.73 per customer per month	\$261.93

WHEREAS, Atmos Energy’s application, if approved by the Railroad Commission, will result in a systemwide increase in Atmos Energy’s revenue of about \$113.06 million, of which ATM’s portion is about \$11.15 million; and

WHEREAS, the City has a special responsibility to exercise due diligence with regard to rate increases of monopoly utilities who operate within its boundaries; and

WHEREAS, the application to increase rates by Atmos Energy is complex; and

WHEREAS, it is necessary to suspend the effective date for the increase in rates for forty-five days, so that the City can assure itself that the data and calculations in Atmos Energy's rate application are correctly done and are in conformity with section 104.301 of the Gas Utility Regulatory Act; and

WHEREAS, the effective date proposed by Atmos Energy is April 28, 2020, but a suspension by the City will mean that the rate increase cannot go into effect prior to June 12, 2020.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
BELTON, TEXAS THAT:**

Section 1. That the statements and findings set out in the preamble to this resolution are hereby in all things approved and adopted.

Section 2. The City suspends the requested effective date by Atmos Energy for forty-five days pursuant to the authority granted the City under Section 104.301 of the Texas Utilities Code. The City finds that additional time is needed in order to review the data and calculations that provide the basis for the rate increase application.

Section 3. The City shall continue to act jointly with other cities that are part of a coalition of cities known as the Atmos Texas Municipalities ("ATM").

Section 4. The City authorizes the law firm of Herrera Law & Associates, PLLC, to act on its behalf in connection with Atmos Energy's application to increase rates.

Section 5. To the extent Atmos Energy's application to increase rates under section 104.301 of the Gas Utility Regulatory Act ("GURA") is considered a ratemaking proceeding, Atmos Energy is ordered to reimburse the City's reasonable rate case expenses incurred in response to Atmos Energy's rate increase application within 30 days of receipt of invoices for such expenses to the extent allowed by law.

Section 6. A copy of this resolution shall be sent to Mr. Christopher A. Felan, Vice President, Rates & Regulatory Affairs, Atmos Energy Corporation, 5420 LBJ

Freeway, Suite 1862, Dallas, Texas 75240; and to Mr. Alfred R. Herrera, Herrera Law & Associates, PLLC, 4400 Medical Pkwy., Austin, Texas 78756.

Section 7. The meeting at which this resolution was approved was in all things conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 8. This resolution shall be effective immediately upon passage.

PASSED AND APPROVED this _____ day of _____ 2020.

Marion Grayson, Mayor

ATTEST:

Amy M. Casey, City Clerk



Staff Report – City Council Agenda Item

Date: March 24, 2020
Case No.: Z-20-04
Request: CH with SUP for Sale of
Landscaping Products with
Outside Storage to C-2
District
Applicant/Owner: Cliff Coleman

Agenda Item #14

Hold a public hearing and consider a zoning change from Commercial Highway District with a Specific Use Permit for the Sale of Landscaping Products with Outside Storage, to Commercial – Two Zoning District on a 0.6 acre tract located at 2002 S. IH 35 Service Road (Caliber Collision Auto Body Shop office), on the east side of IH 35, approximately 0.52 mile north of Loop 121.

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

Current Zoning: CH with SUP for Sale of
Landscaping Products with
Outside Storage

Proposed Zoning: Commercial Two

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

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

Background/Case Summary

In 2001, a Specific Use Permit for the Sale of Landscaping Products with Outside Storage was approved for this property and the adjacent property to the south. Both properties were already zoned Commercial Highway (CH) District at that time. Caliber Collision Auto Body Shop is located on the adjacent property to the north, and is expanding onto this property. This use is not allowed in the existing CH Zoning District; therefore, the applicant is requesting this zoning change to Commercial–2 (C-2) District.

Project Analysis and Discussion

Caliber Collision Auto Body Shop is located on the adjacent property to the north, zoned C-2 District. The lot in this request is currently being used as part of the body shop business and includes a vacant building that is now being used for the Caliber Collision office. Approval of this zoning change will bring this property into compliance with zoning regulations and allow

expansion of the business. The adjacent lot to the south, Big John's Paint and Body Shop, was also zoned CH District with an SUP for the Sale of Landscaping Products with Outside Storage, and was rezoned to C-2 District in January this year. The remaining properties with I-35 frontage are zoned CH District and are commercial related except for a small motel business. The adjacent properties to the east are zoned CH District and are residentially developed with single family homes.

Land Use Table/Allowable Uses

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

- Any use permitted in the C-1, Retail, NS or Office Districts
- Restaurant; alcoholic beverages for on-premise consumption associated with food sales
- Commercial amusement (indoor or outdoor)
- Auto sales new or used; auto servicing/repair; body repair and painting
- Motorcycle and off road vehicle sales, servicing, and repair
- Hotel/motel; hospital or nursing home; funeral home
- Auto parking lot or garage
- Boat sales
- Car wash
- Furniture manufacture/upholstery, carpentry, cabinet, painting, plumbing, welding shops
- Commercial and wholesale dry cleaning
- Flea market (indoor)
- Equipment, tractor, trailer and truck sales and rental
- Lumber yard; home improvement center; nursery and plant sales (outdoor storage)
- Manufactured or mobile home sales; portable building sales
- Veterinarian with outside kennels
- Mini storage warehouses
- Open or outside storage uses—**SCREENING REQUIRED**

No additional buildings are proposed on site. Any areas used for outside storage must be screened from public view.

Area & 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 0.6 acre and exceeds the minimum area requirements for the C-2 Zoning District. Any new buildings must comply with these setback requirements, subdivision platting regulations for creation of a building site, and all applicable building and fire codes, and requirements for site development and utilities.

Future Land Use Map

The Future Land Use Map (FLUM) identifies this area as projected for Commercial/Retail use with a Commercial Corridor Overlay. The requested C-2 Zoning District is consistent with commercial uses expected along a major interstate highway and within a Commercial Corridor Overlay. The adjacent properties to the north and south are zoned C-2 District. Therefore, the requested C-2 Zoning District appears compatible with existing zoning districts and appropriate in this location.

Recommendation

The Planning and Zoning Commission met on March 17, 2020, and with a vote of 8-0, unanimously recommended approval of this zoning change from CH District with an SUP for the Sale of Landscaping Products with Outside Storage to C-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: 02-03-20 Date Due: _____ (All plans are to be returned to the Planning Department within 5 working days)

Applicant: CLIFF COLEMAN Phone Number: 254 718-2442
Mailing Address: 205 WINDMILL HILL DR City: STANCO State: TX
Email Address: CLIFFCOLEMANARS@GMAIL.COM

Owners Name: CLIFF COLEMAN Phone Number: 254 718-2442
Mailing Address: 205 WINDMILL HILL DR City: SALADO State: TX
Email Address: CLIFFCOLEMANARS@GMAIL.COM

Applicant's Interest in Property:

LY WHESENHUNT (469) 763-0935 CALDER COLLIERSON
LY.WHESENHUNT@CALDERCOLLIERSON.COM

Legal Description of Property:

2002 S.IH 35 BELTON TX 76513 PARCEL 34722

Is this property being simultaneously platted? NO

Street Address: 2002 S.IH 35 BELTON TX 76513

Zoning Change From C.H (SUP) to C-2

Signature of Applicant: [Signature] Date: 2-3-2020

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-20-04 Location

ZONING CHANGE:
SUP-CH
TO
C-2

LEGAL DESCRIPTION:
A0006BC M F CONNELL,
AKA N 1/2 LT 3 BLK 2
BURTON OB, SHOP ACRES .606

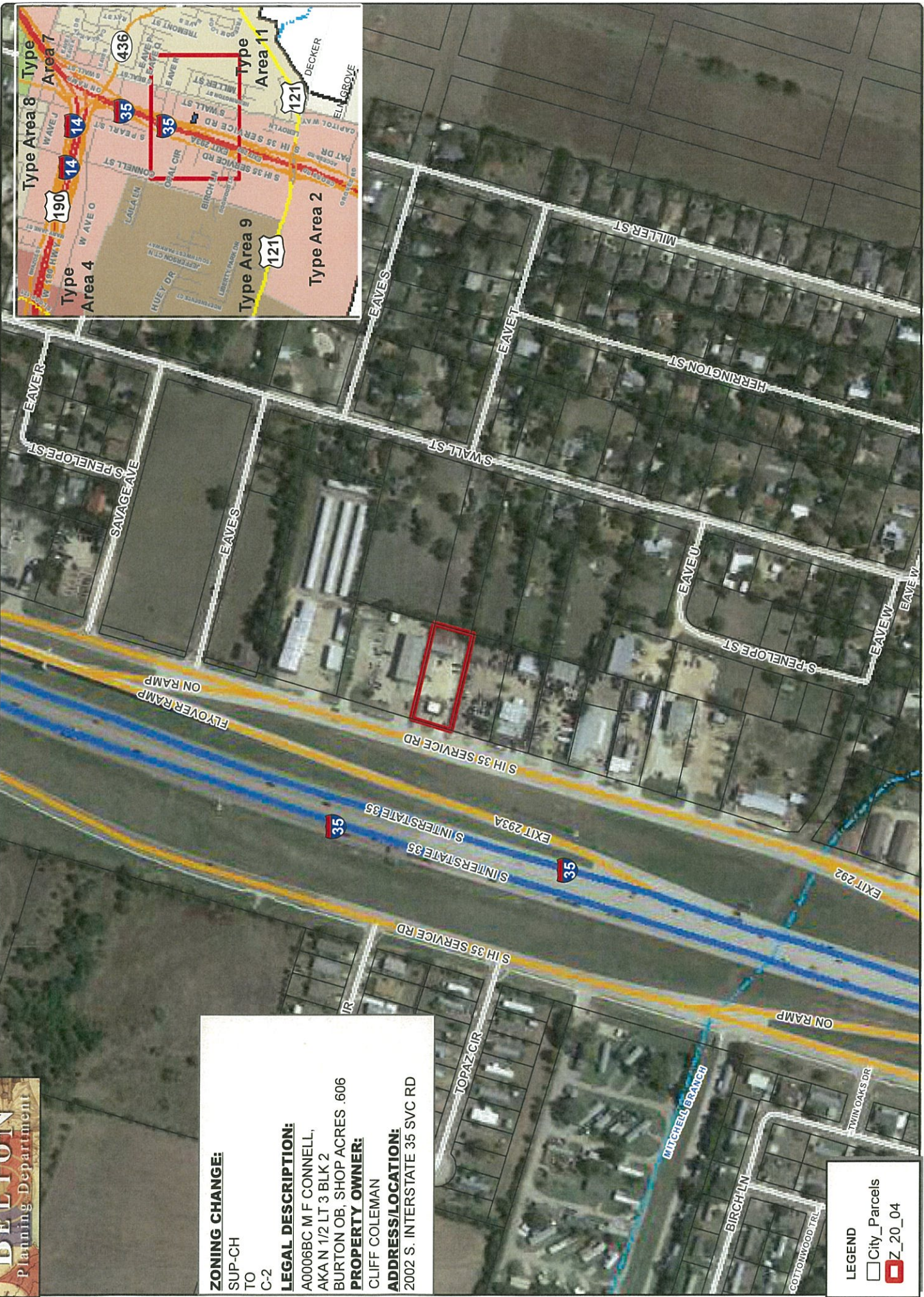
PROPERTY OWNER:
CLIFF COLEMAN

ADDRESS/LOCATION:
2002 S. INTERSTATE 35 SVC RD

LEGEND

☐ City_Parcels

☒ Z_20_04



Zoning Case # Z-20-04 Zoning



ZONING CHANGE:

SUP-CH
TO
C-2

LEGAL DESCRIPTION:

A0006BC M F CONNELL,
AKA N 1/2 LT 3 BLK 2
BURTON OB, SHOP ACRES .606

PROPERTY OWNER:

CLIFF COLEMAN

ADDRESS/LOCATION:

2002 S. INTERSTATE 35 SVC RD

Zoning Location

SUP-Landscape
Products

Legend

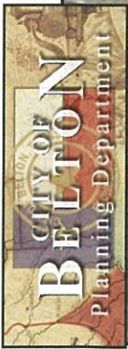
- City Limits
- Z-20-04
- City Parcels
- Current Zoning**
- Agricultural
- Commercial Highway
- Commercial-2
- Mobile Home
- Planned Development
- Single Family-2
- Specific Use Permit

Map Date: 2/6/2020



0 150 300 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-20-04 Aerial

ZONING CHANGE:
SUP-CH
TO
C-2

LEGAL DESCRIPTION:
A0006BC M F CONNELL,
AKA N 1/2 LT 3 BLK 2
BURTON OB, SHOP ACRES .606

PROPERTY OWNER:
CLIFF COLEMAN

ADDRESS/LOCATION:
2002 S. INTERSTATE 35 SVC RD

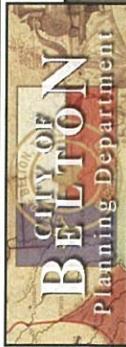
LEGEND

☐ City_Parcel

☒ Z_20_04



Zoning Case # Z-20-04



ZONING CHANGE:

SUP-CH
TO
C-2

LEGAL DESCRIPTION:

A0006BC M F CONNELL,
AKA N 1/2 LT 3 BLK 2
BURTON OB, SHOP ACRES .606

PROPERTY OWNER:

CLIFF COLEMAN

ADDRESS/LOCATION:

2002 S. INTERSTATE 35 SVC RD

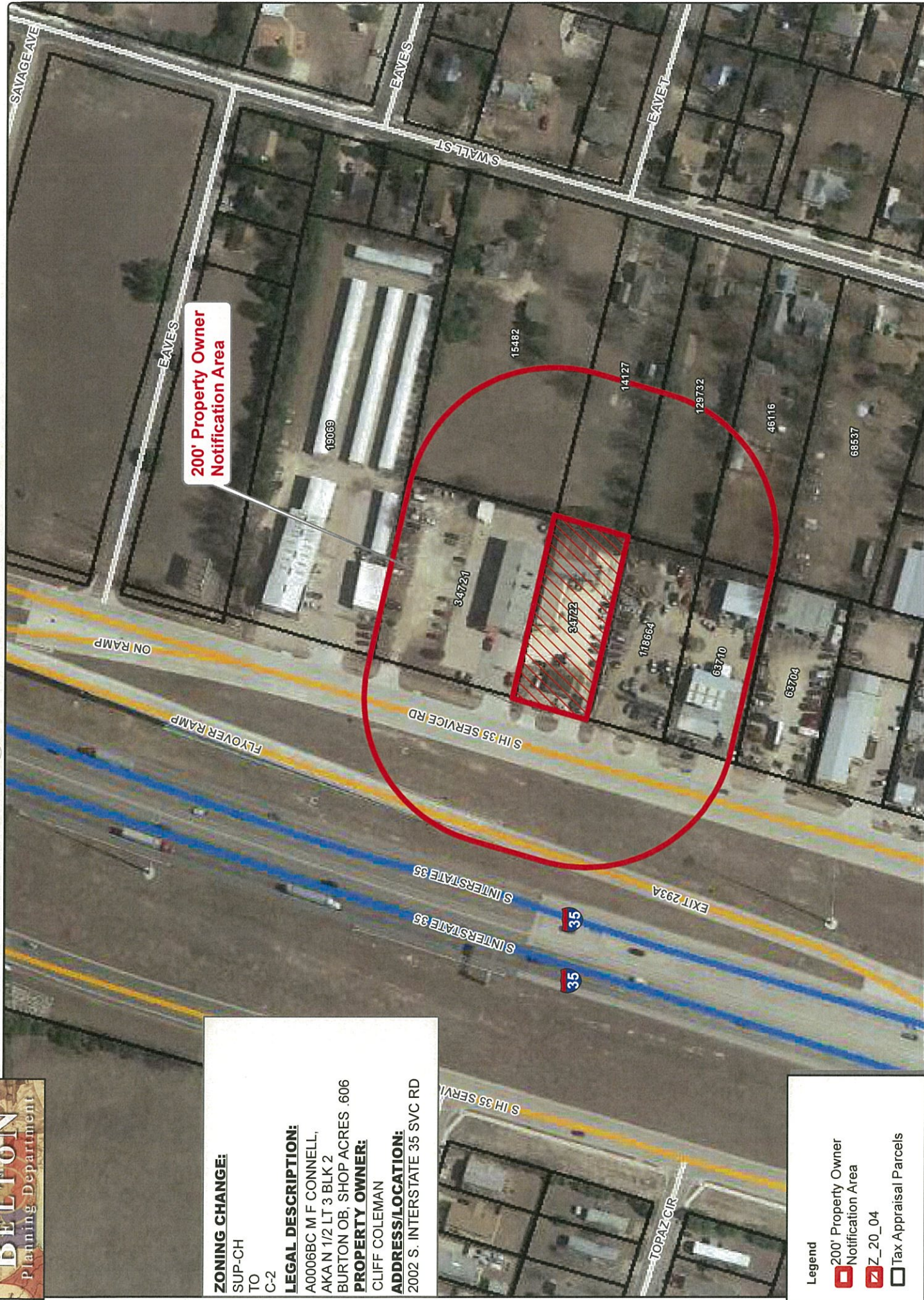
Legend

200' Property Owner
Notification Area

Z_20_04

Tax Appraisal Parcels

Map Date: 2/6/2020 Aerial Imagery Date: 2018



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0 150 300 Feet

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: CLIFF COLEMAN,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 2002 S IH 35 SERVICE ROAD,
FROM A(N) COMMERCIAL HIGHWAY WITH SPECIFIC USE PERMIT FOR OUTSIDE STORAGE OF LANDSCAPE
PRODUCTS _____ 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, March 17, 2020**, 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, March 24, 2020**, 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**

14127 RIVERA, SILVIA 1308 TWIN KNOLL DR MURPHY, TX 75094-5105	15482 JAROLIK, FRANKIE & WILMA PO BOX 1184 BELTON, TX 76513	19069 BAM 1982 LLC 6900 N STATE HIGHWAY 6 WACO, TX 76712
34721 CONFIDENTIAL OWNER 1914 S IH 35 BELTON, TX 76513	34722 CONFIDENTIAL OWNER 1914 S IH 35 BELTON, TX 76513-4532	46116 HARLEY, WILLIAM W JR 2013 S WALL ST BELTON, TX 76513-4533
63704 ARAGON, DANILO ERNESTO ETUX ADELA LIVIER 2018 S IH 35 BELTON, TX 76513-4531	63710 SUSTAITA, ARNOLD ETUX JODY 11059 LA PALOMA LOOP SALADO, TX 76571-6364	68537 GUINN, RUBY 2017 S WALL ST BELTON, TX 76513-4533
118664 SUSTAITA, ARNOLD ETAL 11059 LA PALOMA LOOP E SALADO, TX 76571-6364	129732 FURST, CARI M ETVIR KENNETH P 7906 DUDLEYS DRAW DR TEMPLE, TX 76502	SUPERINTENDENT BELTON I.S.D. P O Box 269 BELTON TEXAS 76513

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, March 17, 2020

The Planning and Zoning Commission met at 5:30 P.M. in the Wright Room at the Harris Community Center with public seating provided in the Kinchion Room, to allow social distancing to prevent the spread of the Coronavirus. Video and audio communication between the two rooms was provided. The following members were present: Chair Brett Baggerly, Dave Covington, Luke Potts, Ty Hendrick, Stephanie O'Banion, David Jarratt, Quinton Locklin and Zach Krueger. Allison Turner was absent. The following staff members were present: City Manager Sam Listi, Director of Planning Cheryl Maxwell, Planner Tina Moore and IT Director Chris Brown.

