



City of Belton, Texas

City Council Meeting Agenda
Tuesday, August 25, 2020 - 5:30 p.m.
Wright Room (Council) and Evans Room (Public)
Harris Community Center
401 N. Alexander, Belton, Texas

**PLEASE NOTE: FACE COVERINGS WILL BE REQUIRED
WHERE SOCIAL DISTANCING CANNOT BE
MAINTAINED.**

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

Texas Pledge. The Pledge of Allegiance to the Texas Flag will be led by Director of Planning Cheryl Maxwell.

"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 David K. Leigh.

1. Call to order.
2. Public Comments.

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

Consent Agenda

Items 3-5 under this section are considered to be routine by the City Council and may be enacted by one motion. If discussion is desired by the Council, any item may be removed from the Consent Agenda prior to voting, at the request of any Councilmember, and it will be considered separately.

3. Consider minutes of August 11, 2020, City Council Meeting.
4. Consider appointments to the following Boards and Commissions:
 - A. Housing Board of Adjustments and Appeals
 - B. Historic Preservation Commission
 - C. Library Board of Directors
 - D. Youth Advisory Commission
5. Consider authorizing the City Manager to execute an agreement with the Central Texas Council of Governments (CTCOG) to continue funding for the volunteer coordinator position for the Belton Police Department's RUOK? senior adult outreach program.

Planning and Zoning

6. Consider the following:
 - A. a final plat of Connell Subdivision, comprising 6.226 acres, located along an extension of Huey Drive, on the west side of Connell Street, north of Liberty Valley Drive, beginning on the north side of the Mitchell Branch crossing; and
 - B. a resolution authorizing the City Manager to execute a Development Agreement associated with Connell Subdivision.
7. Consider a final plat of The Ridge at Belle Meadows Phase III, comprising 7.080 acres, located on the south side of W. Avenue O, between S. Loop 121 and Connell Street, south of the Laila Lane extension.
8. Consider a final plat of The Ridge at Belle Meadows Phase IV, comprising 5.910 acres, located on the south side of W. Avenue O, between S. Loop 121 and Connell Street, along an extension of Southwest Parkway.

FY2021 Budget

9. Conduct a work session on FY2021 budget for the following funds:
 - A. General Fund
 - B. Debt Service Fund
 - C. Water and Sewer Fund

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.



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City Council Meeting Agenda
Tuesday, August 25, 2020 - 5:30 p.m.
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OFFICE OF THE CITY MANAGER

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Invocation. The Invocation will be given by Councilmember David K. Leigh.

1. Call to order.
2. Public Comments.

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removed from the Consent Agenda prior to voting, at the request of any Councilmember, and it will be considered separately.

3. **Consider minutes of August 11, 2020, City Council Meeting.**

A copy of the minutes is attached. Recommend approval.

4. **Consider appointments to the following Boards and Commissions:**

A. **Housing Board of Adjustments and Appeals** – Priscilla Linnemann

B. **Historic Preservation Commission** – Ann West

C. **Library Board of Directors** – Sandra Velo

D. **Youth Advisory Commission** – Madison Jones (Chair), Derrance Daniels, Audrey Haffner, Kariane Hosch, Anthony Jones, Allison McBride, Emily Ogden, Ethan Rodriguez and Emma Romer.

See Staff Report from City Clerk Amy Casey. Recommend approval of the appointments as presented.

5. **Consider authorizing the City Manager to execute an agreement with the Central Texas Council of Governments (CTCOG) to continue funding for the volunteer coordinator position for the Belton Police Department's RUOK? senior adult outreach program.**

See Staff Report from Assistant City Manager/Chief of Police Gene Ellis. Recommend approval of the agreement with CTCOG for RUOK? funding.

Planning and Zoning

6. **Consider the following:**

A. **a final plat of Connell Subdivision, comprising 6.226 acres, located along an extension of Huey Drive, on the west side of Connell Street, north of Liberty Valley Drive, beginning on the north side of the Mitchell Branch crossing; and**

See Staff Report from Director of Planning Cheryl Maxwell. At its meeting on August 18, 2020, the Planning and Zoning Commission unanimously recommended approval of this plat, and Staff concurs.

B. **a resolution authorizing the City Manager to execute a Development Agreement associated with Connell Subdivision.**

See Staff Report from Director of Planning Cheryl Maxwell. Recommend approval of the Development Agreement associated with Connell Subdivision.

7. **Consider a final plat of The Ridge at Belle Meadows Phase III, comprising 7.080 acres, located on the south side of W. Avenue O, between S. Loop 121 and Connell Street, south of the Laila Lane extension.**

See Staff Report from Director of Planning Cheryl Maxwell. At its meeting on August 18, 2020, the Planning and Zoning Commission unanimously recommended approval of this plat, and Staff concurs.

8. **Consider a final plat of The Ridge at Belle Meadows Phase IV, comprising 5.910 acres, located on the south side of W. Avenue O, between S. Loop 121 and Connell Street, along an extension of Southwest Parkway.**

See Staff Report from Director of Planning Cheryl Maxwell. At its meeting on August 18, 2020, the Planning and Zoning Commission unanimously recommended approval of this plat, and Staff concurs.

FY2021 Budget

9. **Conduct a work session on FY2021 budget for the following funds:**

- A. **General Fund**
- B. **Debt Service Fund**
- C. **Water and Sewer Fund**

See Staff Report from Director of Finance Mike Rodgers advising of changes to the proposed FY2021 budget.

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

Belton City Council Meeting
August 11, 2020 – 5:30 P.M.

The Belton City Council met in an in-person/virtual meeting via Zoom due to the COVID-19 Public Health Emergency that has been declared by Governor Greg Abbott, Bell County Judge David Blackburn and Belton Mayor Marion Grayson. Members present included Mayor Pro Tem Wayne Carpenter (Zoom) and Councilmembers David K. Leigh, John R. Holmes, Sr., Craig Pearson, Guy O'Banion and Dan Kirkley. Staff present included Sam Listi, John Messer, Amy Casey, Gene Ellis, Bob van Til, Jon Fontenot, Cheryl Maxwell, Paul Romer, Chris Brown, Matt Bates, Mike Rodgers, Susan Allamon and Jeremy Allamon.

The Pledge of Allegiance to the U.S. Flag was led by Mayor Pro Tem Wayne Carpenter, and the Pledge of Allegiance to the Texas Flag was led by Interim Director of Public Works Jeremy Allamon. The Invocation was given by Councilmember Craig Pearson.

1. **Call to order.** Mayor Grayson called the meeting to order at 5:32 p.m.
2. **Public Comments.** *(Audio 1:42)*

There were none.

Consent Agenda *(Audio 1:46)*

Items 3-4 under this section are considered to be routine by the City Council and may be enacted by one motion. If discussion is desired by the Council, any item may be removed from the Consent Agenda prior to voting, at the request of any Councilmember, and it will be considered separately.

3. **Consider minutes of August 4, 2020, Special Called City Council Meeting.**
4. **Authorize payment of \$50,000 to BNSF and authorize the City Manager to sign any necessary documents in settlement of the lawsuit in Cause No. 310, 383-B B&D Mays Limited Partnership, a Texas limited partnership et al vs. Burlington Northern Santa Fe, LLC et al pending in the 146th Judicial District Court of Bell County, Texas, conditioned on receipt of a deed without warranty for two tracts of land.**

Upon a motion for approval by Councilmember Holmes, and a second by Councilmember Pearson, the Consent Agenda was unanimously approved upon a vote of 6-0.

Elections

5. **Consider a resolution amending Resolution 2020-05-R and ordering the General Election to be held on November 3, 2020.** *(Audio 3:06)*

Upon a motion for approval by Councilmember Leigh, and a second by Councilmember Pearson, Item #5, including the following captioned resolution, was unanimously approved upon a vote of 6-0.

RESOLUTION NO. 2020-24-R

A RESOLUTION AMENDING RESOLUTION NO. 2020-05-R CALLING AND ORDERING A GENERAL ELECTION TO BE HELD ON NOVEMBER 3, 2020, AND ESTABLISHING PROCEDURES THEREOF.

RESOLUCIÓN NÚM. 2020-24-R

ESTA RESOLUCIÓN ENMIENDA LA RESOLUCIÓN NÚM. 2020-05-R QUE CONVOCA Y ORDENA LA CELEBRACIÓN DE LAS ELECCIONES GENERALES PARA EL 3 DE NOVIEMBRE DEL 2020 Y ESTABLECE LOS PROCEDIMIENTOS A SEGUIRSE.

6. **Consider an ordinance ordering a Special Election to be held on November 3, 2020, to consider amendments to the Home-Rule Charter of the City of Belton, Texas.** *(Audio 5:47)*

Upon a motion for approval by Councilmember Pearson, and a second by Councilmember Holmes, Item #6, including the following captioned ordinance, was unanimously approved upon a vote of 6-0.

ORDINANCE 2020-24

AN ORDINANCE ORDERING A SPECIAL ELECTION TO BE HELD ON THE ADOPTION OF AMENDMENTS TO THE CHARTER OF THE CITY OF BELTON; PROVIDING FOR THE ELECTION TO BE CONDUCTED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE RESOLUTION CALLING THE 2020 GENERAL ELECTION; AND RELATED MATTERS.

ORDENANZA 2020-24

ESTA ORDENANZA CONVOCA UNAS ELECCIONES ESPECIALES EN LAS QUE SE DETERMINARÁ LO SIGUIENTE: SI SE APROBARÁN O NO A LAS ENMIENDAS PROPUESTAS A LA CARTA CONSTITUTIVA DE LA CIUDAD DE BELTON, SI SE AUTORIZARÁN LAS MEDIDAS A IMPLEMENTARSE PARA QUE DICHOS COMICIOS SE REALICEN CONFORME A LA RESOLUCIÓN QUE CONVOCA LAS ELECCIONES GENERALES DEL 2020 Y OTROS ASUNTOS RELACIONADOS.

Miscellaneous

7. **Consider a resolution authorizing the execution and delivery of Addendum #3 to the Amended and Restated Water Supply Contract with Bell County Water**

Control and Improvement District No. 1 in connection with the issuance of the District's Water System Revenue Bonds, Series 2020. (Audio 9:19)

Upon a motion for approval by Mayor Pro Tem Carpenter, and a second by Councilmember Pearson, Item #7, including the following captioned resolution, was unanimously approved upon a vote of 6-0.

RESOLUTION NO. 2020-25-R

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, AUTHORIZING THE EXECUTION AND DELIVERY OF ADDENDUM NO. 3 TO AMENDED AND RESTATED WATER SUPPLY CONTRACT

8. **Consider authorizing an Interlocal Agreement with the Central Texas Council of Governments (CTCOG) to administer funding allocated to the City of Belton through the 2020 Federal CARES Act.** (Audio 19:53)

Upon a motion for approval by Councilmember Pearson, and a second by Councilmember Holmes, Item #8 was unanimously approved upon a vote of 6-0.

FY2021 Budget

9. **Receive a presentation on the FY2021-FY2025 Strategic Plan and invite public input on September 8, 2020.** (Audio 35:58)

City Manager Sam Listi gave a presentation on the goals and objectives of the Strategic Plan (see Exhibit "A"). Mr. Listi stated the Strategic Plan will be considered for adoption at the September 15th Special Called City Council meeting in conjunction with budget adoption, and he recommended the Council receive public input on September 8, 2020.

10. **Receive a presentation and discuss the FY2021-FY2025 Capital Improvements Plan.** (Audio 42:49)

City Manager Sam Listi provided a summary of proposed projects for the FY2021-FY2025 Capital Improvements Plan (see Exhibit "B"). No action was required of the Council at this time.

Executive Session (Audio 54:47)

At 6:25 p.m., the Mayor announced the Council would go into Executive Session for the following item:

11. **Executive Session pursuant to the provision of the Open Meetings Law, Chapter 551, Govt. Code, Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.072, Real Property.**

The Mayor reopened the meeting at 6:49 p.m., and there being no further business, the meeting was adjourned.

Marion Grayson, Mayor

ATTEST:

Amy M. Casey, City Clerk



Staff Report – City Council Agenda Item

Agenda Item #4

Consider appointments to the following Boards/Commissions:

- A. Housing Board of Adjustments and Appeals;
- B. Historic Preservation Commission;
- C. Library Board of Directors; and
- D. Youth Advisory Commission.

Originating Department

Administration – Amy M. Casey, City Clerk

Background

- A. James Neeley's term on the Housing Board of Adjustments and Appeals ended August 11, 2020. Mr. Neeley did not wish to be reappointed, so Mayor Grayson is recommending Priscilla Linnemann to replace him. The new term ends August 11, 2024.
- B. Dorothy Coppin resigned from the Historic Preservation Commission in May 2020. Her unexpired term ends September 8, 2020. On June 23rd, Council appointed Ailehs Gaines to replace her, but Ms. Gaines is unable to serve at this time. Mayor Grayson is recommending Ann West to complete the current term and serve an additional 2-year term. The terms of T.C. Lipe and Tammie Baggerly also end on September 8, 2020, and both are willing to serve another 2-year term. Mayor Grayson is recommending both for reappointment.
- C. Regina Miller's term on the Library Board of Directors ended November 30, 2019. She did not wish to be reappointed. Mayor Grayson is recommending Sandra Velo to fill the position with a term ending November 30, 2022.
- D. The following students are recommended for appointment to the Youth Advisory Commission, with Madison Jones recommended as the Chair: Derrance Daniels, Audrey Haffner, Kariane Hosch, Anthony Jones, Madison Jones, Allison McBride, Emily Ogden, Ethan Rodriguez and Emma Romer.

Fiscal Impact: None

Recommendation: Recommend approval of the appointments.

Attachments: None



Staff Report – City Council Agenda Item

Agenda Item #5

Consider authorizing the City Manager to execute an agreement with the Central Texas Council of Governments (CTCOG) to continue funding for the volunteer coordinator position for the Belton Police Department's RUOK? senior adult outreach program.

Originating Department

Police Department – Gene Ellis, Assistant City Manager/Chief of Police

Background

The City has partnered with the Area Agency on Aging of Central Texas, a subdivision of CTCOG, to enhance the Belton Police Department's RUOK? Program for a number of years. The RUOK? Program is currently serving over 100 senior adults living alone. The part time volunteer coordinator position funded by the Area Agency on Aging is an important part of this lifesaving program. The RUOK? Program has been credited with saving eight lives and touching hundreds of others.

We are seeking to renew our agreement with CTCOG to continue this program and retain the volunteer coordinator for senior adult outreach through the RUOK? program. This extension will provide funding for the program for FY2021. The funding is used for reimbursement of costs directly related to the program to include: wages and benefits; communication and computer equipment; and other program expenses.

Fiscal Impact

Amount: \$21,000

Budgeted: Yes No

Funding Source(s): Grant funds from CTCOG will cover all expenses related to the volunteer coordinator.

Recommendation

Recommend approval of the agreement.

Attachments

[Agreement between the City of Belton and CTCOG](#)



VENDOR AGREEMENT

This Vendor Agreement is entered into by and between The Central Texas Council of Governments (CTCOG) and The City of Belton (vendor).

I. STATEMENT OF PURPOSE:

The purpose of this Vendor Agreement is to allow CTCOG and the vendor to check on the welfare of senior citizens through the RUOK? Program.

II. CONSIDERATION:

- a. CTCOG is a Regional Planning Commission designated by the Office of the Governor of the State of Texas under provisions of Article 1011mm, V.A.C.S., with jurisdictional lines encompassing the counties of Bell, Coryell, Hamilton, Lampasas, Milam, Mills and San Saba.
- b. The Area Agency on Aging of Central Texas (AAACT), a program of CTCOG, seeks to partner with the City of Belton Police Department to provide funding for a volunteer coordinator for the RUOK? telephone reassurance program to senior adults in Belton by directing grant funds from the Health and Human Services Commission to enhance the services to senior adults. The parties agree to provide the services listed in Appendix A, Scope of Services.

III. PAYMENT FOR GOODS AND SERVICES:

- a. CTCOG shall comply with Chapter 2251, Texas Government Code, or applicable local law, in making payments to the vendor. Payment under a CTCOG Contract shall not foreclose the right to recover wrongful payments.
- b. Payments must be made in accordance with laws and procedures applicable to CTCOG.
- c. CTCOG agrees to pay the rates and/or prices set forth in this agreement.
- d. All purchases executed under a CTCOG Contract will require a vendor purchase order.

IV. TERM OF CONTRACT:

This Vendor Agreement shall begin when fully executed by both parties and will continue until the last day of the 2021 Fiscal Year which is September 30, 2021. Either party may terminate this contract upon thirty (30) days advance written notice. CTCOG shall pay for all services received through the effective date of termination or as long as funding is available whichever comes first.

V. CERTIFYING FUNCTION:

The Central Texas Council of Governments acting as the owner of the CTCOG contracts hereby certifies the eligibility of the AACT to use CTCOG contracts.

VI. NOTIFICATION

All notices under this Interlocal Agreement shall be sent to each party at the respective addresses indicated below:

Central Texas Council of Governments
PO Box 729
Belton TX 76513

City of Belton, Texas
PO Box 120
Belton TX 76513

VII. AUTHORIZED SIGNATORIES

Jim Reed, AICP
Executive Director
Central Texas Council of Governments

Sam Listi
City Manager
City of Belton, Texas

Date

Date

**ATTACHMENT A
SCOPE OF SERVICES**

City of Belton Police Department (BPD)

1. BPD will ensure employees and volunteers assisting with the RUOK? Program are trained with providing telephone reassurance.
2. BPD shall provide CTCOG a monthly report of the number of calls made to seniors 60 years of age and over, including their names. Monthly calls will be made and documented with the help of the RUOK? program.
3. BPD shall provide HHSC required forms: HHSC intake and signed Client's Rights and Responsibilities (PRR) annually for each client 60 years of age and older who participate in the RUOK? telephone reassurance program.
4. BPD shall ensure that it reports on the welfare checks patrol officers conduct on senior adults in the program as a result of threat to health, safety, welfare, or a crime.

Central Texas Council of Government (CTCOG)

1. CTCOG agrees to direct \$21,000 in HHSC grant funds to BPD for calls made during fiscal year to fund a volunteer coordinator for the RUOK? Program and reimburse the City of Belton for approved costs associated with this position.
2. CTCOG shall provide the City of Belton immediate notice if funding becomes unavailable.
3. CTCOG will refer older residents of Belton who need telephone reassurance or welfare checks to the BPD.
4. CTCOG agrees to direct additional funding for the continuance of this program in fiscal year 2021 if grant funding is available for the program.

Reimbursement Methodology

Monthly Invoice Amount	Invoice Due Date
\$1,750.00	5 th day of month following service

TERMS OF AGREEMENT

A. City of Belton Police Department agrees to:

1. Provide services in accordance with current or revised HHSC policies and standards and the OAA.
2. Submit billings with appropriate documentation as required by the AACT by the close of business on the fifth (5th) day of each month following the last day of the month in which services were provided.
 - a. If the fifth (5th) day falls on a weekend or holiday, the information shall be delivered by the close of business on the next business day.
 - b. The AACT cannot guarantee payment of a reimbursement request received for more than 30 calendar days of service delivery.
 - c. No reimbursement for services provided will be made if Contractor payment invoices are not submitted to the AACT within 30 days of service delivery.
3. Encourage program participant contributions (program income) on a voluntary and confidential basis. Such contributions will be properly safeguarded and accurately accounted for as receipts and expenditures on vendor's financial reports if contributions are not required to be forwarded to the AACT. Client contributions (program income) will be reported fully, as required, to the AACT. Vendor agrees to expend all program income to expand or enhance the program/service under which it is earned.
4. Notify the AACT Director within ten (10) days if, for any reason, the vendor becomes unable to provide the service.
5. Maintain communication and correspondence concerning program participants' status.
6. Establish a method to guarantee the confidentiality of all information relating to the program participant in accordance with applicable federal and state laws, rules, and regulations. This provision shall not be construed as limiting AACT or any federal or state authorized representative's right of access to program participant case records or other information relating to program participants served under this agreement.
7. Retain financial and program supporting documents, statistical records, and any other records

pertinent to the services for which a claim for reimbursement was submitted to the AACT. The records and documents will be retained for a minimum of seven (7) years after close of Contractor's fiscal year.