- 4. Z-20-04 Hold a public hearing and consider a zoning change from Commercial Highway District with a Specific Use Permit for the Sale of Landscaping Products with Outside Storage, to Commercial – Two Zoning District on a 0.6 acre tract located at 2002 S. IH 35 Service Road (Caliber Collision Auto Body Shop office), on the east side of IH 35, approximately 0.52 mile north of Loop 121.** (Audio 2:25)

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

Chair Baggerly opened the public hearing; with no one requesting to speak, the public hearing was closed. (Audio 6:11)

Mr. Jarratt commented on the zoning case and made a motion to approve Z-20-04 as recommended by staff. Mr. Hendrick seconded the motion. The motion was approved with 8 ayes, 0 nays.

ORDINANCE NO. 2020-14

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM COMMERCIAL HIGHWAY DISTRICT WITH A SPECIFIC USE PERMIT FOR THE SALE OF LANDSCAPING PRODUCTS WITH OUTSIDE STORAGE TO COMMERCIAL TWO DISTRICT ON A 0.606 ACRE TRACT, WITH DEVELOPMENT TO BE REGULATED UNDER TYPE AREA 2 DESIGN STANDARDS.

WHEREAS, Cliff Coleman, 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 17th day of March, 2020, at 5:30 p.m. for hearing and adoption, said district being described as follows:

Approximately 0.606 acres at 2002 S. IH 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 24th day of March, 2020, 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 districts located on a tract of land as more fully and completely described above, be and is hereby changed from Commercial Highway District with a Specific Use Permit for the Sale of Landscaping Products with Outside Storage 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

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 24th day of March, 2020, by a vote of _____ ayes and _____ nays.

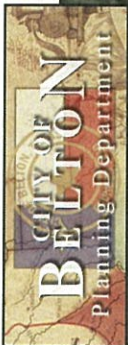
SIGNED AND APPROVED by the Mayor and attested by the City Clerk on this the 24th day of March, 2020.

Marion Grayson, Mayor

ATTEST:

Amy M. Casey, City Clerk

Zoning Case # Z-20-04 Location



ZONING CHANGE:

SUP-CH
TO
C-2

LEGAL DESCRIPTION:

A0006BC M F CONNELL,
AKA N 1/2 LT 3 BLK 2
BURTON OB, SHOP ACRES .606

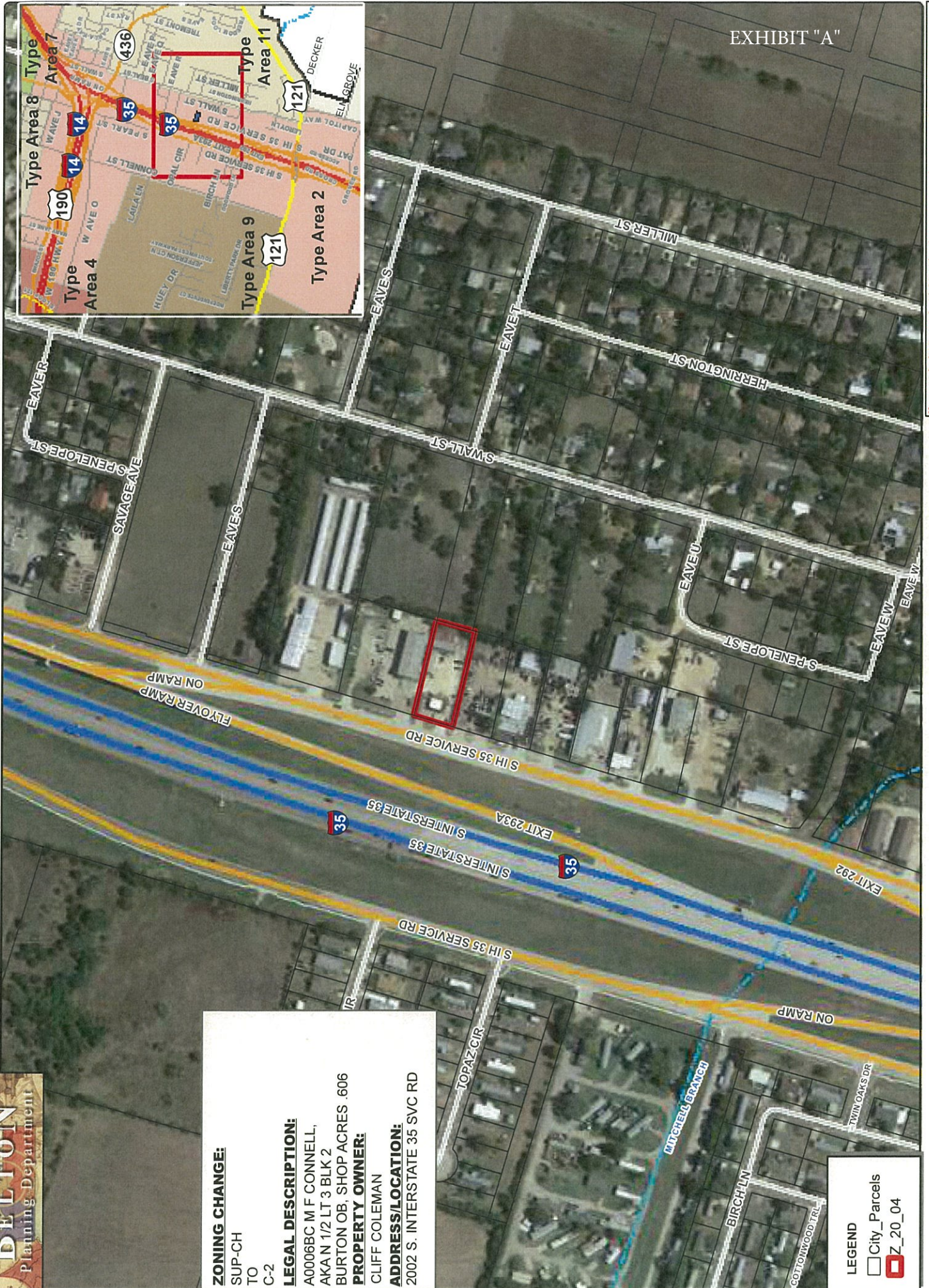
PROPERTY OWNER:

CLIFF COLEMAN

ADDRESS/LOCATION:

2002 S. INTERSTATE 35 SVC RD

EXHIBIT "A"



LEGEND

- ☐ City_Parcels
- ☒ Z_20_04

Map Date: 2/6/2020 Actual Imagery Date: 2018

0 250 500 Feet



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Staff Report – City Council Agenda Item

Date: March 24, 2020
Case No.: Z-20-05
Request: Agricultural to Commercial
Two (C-2) District
Applicant/Owner: Prestige Solutions, LLC
David Jones

Agenda Item #15

Hold a public hearing and consider a zoning change from Agricultural District to Commercial – Two Zoning District on Lot 1, Kelpie Subdivision, located at 6990 W. Hwy 190 Service Road (Redbox+), approximately 1 mile west of George Wilson Road, on the north side of US 190/I-14, west of CF Supply Building Materials.

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 2009 and assigned the Agricultural Zoning District at that time. The applicant wishes to rezone this property to allow future retail/commercial uses and accommodate storage/display of Redbox+ units for rent.

Project Analysis and Discussion

The applicant recently leased this property to Redbox+ to allow storage/display of these units which are a combination of a dumpster and port-a-potty. Most units are located within a chain link fenced area toward the rear of the property with a few units closer to the roadway for display purposes. A private gravel drive is located along the eastern edge of the property providing access to the fenced area. The rest of the property is currently undeveloped. CF Supply Building Materials is located on the adjacent property to the east, zoned Commercial-One District with a Specific Use Permit for a 20' pole sign with electronic changeable copy message center. The adjacent properties to the west are zoned Agricultural District with a telecommunications tower along the I-14 frontage and residential use on the backside, which

is mostly undeveloped. The adjacent property to the north is under the same ownership as the residential tract but is outside the city limits and is undeveloped as well. Properties on the south side of I-14 in this vicinity are zoned Agricultural District with a mixture of residential and commercial uses.

Land Use Table/Allowable Uses

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

- Any use permitted in the C-1, Retail, NS or Office Districts
- Restaurant; alcoholic beverages for on-premise consumption associated with food sales
- Commercial amusement (indoor or outdoor)
- Auto sales new or used; auto servicing/repair; body repair and painting
- Motorcycle and off road vehicle sales, servicing, and repair
- Hotel/motel; hospital or nursing home; funeral home
- Auto parking lot or garage
- Boat sales
- Car wash
- Furniture manufacture/upholstery, carpentry, cabinet, painting, plumbing, welding shops
- Commercial and wholesale dry cleaning
- Flea market (indoor)
- Equipment, tractor, trailer and truck sales and rental
- Lumber yard; home improvement center; nursery and plant sales (outdoor storage)
- Manufactured or mobile home sales; portable building sales
- Veterinarian with outside kennels
- Mini storage warehouses
- Open or outside storage uses—**SCREENING REQUIRED**

The applicant is aware that screening is required for any outside storage that may occur on site. Our interpretation of this code requirement is that storage relates to products that are not intended for rent or sale to others; display relates to products that are available for rent or sale, and are not required to be screened. The current Redbox+ use is considered display of products since the units are available for rent, so screening is not required.

Area & 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 3.7 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 and all applicable building and fire codes, and requirements for site development and utilities.

Future Land Use Map

The Future Land Use Map (FLUM) identifies this area as projected for Commercial/Retail use with a Commercial Corridor Overlay. The requested C-2 Zoning District is consistent with commercial uses expected along a major interstate highway and within a Commercial Corridor Overlay. The adjacent property to the east is zoned Commercial-One District. Therefore, the requested C-2 Zoning District appears compatible with existing zoning districts and appropriate in this location.

Recommendation

The Planning and Zoning Commission met on March 17, 2020, and with a vote of 8-0, unanimously recommended approval of this zoning change from Agricultural Zoning District to C-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
Photo example of Redbox+ unit
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: _____ Date Due: _____ (All plans are to be returned to the Planning Department within 5 working days)

Applicant: Prestige Solutions, LLC Phone Number: 254.718.2221
Mailing Address: P.O. Box 59 City: Belton State: TX
Email Address: David@belltec.net

Owners Name: David Jones Phone Number: 254.718.2221
Mailing Address: 11610 Meredith Drive City: Belton State: TX
Email Address: David@belltec.net

Applicant's Interest in Property:

Prestige Solutions, LLC is requesting a zoning change to allow a tenant to store material
dumpsters between jobs.

Legal Description of Property:

Property ID 367785 Kelpe Subdivision, Lot 0001 Acres 3.745

Is this property being simultaneously platted? No

Street Address: 6990 W. Hwy 190, Belton

Zoning Change From Agricultural to Commercial - 2

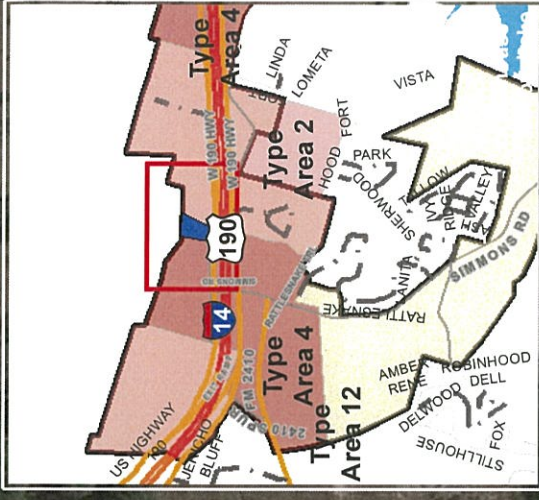
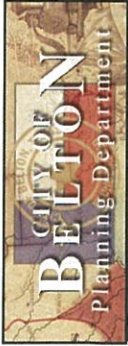
Signature of Applicant: [Signature] Date: 2/11/20

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-20-05 Location



ZONING CHANGE:

AG
TO
C-2

LEGAL DESCRIPTION:

KELPE SUBDIVISION, LOT 0001,
ACRES 3.745

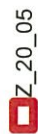
PROPERTY OWNER:

DAVID JONES

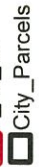
ADDRESS/LOCATION:

6990 W US HWY 190 SVC RD

LEGEND



Z_20_05



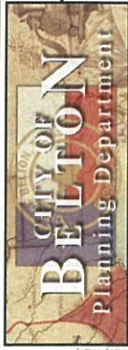
City Parcels

Map Date: 3/5/2020 Aerial Imagery Date: 2018

0 125 250 Feet



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Zoning Case # Z-20-05 Zoning

ZONING CHANGE:

AG
TO
C-2

LEGAL DESCRIPTION:

KELPE SUBDIVISION, LOT 0001,
ACRES 3.745

PROPERTY OWNER:

DAVID JONES

ADDRESS/LOCATION:

6990 W US HWY 190 SVC RD

Zoning Location

Legend

City Parcels

City Limits

Z_20_05

Current Zoning

Agricultural

Commercial-1

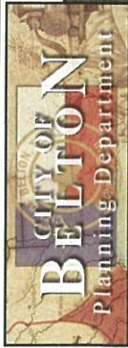
Planned Development

Map Date: 3/5/2020



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Zoning Case # Z-20-05 Aerial



ZONING CHANGE:

AG
TO
C-2

LEGAL DESCRIPTION:

KELPE SUBDIVISION, LOT 0001,
ACRES 3.745

PROPERTY OWNER:

DAVID JONES

ADDRESS/LOCATION:

6990 W US HWY 190 SVC RD



LEGEND



Z_20_05

W US HWY 190 SERVICE RD

EXIT RAMP

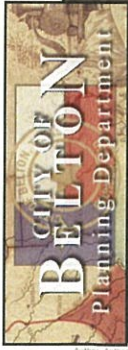
NOLAN BLUFF RD



0 50 100 Feet

Map Date: 3/5/2020 Aerial Imagery Date: 2018

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Zoning Case # Z-20-05

ZONING CHANGE:

AG
TO
C-2

LEGAL DESCRIPTION:

KELPE SUBDIVISION, LOT 0001,
ACRES 3.745

PROPERTY OWNER:

DAVID JONES

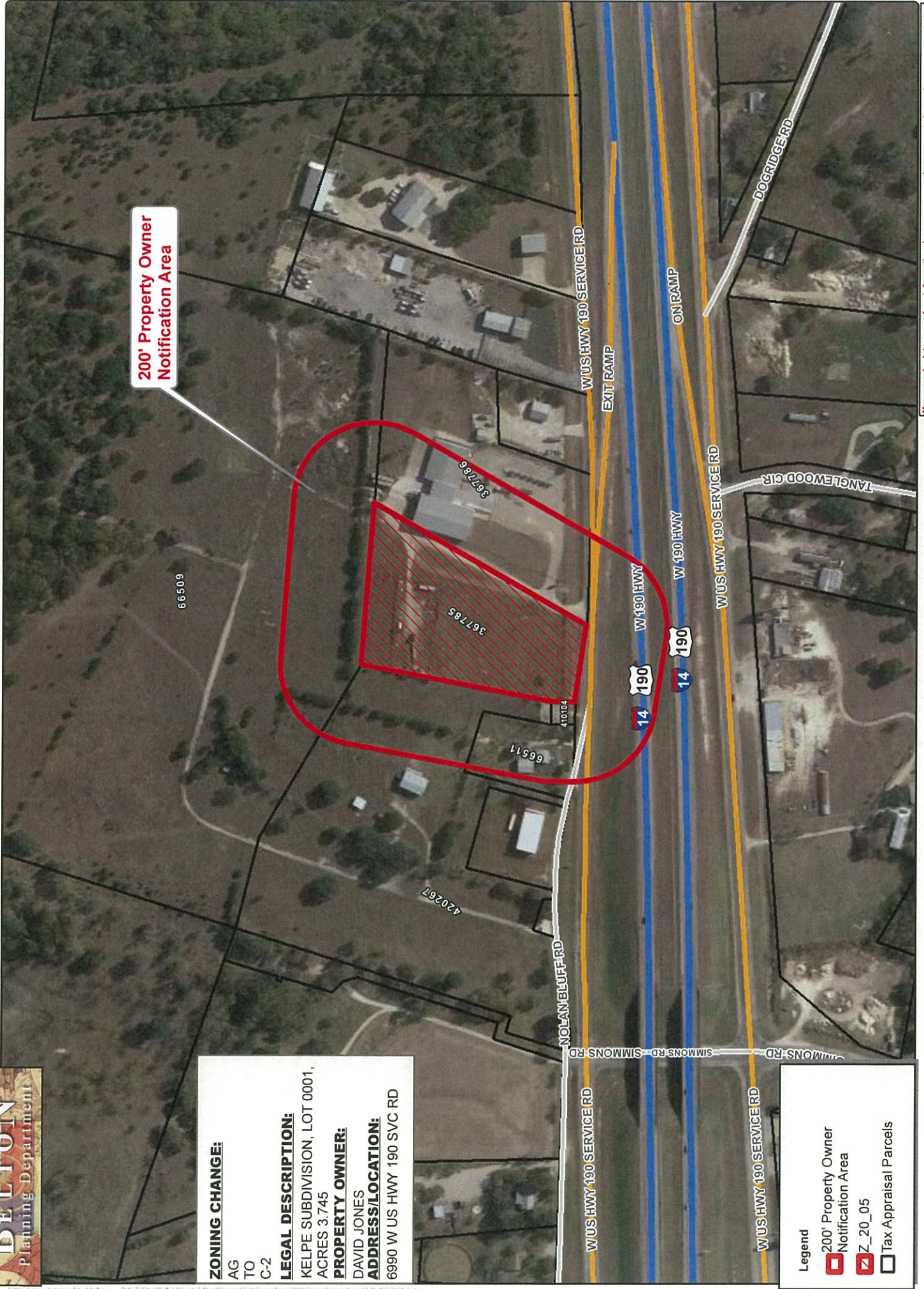
ADDRESS/LOCATION:

6990 W US HWY 190 SVC RD

Legend

- ☒ 200' Property Owner Notification Area
- ☒ Z_20_05
- ☐ Tax Appraisal Parcels

200' Property Owner
Notification Area



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Map Date: 3/5/2020 Aerial Imagery Date: 2018

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: PRESTIGE SOLUTIONS LLC,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 3.745 ACRES, 6990 WEST HIGHWAY 190 SERVICE 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, March 17, 2020**, 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, March 24, 2020**, 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**

66509
NOLAN BLUFF LLC
PO BOX 2373
HARKER HEIGHTS, TX 76548

367786
OBT COMMERCIAL REAL ESTATE LLC
3333 S JACK KULTGEN EXPY
WACO, TX 76706

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

66511
ECHOLS, MARVIN WILLIAM ETUX BRENDA KAY
7150 NOLAN BLUFF RD
BELTON, TX 76513-7040

410104
LUCUS, THOMAS W
12 SHETLAND DR
BELTON, TX 76513-9254

367785
PRESTIGE SOLUTIONS LLC
13302 ESTATE TRL
BELTON, TX 76513-9721

420267
NOLAN BLUFF LLC
PO BOX 2373
HARKER HEIGHTS, TX 76548

innovative.
efficient.
clean.

streamline your job site.
find your local redbox+ today.

enter your zip



the only combination portable toilet and dumpster roll-off box

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, March 17, 2020

The Planning and Zoning Commission met at 5:30 P.M. in the Wright Room at the Harris Community Center with public seating provided in the Kinchion Room, to allow social distancing to prevent the spread of the Coronavirus. Video and audio communication between the two rooms was provided. The following members were present: Chair Brett Baggerly, Dave Covington, Luke Potts, Ty Hendrick, Stephanie O'Banion, David Jarratt, Quinton Locklin and Zach Krueger. Allison Turner was absent. The following staff members were present: City Manager Sam Listi, Director of Planning Cheryl Maxwell, Planner Tina Moore and IT Director Chris Brown.

- 5. Z-20-05 Hold a public hearing and consider a zoning change from Agricultural District to Commercial – Two Zoning District on Lot 1, Kelpe Subdivision, located at 6990 W. Hwy 190 Service Road (Redbox+), approximately 1 mile west of George Wilson Road, on the north side of US 190/I-14, west of CF Supply Building Materials.** (Audio 7:24)

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

Chair Baggerly opened the public hearing; with no one requesting to speak, the public hearing was closed. (Audio 10:42)

Mr. Potts made a motion to approve Z-20-05 as recommended by staff. Ms. O'Banion seconded the motion. The motion was approved with 8 ayes, 0 nays.

ORDINANCE NO. 2020-15

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM AGRICULTURAL DISTRICT TO COMMERCIAL TWO DISTRICT ON APPROXIMATELY 3.7 ACRES, WITH DEVELOPMENT TO BE REGULATED UNDER TYPE AREA 4 DESIGN STANDARDS.

WHEREAS, David Jones, 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 17th day of March, 2020, at 5:30 p.m. for hearing and adoption, said district being described as follows:

Lot 1, Kelpe Subdivision, located at 6990 W. Hwy 190 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 24th day of March, 2020, 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 districts 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

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 24th day of March, 2020, by a vote of _____ ayes and _____ nays.

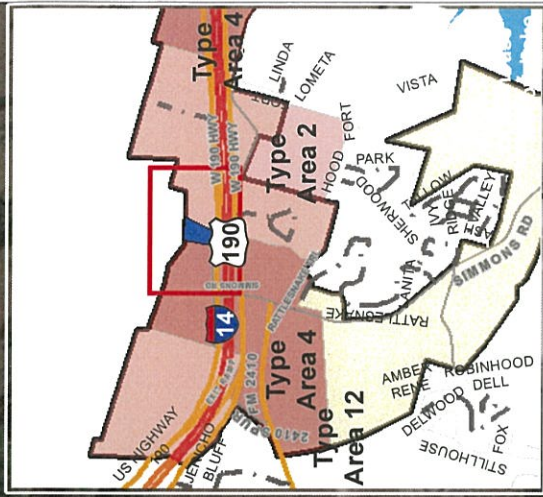
SIGNED AND APPROVED by the Mayor and attested by the City Clerk on this the 24th day of March, 2020.

Marion Grayson, Mayor

ATTEST:

Amy M. Casey, City Clerk

Zoning Case # Z-20-05 Location



ZONING CHANGE:
AG
TO
C-2

LEGAL DESCRIPTION:
KELPE SUBDIVISION, LOT 0001,
ACRES 3.745

PROPERTY OWNER:
DAVID JONES

ADDRESS/LOCATION:
6990 W US HWY 190 SVC RD

LEGEND

Z_20_05

City_Parcels

EXHIBIT "A"

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.





Staff Report – City Council Agenda Item

Date: March 24, 2020
Case No.: Z-20-06
Request: Agricultural to PD (LI) District
Applicant: Donald Rohde
Owner: Richard Castle

Agenda Item #16

Hold a public hearing and consider a zoning change from Agricultural District to Planned Development (Light Industrial) Zoning District on approximately 3.02 acres located at 8398 S. IH 35 Service Road, approximately 0.35 mile south of Dillard Road, north of Wolff Construction Co.

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

Current Zoning: Agricultural

Proposed Zoning: PD (Light Industrial)

Future Land Use Map (FLUM) Designation: Mixed Use Center at I-35/Amity Road intersection—Shopping, Multi Family, Entertainment, etc. Commercial/Retail with Commercial Corridor Overlay to the north of intersection along I-35 frontage

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 front portion of this property on I-35 was annexed in 2000, with the back portion along Amity School Road annexed in 2016. Upon annexation, the property was zoned Agricultural District. The applicant is purchasing this property and wishes to rezone it to Light Industrial District to enable the site to be leased for various industrial uses.

Project Analysis and Discussion

There is an existing building on site that was previously occupied by Custom Countertops. Granite debris from this operation is scattered throughout the rear portion of this property that extends to Amity School Road. The building is currently vacant and the applicant wishes to offer the property for lease for light industrial uses, and will be cleaning up the debris. The adjacent property to the north is currently undeveloped in this vicinity with Commercial Highway zoning along the I-35 frontage and the back portion of the property along Amity School Road located outside of the city limits. The adjacent property to the west is residentially developed and zoned Agricultural District. Wolff Construction is located on the adjacent property to the

south, also zoned Agricultural District, operating under a grandfathered status. Property on the east side of I-35 in this vicinity is zoned Commercial Highway along the frontage, with the rest of the land outside the city limits, and is primarily undeveloped or used residentially.

Land Use Table/Allowable Uses

The requested LI Zoning District will allow any of the uses identified below.

- Light manufacturing, assembling and fabrication, warehousing (including mini warehouse), wholesaling, and service operations
- Apparel and other products assembled from finished textiles
- Bus station or terminal
- Commercial bakery
- Newspaper printing
- Outdoor drive-in theater
- Rodeo grounds
- Testing, research, and scientific laboratories
- Tire retreading or capping
- Veterinarian clinic with outside kennels
- Open storage – **SCREENING NOT REQUIRED**

The LI Zoning District is exclusive to industrial uses, and does not include uses that are allowed in the Commercial, Retail, or Office Zoning Districts. The applicant is aware of this and prefers to secure the LI Zoning District. The LI District also allows open storage of products without screening from public view. Staff expressed some concerns with this along the I-35 corridor. The applicant is agreeable to a PD (LI) District condition that outdoor/open storage must be screened from public view, provided that outdoor display of products is allowed without screening. Our interpretation of this code requirement is that display relates to products that are available for rent or sale, and are not required to be screened; storage relates to products that are not intended for rent or sale to others.

Given the restrictive nature of the Light Industrial Zoning District, staff is supportive of a PD condition that would also permit uses that are allowed in the C-2 and Commercial Highway Zoning Districts. This would enable any use permitted in the Commercial, Retail, Neighborhood Service, and Office Zoning Districts, to be allowed on this site, in addition to the LI District uses.

Area & Setback Requirements

Minimum area and setback requirements for the requested LI Zoning District are summarized below:

Lot Area:	7,200 sq. ft.	Front Yard Setback:	25'
Lot Width:	60'	Rear Yard Setback:	20'
Lot Depth:	100'	Side Yard Setback:	20'

The property proposed for rezoning comprises approximately 3 acres and exceeds the minimum area requirements for the LI Zoning District. There are no public water supply or

sanitary sewer lines available to serve this site. An existing water well and septic system are located on this property and have been used in the past to meet the water/sewer needs of this site. The applicant is allowed to continue use of this well, subject to approval by the Clearwater Underground Water Conservation District, and use of the existing septic system is allowed, subject to approval of the Bell County Public Health District. No new buildings are proposed at this time, but should any be constructed, they must comply with these setback requirements, subdivision platting regulations for creation of a building site, and all applicable building and fire codes, and requirements for site development and utilities.

Future Land Use Map

The Future Land Use Map (FLUM) identifies this area as projected for a Mixed Use Center at I-35/Amity Road intersection, which transitions to a Commercial Corridor Overlay just to the north of this property. There is some degree of flexibility in determining where this transition actually occurs. The FLUM only identifies industrial uses in designated industrial park areas, and not along the I-35 corridor. The requested LI Zoning District with the PD condition for screening of outdoor storage, minimizes potentially negative impacts associated with the LI Zoning District. If the PD is expanded to allow uses in the C2 and CH Zoning Districts, the resulting zoning will allow a mixture of uses that would be appropriate in a mixed use center as well as commercial uses that are more common along a major interstate highway and within a Commercial Corridor Overlay.

Recommendation

The Planning and Zoning Commission met on March 17, 2020, and with a vote of 8-0, unanimously recommended approval of this zoning change from Agricultural District to PD (LI) District, subject to the conditions below; staff concurs with their recommendation.

1. The use of the property shall conform to the Light Industrial Zoning District in all respects.
2. In addition, uses permitted in the Commercial – 2 and Commercial Highway Zoning Districts are also allowed.
3. The development of the property shall conform to the Light Industrial Zoning District and all applicable Type Area 2 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, except as noted below:
 - a. Outdoor/open storage shall be screened from public view with a solid 6' high screening material approved by the City Staff.
 - b. Display of products for sale or rent shall not be required to be screened from public view.
4. A final subdivision plat is required before a building permit may be issued per regulations for creation of a building site.

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: _____ Date Due: _____ (All plans are to be returned to the Planning Department within 5 working days)

Applicant: Donald Rohde Phone Number: 817 521 5989
Mailing Address: 4216 Cheshire Dr. City: Belton State: TX
Email Address: Donnie@tarrantproperties.com

Owners Name: Richard Castle Phone Number: 254 947 0150
Mailing Address: 1507 Hilltop Cir City: Salado State: TX
Email Address: blue4rgc@gmail.com

Applicant's Interest in Property:

Warehouse storage and Light Industrial use

Legal Description of Property:

3.027 acre tract of land, Located in the GF. Lankford Survey, A-510, and as Recorded in Volume 3478, Page 160, Official Public Records, Bell County, TX

Is this property being simultaneously platted? Yes

Street Address: 8398 S. IH 35, Belton, TX 76513

Zoning Change From Ag to Light Industrial - PD

Signature of Applicant: [Signature] Date: 2/12/2020

Signature of Owner (if not applicant): [Signature] Date: 2/13/2020

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-20-06 Location

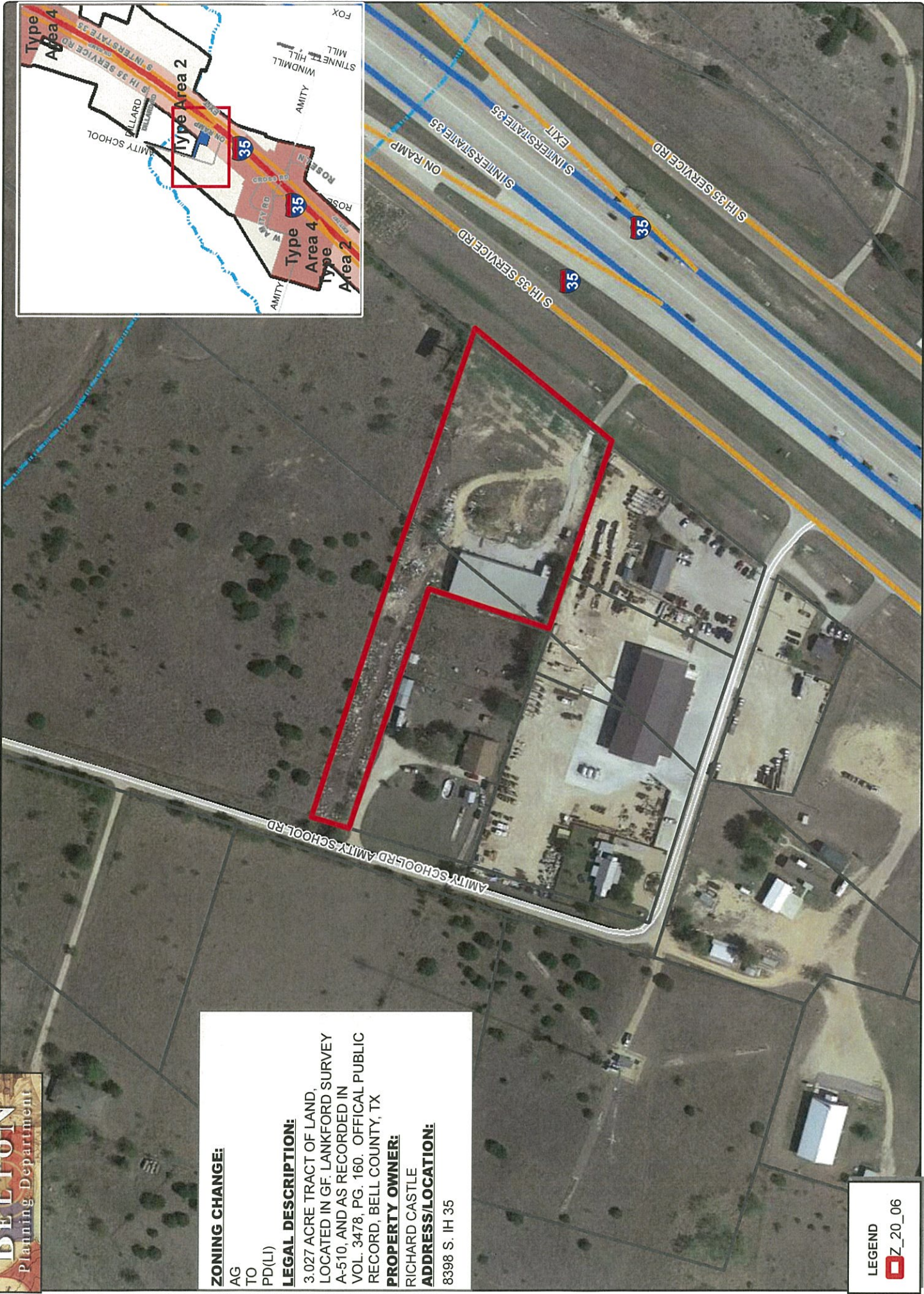
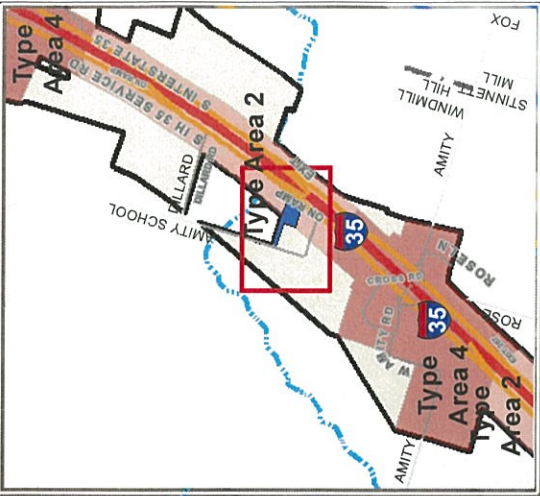
ZONING CHANGE:
AG
TO
PD(LI)

LEGAL DESCRIPTION:
3.027 ACRE TRACT OF LAND,
LOCATED IN GF LANKFORD SURVEY
A-510, AND AS RECORDED IN
VOL. 3478, PG. 160. OFFICIAL PUBLIC
RECORD, BELL COUNTY, TX

PROPERTY OWNER:
RICHARD CASTLE

ADDRESS/LOCATION:
8398 S. IH 35

LEGEND
Z-20_06





Zoning Case # Z-20-06 Zoning

ZONING CHANGE:

AG
TO
PD(LI)

LEGAL DESCRIPTION:

3.027 ACRE TRACT OF LAND,
LOCATED IN GF LANKFORD SURVEY
A-510, AND AS RECORDED IN
VOL. 3478, PG. 160. OFFICIAL PUBLIC
RECORD, BELL COUNTY, TX

PROPERTY OWNER:

RICHARD CASTLE

ADDRESS/LOCATION:

8398 S. IH 35

Legend

- City Parcels
- City Limits
- Z_20_06
- Current Zoning
- Agricultural
- Commercial Highway
- Planned Development

Zoning Location

CH

A

A

C-2

PD 07-08

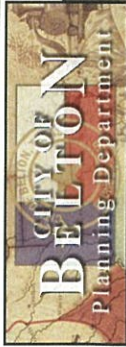


0 150 300 Feet

Map Date: 3/5/2020

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Zoning Case # Z-20-06 Aerial



ZONING CHANGE:

AG

TO

PD(LI)

LEGAL DESCRIPTION:

3.027 ACRE TRACT OF LAND,
LOCATED IN GF. LANKFORD SURVEY
A-510, AND AS RECORDED IN
VOL. 3478, PG. 160, OFFICIAL PUBLIC
RECORD, BELL COUNTY, TX


PROPERTY OWNER:


RICHARD CASTLE

ADDRESS/LOCATION:

8398 S. IH 35

LEGEND

 Z_20_06

 City_Parcels

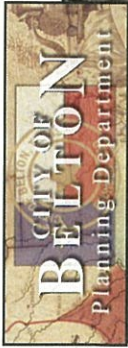
Map Date: 3/5/2020 Aerial Imagery Date: 2018

0 50 100 Feet



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Zoning Case # Z-20-06



ZONING CHANGE:
AG
TO
PD(LI)

LEGAL DESCRIPTION:
3.027 ACRE TRACT OF LAND,
LOCATED IN GF LANKFORD SURVEY
A-510, AND AS RECORDED IN
VOL. 3478, PG. 160. OFFICIAL PUBLIC
RECORD, BELL COUNTY, TX

PROPERTY OWNER:
RICHARD CASTLE

ADDRESS/LOCATION:
8398 S. IH 35

Legend

- 200' Property Owner Notification Area
- Z_20_06
- 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: DONALD ROHDE,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 3.027 ACRES, 8398 SOUTH IH 35 SERVICE ROAD,
FROM A(N) AGRICULTURAL ZONING DISTRICT,
TO A(N) PLANNED DEVELOPMENT -(LIGHT INDUSTRIAL) 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, March 17, 2020**, 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, March 24, 2020**, 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**

66509
NOLAN BLUFF LLC
PO BOX 2373,
HARKER HEIGHTS, TX 76548

367786
OBT COMMERCIAL REAL ESTATE LLC
3333 S JACK KULTGEN EXPY
WACO, TX 76706

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

66511
ECHOLS, MARVIN WILLIAM ETUX BRENDA KAY
7150 NOLAN BLUFF RD
BELTON, TX 76513-7040

410104
LUCUS, THOMAS W
12 SHETLAND DR
BELTON, TX 76513-9254

367785
PRESTIGE SOLUTIONS LLC
13302 ESTATE TRL
BELTON, TX 76513-9721

420267
NOLAN BLUFF LLC
PO BOX 2373
HARKER HEIGHTS, TX 76548



Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, March 17, 2020

The Planning and Zoning Commission met at 5:30 P.M. in the Wright Room at the Harris Community Center with public seating provided in the Kinchion Room, to allow social distancing to prevent the spread of the Coronavirus. Video and audio communication between the two rooms was provided. The following members were present: Chair Brett Baggerly, Dave Covington, Luke Potts, Ty Hendrick, Stephanie O'Banion, David Jarratt, Quinton Locklin and Zach Krueger. Allison Turner was absent. The following staff members were present: City Manager Sam Listi, Director of Planning Cheryl Maxwell, Planner Tina Moore and IT Director Chris Brown.

- 6. Z-20-06 Hold a public hearing and consider a zoning change from Agricultural District to Planned Development (Light Industrial) Zoning District on approximately 3.02 acres located at 8398 S. IH 35 Service Road, approximately 0.35 mile south of Dillard Road, north of Wolff Construction Co. (Audio 11:55)**

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

Chair Baggerly opened the public hearing. (Audio 18:16)

The applicant Donald Rohde, 4216 Cheshire Drive, Colleyville, spoke before the Commission.

Mr. Potts made a motion to approve Z-20-06 as recommended by staff. Mr. Covington seconded the motion. The motion was approved with 8 ayes, 0 nays.

ORDINANCE NO. 2020-16

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM AGRICULTURAL DISTRICT TO PLANNED DEVELOPMENT (LIGHT INDUSTRIAL) DISTRICT ON APPROXIMATELY 3.02 ACRES, WITH DEVELOPMENT TO BE REGULATED UNDER TYPE AREA 2 DESIGN STANDARDS.