8. Make available at reasonable times and for required periods all fiscal and program participant records, books, and supporting documents pertaining to services provided under this agreement, for purposes of inspection, monitoring, auditing, or evaluations by AACT staff, the Comptroller General of the United States and the State of Texas, through any authorized representative(s).
9. If applicable, comply with the HHSC process for Centers for Medicare and Medicaid Services (CMS) screening for excluded individuals and entities involved with the delivery of the Legal Assistance and Legal Awareness services.
10. The agreement may be terminated for cause or without cause upon the giving of thirty (30) days advance written notice.
11. The agreement does not guarantee a total level of reimbursement other than for individual units/services authorized; contingent upon receipt of funds.
12. Vendor is an independent provider, NOT an agent of the AACT. Thus, to the extent allowed by law, the vendor indemnifies, saves and holds harmless the Central Texas Council of Governments/Area Agency on Aging of Central Texas against expense or liability of any kind arising out of service delivery performed by the Vendor. Vendor must immediately notify the AACT if the vendor becomes involved in or is threatened with litigation related to program participants receiving services funded by the AACT.
13. Employees of the vendor will not solicit or accept gifts or favors of monetary value by or on behalf of program participants as a gift, reward or payment.

B. Through the Direct Purchase of Services program, the AACT agrees to:

1. Review program participant intake and assessment forms completed by the vendor, as applicable, to determine program participant eligibility. Service authorization is based on program participant need and the availability of funds.
2. Provide timely written notification to vendor of program participant's eligibility and authorization to receive services.

3. Maintain communication and correspondence concerning the program participants' status.
4. Provide timely technical assistance to vendor as requested and as available.
5. Conduct quality assurance procedures, which may include on-site visits, to ensure quality services are being provided and, if applicable, CMS exclusion reviews are conducted.
6. Provide written policies, procedures, and standard documents concerning program participant authorization to release information (both a general and medical/health related release), client rights and responsibilities, contributions, and complaints/grievances and appeals to all program participants.
7. Contingent upon the AACT's receipt of funds authorized for this purpose from HHSC, reimburse the vendor based on the agreed reimbursement methodology, approved rates, services authorized, and in accordance with subsection (A)(2) of this document, within twenty-one (21) days of the AACT's receipt of vendor's invoice.

ASSURANCES

The Contractor shall comply with:

- A. Title VI of the Civil Rights Act of 1964 (42 U.S.C. §2000d *et seq.*).
- B. Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. §794).
- C. Americans with Disabilities Act of 1990 (42 U.S.C. §12101 *et seq.*).
- D. Age Discrimination in Employment Act of 1975 (42 U.S.C. §§6101-6107).
- E. Title IX of the Education Amendments of 1972 (20 U.S.C. §§1681-1688).
- F. Food Stamp Act of 1977 (7 U.S.C. §200 *et seq.*).
- G. Drug Free Workplace Act of 1988.
- H. Texas Senate Bill 1 - 1991, as applicable.
- I. HHSC administrative rules, as set forth in the Texas Administrative Code, to the extent applicable to this agreement.
- J. Certification Regarding Debarment - 45CFR §92.35 Sub-awards to debarred and suspended parties; this document is required annually as long as this agreement is in effect.

- K. Centers for Medicare and Medicaid Services (CMS) State Medicaid Director Letter SMDL #09-001 regarding Individuals or Entities Excluded from Participation in Federal Health Care Programs.
- L. HHSC information Letter 11-07 – Obligation to Identify Individuals or Entities Excluded from Participation in Federal Health Care Programs.

FOCAL POINTS IN THE AACT PLANNING AND SERVICE AREA

The Area Agency on Aging of Central Texas is the only Focal Point for the AACT Region:

**AACT
2180 North Main Street
PO Box 729
Belton TX 76513
1-800-447-7167
254-770-2330**



Staff Report – City Council Agenda Item

Date: August 25, 2020
Case No.: P-20-22 Connell Subdivision
Request: Final Plat
Applicant: Belton Engineering
Owner: Larry Guess

Agenda Item #6A

Consider a final plat of Connell Subdivision, comprising 6.226 acres, located along an extension of Huey Drive, on the west side of Connell Street, north of Liberty Valley Drive, beginning on the north side of the Mitchell Branch crossing.

Originating Department: Planning – Cheryl Maxwell, Director of Planning

Current Zoning: Single Family - 3 (SF3)

Case Summary

This final plat proposes 27 lots for single family residential use and is consistent with the preliminary plat that was approved in April, 2020. Huey Drive will be extended as part of this development and will connect to Connell Street. This property is currently zoned SF3 District and is undeveloped. A development agreement is proposed to upsize the water line, widen Huey to 41' pavement width, and construct the portion of Huey Drive/sidewalk from the existing cul-de-sac to the western boundary of this subdivision. The development agreement will be presented to the City Council in conjunction with this subdivision plat.

Project Analysis and Discussion

This plat includes approximately 6.226 acres zoned SF3 District. The proposed lots satisfy all area requirements for this zoning district. Below is a summary of these requirements.

SF1

- Lot Area: 5,000 sq. ft.
- Lot Width: 50'
- Lot Depth: 90'
- Front Yard: 25'
- Side Yard: 5'; 15' from street ROW
- Rear Yard: 20'

In addition to these requirements, a note is provided on the plat that any garage with entry from a side street must observe a minimum 20' side yard setback. Also, 1' non-access easement is provided along the Connell Street frontage, and along Huey Drive for the majority of the lots, except for Lots 18 – 20, Block 1, to limit vehicles backing into Connell Street and Huey Drive, both designated as major collector streets on the City Thoroughfare Plan.

A variance is requested to the key lot requirement to allow Lot 17, Block 1, to observe a 15' setback along Huey Drive instead of 25', which is observed by the adjacent lot to the east, Lot 18. Staff supports the requested variance, since the buildable width on Lot 17 would be reduced to 33', if the 25' setback is observed, and it would be difficult to adjust the lot lines to allow more width on this lot. This variance was approved with the preliminary plat.

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

Water: The applicant is connecting to an existing 12" water line west of this plat boundary and extending a 12" line along Huey Drive to connect to an existing 8" water line along Connell. An 8" line will also be extended along Blackhawk Loop. Additional fire hydrants will be provided on these lines as well. The applicant's obligation for water service to this subdivision is an 8" line; therefore, the city proposes to reimburse the applicant the cost for upsizing to a 12" line, which will be addressed in the proposed development agreement. The applicant has provided a cost estimate for upsizing the water line and it is accepted as the City's not-to-exceed cost share for this work, to be finalized with project bidding by the applicant.

Sewer: The applicant is connecting to an existing 10" sewer line along Connell Street and extending an 8" line to provide service to these lots.

ROW/Streets: Huey Drive and Connell Street are shown as major collector streets on the City's Thoroughfare Plan. This requires a minimum ROW width of 80'. Connell Street currently has approximately 60' ROW, a deficit of 20'. The applicant is dedicating 10' ROW on this plat which satisfies their obligation to provide ½ of the needed ROW. For Huey Drive, this roadway has been developed west of this plat boundary within a 70' ROW; therefore, 70' ROW dedication is required instead of 80' and is provided on the plat.

Connell Street is a perimeter street; therefore, the applicant is required to construct perimeter street improvements for Connell St, similar to what was constructed with Liberty Valley Phase IV, which is half the width of a 37' collector street –18.5' pavement; curb and gutter is not needed. The applicant will be constructing these improvements along with the subdivision improvements.

Huey Drive west of this plat boundary is constructed with a 41' pavement width with curb and gutter. The applicant's obligation for this subdivision of 27 lots has been determined to be essentially a local street, with a 31' pavement width, with curb and gutter; therefore, the city proposes to reimburse the applicant the cost for widening this roadway to 41', which will be addressed in the proposed development agreement. The applicant has provided a cost estimate for widening this roadway and it is accepted as the City's not-to-exceed cost share for this work, to be finalized with project bidding by the applicant.

Huey Drive currently terminates approximately 80' west of this plat boundary. This subdivision has access from Connell Street; therefore, a connection to the existing segment of Huey Drive is not the applicant's obligation. The city proposes to reimburse the applicant the design and

construction cost to extend Huey Drive westward from the plat boundary to the existing segment, connecting the roadway. This will be addressed in the proposed development agreement. The applicant has provided a cost estimate for extending this roadway and it is accepted as the City's not-to-exceed cost share for this work, to be finalized with project bidding by the applicant.

Blackhawk Loop is proposed as a local street with 50' ROW, 31' pavement width, with curb and gutter.

Sidewalks: The Subdivision Ordinance Section 503 requires a 5' wide sidewalk along both sides of collector streets, in this case, Connell Street and Huey Drive, both designated as major collector streets on the City Thoroughfare Plan. As part of this development, the applicant is constructing a 5' sidewalk along the subdivision side of Connell Street, with an ADA crossing at Huey for future sidewalk construction.

With regard to Huey Drive, the applicant is requesting a variance to this requirement to reduce his obligation to a 5' sidewalk on only the north side of Huey Drive. This was discussed with the preliminary plat and was approved. Staff supports the requested variance as discussed below.