WHEREAS, Richard Castle, 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 17th day of March, 2020, at 5:30 p.m. for hearing and adoption, said district being described as follows:

Approximately 3.2 acres at 8398 S. IH 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 24th day of March, 2020, 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 districts located on a tract of land as more fully and completely described above, be and is hereby changed from Agricultural District to Planned Development (Light Industrial) District, in accordance with Section 27—Light Industrial Zoning District, Section 32—Planned Development 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 the property shall conform to the Light Industrial Zoning District in all respects.
2. In addition, uses permitted in the Commercial – 2 and Commercial Highway Zoning Districts are also allowed.
3. The development of the property shall conform to the Light Industrial Zoning District and all applicable Type Area 2 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, except as noted below:
 - a. Outdoor/open storage shall be screened from public view with a solid 6' high screening material approved by the City Staff.

- b. Display of products for sale or rent shall not be required to be screened from public view.
- 4. A final subdivision plat is required before a building permit may be issued per regulations for creation of a building site.

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 24th day of March, 2020, by a vote of _____ ayes and _____ nays.

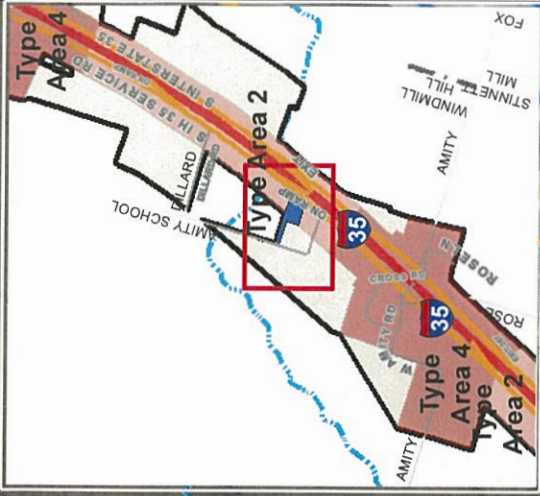
SIGNED AND APPROVED by the Mayor and attested by the City Clerk on this the 24th day of March, 2020.

Marion Grayson, Mayor

ATTEST:

Amy M. Casey, City Clerk

Zoning Case # Z-20-06 Location



ZONING CHANGE:
AG
TO
PD(LI)

LEGAL DESCRIPTION:
3.027 ACRE TRACT OF LAND,
LOCATED IN GF LANKFORD SURVEY
A-510, AND AS RECORDED IN
VOL. 3478, PG. 160. OFFICIAL PUBLIC
RECORD, BELL COUNTY, TX

PROPERTY OWNER:
RICHARD CASTLE

ADDRESS/LOCATION:
8398 S. IH 35



Map Date: 3/5/2020 Aerial Imagery Date: 2018



EXHIBIT "A"

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Staff Report – City Council Agenda Item

Date: March 24, 2020
Case No.: P-20-10 Chick Addition, Ph VIII
Request: Preliminary Plat
Applicant/Owner: Darin Chick

Agenda Item #17

Consider a preliminary plat of Chick Addition, Phase VIII, comprising 13.79 acres, located along an extension of Saint John Street, on the west side of Lark Trail, south of W. Amity Road, in Belton's ETJ.

Originating Department: Planning – Cheryl Maxwell, Director of Planning

Case Summary

This preliminary plat proposes 14 lots for residential development, with 8 lots proposed for two-family use (duplex), and 6 lots proposed for detached single family use. This property is currently undeveloped.

Project Analysis and Discussion

This is Phase VIII of Chick Addition. It does not appear that a preliminary plat for the entire development was considered. Although there are several phases, many of these consist of only 1 or 2 lots, or involve a replat or amending plat. Only two phases, referenced as Chick Addition, instead of Chick Subdivision, consist of more than 4 lots, as shown below:

- 2003: Chick Subdivision – 2 lots
- 2004: Chick Subdivision Phase II – 1 lot
- 2004: Chick Subdivision Phase III – 1 lot (replat)
- 2005: Chick Subdivision Phase IV – 4 lots
- 2006: Chick Subdivision Phase V – 2 lots
- 2008: Chick Addition Phase Two – 13 lots**
- 2010: Chick Subdivision Phase Six – amending plat
- 2015: Chick Addition, Phase VII – 40 lots**

This property is located in Belton's ETJ so zoning regulations are not applicable. This phase proposed for development is south of Chick Addition, Phase VII, along an extension of Saint John Street. The 6 lots proposed for single family use include 3 lots approximately 0.52 acre in size, and 3 lots approximately 1.14 acre in size. The 3 larger lots have an 85' rear yard setback line due to a large electrical easement that runs along the southern boundary of this subdivision. This results in approximately 0.52 acre of useable land for each lot. The 8 lots proposed for duplex use range in size from 0.76 acre to 0.99 acre. All lots will observe a 25' front yard setback line, which is consistent with Bell County requirements.

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

Water: This property is located within the Salado Water Supply Corporation (SWSC) CCN. There is an existing 6" water main along Saint John Street to the north that the applicant will be extending throughout the subdivision to provide water supply to these lots. Fire hydrants will be provided throughout the subdivision as well. SWSC has confirmed they are able and willing to provide domestic water supply to this subdivision; however, we are awaiting a direct response on the flow rate of this line, which is still likely to be below the minimum water flow of 1,000 gpm required for fire hydrants, per Belton's Fire Code. The applicant is requesting a variance to this requirement.

Typically we consider this type of variance for subdivisions with 4 lots or less. In this case, 14 lots are proposed with 22 dwelling units. The City's Fire Marshal does not support this variance due to the number of lots/dwelling units and seeks confirmation regarding the flow rate in this vicinity. Prospective lot owners should be put on notice if the flow rate is deficient by a note on the plat.

Sewer: No sanitary sewer is available to serve this subdivision. Septic systems are proposed, subject to approval by the Bell County Public Health District. The lots exceed the minimum 0.5 acre required for a septic system.

Drainage: Preliminary drainage plans and calculations have been provided and reviewed. Drainage easements are proposed to channel storm water to an off-site drainage tract consisting of 3.18 acres south of the plat boundary that includes a detention pond. This area south of the plat boundary is also designated as a 100 year flood plain. Final design and layout of the detention pond will be addressed with the final plat. Although the city reviews drainage plans, the city is not responsible for drainage since this property lies in Belton's ETJ, and will defer to Bell County and their requirements.

Streets/PSI/Sidewalks: Access to this phase of the Chick development is through local streets constructed with Phase VII that provided two access points along Lark Trail. The Phase VII plat consisted of 40 lots, 10 of which are for duplexes, resulting in 50 dwelling units. Perimeter Street Improvements (PSI) for Lark Trail, a collector street on the city's Thoroughfare Plan, was discussed in detail with Phase VII of this development in 2014 and 2015. At that time, Lark Trail consisted of 60' ROW with 22' pavement width, and no curb/gutter. The PSI requirement to widen the pavement width for Lark Trail was waived due to the remote location of the subdivision and it being unlikely that improvements would occur within the 9 year term for escrowed funds, and the fact that the road is under Bell County maintenance until annexed by the city. An additional 22 dwelling units are proposed with Phase VIII. This phase will generate additional traffic along Lark Trail; however, the PSI requirement for Lark Trail was waived for Phase VII, and Lark Trail it is not a perimeter street for this phase, so this requirement is not applicable.

Saint John Street within Phase VII will be extended to provide access to this phase of the development. It will be constructed as a local street with 50' ROW, 31' pavement width, with curb and gutter, consistent with the existing street section. Saint Peter Loop will also be constructed as a local street to these same standards. Phases VII and VIII together will accommodate 72 dwelling units. Section 502.01.J of the Subdivision Ordinance, requires 1 entrance for up to 50 lots and 2 entrances for 51 – 100 lots. The 2 access points via Lark Trail established with Phase VII satisfy the access requirements. Sidewalks are not required along local streets.

Parkland Dedication/Fee: Per Subdivision Ordinance Section 517, residential subdivisions are required to dedicate suitable lands for the purpose of parkland and/or make a financial contribution for the acquisition and development of such parkland. One acre for each 100 new dwelling units projected is required. With 22 dwelling units proposed, the dedication for this phase would be 0.22 acre, which is considerably short of the minimum two acres desired for dedication. The fee in lieu of dedication is \$200/dwelling unit which would be \$4,400 for this subdivision. Staff supports a variance to this request since there are no plans to develop a public park in this vicinity at this time, and a considerable amount of open space is provided on these lots to satisfy the needs of the lot owners.

Conclusion: Since this proposed subdivision is located in Belton's ETJ, the Bell County Engineer's Office has reviewed this plat and provided comments that are being addressed. After Council action, this plat will be taken to Bell County Commissioners Court for approval. We have reviewed the plat and find it acceptable as a preliminary plat, subject to conditions identified in the city letter dated March 12, 2020.

Recommendation

The Planning and Zoning Commission met on March 17, 2020, and with a vote of 8-0, unanimously recommended approval of this preliminary plat of Chick Addition Phase VIII, subject to the conditions below; staff concurs with their recommendation.

1. Confirmation of the water flow rate in relation to fire protection;
2. Approval of variance to water flow requirement for fire protection with a note on the plat reflecting this condition;
3. Approval of variance to the parkland dedication/fee requirement; and
4. City letter of outstanding conditions for plat approval dated March 12, 2020.

Attachments

Preliminary Plat Application

Preliminary Plat

Location Map

Variance Request

City Letter to Applicant dated March 12, 2020

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:

- ☒ Preliminary Subdivision Fees due \$ _____
- ☐ Final Subdivision
- ☐ Administrative Plat
- ☐ Replat
- ☐ ETJ
- ☐ 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.)

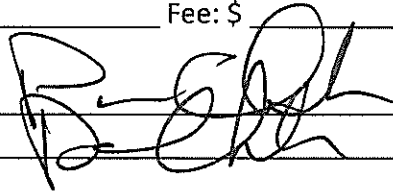
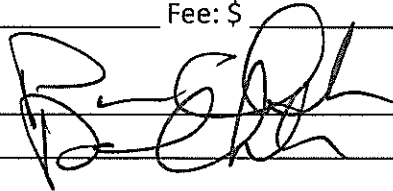
Applicant: Darin Chick Phone: (254) 947-9150
Mailing Address: 9710 Lark Trail Salado, TX 76571
Email Address: darin@chicklandscaping.com

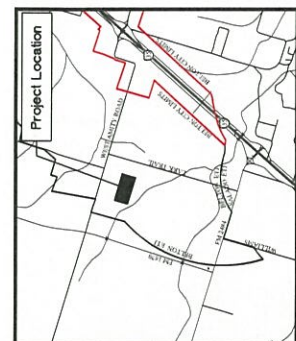
Owner: Darin Chick Phone: _____
Mailing Address: _____
Email Address: _____

Current Description of Property:

Lot: N/A Block: N/A Subdivision: N/A
Acres: 160.152 Survey: Young Williams
Abstract #: 861 Street Address: 10280 Lark Trail
Frontage in Feet: 898 Depth in Feet: 630

Does Zoning comply with proposed use? N/A Current Zoning: N/A
Name of proposed subdivision: Chick Addition Phase VIII
Number of Lots: 13 Fee: \$ _____

Signature of Applicant:  Date: 1/9/2020
Signature of Owner:  Date: 1/9/2020



STATE OF TEXAS
COUNTY OF BELL

MONTY L. CLARK
REGISTRATION NUMBER 90894

STATE OF TEXAS
COUNTY OF BELL

DATE: _____

GARRIN CHOK, OWNER/DEVELOPER

BEFORE ME ON THE _____ DAY OF _____, 2020, BY DEBBIE CHOK

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES.

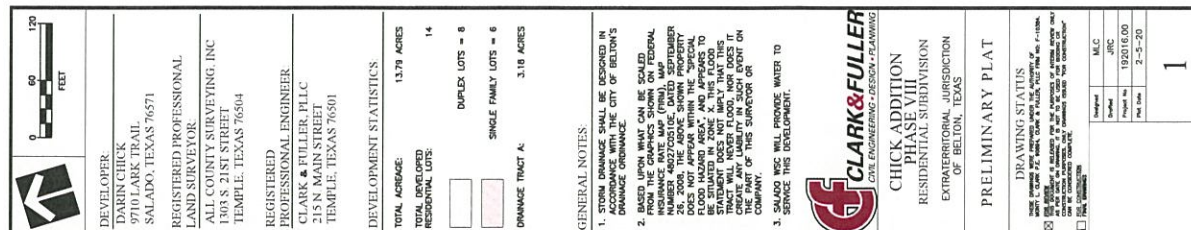
APPROVED FOR PREPARATION OF FINAL PLAN

CHAIRMAN, PLANNING AND ZONING COMMISSION

SECRETARY, PLANNING AND ZONING COMMISSION

MAYOR, CITY COUNCIL.

MAYOR'S SECRETARY

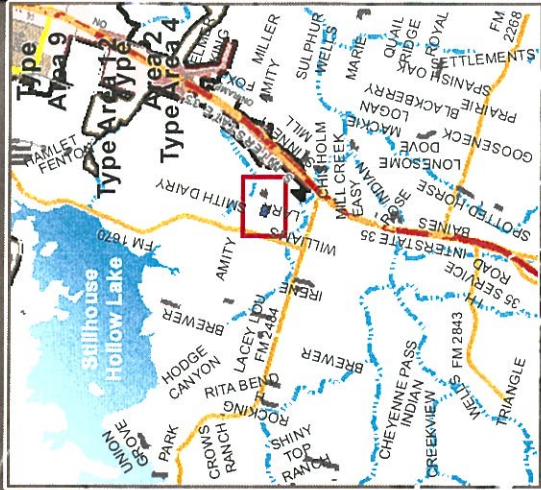




P-20-10 LOCATION - CHICK ADDITION PHASE VIII

PROPOSED PLAT:
PRELIMINARY PLAT
CHICK ADDITION PHASE VIII
13.79 ACRES
PROPERTY OWNER:
DARIN CHICK

LEGEND
P_20_10



Map Date: 3/9/2024 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.



February 3, 2020

Dana Reid
Clark-Fuller, PLLC

Re: Chick Addition Phase VIII

Dear Dana,

At this current time, Salado WSC is able to provide water to serve the Chick Addition Phase VIII. However, as a rural water supply corporation, Salado WSC will only provide domestic water service and no fire flow capacity desired by the City of Belton.

A handwritten signature in black ink, appearing to read "Ricky Preston", is written over the typed name.

Ricky Preston, General Mgr.
Salado Water Supply Corporation



City of Belton

Planning Department

March 17, 2020

Project: CHICK ADDITION PHASE VIII – PRELIMINARY PLAT

Applicant: DARIN CHICK

Date Submitted: 1-9-2020
2-19-2020
3-4-2020
3-16-2020

Location: 13.79 ACRES and 10280 LARK TRAIL

*****Please comment back in red under the comments submitted on this sheet.*****

****Development Review Committee (DRC) Determination of Plat Status:**

3/17/2020 - NOT ADMINISTRATIVELY COMPLETE, but staff will recommend conditional approval provided all comments below are addressed.

PLANNING:

1. Clarify ownership of property directly to the south of the plat boundary where the flood plain and detention pond will be located.
2. Parkland Fee/Dedication requirement for 22 dwelling units is \$4,400. Variance requested and supported by staff.
3. Staff will support requested variance to the fire flow requirement subject to conditions identified under Fire Dept. below.

PUBLIC WORKS/KPA

No further comments.

BUILDING OFFICIAL:

No Comments.

FIRE DEPT:

1. This subdivision plat proposed 14 lots with 22 dwelling units. The City Fire Marshal does not support the requested variance to the 1,000 gpm water flow required for fire protection.
2. Conduct flow rate test with Fire Marshal present.
3. If flows are less than 1,000 gpm, provide the following note on the plat: Salado WSC will provide water to service this development. Their flow rates do not meet the City of Belton adopted Fire Code.

POLICE DEPT:

No Comments.

GIS:

No Comments.

BELL COUNTY ENG. – Malcolm Miller, Malcolm.Miller@BellCounty.texas.com:

No further comments.

Outside Utility Provider Comments

- ☐ **Oncor:**
- ☐ **AT&T:**
- ☐ **Atmos Energy:**
- ☐ **Charter Communications:**
- ☐ **Grande Communications:**
- ☐ **Spectrum (Time Warner):**
- ☐ **USPS:**
- ☐ **Clearwater UCD:**
- ☐ **TXDOT:**

Note: Acceptance by the City of Belton of a plat, zoning change, conceptual drawing, construction drawing, or other development submittal complying with City of Belton minimum standards for drainage does not provide approval beyond what the City may authorize. Approval is limited, and this approval does not limit any obligations you may have under applicable state statutes, such as the Texas Water Code, or federal statutes. You should consult with your own professionals as you continue to pursue this development project.

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, March 17, 2020

The Planning and Zoning Commission met at 5:30 P.M. in the Wright Room at the Harris Community Center with public seating provided in the Kinchion Room, to allow social distancing to prevent the spread of the Coronavirus. Video and audio communication between the two rooms was provided. The following members were present: Chair Brett Baggerly, Dave Covington, Luke Potts, Ty Hendrick, Stephanie O'Banion, David Jarratt, Quinton Locklin and Zach Krueger. Allison Turner was absent. The following staff members were present: City Manager Sam Listi, Director of Planning Cheryl Maxwell, Planner Tina Moore and IT Director Chris Brown.

- 7. P-20-10 Consider a preliminary plat of Chick Addition, Phase VIII, comprising 13.79 acres, located along an extension of Saint John Street, on the west side of Lark Trail, south of W. Amity Road, in Belton's ETJ. (Audio 20:47)**

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

Mr. Jarratt and Mr. Covington commented on the preliminary plat. (Audio 26:51)

Mr. Covington made a motion to approve P-20-10 as recommended by staff. Mr. Jarratt seconded the motion. The motion was approved with 8 ayes, 0 nays.



Staff Report – City Council Agenda Item

Date: March 24, 2020
Case No.: P-20-11 Guess Dulany Subdivision
Request: Final Plat
Applicant: Belton Engineering
Owner: LGGD Properties, LLC/Larry Guess

Agenda Item #18

Consider a final plat of Guess Dulany Subdivision, comprising 6.011 acres, located along an extension of E. 25th Avenue, between N. Beal Street and River Oaks Drive.

Originating Department: Planning – Cheryl Maxwell, Director of Planning

Current Zoning: Single Family One (SF1)

Case Summary

This final plat is consistent with the preliminary plat that was approved in February, 2020. This final plat proposes 11 lots for single family residential use. The lots will be developed along an extension of 25th Avenue, and end in a cul-de-sac. This property is currently zoned SF1 District and is undeveloped except for an existing residence on proposed Lot 10. The driveways for the existing residence cross over onto proposed Lots 9 and 11 and will be relocated so they are within the boundary of Lot 10.

Project Analysis and Discussion

This plat includes approximately 6 acres zoned SF1 District. The proposed lots satisfy all area requirements for this zoning district. Below is a summary of these requirements.

SF1

- Front Yard: 25'
- Side Yard: 7'; 15' from street ROW
- Rear Yard: 20'
- Lot Area: 10,000 sq. ft.
- Lot Width: 70'
- Lot Depth: 100'

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

Water/Sewer: There are existing 6" water and sewer lines along the existing portion of 25th Avenue. The applicant will be connecting to these lines and extending an 8" water line and 6" sewer line throughout the subdivision to connect to existing lines along River Oaks Drive, east

City Council Agenda Item

March 24, 2020

Page 1 of 2

of this subdivision, looping the water and sewer systems. The 8" line satisfies minimum requirements for fire protection, and two fire hydrants will be added inside the subdivision.

Streets/Sidewalks: The extension of 25th Avenue will be constructed as a local street with a 31' pavement width with curb/gutter within a 50' ROW, and end in a cul-de-sac. This matches the existing segment of 25th Avenue. Since this is a local street, no sidewalks are required.

Drainage: Pre and post-drainage plans and calculations have been reviewed and are satisfactory. A detention pond is proposed along the eastern boundary of the subdivision, and will be owned and maintained by the Homeowners Association (HOA).

Parkland Dedication/Fees: The parkland fee requirement per Subdivision Ordinance Section 517 is \$200 per residential unit. Although this plat creates 11 lots, one residence is currently existing. Therefore, for 10 additional single family dwelling units, the fee equates to \$2,000. Funds collected will be used to develop the city's Heritage Park, which is within a one-mile radius of this subdivision.

Conclusion: We have reviewed the plat and find it acceptable as a final plat. All review comments have been addressed and the plat is administratively complete as of March 17, 2020.

Recommendation

The Planning and Zoning Commission met on March 17, 2020, and with a vote of 8-0, unanimously recommended approval of this final plat of Guess Dulany Addition; staff concurs with their recommendation.

Attachments

Final Plat Application

Final Plat

Location Map

March 17, 2020, "Administratively Complete" Letter to the applicant

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:

- ☐ Preliminary Subdivision Fees due \$ 283.00
☒ Final Subdivision
☐ Administrative Plat
☐ Replat
☐ ETJ
☐ 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: Lina Chtay Phone: 254-731-5600
Mailing Address: 106 N. East Street, Belton Tx., 76513
Email Address: lchtay@beltonengineers.com

Owner: Larry Guess Phone: 254-718-2897
Mailing Address: 202 E. Barton Ave. Temple, Tx., 76501
Email Address: lguess@hotmail.com

Current Description of Property:

Lot: 11 Block: 1 Subdivision: Guess Dulany Subdivision
Acres: 6.011 Survey: M.F. CONNELL SURVEY
Abstract #: 6 Street Address: 517 E. 25th Ave. Belton Tx.
Frontage in Feet: 433' Depth in Feet: 620'

Does Zoning comply with proposed use? yes Current Zoning: SF-1
Name of proposed subdivision: Guess Dulany Subdivision
Number of Lots: 11 Fee: \$ 283.00

Signature of Applicant: [Signature] Date: 02-25-20
Signature of Owner: Larry Guess Date: 02-25-20

CITY OF
BELTON
Planning Department



Map Date: 3/9/2020 Aerial Imagery Date: 2018

0 2,500 5,000 Feet



City of Belton

Planning Department

March 17, 2020

Project: GUESS DULANY – FINAL PLAT

Applicant: BELTON ENGINEERING/LARRY GUESS

Date Submitted: 2-28-20

3-10-20

3-12-20

3-17-20

Location: 6.0 ACRES, 25TH STREET

*****Please comment back in red under the comments submitted on this sheet.*****

****Development Review Committee (DRC) Determination of Plat Status:**

3/17/2020 - ADMINISTRATIVELY COMPLETE, subject to City Council Approval.

PLANNING:

1. Parkland fee requirement of \$200/lot totaling \$2,000 due at time of plat signatures.

PUBLIC WORKS/KPA:

No further comment.

BUILDING OFFICIAL:

No Comments.

FIRE DEPT:

Comments.

POLICE DEPT:

No Comments.

GIS:

No Comments.

Outside Utility Provider Comments

- ☐ **Oncor:**
- ☐ **AT&T:**
- ☐ **Atmos Energy:**
- ☐ **Charter Communications:**
- ☐ **Grande Communications:**
- ☐ **Spectrum (Time Warner):**
- ☐ **USPS:**
- ☐ **Clearwater UCD:**
- ☐ **TXDOT:**

Note: Acceptance by the City of Belton of a plat, zoning change, conceptual drawing, construction drawing, or other development submittal complying with City of Belton minimum standards for drainage does not provide approval beyond what the City may authorize. Approval is limited, and

this approval does not limit any obligations you may have under applicable state statutes, such as the Texas Water Code, or federal statutes. You should consult with your own professionals as you continue to pursue this development project.

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, March 17, 2020

The Planning and Zoning Commission met at 5:30 P.M. in the Wright Room at the Harris Community Center with public seating provided in the Kinchion Room, to allow social distancing to prevent the spread of the Coronavirus. Video and audio communication between the two rooms was provided. The following members were present: Chair Brett Baggerly, Dave Covington, Luke Potts, Ty Hendrick, Stephanie O'Banion, David Jarratt, Quinton Locklin and Zach Krueger. Allison Turner was absent. The following staff members were present: City Manager Sam Listi, Director of Planning Cheryl Maxwell, Planner Tina Moore and IT Director Chris Brown.

8. P-20-11 Consider a final plat of Guess Dulany Subdivision, comprising 6.011 acres, located along an extension of E. 25th Avenue, between N. Beal Street and River Oaks Drive. (Audio 27:35)

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

Ms. O'Banion made a motion to approve P-20-11 as recommended by staff. Mr. Hendrick seconded the motion. The motion was approved with 8 ayes, 0 nays.



Staff Report – City Council Agenda Item

Date: March 24, 2020
Case No.: P-20-12 Expo Plaza Replat No. 1
Request: Final Plat
Applicant: Kimley-Horn/Michael Scholze
Owner: FIGS Associates, LLC
Nagaraja Gajula

Agenda Item #19

Consider a final plat of Expo Plaza Replat No. 1, being a replat of Expo Plaza Subdivision, comprising 6.840 acres, located at 120, 140, and 160 W. Loop 121, near the northwest corner of I-35 and Loop 121, west of the 7-11 Convenience Store.

Originating Department: Planning – Cheryl Maxwell, Director of Planning

Current Zoning: PD Mixed Use (1986)

Case Summary

Expo Plaza Subdivision final plat, consisting of 3 lots, was administratively approved in August, 2019. This proposed replat revises the lot configuration—3 lots are still proposed but only 1 lot (Lot 3) will have frontage on a public street. A public access easement across Lot 3 will provide access to Lots 1 and 2 and will be privately owned and maintained. The lots range in size from 2.081 acres to 2.416 acres.

This property is currently undeveloped. A building permit has been requested for proposed Lot 3 and is currently under review. A 12,143 sq. ft building is proposed for a retail strip center; plans for Lots 1 and 2 are undecided at this time.

Project Analysis and Discussion

The Planned Development Zoning District that was approved in 1986 did not specify a base zoning district but listed a variety of uses, to include retail, commercial and light industrial. With the proposed retail use, Retail Zoning District standards are considered appropriate. The proposed lots comprise over 2 acres each and satisfy minimum area requirements for any of the retail/commercial/industrial zoning districts.

A public access easement is provided along the frontage of Lot 3 to allow cross traffic to the east. Due to a large tree along the frontage, this access easement does not extend to the western edge. Access to the property to the west is provided by a separate access easement on Lot 1.

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

Water/Sewer: Along Loop 121, there is an existing 8" water main and a 6" sewer main available for connection. All internal water and sewer lines will be private. No public water or sewer line extensions are needed, and existing fire hydrant locations are satisfactory.

Drainage: Drainage plans and calculations have been provided and reviewed. A detention pond is proposed on Lot 3, and will be privately owned and maintained. A maintenance agreement is required to ensure the city has the right to inspect the maintenance of these facilities. Drainage needs for Lots 1 and 2 will be evaluated in conjunction with the building permits.

Streets/Sidewalk: There is approximately 120' of ROW for Loop 121. No additional ROW dedication is needed. Since Loop 121 is a TxDOT roadway, the perimeter street improvement requirement is not applicable. The Subdivision Ordinance (Section 503) requires 6' wide sidewalks along arterial roadways (Loop 121). This sidewalk will be provided by TxDOT as part of the improvements when Loop 121 is widened.

Subdivision Ordinance Section 511.02 requires each lot to have adequate access to a public street by frontage of not less than 20' on a public street. Lots 1 & 2 do not have public street frontage. The applicant is requesting a variance to allow these two lots to be accessed via a 30' wide public access easement across Lot 3. This easement will be privately owned and maintained. The replat revises the driveway location that will provide access to Loop 121. TxDOT has approved the new location on proposed Lot 3. Staff supports the requested variance.

Conclusion: We have reviewed the plat for Expo Plaza Replat No. 1 and find it acceptable as a final plat. All conditions have been addressed as of March 12, 2020, subject to approval of requested variance to the public street frontage requirement.

Recommendation

The Planning and Zoning Commission met on March 17, 2020, and with a vote of 8-0, unanimously recommended approval of this final plat of Expo Plaza Replat No. 1, subject to the conditions below; staff concurs with their recommendation.

1. Approval of variance to the public street frontage requirement for Lots 1 and 2 to allow access via a 30' wide public access easement across Lot 3.

Attachments

Final Plat Application
Final Plat
Location Map
Variance request

March 12, 2020, "Administratively
Complete" Letter to the applicant
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:

- ☐ Preliminary Subdivision Fees due \$ 259.00
- ☐ Final Subdivision
- ☐ Administrative Plat
- ☒ Replat
- ☐ ETJ
- ☐ 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.)

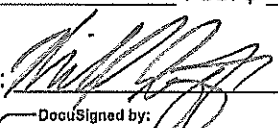
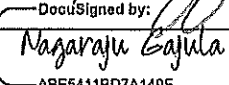
Applicant: Michael Doggett Phone: 469-301-2580
Mailing Address: 260 East Davis Street, Suite 100 McKinney, TX 75069
Email Address: michael.doggett@kimley-horn.com

Owner: Nagaraju Gajula Phone: 512-230-9235
Mailing Address: 101 Adelanta Place Round Rock, TX 78681
Email Address: raju1410@gmail.com

Current Description of Property:

Lot: NA Block: NA Subdivision: NA
Acres: 6.006 Survey: MATILDA CONNELL SURVEY
Abstract #: 6 Street Address: 160 W. LOOP 121
Frontage in Feet: 290 Depth in Feet: 690

Does Zoning comply with proposed use? Yes Current Zoning: PD
Name of proposed subdivision: Expo Plaza
Number of Lots: 3 Fee: \$ 259.00

Signature of Applicant:  Date: 1/20/20
Signature of Owner:  Date: 1/13/2020
DocuSigned by: Nagaraju Gajula
ABE5411BD7A149F...

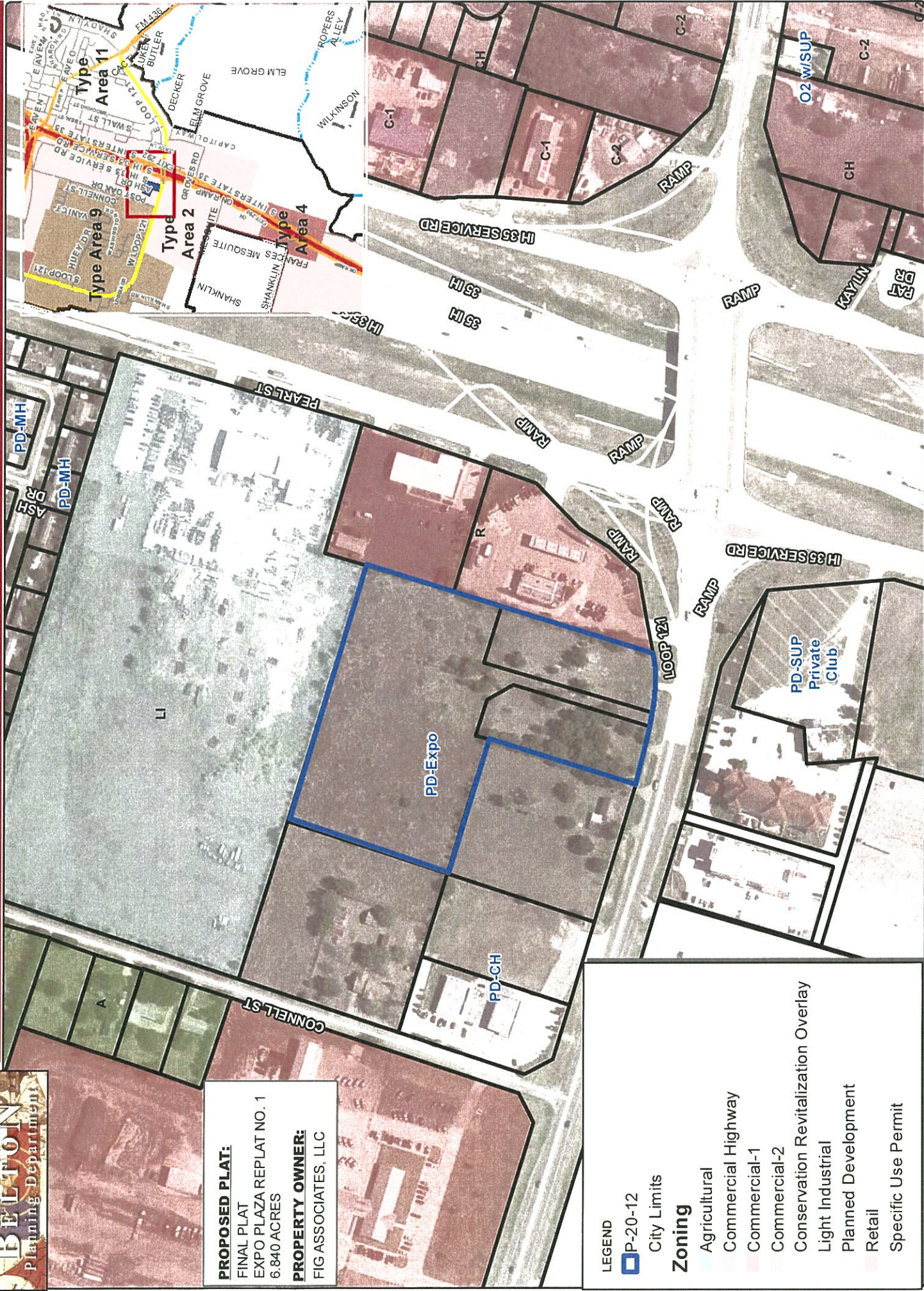


P-20-12 LOCATION - EXPO PLAZA REPLAT NO. 1

PROPOSED PLAT:
FINAL PLAT
EXPO PLAZA REPLAT NO. 1
6.840 ACRES

PROPERTY OWNER:
FIG ASSOCIATES, LLC

- LEGEND**
- P-20-12
 - City Limits
 - Zoning**
 - Agricultural
 - Commercial Highway
 - Commercial-1
 - Commercial-2
 - Conservation Revitalization Overlay
 - Light Industrial
 - Planned Development
 - Retail
 - Specific Use Permit





VARIANCE LETTER

To: City of Belton
Development Services - Planning Department
333 Water Street
PO Box 120
Belton, TX 76513

From: Michael Doggett, P.E. (TX)
Kimley-Horn and Associates, Inc.

Date: February 3, 2020

Subject: Variance Letter
NW Corner of I35 South and TX Loop 121
Belton, Texas

Dear sir or madam:

The subject property is located on the northwest corner of I35 South and TX Loop 121 behind the existing 7-11. We are requesting a variance from Section _____ which requires lots to have access along a frontage road. The property has been divided into three lots, leaving two of the lots, to be developed in the future, landlocked with no frontage access. Our client currently owns these three lots and has plans to develop the two landlocked lots immediately and provide access to them by having access to the retail space along the frontage of TX Loop 121 and access to S. Connell Street.

Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Doggett", with a stylized flourish at the end.

Michael Doggett, P.E. (TX)
Project Manager



City of Belton

Planning Department

March 12, 2020

Project: EXPO PLAZA REPLAT

Applicant: MICHAEL DOGGET, KIMLEY –HORN AND NAGARAJU GAJULA

Date Submitted: 1-30-20

3-2-20

3-10-20

3-12-20

Location: 6.006 ACRES and 160 W. LOOP 121

****Development Review Committee (DRC) Determination of Plat Status:**

3/12/2020 - ADMINISTRATIVELY COMPLETE, subject to Council approval of variance requested below:

PLANNING:

Variance requested to the public street frontage requirement for Lots 1 and 2 to allow access via a 30' wide public access easement across Lot 3. TxDOT has approved the revised driveway location on Lot 3.

Staff supports the requested variance.

PUBLIC WORKS/KPA:

No comments.

BUILDING OFFICIAL:

No Comments.

FIRE DEPT:

No Comments.

POLICE DEPT:

No Comments.

GIS:

No Comments.

Outside Utility Provider Comments

- ☐ **Oncor:**
- ☐ **AT&T:**
- ☐ **Atmos Energy:**
- ☐ **Charter Communications:**
- ☐ **Grande Communications:**
- ☐ **Spectrum (Time Warner):**
- ☐ **USPS:**
- ☐ **Clearwater UCD:**



TXDOT:

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Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
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9. P-20-12 Consider a final plat of Expo Plaza Replat No. 1, being a replat of Expo Plaza Subdivision, comprising 6.840 acres, located at 120, 140, and 160 W. Loop 121, near the northwest corner of I-35 and Loop 121, west of the 7-11 Convenience Store. (Audio 30:45)

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

Mr. Covington asked Ms. Maxwell questions about the width of the access easements and the connection to the adjacent property to the west. (Audio 34:51)

Mr. Jarratt commented that the Retail Zoning District standards were appropriate for this development. (Audio 35:36)

Mr. Jarratt made a motion to approved P-20-12 as recommended by staff. Ms. O'Banion seconded the motion. The motion was approved with 8 ayes, 0 nays.



Staff Report – City Council Agenda Item

Agenda Item #20

Consider a resolution authorizing the City Manager to execute a Development Agreement associated with The Ridge at Belle Meadows Phase I, located south of W Ave O, east of Loop 121, and west of Laila Lane.

Originating Department

Public Works – Angellia Points, P.E., Director of Public Works/City Engineer
Planning – Cheryl Maxwell, Director of Planning

Summary Information

This item would authorize a development agreement between the City, KDAVEO, LLC., and Clark & Fuller, PLLC concerning the proposed developed called The Ridge at Belle Meadows Phase I. The plat for this subdivision was approved by Council on December 10, 2019. The developer has requested to build on Lot 2 of Block 1 while the public infrastructure improvements are underway. This varies from normal, typical policy and requirements of constructing public infrastructure improvements prior to any permits granted on private property. The typical process followed is construction of the public infrastructure is completed, the City issues a Letter of Acceptance for the public infrastructure, and then permits are issued for construction on privately owned lots. However, the Subdivision Ordinance Section 302.05.A.2.n allows for construction to occur on private property with certain provisions, as approved by the City. The objective of City Staff is to protect the public infrastructure during construction of the private property.

In order for permits to be issued prior to acceptance of public infrastructure improvements, Section 302.05.A.2.n of the Subdivision Ordinance requires the following:

- irrevocable letter of credit equal to all costs associated to construct such public infrastructure improvements;
- establishment of a timeframe for such public improvements to be completed; and
- execution of an agreement authorizing the City to complete said public improvements, at the discretion of the City.

If the Developer halts work on the public infrastructure or fails to complete the work within the timeframe or any agreed upon time extensions, construction on private property must cease, and the City has the option to draw upon the letter of credit to complete construction of the public infrastructure. However, the City is not obligated to do so.