- Sidewalk appears to be needed on the north side to accommodate the pedestrian traffic anticipated with the 27 residential lots being added on the north side by this plat, and to connect to the existing sidewalk on north side of Huey west of this subdivision. However, a sidewalk also appears to be needed on the south side in the future to provide safe access to the future city park—Liberty Valley Park—located on the south side of Huey Drive.
- Given the fact that this development is all occurring on the north side of Huey Drive, staff supports the requested variance to require the applicant to provide a sidewalk only on the north side; we understand the sidewalk will be provided by the developer in conjunction with the roadway improvements.
- There is a gap between the existing sidewalk on Huey Drive to the west of this subdivision, and the plat boundary where the developer/builder is responsible for providing a sidewalk on the north side of Huey Drive. The City proposes to reimburse the applicant the cost to construct a 5' wide sidewalk for this section. This will be addressed in the proposed development agreement. The applicant has provided a cost estimate for extending this sidewalk with the roadway extension and it is accepted as the City's not-to-exceed cost share for this work.
- While staff supports a sidewalk also on the south side of Huey, this is a situation where it does not seem reasonable for the applicant to bear this cost; therefore, the City will evaluate the need for a sidewalk on south side when the Liberty Valley Park is developed, and will consider identifying funds for the project accordingly in the future.

No sidewalk is required along Blackhawk Loop since it will be constructed as a local street.

Drainage: Pre and post-drainage plans and calculations have been reviewed and approved. No detention ponds or drainage easements are proposed, but a culvert will be provided under Huey near its intersection with Connell, to channel storm water to Mitchell Branch, on the south side of Huey Drive.

Parkland Dedication/Fees: The parkland fee requirement per Subdivision Ordinance Section 517 is \$200 per residential unit. For 27 lots, the requirement is \$5,400. These funds will be used to develop Liberty Valley Park, which is located opposite these lots, on the south side of the Huey Drive extension.

Conclusion: The plat is acceptable as a final plat. All conditions have been addressed as of August 10, 2020, subject to approval of the requested variances.

A Development Agreement is proposed for City Council consideration, for the following items, and is also on this meeting's agenda:

- Oversizing water line from 8" to 12" along Huey Drive;
- Upsizing Huey pavement width from 31' to 41'; and
- Extending Huey Drive outside the plat boundary to connect to the existing Huey Drive to the west, along with construction of a 5' sidewalk on north side.

Recommendation

The Planning and Zoning Commission met on August 18, 2020, and with a vote of 8-0, unanimously recommended approval of the final plat of Connell Subdivision, subject to the following conditions; Staff concurs with their recommendation.

1. Approval of variance to the key lot requirement to allow Lot 17, Block 1, to observe a 15' setback along Huey Drive instead of 25', which is observed by the adjacent lot to the east, Lot 18; and
2. Approval of variance to sidewalk requirement to allow applicant to provide sidewalk only on the north side of Huey Drive instead of both sides.

Attachments

Final Plat Application

Final Plat

Location Map

Variance request

Cost estimates for infrastructure extension and upgrades

Administratively complete letter to the applicant dated August 10, 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 \$ 331.00
- Final Subdivision
- Administrative Plat
- Replat
- ETJ
- City Limits

Date Received: _____ Date Due: _____ (All plans are to be returned to the Planning Department according to the Plat Submission Calendar.)

Applicant: Belton Engineering Inc. Phone: 254-731-5600
Mailing Address: 106 N. East Street
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

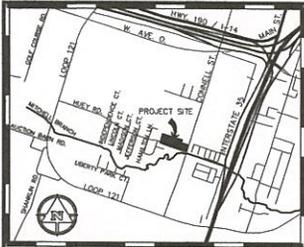
Current Description of Property:

Lot: n/a Block: n/a Subdivision: n/a
Acres: 6.226 Survey: JAMES P. WALLACE SURVEY
Abstract #: 906 Street Address: n/a
Frontage in Feet: 230 Depth in Feet: 890

Does Zoning comply with proposed use? yes Current Zoning: SF-3
Name of proposed subdivision: Connell Subdivision
Number of Lots: 27 Fee: \$ 331.00

Signature of Applicant: [Signature] Date: 05-05-20
Signature of Owner: Larry Guess Date: 05-05-20

NOTE: Variances to code requirements may be considered by P&ZC and City Council.

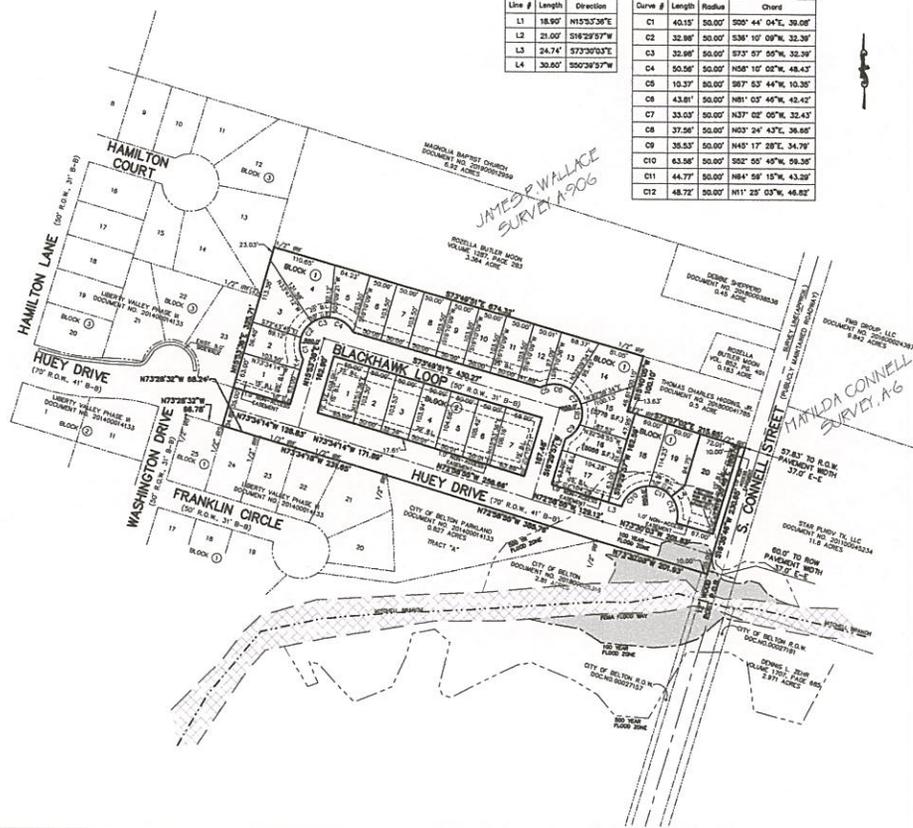


VICINITY MAP

- LEGEND:**
- IRS IRON ROD WITH CAP STAMPED "BRYAN TECHNICAL SERVICES" SET
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - MITCHELL BRANCH
 - 500 YEAR FLOOD ZONE
 - REGULATORY FLOODWAY FEMA ZONE "AE"
 - 100 YEAR FLOOD ZONE

*FLOOD ZONE AREAS WERE DRAWN ACCORDING TO ELEVATIONS TAKEN FROM THE "MITCHELL BRANCH" FEMA FLOOD PROFILES, REVISED TO REFLECT LOWWATER EFFECTIVE: JUNE 8, 2018; SHEETS: 313P AND 313P(a)

Line Table			Curve Table			
Line #	Length	Direction	Curve #	Length	Radius	Chord
L1	18.80'	N43°52'07"E	C1	40.15'	50.00'	550° 44' 04" E, 30.00'
L2	21.00'	S14°25'37"W	C2	32.96'	50.00'	536° 10' 09" E, 32.36'
L3	24.74'	S73°30'37"E	C3	32.96'	50.00'	S73° 30' 36" W, 32.36'
L4	30.00'	S00°29'37"W	C4	50.58'	50.00'	N08° 16' 02" E, 48.43'
			C5	10.37'	50.00'	S87° 53' 44" E, 10.36'
			C6	43.81'	50.00'	N81° 03' 44" E, 43.42'
			C7	33.03'	50.00'	N37° 02' 00" E, 32.43'
			C8	37.56'	50.00'	N03° 24' 43" E, 36.86'
			C9	38.53'	50.00'	N45° 17' 28" E, 34.76'
			C10	63.98'	50.00'	S82° 50' 49" E, 59.36'
			C11	44.77'	50.00'	N84° 58' 15" E, 43.26'
			C12	48.72'	50.00'	N11° 23' 03" E, 46.82'



STATE OF TEXAS
COUNTY OF BELL

LWG ASSOCIATES LLC, A TEXAS LIMITED LIABILITY CORPORATION, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS CONNELL SUBDIVISION, A SUBDIVISION IN THE CITY OF BELTON, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

LWG ASSOCIATES LLC, A TEXAS LIMITED LIABILITY CORPORATION

LARRY GUESS, PRESIDENT

STATE OF TEXAS
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ 2020 BY LARRY GUESS, PRESIDENT OF LWG ASSOCIATES LLC, A TEXAS LIMITED LIABILITY CORPORATION.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE CONNELL SUBDIVISION, PLAT RECORDS OF BELL COUNTY, TEXAS, TO THE CITY OF BELTON, TEXAS, WAS APPROVED THIS DAY OF _____ 2020 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

CHAIRMAN

SECRETARY

STATE OF TEXAS
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE CONNELL SUBDIVISION, TO THE CITY OF BELTON, TEXAS, WAS APPROVED THIS _____ DAY OF _____ 2020 BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

MAYOR

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 _____ DAY OF _____ 2020.

CITY CLERK

SURVEYORS NOTES:

1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.
2. THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48527C0340C, EFFECTIVE DATE SEPTEMBER 26, 2008.
3. ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SERVICES".
4. A 5' WIDE SIDEWALK IS TO BE CONSTRUCTED ALONG THE NORTHERN SIDE OF HUEY DRIVE.
5. A 5' WIDE SIDEWALK IS TO BE CONSTRUCTED ALONG THE WEST SIDE OF CONNELL STREET.
6. FOR BLOCK 2, THE FRONTAGE ALONG HUEY DRIVE IS SHOWN ON A REAR YARD AND THE 20' SETBACK SHOWN ON THE PLAT ONLY APPLIES TO THE MAIN STRUCTURE AS REQUIRED BY THE ZONING ORDINANCE.
7. ANY GARAGE WITH ENTRY FROM SIDE STREET MUST OBSERVE A MINIMUM 20' SIDE YARD SETBACK.
8. THE CITY OF BELTON DOES NOT REGULATE LOT TO LOT DRAINAGE.
9. IN ACCORDANCE WITH THE CITY OF BELTON DESIGN STANDARDS, SOLID WOOD FENCE WITH CAPPED TOP RAIL IS REQUIRED FOR LOTS THAT SIDE OR BACK ON HUEY DRIVE SINCE IT IS A COLLECTOR STREET. FENCING WILL BE PROVIDED BY THE BUILDER AND WILL BE MAINTAINED BY THE LOT OWNER.
10. PROPOSED SUBDIVISION SIGN IS TO BE OWNED AND MAINTAINED BY THE HOA.

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 TO THIS PLAT.

LINA CHATY, P.E. NO. 107211

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS:

I, BRUCE LANE BRYAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF BELTON, TEXAS.

BRUCE LANE BRYAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TX 76754

MAY 15, 2019
DATE

TRACT SURVEYED MAY 15, 2019

6.226 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

TAX CERTIFICATE

THE BELL COUNTY TAX APPRAISAL DISTRICT, 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 DESCRIBED BY THIS PLAT.

DATED THIS _____ DAY OF _____ 2020.

BELL COUNTY TAX APPRAISAL DISTRICT

BY: _____

FILED FOR RECORD THIS _____ DAY OF _____ 2020, IN YEAR _____ PLAT NO. _____ PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

CLEAR WATER 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. FENESTING 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
GENERAL MANAGER
STATE OF TEXAS

DATE

FINAL PLAT

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN TAYLOR, TX 76757 PHONE: (512) 952-6900 FAX: (512) 955-6901
FIRM No. 10128500 surveying@btsinc.com

FINAL PLAT OF:
CONNELL SUBDIVISION
27 LOTS, 2 BLOCKS 6.226 TOTAL ACRES 271,191 SQUARE FEET
2.327 ACRES DEDICATED STREET RIGHT-OF-WAY TO CITY OF BELTON
J. P. WALLACE SURVEY, ABSTRACT #906, BELL COUNTY TEXAS
A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY TEXAS



NO.	DATE	REVISIONS	BY

DRAWN BY: AM CHECKED BY: BLB
SCALE: 1" = 100' APPROVED BY: BLB
PROJECT NO. 18606 DATE: JULY 20TH 2020



BELTON ENGINEERING, INC.
*Engineering * Design/Build * Planning*

JULY 20th, 2020

CITY OF BELTON TEXAS
Planning Director,
Attn: Cheryl Maxwell
333 Water Street
Belton, Texas 76513

Applicant: Belton Engineering Inc./ L. Guess
Date Submitted: May 17th, 2017
Project: CONNELL SUBDIVISION
Location: 6.2 Ac., HUEY DRIVE., Belton, TX 76513

Belton Engineering Inc., states the following for the record, in reference to the plat submittal of **CONNELL SUBDIVISION-Final Plat** Subdivision:

Applicant is requesting the following variance/exception(s) from the City of Belton:

1. That Lot 17, Block 1, to observe a 15' setback along Huey Drive instead of 25'.
2. That the sidewalk is to be constructed only on the north side of Huey Drive and is not be constructed along the south side of Huey Drive. Justification for request is that a) there is not an existing sidewalk to connect in to, at that location to the west, and b) it is strongly recommended that a sidewalk not be constructed adjacent to a major channel that carries over 805.0 C.F.S. at the 100yr. storm event.

Feel free to contact us at any time, in reference to this project, Office #254-731-5600, Mobile #254-289-7273.

Submitted,

BELTON ENGINEERING, INC.
As representative for L.Guess

CONNELL SUBDIVISION

CONNELL SUBDIVISION

CONSTRUCTION COST, OVERSIZE WATERLINE FROM 8" TO 12"

CONSTRUCTION COST ESTIMATE

ITEM NO.	DESCRIPTION	TOTAL UNITS	UNITS	COST/UNIT	TOTAL COST/ITEM
1.01	COST INCREASE TO INSTALL 12" WATERLINE INSTEAD OF 8"	945	L.F.	\$23.00	\$21,735.00
					\$21,735.0

CONNELL SUBDIVISION

CONNELL SUBDIVISION

CONSTRUCTION COST, WIDENING ROAD FROM 31' to 41'

CONSTRUCTION COST ESTIMATE

ITEM NO.	DESCRIPTION	TOTAL UNITS	UNITS	COST/UNIT	TOTAL COST/ITEM
1.01	EXCAVATION	332.5	C.Y.	\$3.60	\$1,197.00
1.02	H.M.A.C. (3" thick)	82.5	C.Y.	\$11.00	\$907.50
1.03	CRUSHED LIMESTONE BASE MATERIAL (11" THICK)	305	C.Y.	\$48.00	\$14,640.00
1.04	8" SUBBASE GENERAL FILL	222.5	C.Y.	\$2.00	\$445.00
1.05	8" COMPACT SUBGRADE	222.5	C.Y.	\$1.50	\$333.75
					\$17,523.3

CONNELL SUBDIVISION

CONNELL SUBDIVISION

CONSTRUCTION COST, EXTENSION TO HUEY

CONSTRUCTION COST ESTIMATE

ITEM NO.	DESCRIPTION	TOTAL UNITS	UNITS	COST/UNIT	TOTAL COST/ITEM
1.01	EXCAVATION	292	C.Y.	\$3.60	\$1,051.20
1.02	SAW-CUT AND REMOVE EXIST. CURB & PAVEMENT	85	L.F.	\$38.00	\$3,230.00
1.03	H.M.A.C. (3" thick)	31	C.Y.	\$11.00	\$341.00
1.04	CRUSHED LIMESTONE BASE MATERIAL (11" THICK)	125	C.Y.	\$48.00	\$6,000.00
1.05	8" SUBBASE GENERAL FILL	92	C.Y.	\$2.00	\$184.00
1.06	8" COMPACT SUBGRADE	92	C.Y.	\$1.50	\$138.00
1.07	24' CONCRETE CURB & GUTTER	184	L.F.	\$13.50	\$2,484.00
1.08	SIDEWALK (5'WIDE)	400	S.F.	\$6.50	\$2,600.00
					\$16,028.2

CONNELL SUBDIVISION

CONNELL SUBDIVISION

DESIGN COST, EXTENSION TO HUEY

ENGINEERING DESIGN SERVICE COST ESTIMATE

ITEM NO.	DESCRIPTION	TOTAL UNITS	UNITS	COST/UNIT	TOTAL COST
1.01	FIELD DATA COLLECTION (UTILITIES, TOPO, PWR.POLES, ETC)	76	L.F.	-	
1.02	UTILITY DESIGN EXT.	76	L.F.	-	
1.03	STREET DESIGN EXT.	76	L.F.	-	
1.04	SIDEWALK ONE SIDE DESIGN DETAIL	76	L.F.	-	
1.05	RECORD DRAWING(s)	76	L.F.	-	
1.06	ROUGH CUT STAKING	76	L.F.	-	
1.07	WATER, WASTEWATER STAKING	76	L.F.	-	
1.08	FINAL CURB AND GUTTER STAKING	76	L.F.	-	
				LUMP SUM TOTAL	\$1,050.00



City of Belton

Planning Department

August 10, 2020

Project: CONNELL SUBDIVISION – FINAL PLAT
Applicant: LARRY GUESS – BELTON ENGINEERING
Date Submitted: 5-6-2020
7-13-20
7-20-20
8-10-20
Location: 2.662 ACRES and NWC CONNELL AND HUEY

*****Please comment back in red under the comments submitted on this sheet.*****

****Development Review Committee (DRC) Determination of Plat Status:
8/10/2020 - ADMINISTRATIVELY COMPLETE, subject to City Council Approval**

PLANNING:

Staff will recommend approval of the final plat of Connell Subdivision, subject to the conditions below:

1. Approval of the following variances:
 - a. Key lot requirement to allow Lot 17, Block 1, to observe a 15' setback along Huey Drive instead of 25', which is observed by the adjacent lot to the east, Lot 18; and
 - b. Sidewalk requirement to allow applicant to provide sidewalk only on the north side of Huey Drive, instead of both sides.
2. Approval of attached Development Agreement is proposed and supported by staff. It will be presented to the City Council for consideration, for the following items:
 - a. Oversizing water line from 8" to 12" along Huey Drive;
 - b. Upsizing Huey pavement width from 31' to 41'; and
 - c. Extending Huey Drive outside the plat boundary to connect to the existing Huey Drive to the west, along with construction of a 5' sidewalk on north side.

NOTE: Parkland fee of \$5,400 is due at time of plat signatures.

PUBLIC WORKS/KPA:

No further comments.

BUILDING OFFICIAL – Bruce Ebbert, BEbbert@BeltonTexas.gov:

No Comments.

FIRE DEPT – Jeff Booker, JBooker@BeltonTexas.gov:

No Comments.

POLICE DEPT – Chief Gene Ellis, GEllis@BeltonTexas.gov:

No Comments.

GIS – James Gibson, JGibson@BeltonTexas.gov:

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, August 18, 2020

The Planning and Zoning Commission met at 5:30 P.M. at the Harris Community Center, 401 North Alexander Street. The following members were present: Chair Brett Baggerly, Dave Covington, Luke Potts, David Jarratt, Ty Hendrick, Stephanie O'Banion, Zach Krueger and Quinton Locklin. Allison Turner was absent. The following staff members were present: City Manager Sam Listi, Director of Planning Cheryl Maxwell, Planner Tina Moore, Planning Clerk Laura Livingston, Assistant Director of Public Works Jeremy Allamon and IT Director Chris Brown.