The attached development agreement was created, reviewed by the City Attorney, Developer, and Engineer, and is today's topic for Council consideration. The attached development agreement outlines the following:

1. The agreement is between the City, the Developer (KDAVEO, LLC), and the Engineer of Record (Clark & Fuller, PLLC).
2. The agreement only allows work on Lot 2 of Block 1 of The Ridge at Belle Meadows Phase I, as requested by the Developer, prior to the acceptance of the public infrastructure.
3. The public infrastructure improvements must be completed and accepted by the City within two (2) years of the date of the approved development agreement. This is also the duration of the letter of credit.
4. The letter of credit value is 1.05 times the total cost of the public infrastructure construction, materials testing, signage, engineer site visits, record drawing development, erosion control, surveying, detention pond fencing, bonding, etc. equating to a total value of \$1,515,670.78.
5. The Engineer is party to this agreement as the Engineer would be required to revise the plans, publicly bid the project, and inspect the construction work in conjunction with the City, if the City were to draw upon the letter of credit, all at no cost to the City.
6. Access for contractors working solely on Lot 2 or Block 1 must come from an existing driveway connected to W Ave O. Provisions for maintenance of this driveway are included to ensure a clear path for inspections and emergency vehicle access.
7. The following will be allowed/permitted on Lot 2 of Block 1 prior to the acceptance of the public infrastructure. In summary, all underground private utilities, private roads, driveways, and foundations are allowed to be constructed. However, no vertical construction of structures are allowed prior to acceptance of the public infrastructure due to fire safety and protection. The following will be permitted during construction of the public infrastructure:
 - a. Site clearing permits
 - b. Burning permits with approved permit from the Belton Fire Department
 - c. Master permits for private utilities, streets, site electrical, sidewalks, fences, swimming pools
 - d. Building permits for foundations
 - e. Irrigation permits
 - f. Plumbing permits for rough-in and yard lines
 - g. Internal signage
 - h. Internal mailboxes
 - i. Driveway permits
8. Third-party inspection by the Developer will be required for the private utilities and streets up to the yard lines and driveways.
9. Letter of Acceptance of the public infrastructure will be contingent upon satisfactory completion of the public infrastructure, per the approved construction plans, payment of all invoices, submission of record drawings, and a two-year 10% maintenance bond.

10. This development agreement and letter of credit will be released upon Letter of Acceptance of the public infrastructure. Upon receipt of the Letter of Acceptance, vertical construction on Lot 2 of Block 1 can proceed with the proper permits. Also, construction of the single family homes within The Ridge of Belle Meadows Phase I can also commence at that time.

Staff, the Developer, and Engineer are in agreement with the proposed development agreement and value of the letter of credit. The plat has been recorded at the Bell County property records, the construction plans for the public infrastructure have been approved, a pre-construction meeting has been held for the public infrastructure construction, and the plans for the private utilities and building plans are under review. The Developer will be soon ready to break ground on the private property.

Fiscal Impact

None

Recommendation

Recommend authorizing the City Manager to execute the Development Agreement with the KDAVEO, LLC, and Clark & Fuller, PLLC regarding The Ridge at Belle Meadows Phase I.

Attachments

Development Agreement
Resolution
Subdivision Plat

**DEVELOPMENT AGREEMENT
BETWEEN
THE CITY OF BELTON
AND
KDAVEO, LLC, DEVELOPER
AND
CLARK & FULLER, PLLC, ENGINEER
FOR
BLOCK 1, LOT 2 OF THE RIDGE AT BELLE MEADOWS, PHASE I**

THIS DEVELOPMENT AGREEMENT (this “*Agreement*”) is made and entered into as of the 24th day of March, 2020 (the “*Effective Date*”), by and between KDAVEO, LLC, a Texas limited liability company (“*Developer*”), CLARK & FULLER, PLLC (“*Engineer*”), and THE CITY OF BELTON, TEXAS (the “*City*”). (The City, Developer, and Engineer are sometimes referred to herein singly as a “Party” and together as the “Parties”).

For and in consideration of the mutual covenants and agreements contained in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City, Developer, and Engineer agree, for themselves, their successors and assigns, as follows:

W I T N E S S E T H

WHEREAS, Developer is the owner of that certain tract of land situated in the City of Belton, Bell County, Texas, Block 1, Lot 2 of The Ridge at Belle Meadow Phase I plat as shown in the recorded Plat Year 2020, Plat # 2020-11262A. Plat Records of Bell County, Texas (the “*Property*”).

WHEREAS, Developer plans to develop the Property for senior living use by creating a residential multi-family development and assisted living center.

WHEREAS, Developer desires to commence construction of private utilities, private roads, and individual units within the Property prior to City acceptance of the “*Public Infrastructure*” required to serve the proposed subdivision. For purposes of this Agreement, “*Public Infrastructure*” shall mean the following improvements which shall be completed in accordance with the approved construction plans and specifications: all public streets, privately owned and maintained storm water detention and drainage conveyance facilities, public water infrastructure, public sanitary sewer infrastructure, sidewalks, and all appurtenances shown and required in the Construction Plans.

WHEREAS, the City has agreed to allow the commencement of construction and development of certain aspects of the Property prior to completion and acceptance of the Public Infrastructure, as more particularly set forth herein.

WHEREAS, the parties desire to enter into this Agreement to set forth the terms, conditions, and obligations of Developer and Engineer with respect to the construction of the Property.

NOW, THEREFORE, in consideration of the mutual promises and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Developer, Engineer, and the City hereby agree as follows:

1. Construction of Public Infrastructure. (a) It is agreed and understood by the parties hereto that Developer has employed the Engineer who has developed detailed plans and specifications ("**Construction Plans**") for the construction of the required improvements necessary, which have been approved by the City. Approved by the City is defined as the construction plans that have been signed by the Director of Planning and the Director of Public Works.

(b) Developer shall completely construct the Public Infrastructure in accordance with the Construction Plans to the approval of the City no later than two (2) years after the Effective Date of this Agreement. Approval of the City shall mean accepted by the City by issuance of a Letter of Acceptance to the Developer. In the event Letter of Acceptance has not been issued by the City within the two-year requirement, all work on the Public Infrastructure and Property shall terminate. The Developer may request an extension of time with a construction timeline in writing to the City for City evaluation. A timeline extension shall only be granted by the City, at the discretion of the City. An extension of the Letter of Credit terms may also be required, at no cost to the City.

(c) Developer and/or Engineer may request approval of changes or amendments to the approved plans and specifications during construction. Provided that such changes meet the requirements of the City's applicable regulations, such approval shall not be unreasonably withheld. All request for changes or requests for information are required to be in writing to the Director of Public Works, or their designee, and shall require a 20 calendar day response from the City. If no response in any manner is provided within the 20-day response time, the request is considered approved by the City. All requests for changes or modifications to the Public Infrastructure shall be at the approval of the City, at the discretion of the City. No sale or conveyance of the Property by Developer prior to the completion of the Public Infrastructure shall be deemed to release Developer from the obligations imposed by this paragraph unless agreed to in writing by the City.

(d) As security for Developer's obligations to construct the Public Infrastructure in accordance with the Construction Plans within the allotted time period, Developer has, contemporaneous with the execution of this Agreement, delivered to the City a Letter of Credit dated _____, 2020, in the amount of \$1,515,670.78 issued by EXTRACO BANKS, N.A., a National Association, of Temple, Texas, for the benefit of the City (the "**Letter of Credit**"). The Letter of Credit is unconditional and irrevocable. The Letter of Credit shall be valid for two (2) years beyond the execution of this Agreement. Failure of Developer to complete the Public Infrastructure improvements as set forth in this agreement and per the Letter of Credit, whichever is more stringent and whichever is in favor of the City, will cause the City to draw down on the Letter of Credit and complete such work at Developer's expense. In addition, it is expressly agreed and understood that the City may recover directly from

the Developer any and all costs which the City may incur in its completion of the Public Infrastructure improvements in excess of the amount of the Letter of Credit. Any cost incurred by the City from the Engineer shall also be recovered directly from the Developer. In the event the City draws upon the Letter of Credit, all construction on the Property shall terminate until completion of the Public Infrastructure. Regardless, the City is not obligated to draw upon the Letter of Credit to complete the Public Infrastructure.

(e) In the event the City draws upon the Letter of Credit, the Engineer shall enter into a contract with the City, at no cost to the City. The Engineer shall document the Public Improvements remaining to be constructed and modify the plans and specifications accordingly for a public bid, to the approval of the City. Upon drawing upon the Letter of Credit, the Construction Plans shall be property of the City. The Engineer shall draft a contract stating the remaining required construction administration tasks to include, but not limited to the following at no cost to the City, all to the approval of the City: revising the Construction Plans and specifications for bidding, signing and sealing a new set of Construction Plans for bidding, developing all City contract documents for bidding, advertising for public bid, coordinating a pre-bid meeting, coordinating the bid opening, developing the bid tabulation and evaluation of bids, preparing a letter of recommendation for the bid award, attending the Council bid award meeting, developing and coordinating the conformed, executed contract documents, coordinating a pre-construction meeting, performing all construction staking, performing weekly site inspections, reviewing and recommending monthly pay applications, reviewing all remaining construction submittals, performing a final walk through, preparing and distributing the punch list(s), and preparing the record drawings in PDF and .dwg formats.

(f) A pre-construction meeting is required before breaking ground on the Public Infrastructure construction between the City, Engineer, Developer, and the Developer's Contractor. All Public Infrastructure construction shall be inspected by the City's Construction Inspector. All material submittals and cut sheets shall be provided for approval by the Developer or Engineer to the City prior to construction. All materials and cut sheets shall be per the Construction Plans and per City requirements, including but not limited to the Public Works Design Manual and all applicable City Ordinances and Design Requirements. The City provides the final approval of material submittals and cut sheets. All materials testing on-site shall be at the direction of the City, and paid for by the Developer per the City's latest Fee and Rate Schedule. All retesting and remedial actions shall be at the Developer's expense. All testing fees shall be paid by the Developer prior to the City's Letter of Acceptance. All street and drainage signage shall be paid for by the Developer and installed by the City prior to the City's Letter of Acceptance. Upon the City's receipt of confirmation from the Developer that the Public Infrastructure has been completed in accordance with the terms of this Agreement, the City will review the infrastructure installed, and provide a list of items remaining to be done. Upon completion of the final list, payment of all outstanding invoices, receipt of the Engineer's record drawings, and receipt of the 10% maintenance bond (2 year duration), the City shall issue a Letter of Acceptance to the Developer. Only then shall the Letter of Credit become null and void, and the City shall provide Developer with the Letter of Acceptance for the Developer to obtain a cancellation or release of the Letter of Credit from the issuer.

2. Construction of the Property - Access. It is understood that the contractor constructing the Public Infrastructure will be the same contractor working on the Property. Their

access to the Property can be off of the Public Infrastructure. However, any concrete trucks or subcontractors not working on the Public Infrastructure shall only enter the Property from W Ave O. Until the Letter of Acceptance is issued by the City, the Property may only be accessed from the existing driveway located off of W Ave O for the Property's concrete trucks and subcontractors. The Property shall NOT be accessed by those entities from the Public Infrastructure construction prior to the Letter of Acceptance. If access to the Property is made from the Public Infrastructure by the entities working solely on the Property, concrete trucks for the Property, or the contractor's subcontractors only working on the Property, proven by photo or video by the City, the following actions may take place, at the discretion of the City.

- (a) Stop work of the Public Infrastructure and Property construction for seven (7) calendar days with no change in the timeline requirements stated in this Agreement or duration of stop work at the discretion of the City.
- (b) After three (3) documented offenses, all work on the Public Infrastructure and Property construction shall cease for thirty (30) calendar days, or a duration at the discretion of the City.

Confirmation of access to the Property from the Public Infrastructure will warrant additional materials testing, paid by the Developer per the City's latest Fee and Rate Schedule.

The Developer is responsible for maintaining the access drive off of W Ave O to the satisfaction of the City, at no cost to the City. Prior to any construction performed on the Property, the Developer shall submit to the City a video of the existing conditions of the driveway. During construction on the Property, the access drive shall be free of obstructions and obstacles at all times, unless otherwise approved by the City in writing. At least 10 feet along the driveway shall remain unobstructed, level, and free of potholes. The Developer shall maintain the driveway to a minimum of 10 feet width, including patching the edges of the road to maintain the 10-foot wide level path.

Due to fire and emergency access, during construction of the public sewer line under the existing driveway, construction on the Property at the point of the sewer line construction and south of that point shall cease until one the following is provided and approved by the City. In addition and in summary, at any point where the existing driveway is removed or disconnected for more than ten (10) feet by the following, construction on the Property at that point shall cease, unless one of the following is provided and approved by the City.

- i. The Developer shall provide an all-weather bypass around the construction zone. All-weather bypass is defined as a ten (10) foot wide new chip seal or asphalt path. All-weather is not a base or base with chip seal mix roadway.
- ii. The Developer shall construct the proposed internal concrete private road on the Property along the sewer line, connecting to the chip seal drive. The concrete private road must be suitable for traffic loading before construction on the Property can resume.

3. Construction of the Property – Construction Allowed and Permits Provided by the City. Upon the signing of this agreement and after the pre-construction meeting of the Public Infrastructure has occurred, the Developer may proceed with construction of certain aspects of the privately owned and maintained improvements on the Property. All construction on the Property shall be performed at no cost to the City and following required plan approval. Only the following construction activities and permits will be allowed on the Property prior to the Letter

of Acceptance of the Public Infrastructure. With this agreement, only the lot described as the Property are allowed to be under construction with the following items.

- (a) Site Clearing Permit
- (b) Burning with approved permit from the Belton Fire Department.
- (c) Master Permit for the construction of the following items:
 - i. Private water mains including fire line and appurtenances, without connection to the Public Infrastructure; work on private water mains will require a third party inspection as detailed below.
 - ii. Private sewer mains and appurtenances, without connection to the Public Infrastructure; work on private sewer mains will require a third party inspection as detailed below.
 - iii. Private streets and roads with connection to the Public Infrastructure; work on private streets and roads will require a third party inspection as detailed below.
 - iv. Site electrical for illumination purposes.
 - v. Site electrical for transmission power to each duplex/complex; this does not include electrical yard lines, rough in, or electrical work on or adjacent to the building foundations.
 - vi. Sidewalks.
 - vii. Fencing.
 - viii. Swimming pools.
- (d) Building Permit for foundations
- (e) Irrigation Permit for irrigation lines without connection to the Public Infrastructure
- (f) Plumbing Permit for rough-in and yard lines from private streets to and with foundations
- (g) Internal private signage
- (h) Internal mailboxes
- (i) Driveway Permit for driveways connecting the foundations with private streets

Third party inspection is required for some aspects of the Master Permit. Prior to issuances of a Master Permit, the Developer shall submit credentials for the third party inspector and employer for written approval of inspector by the Building Official. After issuance of the Master Permit, the third party inspector shall provide a written confirmation that each of the private water mains, private sewer mains, and private streets and roads were built in accordance with the approved signed and sealed civil plans.

4. Construction of the Property – Construction NOT Allowed by the City. No vertical construction on the Property shall commence until the Letter of Acceptance has been issued for the Public Infrastructure. Only the activities and activities allowed by the Permits described in the previous paragraph is allowed to occur on the Property prior to the Letter of Acceptance for the Public Infrastructure.

5. Force Majeure. In the event that Developer is delayed or hindered in or prevented from the performance of any covenant, agreement, work, service, or other act required under this Agreement (a “**Required Act**”) caused entirely beyond its control such as riots, insurrections,

martial law, civil commotion, war, fire, documented 50-year flood event, earthquake, or other casualty or acts of God (a **“Force Majeure Event”**), then the performance of such Required Act shall be excused for the period of delay, and the time period for performance of the Required Act shall be extended by the same number of days in the period of delay. Developer shall provide the City with written notice of any delay within ten (10) days after commencement of such delay; provided, however, that only one notice is necessary in the case of a continuing delay. The City shall reserve the right to approve or disapprove the request to claim Force Majeure.

4. Insurance. Developer will provide and maintain or cause to be maintained at all times during the process of constructing the Public Improvements until two (2) years after City Letter of Acceptance of the Public Improvements in proof of a 10% maintenance bond, as required by the City of Belton. From time to time, at the request of the City, the Developer shall furnish proof of payment of premiums on: Comprehensive general liability insurance (including operations, contingent liability, operations of subcontractors, completed operations and contractual liability insurance) together with an Owner's Contractor's Policy with limits against bodily injury, including death, and property damage (to include, but not be limited to damages caused by erosion or flooding) which may arise out of the Developer's work or the work of any of its subcontractors. Limits for bodily injury or death shall not be less than \$500,000.00 for one person and \$1,000,000.00 for each occurrence; limits for property damage shall not be less than \$200,000.00 for each occurrence. The City shall be an additional named insured on said policy.

6. Miscellaneous.

(a) Waiver. No failure of any party to exercise any power given to such party hereunder or to insist upon strict compliance by any other party to its obligations hereunder and no custom or practice of the parties in variance with the terms hereof shall constitute a waiver of any party's right to demand exact compliance with the terms hereof.

(b) Default. In the event either Party fails to perform or otherwise defaults under this Agreement, such Party will be in default and the non-defaulting party may give the defaulting Party written notice of such default. After receipt of such written notice, the defaulting party shall have sixty (60) days to cure such default, provided the defaulting party shall have such extended period as may be required beyond the sixty (60) days if the nature of the cure is such that it reasonably requires more than sixty (60) days and the defaulting party commences the cure within the sixty (60) day period and thereafter continuously and diligently pursues the cure to completion. All work on the Property shall cease if the Developer defaults under this Agreement. If the default is not cured as herein provided, this Agreement may be terminated by the Parties or the non-defaulting party may, but is not obligated to, complete the obligations of the defaulting Party. The Parties agree that the non-defaulting party (a) will be entitled to reimbursement by the defaulting party for all costs and expenses incurred by the non-defaulting party in completing the obligations of the defaulting party as liquidated damages, or (b) may seek specific performance of this Agreement, or (c) may seek all other legal remedies available to the non-defaulting party.

(c) Immunity. It is expressly understood and agreed that under this Agreement neither party waives, nor shall be deemed to waive, any immunity or defense that would

otherwise be available to it against claims arising in the exercise of governmental powers and functions.

(d) No Dedication. Nothing contained in this Agreement is intended to, nor shall it be construed as, dedicating any easements or rights to the public or any other party or entity.

(e) Modification/Amendment. This Agreement may be amended or modified only by a written agreement executed by the Developer, Engineer, and the City, or their respective successors or assigns, and such writing to be attached hereto and incorporated into this Agreement. This Agreement contains all commitments and obligations of the parties and represents the entire Agreement of said parties. No verbal or written conditions not contained herein shall have any force or effect to alter any term of this Agreement.

(f) Administration and Execution. This Agreement shall be administered by the appropriate persons on behalf of the parties that the parties see fit to perform such duties. This Agreement shall be executed by the duly authorized official(s) of each party as expressed in the approving resolution or order of the governing body of such party.

(g) Notices. Any notice required or permitted by this Agreement shall be deemed effective when personally delivered in writing or three (3) days after notice is deposited in the U.S. Postal Service, postage prepaid, certified mail, return receipt requested, addressed as follows:

If to Developer: KDAVEO, LLC
5201 Wildflower Lane
Temple, Texas 76502-4890

If to the City: City of Belton
Attn: Director of Planning
PO Box 120
Belton, Texas 76513

If to the Engineer: Clark & Fuller, PLLC
Attn: Justin Fuller, P.E.
215 N Main Street
Temple, Texas 76501

(h) Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original and all of which shall constitute but one and the same instrument.

(i) Severability. In case any one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, such fact shall not affect any other provision thereof and this Agreement shall be construed as if the stricken provision had never been contained herein.

(j) Applicable Law. Place of Performance. THE VALIDITY, ENFORCEABILITY, INTERPRETATION OF THIS AGREEMENT SHALL BE CONSTRUED UNDER AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS. ALL OF THE OBLIGATIONS CONTAINED IN THIS AGREEMENT ARE PERFORMABLE IN BELL COUNTY, TEXAS. VENUE OF ANY ACTION BROUGHT UNDER THIS AGREEMENT SHALL BE IN BELL COUNTY, TEXAS.

[signature(s) on following page]

IN WITNESS WHEREOF, Developer has executed this Agreement effective as of the date first above written.

DEVELOPER:

KDAVEO, LLC,
a Texas limited liability company

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me this ____ day of March, 2020, by _____, the _____ of KDAVEO, LLC, a Texas limited liability company, on behalf of said company.

Notary Public, State of Texas

IN WITNESS WHEREOF, Engineer has executed this Agreement effective as of the date first above written.