- 4. P-20-22 Consider a final plat of Connell Subdivision, comprising 6.226 acres, located along an extension of Huey Drive, on the west side of Connell Street, north of Liberty Valley Drive, beginning on the north side of the Mitchell Branch crossing. (Audio 1:40)**

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

Mr. Potts made a motion to approve item P-20-22, a final plat of Connell Subdivision. Mr. Jarratt seconded the motion. The motion was approved with 8 ayes, 0 nays.



Staff Report – City Council Agenda Item

Agenda Item #6B

Consider a resolution authorizing the City Manager to execute a Development Agreement associated with Connell Subdivision, located along an extension of Huey Drive, on the west side of Connell Street, north of Liberty Valley Drive, beginning on the north side of the Mitchell Branch crossing.

Originating Department

Planning – Cheryl Maxwell, Director of Planning

Summary Information

This item would authorize a development agreement between the City and LWG Associates LLC, concerning the proposed Connell Subdivision containing 27 residential lots. The final plat for this subdivision is on this meeting's agenda for consideration of approval (Item #6A). The City is requesting the developer upsize some of the infrastructure improvements to match existing infrastructure, to include oversizing the water line, upsizing Huey Drive pavement width, and extending Huey Drive and sidewalk outside the subdivision boundary. These upgrades total \$56,336.50. The obligations of the developer and City are summarized below:

1. OBLIGATIONS OF THE DEVELOPER.

- a. Oversizing water line from 8" to 12" along Huey Drive;
- b. Upsizing Huey Drive pavement width from 31' to 41' to match existing pavement width; and
- c. Extending Huey Drive, and 5' sidewalk on the north side, outside the subdivision boundary to connect to existing Huey Drive and sidewalk to the west.

2. OBLIGATIONS OF THE CITY.

Based on recent bids received, and verification by the City's consulting engineer, we have determined the cost for these infrastructure upgrades:

- a. Reimburse developer cost to upsize approximately 945 linear feet of water line from 8" to 12", for a cost not to exceed \$21,735.
- b. Reimburse developer cost to upsize Huey Drive pavement width from 31' to 41' for approximately 890 linear feet, for a cost not to exceed \$17,523.30.
- c. Reimburse developer cost to extend Huey Drive approximately 85 linear feet with curb/gutter, and 5' sidewalk along north side, for a construction cost not to exceed \$16,028.20, and design cost not to exceed \$1,050.

All parties are in agreement with the proposed development agreement and reimbursement amounts.

Fiscal Impact

Total cost not to exceed \$56,336.50

Budgeted: ___Yes XNo

If not budgeted:

___Budget Transfer ___Contingency ___Amendment Needed XCapital Projects Fund

Funding Source(s):

Fund 103 General Capital Projects Fund	\$34,601.50 (not to exceed)
Fund 209 Water/Sewer Capital Projects Fund	\$21,735.00 (not to exceed)

Recommendation

Recommend authorizing the City Manager to execute the Development Agreement.

Attachments

Development Agreement
Resolution

RESOLUTION NO. 2020-26-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 AND LWG ASSOCIATES, LLC, FOR UPSIZING INFRASTRUCTURE ASSOCIATED WITH THE CONNELL SUBDIVISION LOCATED ALONG AN EXTENSION OF HUEY DRIVE, ON THE WEST SIDE OF CONNELL STREET, NORTH OF LIBERTY VALLEY DRIVE; PROVIDING FOR DEVELOPER AND CITY OBLIGATIONS; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the development agreement outlines the obligations of all parties, the Developer and City, for provisions to upsize infrastructure to include oversizing the water line, upsizing Huey Drive pavement width, and extending Huey Drive and sidewalk outside the subdivision boundary of Connell Subdivision with associated design costs;

Whereas, Management recommends entering into a development agreement with LWG Associates, LLC, to specify the rights and obligations of each party to the agreement, to include the City and the Developer; 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 LWG Associates, LLC, and the City of Belton, with the goal of upsizing 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 25th day of **August**, 2020.

THE CITY OF BELTON, TEXAS

Marion Grayson, Mayor

ATTEST:

Amy M. Casey, City Clerk

**DEVELOPMENT AGREEMENT BETWEEN
THE CITY OF BELTON AND LWG ASSOCIATES LLC
FOR CONNELL SUBDIVISION**

This agreement is made and entered into by the City of Belton, a home rule City in Bell County, Texas, (hereinafter "City"), and LWG Associates LLC (hereinafter "Developer"), on this the _____ day of _____, 2020. (The City and Developer 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 and Developer agree, for themselves, their successors and assigns, as follows:

1. PURPOSE.

This Development Agreement outlines obligations of the City and Developer regarding Connell Subdivision, located along an extension of Huey Drive, on the west side of Connell Street, north of Liberty Valley Drive. The development agreement consists of oversizing the water line, upsizing Huey Drive pavement width, and extending Huey Drive and sidewalk outside the subdivision boundary. Total cost of reimbursement to the Developer is not to exceed \$56,336.50

2. OBLIGATIONS OF THE DEVELOPER.

- a. Oversizing water line from 8" to 12" along Huey Drive;
- b. Upsizing Huey Drive pavement width from 31' to 41'; and
- c. Extending Huey Drive, and 5' sidewalk on the north side, outside the subdivision boundary to connect to existing Huey Drive and sidewalk to the west.

3. OBLIGATIONS OF THE CITY.

- a. Reimburse developer cost to upsize approximately 945 linear feet of water line from 8" to 12", for a cost not to exceed \$21,735.
- b. Reimburse developer cost to upsize Huey Drive pavement width from 31' to 41' for approximately 890 linear feet, for a cost not to exceed \$17,523.30.
- c. Reimburse developer cost to extend Huey Drive approximately 85 linear feet with curb/gutter, and 5' sidewalk along north side, for a construction cost not to exceed \$16,028.20, and design cost not to exceed \$1,050.

4. 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. 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.

5. **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.
6. **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.
7. **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.
8. **MODIFICATION.** This Agreement may be amended or modified by the mutual agreement of both parties hereto in writing, such writing to be attached hereto and incorporated into this Agreement.
9. **ADMINISTRATION.** This Agreement shall be administered by the appropriate persons on behalf of the parties that the parties see fit to perform such duties.
10. **ENTIRE AGREEMENT.** This Agreement contains all commitments and obligations of the parties and represents the entire Agreement of said parties. Verbal or written conditions not contained herein shall have no force or effect to alter any term of this Agreement.
12. **FORCE MAJEURE.** Neither party shall be responsible for damages or expected to fulfill its obligations under this Agreement should an act of God or other unforeseen catastrophe occur and cause such damage or prevent the performance of such obligation.
13. **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.
14. **ASSIGNMENT; BINDING EFFECT.** This Agreement may be assigned by the Developer. 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.

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

CITY OF BELTON, TEXAS

LWG ASSOCIATES LLC

Sam A. Listi, City Manager

Larry Guess, President

ATTEST:

APPROVED AS TO FORM:

Amy M. Casey, City Clerk

John Messer, City Attorney



Staff Report – City Council Agenda Item

Date: August 25, 2020
Case No.: P-20-23
Request: The Ridge at Belle Meadows, Ph III
Final Plat
Applicant: Travis Quicksall, Quick Inc. Land
Surveying
Owner: Todd Scott - KDAVEO, LLC

Agenda Item #7

Consider a final plat of The Ridge at Belle Meadows Phase III, comprising 7.080 acres, located on the south side of W. Avenue O, between S. Loop 121 and Connell Street, south of the Laila Lane extension.

Originating Department: Planning – Cheryl Maxwell, Director of Planning

Current Zoning: Single Family-3 District

Case Summary

This is the third phase of the Ridge at Belle Meadows development. Portions of this phase were included in the preliminary plats of City Lights Addition, approved in January, 2019, and West Avenue O Addition, approved in September, 2019. The two preliminary plats overlap in this vicinity. This phase proposes 32 residential lots for detached single family homes and two drainage tracts. This phase is generally consistent with the approved preliminary plat for West Avenue O Addition. The lots in this phase were included in a zoning change to Single Family – 3 District that was also approved in September, 2019.

Project Analysis and Discussion

This plat includes approximately 7.080 acres and is proposed for detached single family residential use. Below is a summary of the area requirements for the SF3 Zoning District assigned to this property.

SF3

- Front Yard: 25'
- Side Yard: 5'; 15' from street ROW
- Rear Yard: 20'
- Lot Area: 5,000 sq. ft.
- Lot Width: 50'
- Lot Depth: 90'

The applicant is requesting a variance in the 25' front yard setback requirement to allow a 20' setback for those lots that have a depth under 120'. This is to accommodate proposed building plans that allow a larger back yard, and applies to the 17 lots in Block 6, on the west side of Dowdy Drive and south side of Ringo Road. The applicant received approval of this variance with the West Avenue O preliminary plat, and the final plats of Phases I and II for the lots fronting on Dowdy Drive; staff supports the request. This reduction in the front yard setback is shown on the plat.

A note is provided on the plat that any garage designed to be entered from the side yard facing a public street shall have a minimum setback of 20'. This will ensure there is adequate room to park a vehicle in the driveway to provide the required minimum of 4 parking spaces on site, i.e. 2 in the garage and 2 in the driveway.

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

Water/Sewer: The applicant will be connecting to existing water and sewer lines and extending an 8" water line and 8" sewer line throughout this phase. The 8" water line satisfies minimum requirements for fire protection and the proposed fire hydrant locations meet the city's fire code.

Streets/Sidewalks: This phase includes the construction of three local streets—Dowdy Drive, Friar Street, and Ringo Road. All will be constructed with a 31' pavement width with curb/gutter within a 50' ROW. Friar Street and Ringo Road end in cul-de-sacs, with stub outs provided to accommodate potential extension eastward. This segment of Dowdy Drive connects to the segment constructed with Phase II and ends with the connection to Ringo Road.

Per the City's Subdivision Ordinance Section 503, sidewalks are not required along local streets; therefore, no sidewalks are required with this phase.

Drainage: Drainage Tracts C and D are proposed with this phase. Tract C, a drainage channel comprising 0.046 acre, connects to the drainage channel developed with Phase II. Tract D comprises 0.346 acre and is proposed for a detention pond. These tracts will be privately owned and maintained.

Parkland Dedication/Fees: The parkland fee requirement per Subdivision Ordinance Section 517 is \$200 per residential unit or land dedication of 1 acre/100 dwelling units. The applicant proposes to pay the fee for the 32 single family lots, which totals \$6,400. These funds will be used to develop the city park near the Liberty Valley development, which is within a one-mile radius of this subdivision.

Conclusion: The plat is acceptable as a final plat. All review comments have been addressed and the plat is administratively complete as of August 13, 2020, subject to approval of the reduced front yard setback for the lots in Block 6.

Recommendation

The Planning and Zoning Commission met on August 18, 2020, and with a vote of 7-0, unanimously recommended approval of the final plat of The Ridge at Belle Meadows, Phase III, subject to the following condition; Staff concurs with their recommendation.

1. Approval of reduction in the front yard setback from 25' to 20' for Lots 7 – 23, Block 6.

Attachments

Final Plat Application

Final Plat

Location Map

Variance request letter

August 13, 2020, "Administratively Complete" Letter to the applicant

P&Z Minutes Excerpt

Dowdy Drive,
Friar Street
Rings Road

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 \$ 346.00
- Final Subdivision
- Administrative Plat
- Replat
- ETJ
- City Limits

Date Received: 07-07 Date Due: 07-06 (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.)

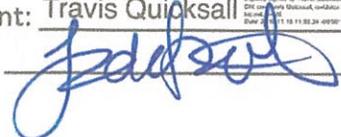
Applicant: Travis Quicksall - Quick Inc. Land Surveying Phone: 512-915-4950
Mailing Address: 1430 N. Robertson Road, Salado, TX
Email Address: tquicksall@quick-inc.net

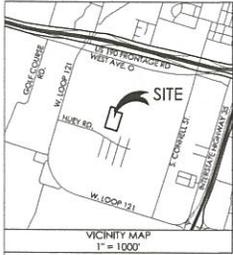
Owner: _____ Phone: _____
Mailing Address: _____
Email Address: _____

Current Description of Property:

Lot: _____ Block: _____ Subdivision: _____
Acres: 7.080 Survey: James P. Wallace Survey
Abstract #: 906 Street Address: HWY 190, Belton Texas
Frontage in Feet: VARIABLE Depth in Feet: Variable

Does Zoning comply with proposed use? Yes Current Zoning: SF-3
Name of proposed subdivision: The Ridge at Belle Meadows, Phase III
Number of Lots: 32 Fee: \$ 346.00

Signature of Applicant: Travis Quicksall Digitally signed by Travis Quicksall
DN: cn=Travis Quicksall, o=Quick Inc., ou=www.quickinc.net Date: July 6, 2020
Signature of Owner:  Date: 7/6/20



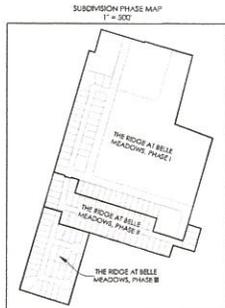
AREA CONTAINED BY STREET: 1.514 ACRES
 LENGTH OF STREET: 1200 FEET
 DOWDY DRIVE: 599 FEET
 FRIAR STREET: 305 FEET
 RINGO ROAD: 305 FEET

LOT 1
 RESIDENTIAL - THIRTY-TWO (32)

OTHER - TWO (2)
 "TRACT C" AND "TRACT D" ARE DESIGNATED AS DRAINAGE TRACT ONLY

BLOCKS - THREE (3)
 NET RESIDENTIAL AREA - 5,174 ACRES

BUILDING LINE NOTES:
 1. ANY 5' SIDE YARD GARAGE DESIGNATED FOR ENTRY FROM THE SIDE YARD FACING A STREET SHALL OBSERVE A MINIMUM BUILDING SETBACK OF 27'



FINAL PLAT

THE RIDGE AT BELLE MEADOWS, PHASE III

CITY OF BELTON, TEXAS

BEING A 7.080 ACRE TRACT OF LAND, LOCATED IN THE JAMES P WALLACE SURVEY, ABSTRACT NO. 904, BELL COUNTY, TEXAS, SAID 7.080 ACRE TRACT, BEING A PORTION OF THAT CERTAIN 37,561 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 201700031871, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT (CUWCD) DISTRICT RULES BASED ON CHAPTER 34, TEXAS GROUNDWATER CODE, PREVENT THE DRILLING OF EXEMPT WELLS FOR "DOMESTIC USE ON TRACTS OF LAND PLATTED TO LESS THAN 10 ACRES AFTER MARCH 15, 2004, PERMITTING OR WELLS ON TRACTS LESS THAN 10 ACRES AND GREATER THAN OR EQUAL TO 2 ACRES IS POSSIBLE UNDER DISTRICT RULES IF THE PURPOSE OF THE WELL MEETS THE REQUIREMENT OF ALL ON-SITE SEPTIC SYSTEMS, UNLESS THE WELL IS CONSTRUCTED WITH AN APPROVED SANITARY SEAL ALLOWING SEWAGE FROM THE ON-SITE SEPTIC TO BE REDUCED TO A MINIMUM 50 FEET. CLEARWATER CUWCD DISTRICT RULES ARE AT: [HTTP://WWW.CUWCD.ORG](http://www.cuwcd.org)

CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT (CUWCD) CERTIFICATE
 CUWCD IS THE REGULATORY AUTHORITY FOR GROUNDWATER WELLS IN BELL COUNTY AND HEREBY CERTIFIES THAT THE PROPOSED SUBDIVISION HAS BEEN EVALUATED FOR ON-SITE GROUNDWATER PRODUCTION WELLS IN ITS CURRENT CONDITION. THE PROPOSED SUBDIVISION MEETS OUR EXPECTATIONS DISCIBED BY DISTRICT POLICY AND APPROVED BY DISTRICT STAFF

DIRK AARON
 GENERAL MANAGER

DATE

KNOW ALL MEN BY THESE PRESENTS:
 THAT I, TRAVIS QUICKSALL, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BELTON.

TRAVIS L. QUICKSALL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. 6447

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 THE PLAT.

JUSTIN FULLER
 REGISTRATION NUMBER 100103

STATE OF TEXAS
 COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE RIDGE AT BELLE MEADOWS, PHASE III, AN ADDITION TO THE CITY OF BELTON WAS APPROVED THIS ____ DAY OF _____, 20__ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

CHAIRMAN _____ 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 DAY OF _____, 20__ BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

MAYOR _____ SECRETARY _____

STATE OF TEXAS
 COUNTY OF BELL

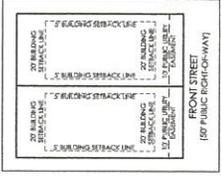
SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF BELTON, TEXAS, WHENCE MY HAND THIS ____ DAY OF _____, 20__.

CITY CLERK _____

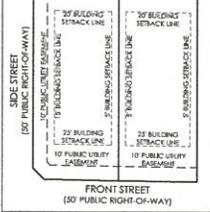
AFFIDAVIT:
 THE TAX APPRAISAL DISTRICT OF BELL COUNTY, THE TAXING AUTHORITY FOR ALL TAXING ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY BY THIS PLAT.
 DATED THIS ____ DAY OF _____, 20__.

BY: BELL COUNTY TAX APPRAISAL DISTRICT

BLOCK 6 LOT LAYOUT
 1" = 40'



BLOCKS 7 & 8 LOT LAYOUT
 1" = 40'



GENERAL NOTES:
 1. STORM DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF BELTON'S DRAINAGE DESIGN MANUAL.
 2. A 6' SOUD FENCE/SCREENING IS REQUIRED FOR ALL SINGLE FAMILY LOTS THAT BACK OR SIDE A PUBLIC STREET.
 3. THE CITY DOES NOT REGULATE LOT TO LOT DRAINAGE.

HQA NOTE:
 1. HOA/POA TO OWN AND MAINTAIN ALL DETENTION POND AND DRAINAGE TRACTS.

FEMA NOTE:
 ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BELL COUNTY, TEXAS, MAP NUMBER 48027C04E, EFFECTIVE DATE SEPTEMBER 26, 2008, THIS PROPERTY LIES IN ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL FLUAMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

STATE OF TEXAS
 COUNTY OF BELL

KEAVAY, LLC, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE RIDGE AT BELLE MEADOWS, PHASE III, A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DESIGNATE THE USE TO THE PUBLIC FOR EVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THE SUBDIVISION.

DR. GOPAL GUTTURCHAND
 FOR: KEAVAY, LLC

STATE OF TEXAS
 COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 ____ DAY OF _____, 20__.