ENGINEER:

Clark & Fuller, PLLC
Justin Fuller, P.E.

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me this ____ day of March, 2020, by _____, the _____ of Clark & Fuller, PLLC, on behalf of said company.

Notary Public, State of Texas

IN WITNESS WHEREOF, the City has executed this Agreement effective as of the date first above written.

THE CITY:

THE CITY OF BELTON, TEXAS

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS §

§

COUNTY OF _____ §

This instrument was acknowledged before me this _____ day of March, 2020, by _____, the _____ of The City of Belton, Texas, on behalf of said municipality.

Notary Public, State of Texas

After recording, return to:

City of Belton
Attn: City Clerk
P.O. Box 120
Belton, Texas
76513

RESOLUTION NO. 2020-13-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BELTON, KDAVEO, LLC AND CLARK & FULLER, PLLC., FOR CONSTRUCTION ON PRIVATE PROPERTY ASSOCIATED WITH THE RIDGE AT BELLE MEADOWS PHASE I LOCATED ON THE SOUTH SIDE OF W AVENUE O, BETWEEN S LOOP 121 AND CONNELL STREET; PROVIDING FOR DEVELOPER, CITY AND ENGINEER OBLIGATIONS; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the development agreement outlines the obligations of all parties, the Developer, City and Engineer, for provisions to allow for construction on Lots 1 and 2 of Block 1 of The Ridge at Belle Meadows Phase I prior to public infrastructure acceptance by the City;

Whereas, Management recommends entering into a development agreement with KDAVEO, LLC and Clark & Fuller, PLLC. to specify the rights and obligations of each party to the agreement, to include the City, the Developer and the Engineer; and

Whereas, the City Council has considered the matter and deems it in the public interest to authorize this action.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELTON TEXAS, THAT:

Part 1: The City Council authorizes the City Manager to execute a development agreement between KDAVEO, LLC, Clark & Fuller, PLLC, and the City of Belton, with the goal of achieving approval to construct private infrastructure during construction of public infrastructure within the subdivision.

Part 2: It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the **24th** day of **March**, 2020.

THE CITY OF BELTON, TEXAS

Marion Grayson, Mayor

ATTEST:

Amy M. Casey, City Clerk

FINAL PLAT THE RIDGE AT BELLE MEADOWS, PHASE I

CITY OF BELTON, TEXAS

BEING A 36.266 ACRE TRACT OF LAND, LOCATED IN THE JAMES P WALLACE SURVEY, ABSTRACT NO. 906, BELL COUNTY, TEXAS, SAID 36.266 ACRE TRACT, BEING A PORTION OF THAT CERTAIN 37.861 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20170051871, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, A PORTION OF THAT CERTAIN 24.680 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 201900029127, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, AND ALL OF THAT CALLED 7.76 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 201800048274, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT
DISTRICT RULES BASED ON CHAPTER 36 "TEXAS GROUNDWATER CODE" PREVENT THE DRILLING OF EXEMPT WELLS ON TRACTS OF LAND PLATTED TO LESS THAN 10 ACRES AFTER MARCH 1ST 2004, PERMITTING OF WELLS ON TRACTS LESS THAN 10 ACRES AND GREATER THAN 2 ACRES IS POSSIBLE UNDER DISTRICT RULES IF THE PURPOSE IS OF THE WELL MEETS THE DEFINITION OF BENEFICIAL USE. PER DISTRICT RULES AND CHAPTER 36, ALL DRILLING OF WELLS ON TRACTS OF LAND PLATTED TO LESS THAN 2 ACRES AFTER MARCH 1ST 2004, IS NOT POSSIBLE.

Dirk Aaron
DIRK AARON
GENERAL MANAGER

2-18-2020
DATE

OWNER:
KVADEO LLC
5201 WILDFLOWER LANE
TEMPLE, TEXAS 76502

TEESH LLC
5201 WILDFLOWER LANE
TEMPLE, TEXAS 76502

Quick Inc.
Land Surveying, Land Planning, Consulting.
Firm: 10194104 512-915-4950
1430 N. Robertson Road, Salado, Texas 76571

AREA CONTAINED IN STREETS: 5.445 ACRES
LENGTH OF STREETS: 3752 FEET

LAILA LANE: 1254 FEET
BELLE MEADOW DRIVE: 1283 FEET
DOWDY DRIVE: 940 FEET
SOUTHWEST PARKWAY: 275 FEET

LOTS
RESIDENTIAL - FOURTY-ONE (41)

RETAIL - ONE (1)

MULTI-FAMILY - TWO (2)

OTHER - TWO (2)
-TRACT A & "TRACT B" ARE DESIGNATED AS
DRAINAGE TRACTS ONLY

BLOCKS - FIVE (5)

NET RESIDENTIAL AREA - 5.912 ACRES

BUILDING LINE NOTES:
1. ANY SF-3 LOT WITH GARAGE DESIGNATED FOR ENTRY FROM THE SIDE YARD FACING A STREET SHALL OBSERVE A MINIMUM BUILDING SETBACK OF 20'.
2. BLOCK 2 WILL OBSERVE SETBACK LINES AS REQUIRED BY THE ZONING ORDINANCE.
3. THE SIDE AND REAR YARD SETBACK LINES ALONG BELLE MEADOW DRIVE AND LAILA LANE APPLY TO ALL STRUCTURES INCLUDING ACCESSORY BUILDINGS.

GENERAL NOTES:
1. STORM DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF BELTON'S DRAINAGE DESIGN MANUAL.
2. A 6" SOLID FENCE/SCREENING IS REQUIRED FOR ALL SINGLE FAMILY LOTS THAT BACK OR SIDE A PUBLIC STREET.
3. A 5' WIDE SIDEWALK IS REQUIRED ALONG BOTH SIDES OF LAILA LANE, BELLE MEADOW DRIVE, AND SOUTHWEST PARKWAY, AND ALSO ALONG THE SUBDIVISION SIDE OF WEST AVE. O.
4. THE CITY DOES NOT REGULATE LOT TO LOT DRAINAGE.

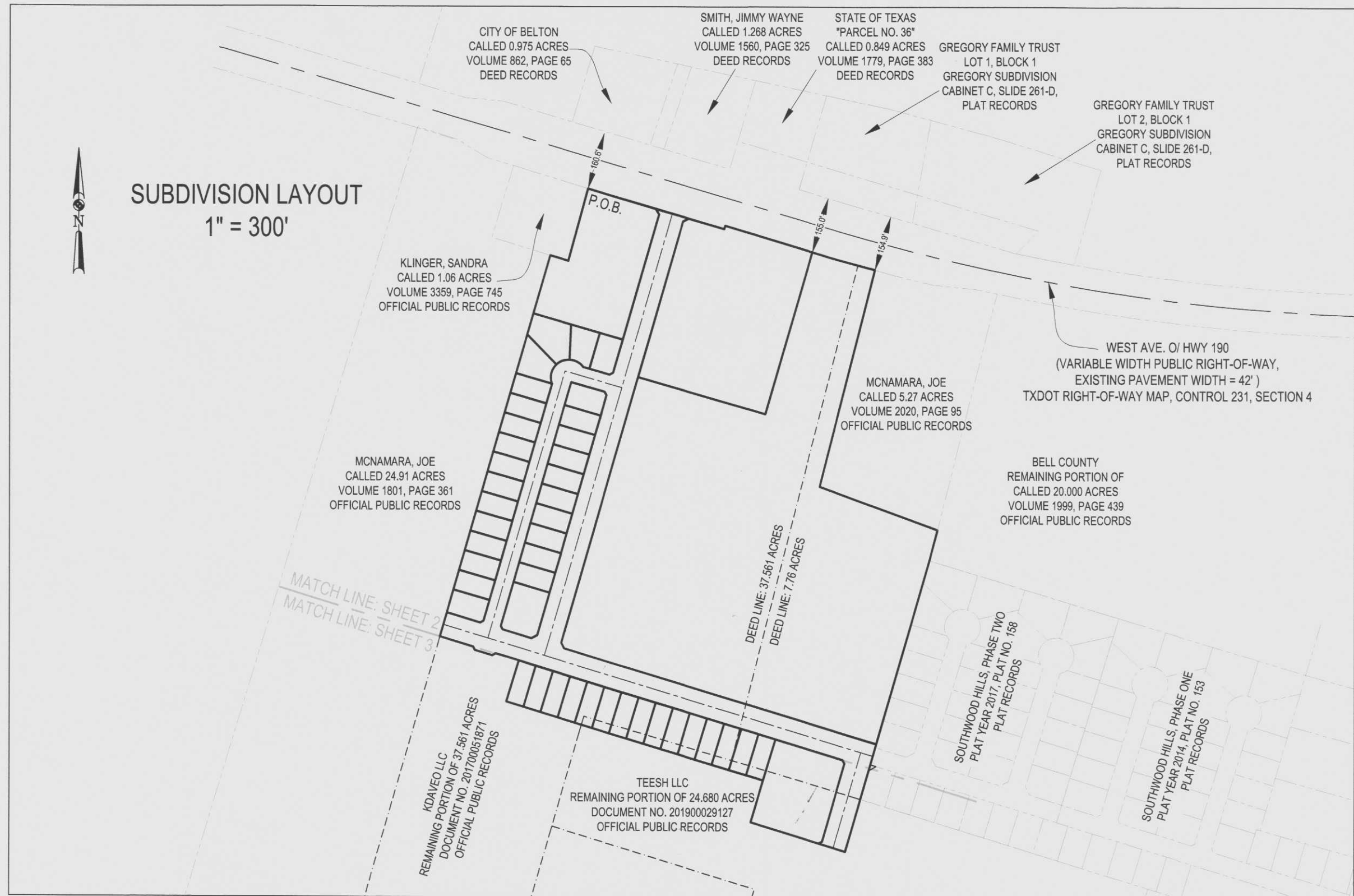
HOA NOTE:
1. HOA/POA TO OWN AND MAINTAIN ALL DETENTION POND AND DRAINAGE TRACTS.

NON-ACCESS EASEMENT NOTES:
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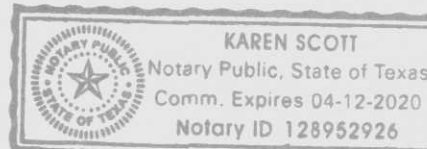
FEMA NOTE:
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STATE OF TEXAS
COUNTY OF BELL

KVADEO, LLC, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE RIDGE AT BELLE MEADOWS, PHASE I, A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

Gopal Guttkonda
BY: DR. GOPAL GUTTKONDA
FOR: KVADEO, LLC



STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Dr. Gopal Guttkonda* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

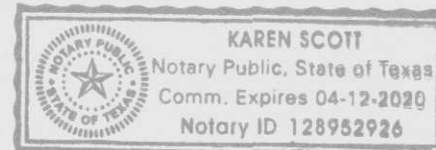
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 18 DAY OF February, 2020

Karen Scott
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BELL

TEESH, LLC, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE RIDGE AT BELLE MEADOWS, PHASE I, A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

Gopal Guttkonda
BY: DR. GOPAL GUTTKONDA
FOR: TEESH, LLC



STATE OF TEXAS
COUNTY OF BELL

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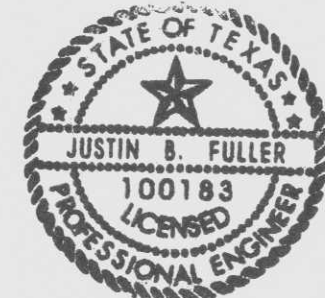
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Karen Scott
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS

COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.



Justin Fuller
JUSTIN B. FULLER
REGISTRATION NUMBER 100183
2/19/2020

STATE OF TEXAS

COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE RIDGE AT BELLE MEADOWS, PHASE I, AN ADDITION TO THE CITY OF BELTON WAS APPROVED THIS 19 DAY OF November, 2019, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

Chairman
CHAIRMAN

Clay Maxwell
SECRETARY

STATE OF TEXAS

COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE ADDITION TO THE CITY OF BELTON WAS APPROVED THIS 10th DAY OF December, 2019, BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

Maurice Gray
MAYOR

Michelle Lytle
SECRETARY

STATE OF TEXAS

COUNTY OF BELL

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF BELTON, TEXAS.

WITNESS MY HAND THIS 10th DAY OF December, 2019.

Anna Y. Casey
CITY CLERK

AFFIDAVIT,

THE TAX APPRAISAL DISTRICT OF BELL COUNTY, THE TAXING AUTHORITY FOR ALL TAXING ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY BY THIS PLAT.

DATED THIS THE 10th DAY OF March, 2020.

Meagan Bowen
BY: MEAGAN BOWEN
BELL COUNTY TAX APPRAISAL DISTRICT

RECORDATION INFORMATION,

FILED FOR RECORD THIS 5th DAY OF March, 2020.

IN YEAR 2020 PLAT # NA, PLAT RECORDS OF BELL COUNTY, TEXAS.

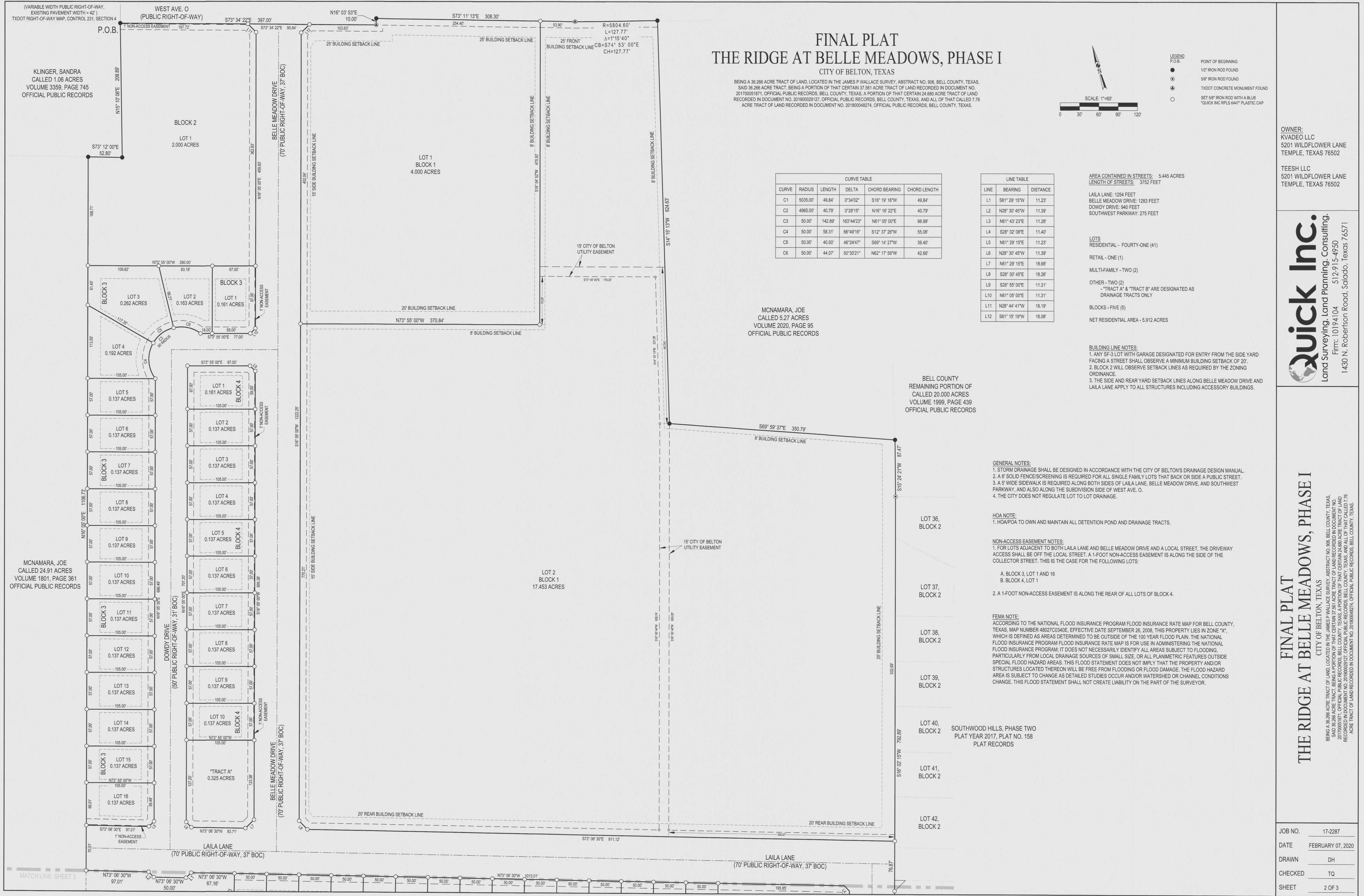
DEDICATION INSTRUMENT NO. 2020-11262A, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

FINAL PLAT
THE RIDGE AT BELLE MEADOWS, PHASE I
CITY OF BELTON, TEXAS

BEING A 36.266 ACRE TRACT OF LAND, LOCATED IN THE JAMES P WALLACE SURVEY, ABSTRACT NO. 906, BELL COUNTY, TEXAS, SAID 36.266 ACRE TRACT, BEING A PORTION OF THAT CERTAIN 37.861 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20170051871, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, A PORTION OF THAT CERTAIN 24.680 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 201900029127, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, AND ALL OF THAT CALLED 7.76 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 201800048274, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

JOB NO. 17-2287
DATE FEBRUARY 07, 2020
DRAWN DH
CHECKED TQ
SHEET 1 OF 3

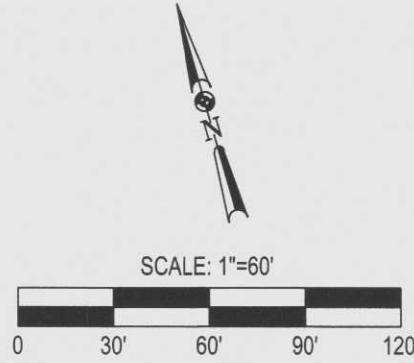
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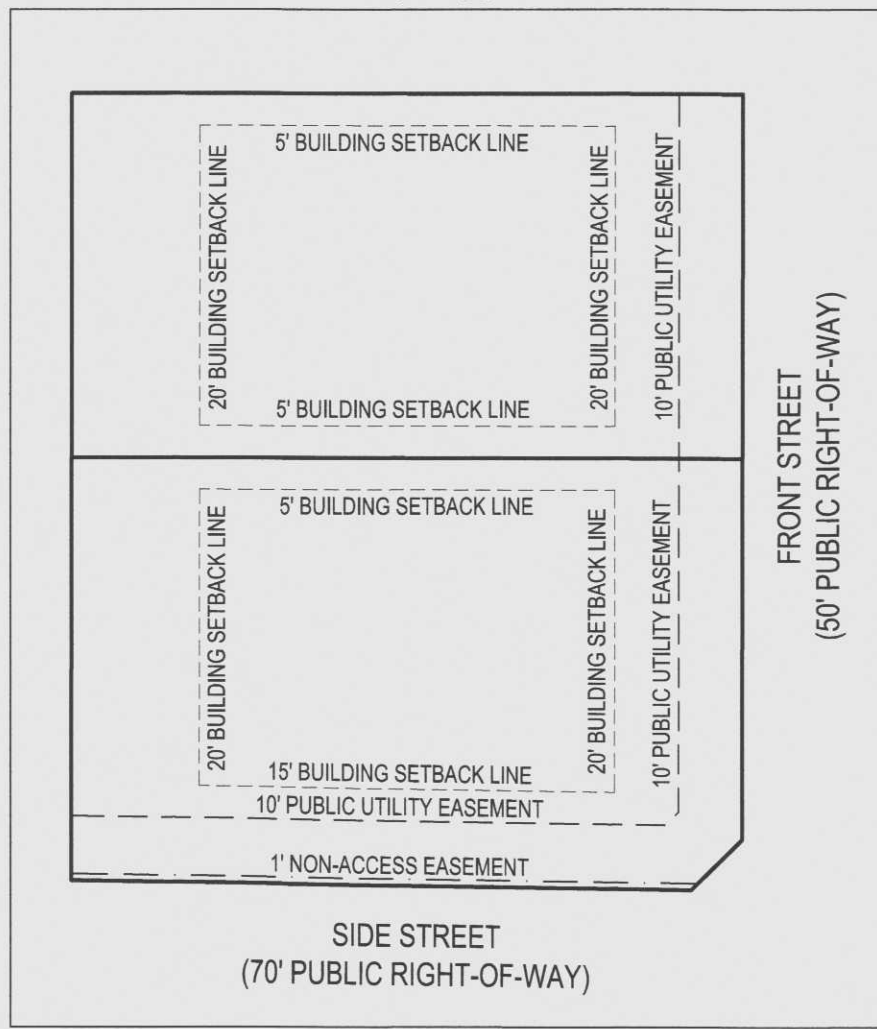


LEGEND	POINT OF BEGINNING
P.O.B.	
●	1/2" IRON ROD FOUND
⊙	5/8" IRON ROD FOUND
⊗	TXDOT CONCRETE MONUMENT FOUND
○	SET 5/8" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP

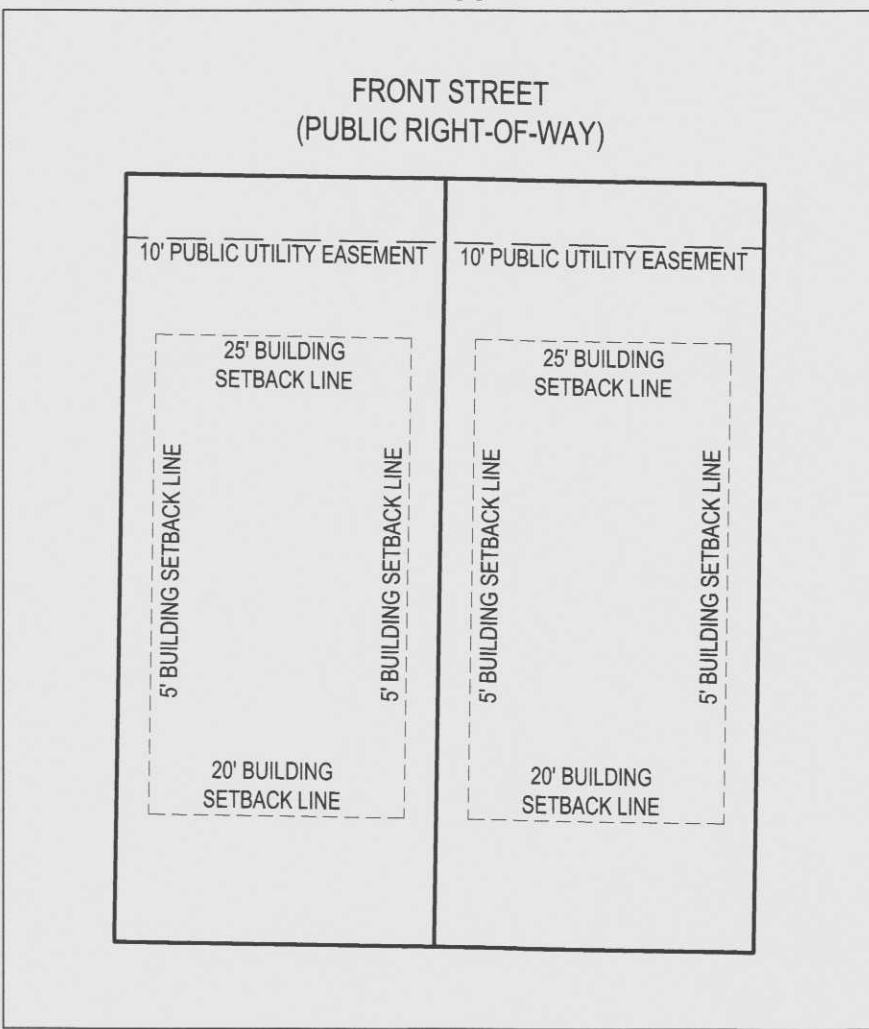
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S61° 29' 15"W	11.23'
L2	N28° 30' 45"W	11.39'
L3	N61° 43' 23"E	11.28'
L4	S28° 32' 08"E	11.40'
L5	N61° 29' 15"E	11.23'
L6	N28° 30' 45"W	11.39'
L7	N61° 29' 15"E	18.68'
L8	S28° 30' 45"E	18.26'
L9	S28° 55' 00"E	11.31'
L10	N61° 05' 00"E	11.31'
L11	N28° 44' 41"W	18.19'
L12	S61° 15' 19"W	18.08'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	5035.00'	49.84'	0°34'02"	S16° 19' 16"W	49.84'
C2	4965.00'	40.79'	0°28'15"	N16° 16' 22"E	40.79'
C3	50.00'	142.89'	163°44'23"	N61° 05' 00"E	98.99'
C4	50.00'	58.31'	66°49'16"	S12° 37' 26"W	55.06'
C5	50.00'	40.50'	46°24'47"	S69° 14' 27"W	39.40'
C6	50.00'	44.07'	50°30'21"	N62° 17' 59"W	42.66'

BLOCKS 3 & 4 LOT LAYOUT
1" = 30'



BLOCK 5 LOT LAYOUT
1" = 30'



AREA CONTAINED IN STREETS: 5.445 ACRES
LENGTH OF STREETS: 3752 FEET

LAILA LANE: 1254 FEET
BELLE MEADOW DRIVE: 1283 FEET
DOWDY DRIVE: 940 FEET
SOUTHWEST PARKWAY: 275 FEET

LOTS
RESIDENTIAL - FOURTY-ONE (41)

RETAIL - ONE (1)

MULTI-FAMILY - TWO (2)

OTHER - TWO (2)
- TRACT A & TRACT B ARE DESIGNATED AS DRAINAGE TRACTS ONLY

BLOCKS - FIVE (5)

NET RESIDENTIAL AREA - 5.912 ACRES

BUILDING LINE NOTES:
1. ANY SF-3 LOT WITH GARAGE DESIGNATED FOR ENTRY FROM THE SIDE YARD FACING A STREET SHALL OBSERVE A MINIMUM BUILDING SETBACK OF 20'.
2. BLOCK 2 WILL OBSERVE SETBACK LINES AS REQUIRED BY THE ZONING ORDINANCE.
3. THE SIDE AND REAR YARD SETBACK LINES ALONG BELLE MEADOW DRIVE AND LAILA LANE APPLY TO ALL STRUCTURES INCLUDING ACCESSORY BUILDINGS.

GENERAL NOTES:
1. STORM DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF BELTON'S DRAINAGE DESIGN MANUAL.
2. A 6" SOLID FENCE/SCREENING IS REQUIRED FOR ALL SINGLE FAMILY LOTS THAT BACK OR SIDE A PUBLIC STREET.
3. A 5' WIDE SIDEWALK IS REQUIRED ALONG BOTH SIDES OF LAILA LANE, BELLE MEADOW DRIVE, AND SOUTHWEST PARKWAY, AND ALSO ALONG THE SUBDIVISION SIDE OF WEST AVE. D.
4. THE CITY DOES NOT REGULATE LOT TO LOT DRAINAGE.

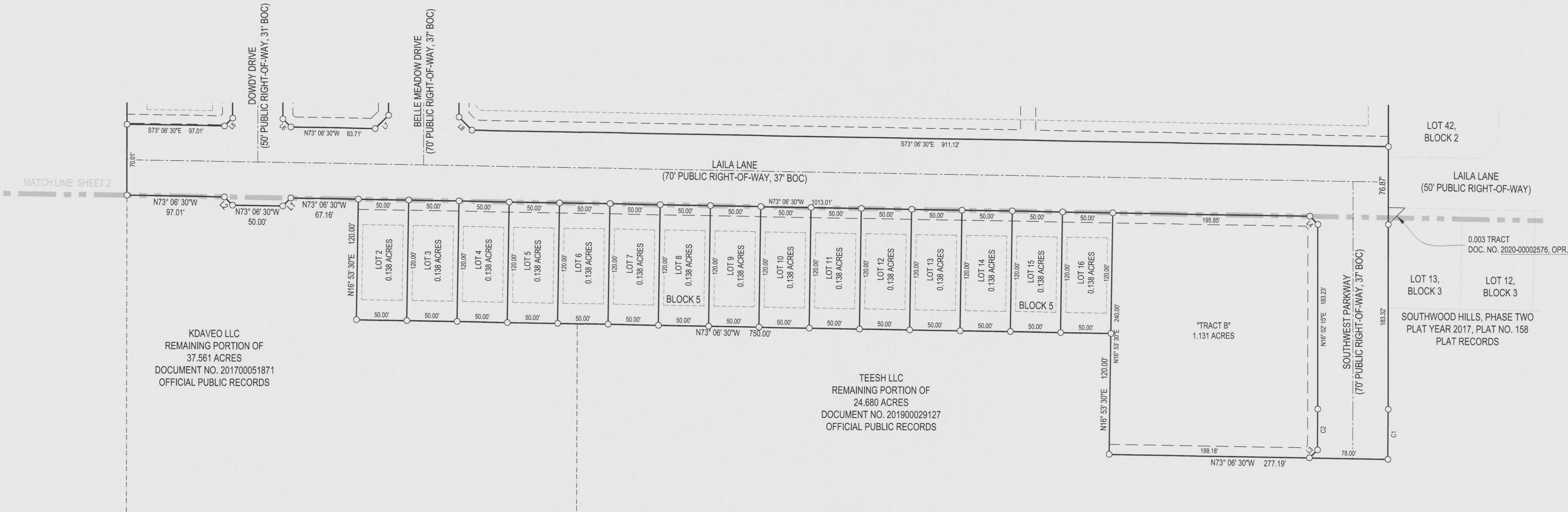
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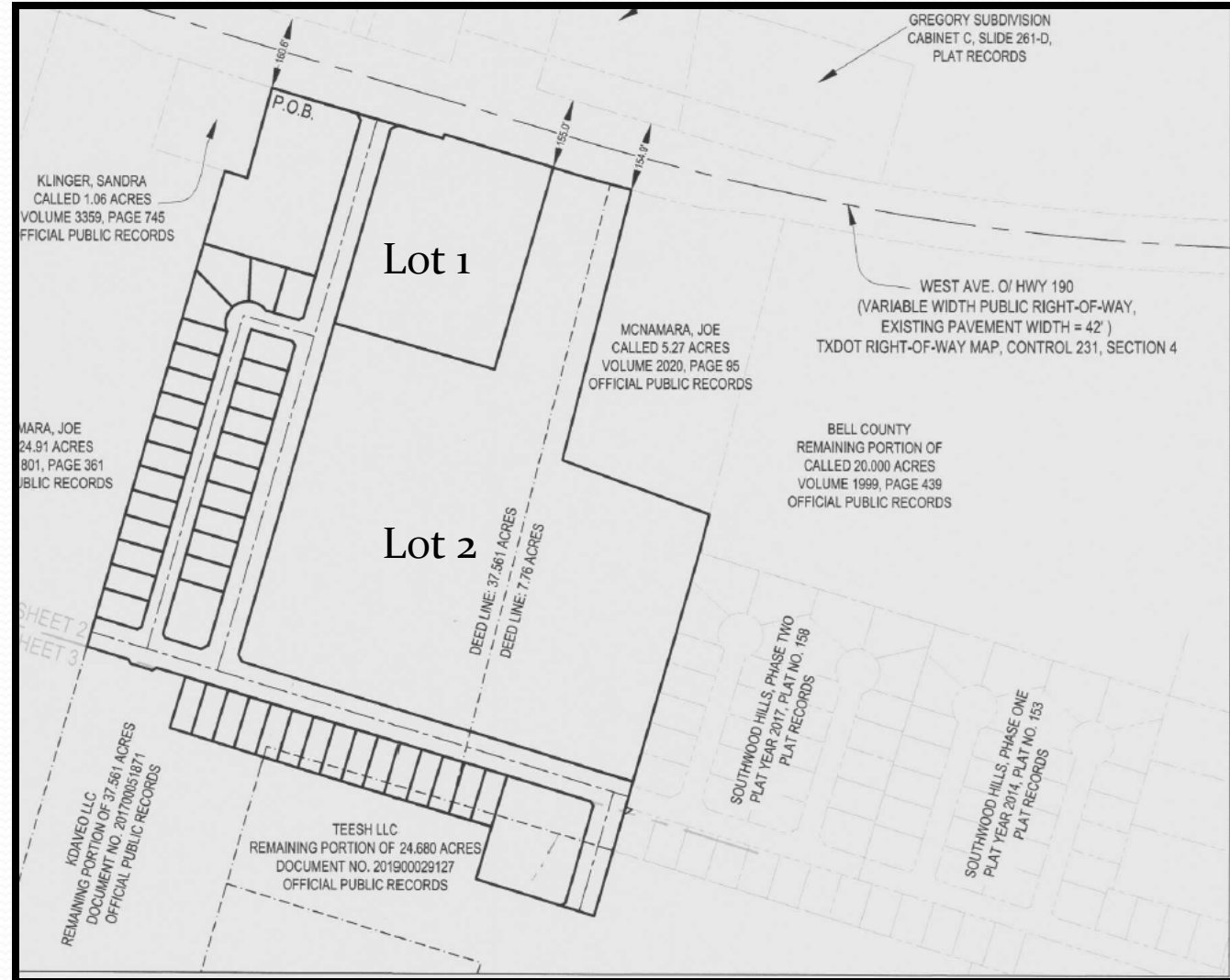
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The Ridge at Belle Meadows Phase I Development Agreement

The Ridge at Belle Meadows Phase I



Background

- The Developer (KDAVEO, LLC.) would like to begin construction on Block 1, Lot 2 prior to acceptance of the public infrastructure (i.e., Laila Lane, Southwest Parkway, Belle Meadow Drive, all public water, sewer, stormwater, etc.).
- Varies from typical process, but allowed by the Subdivision Ordinance with the following:
 - Irrevocable letter of credit
 - Establishment of timeframe
 - Execution of an agreement

City's Obligations

- Allow construction and select permits on private property (Lot 2):
 - Site clearing permits
 - Burning permits
 - Master permits for private utilities, streets, site electrical, sidewalks, fences, swimming pools
 - Building permits for foundations
 - Irrigation permits
 - Plumbing permits for rough-in and yard lines
 - Internal signage
 - Internal mailboxes
 - Driveway permits



City's Obligations

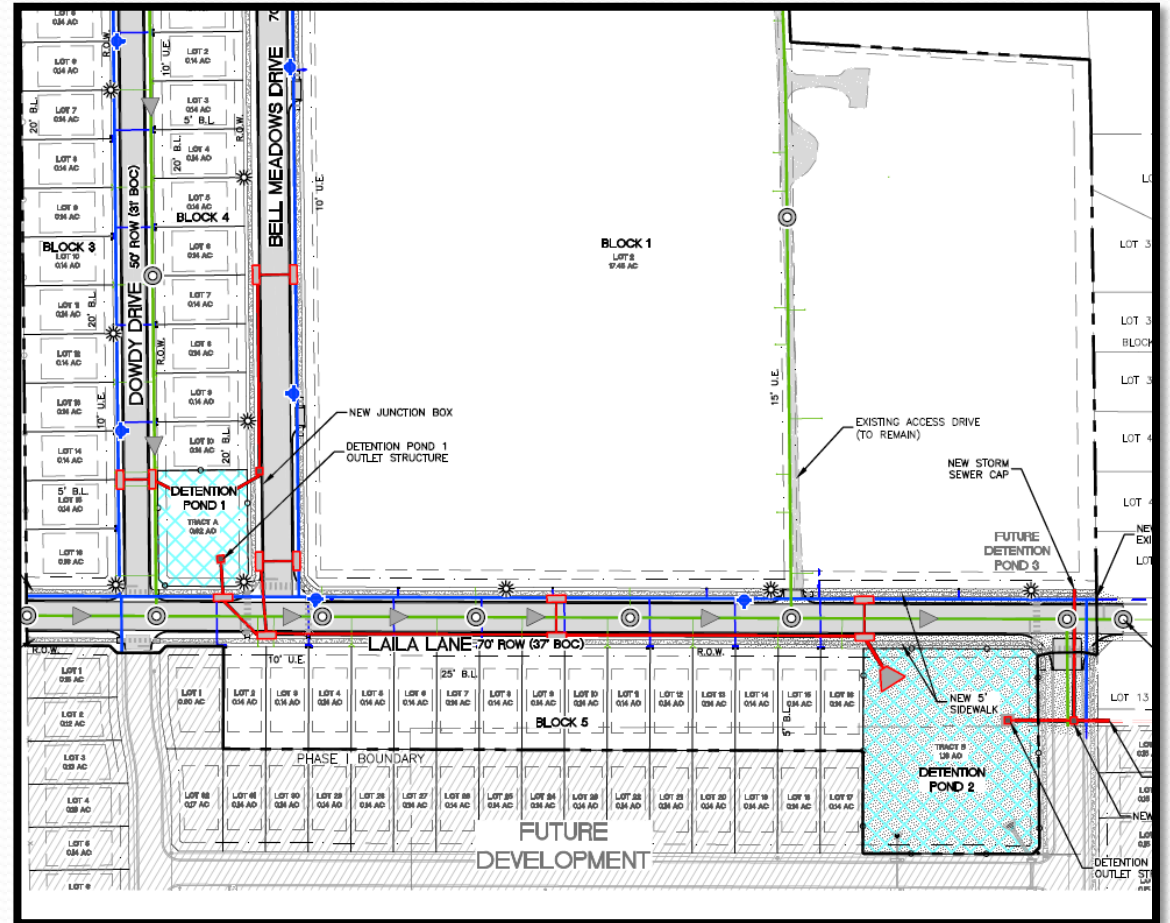
- Inspect such infrastructure on private property allowed by permit.
- Coordinate with third-party inspector on private infrastructure up to yard lines and driveways.
- Access Lot 2 from W Ave O for those solely working on Lot 2.
- Inspect access driveway for fire safety purposes.
- Inspect public infrastructure construction (Laila, Southwest Parkway, Belle Meadow Drive, water, sewer, stormwater, etc.).
- Issue Letter of Acceptance of public infrastructure when ready.
- However, the City is not obligated to draw upon the letter of credit.

Developer's Obligations

- Complete public infrastructure within 2 years of the approved development agreement
- Obtain a letter of credit valued at 1.05 times the total cost of construction, materials testing, engineer site visits, erosion control, etc.
- Have Lot 2 subcontractor only access Lot 2 from W Ave O.
- Maintain driveway off of W Ave O.
- Submit credentials and reports from third-party inspector.
- Adhere to all requirements for City Acceptance of public infrastructure (record drawings, payment of invoices, and 2-year 10% maintenance bond).
- Adhere to the requirements of the development agreement.

Engineer's Obligations

- *If the City draws upon the letter of credit, the Engineer would be required to revise the plans and prepare for the public bidding process, inspect construction, review pay applications, prepare record drawings, etc. at no cost the City.*
- The Engineer would enter into a contract with the City to perform such work.
- Cost are to be covered by the letter of credit.



Summary & Recommendation

- Staff, Developer, and Engineer agree upon the proposed development agreement and value of letter of credit.
- Plat has been recorded; public infrastructure construction plans have been approved; pre-construction meeting has been held; private infrastructure plans are in review.

Recommendation

- Recommend authorizing the City Manager to execute the Development Agreement with the KDAVEO, LLC, and Clark & Fuller, PLLC regarding The Ridge at Belle Meadows Phase I.