NOTARY PUBLIC, STATE OF TEXAS

CURVE DATA					CURVE DATA				
CURVE	ANGLE	LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	ANGLE	LENGTH	CHORD BEARING	CHORD LENGTH
C1	280.07	146.11	S89°12'20"W	146.11	C14	28.02	1.28	S89°12'20"W	1.28
C2	360.00	3.38	S49°18'48"W	3.38	C15	28.02	1.24	S89°12'20"W	1.24
C3	360.00	24.88	S78°12'20"W	24.88	C16	28.02	1.24	S89°12'20"W	1.24
C4	280.07	146.11	S89°12'20"W	146.11	C17	28.02	1.28	S89°12'20"W	1.28
C5	280.07	146.11	S89°12'20"W	146.11	C18	28.02	1.28	S89°12'20"W	1.28
C6	280.07	146.11	S89°12'20"W	146.11	C19	28.02	1.28	S89°12'20"W	1.28
C7	280.07	146.11	S89°12'20"W	146.11	C20	28.02	1.28	S89°12'20"W	1.28
C8	280.07	146.11	S89°12'20"W	146.11	C21	28.02	1.28	S89°12'20"W	1.28
C9	280.07	146.11	S89°12'20"W	146.11	C22	28.02	1.28	S89°12'20"W	1.28
C10	280.07	146.11	S89°12'20"W	146.11	C23	28.02	1.28	S89°12'20"W	1.28
C11	280.07	146.11	S89°12'20"W	146.11	C24	28.02	1.28	S89°12'20"W	1.28
C12	280.07	146.11	S89°12'20"W	146.11	C25	28.02	1.28	S89°12'20"W	1.28
C13	280.07	146.11	S89°12'20"W	146.11	C26	28.02	1.28	S89°12'20"W	1.28
C14	280.07	146.11	S89°12'20"W	146.11	C27	28.02	1.28	S89°12'20"W	1.28

Quick Inc.
 Land Surveying, Land Planning, Consulting.
 Firm: 10191404 512-915-4950
 1430 N. Robertson Road, Sabado, Texas, 76571

FINAL PLAT

THE RIDGE AT BELLE MEADOWS, PHASE III

CITY OF BELTON, TEXAS

BEING A 7.080 ACRE TRACT OF LAND, LOCATED IN THE JAMES P WALLACE SURVEY, ABSTRACT NO. 904, BELL COUNTY, TEXAS, SAID 7.080 ACRE TRACT, BEING A PORTION OF THAT CERTAIN 37,561 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 201700031871, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

JOB NO. 17-2287.3
 DATE AUGUST 13, 2020
 DRAWN DH
 CHECKED TO
 SHEET 1 OF 1

P-20-23 LOCATION - THE RIDGE AT BELLE MEADOWS III

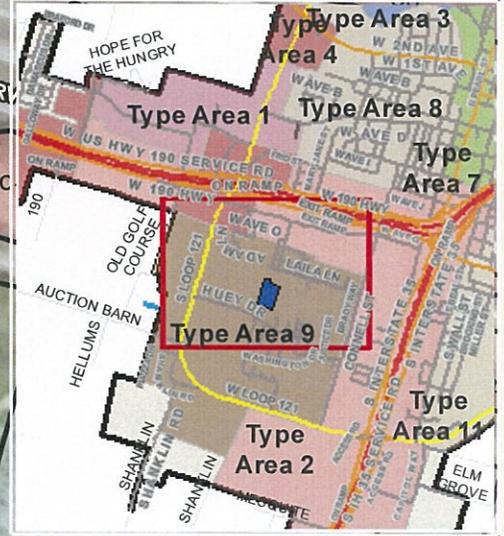
CITY OF BELTON
Planning Department

SUP-
ate Club

PROPOSED PLAT:
FINAL PLAT
THE RIDGE AT BELLE MEADOWS III
7.080 ACRES

PROPERTY OWNER:
TODD SCOTT/CLARK & FULLER

- LEGEND**
- P_20_23
 - City Limits
 - Zoning**
 - Agricultural
 - Commercial Highway
 - Commercial-1
 - Commercial-2
 - Light Industrial
 - Mobile Home
 - Multi Family
 - Neighborhood Service
 - Office-1
 - Office-2
 - Planned Development
 - Retail
 - Single Family-1
 - Single Family-2
 - Single Family-3
 - Specific Use Permit



PD CH Animal Control Facility

PD-MF

SF-3 w/SUP

C-1 w/SUP Mini Storage

PD-Mixed Use R.V.

0 2,500 5,000 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.

Setback Variance Request:

KDAVEO, LLC is requesting a variance reduction to the front lot set back from 25' to 20' for Lots 7-23 Block 6, Ridge at Belle Meadows Phase 3.

Thank you,

Todd Scott.



City of Belton

Planning Department

August 13, 2020

Project: RIDGE AT BELLE MEADOWS PH. III

Applicant: TODD SCOTT, CLARK & FULLER & QUICK INC.

Date Submitted: 7-6-20

8-4-20

8-13-20

Location: 7.080 ACRES LOCATION: DOWDY DRIVE

****Development Review Committee (DRC) Determination of Plat Status:
8/13/2020 - ADMINISTRATIVELY COMPLETE, subject to City Council Approval**

PLANNING:

Staff will recommend approval of the final plat of The Ridge at Belle Meadows Phase III, subject to the condition below:

1. Approval of the reduction in the front yard setback requirement from 25' to 20' for lots 7 – 23 in Block 6.

NOTE: Parkland fee of \$6,400 is due at time of plat signatures.

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:**

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, August 18, 2020

The Planning and Zoning Commission met at 5:30 P.M. at the Harris Community Center, 401 North Alexander Street. The following members were present: Chair Brett Baggerly, Dave Covington, Luke Potts, David Jarratt, Ty Hendrick, Stephanie O'Banion, Zach Krueger and Quinton Locklin. Allison Turner was absent. The following staff members were present: City Manager Sam Listi, Director of Planning Cheryl Maxwell, Planner Tina Moore, Planning Clerk Laura Livingston, Assistant Director of Public Works Jeremy Allamon and IT Director Chris Brown.

5. P-20-23 Consider a final plat of The Ridge at Belle Meadows Phase III, comprising 7.080 acres, located on the south side of W. Avenue O, between S. Loop 121 and Connell Street, south of the Laila Lane extension. (Audio 9:22)

Mr. Jarratt recused himself from the item.

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

Ms. O'Banion made a motion to approve P-20-23 as recommended by staff. Mr. Covington seconded the motion. The motion was approved with 7 ayes, 0 nays.



Staff Report – City Council Agenda Item

Date: August 25, 2020
Case No.: P-20-24
**The Ridge at Belle Meadows,
Phase IV**
Request: Final Plat
Applicant: Travis Quicksall, Quick Inc. Land
Surveying
Owner: Todd Scott - KDAVEO, LLC

Agenda Item #8

Consider a final plat of The Ridge at Belle Meadows Phase IV, comprising 5.910 acres, located on the south side of W. Avenue O, between S. Loop 121 and Connell Street, along an extension of Southwest Parkway.

Originating Department: Planning – Cheryl Maxwell, Director of Planning

Current Zoning: Single Family-3 District

Case Summary

This is the fourth phase of the Ridge at Belle Meadows development, and was included in the preliminary plat of West Avenue O Addition, approved in September, 2019. This phase proposes 24 residential lots for detached single family homes and is consistent with the approved preliminary plat for West Avenue O Addition. Southwest Parkway will be extended as part of this phase. The lots in this phase were included in a zoning change to Single Family-3 District that was also approved in September, 2019.

Project Analysis and Discussion

This plat includes approximately 5.910 acres and is proposed for detached single family residential use. Below is a summary of the area requirements for the SF3 Zoning District assigned to this property.

SF3

- Front Yard: 25'
- Side Yard: 5'; 15' from street ROW
- Rear Yard: 20'
- Lot Area: 5,000 sq. ft.
- Lot Width: 50'
- Lot Depth: 90'

Notes are provided on the plat that any garage designed to be entered from the side yard facing a public street shall have a minimum setback of 20'. This will ensure there is adequate room to park a vehicle in the driveway to provide the required minimum of 4 parking spaces on site, i.e. 2 in the garage and 2 in the driveway. Access to Southwest Parkway, a minor collector street, is prohibited when the lot has frontage on both a collector and local street, to limit the number of driveways and vehicles backing onto the collector street. Both of these provisions apply only to corner lots.

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

Water/Sewer: The applicant will be connecting to existing water and sewer lines and extending an 8" water line and 8" sewer line throughout this phase. The 8" water line satisfies minimum requirements for fire protection and the proposed fire hydrant locations meet the city's fire code.

Streets/Sidewalks: This phase includes construction of a segment of Southwest Parkway from its current location, northward to Shelby Drive, which will be constructed with Phase II. Southwest Parkway is a minor collector street on the City's Thoroughfare Plane, and will be constructed with a 37' pavement width with curb and gutter, in a 70' wide ROW. A segment of Shrey Way will also be constructed with this phase, as a local street with a 31' pavement width with curb/gutter, within a 50' ROW.

A 5' wide sidewalk will be constructed along both sides of the collector street Southwest Parkway, per the city's Subdivision Ordinance Section 503. Sidewalks are not required along the local street Shrey Way.

Drainage: A detailed drainage report for this phase has been provided and drainage plans approved. No detention ponds or drainage easements are proposed with this phase; however, storm water will drain to the detention pond being constructed with Phase II, north of this plat boundary.

Parkland Dedication/Fees: The parkland fee requirement per Subdivision Ordinance Section 517 is \$200 per residential unit or land dedication of 1 acre/100 dwelling units. The applicant proposes to pay the fee for the 24 single family lots, which will total \$4,800. These funds will be used to develop the city park near the Liberty Valley development, which is within a one-mile radius of this subdivision.

Conclusion: The plat is acceptable as a final plat, subject to all items identified in the City's letter of conditions to the applicant dated August 12, 2020.

Recommendation

The Planning and Zoning Commission met on August 18, 2020, and with a vote of 7-0, unanimously recommended approval of the final plat of Ridge at Belle Meadows, Phase IV, subject to the following conditions; Staff concurs with their recommendation.

1) All items addressed in City's August 12, 2020 letter of conditions to the applicant.

Attachments

Final Plat Application

Final Plat

Location Map

City letter of conditions to the applicant dated August 12, 2020

P&Z Minutes Excerpt

Southwest Parkway
Shrey Way

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 \$ 322.00
- Final Subdivision
- Administrative Plat
- Replat
- ETJ
- City Limits

Date Received: 07-07 Date Due: 07-06 (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: Travis Quicksall - Quick Inc. Land Surveying Phone: 512-915-4950

Mailing Address: 1430 N. Robertson Road, Salado, TX

Email Address: tquicksall@quick-inc.net

Owner: _____ Phone: _____

Mailing Address: _____

Email Address: _____

Current Description of Property:

Lot: _____ Block: _____ Subdivision: _____

Acres: 5.910 Survey: James P. Wallace Survey

Abstract #: 906 Street Address: HWY 190, Belton Texas

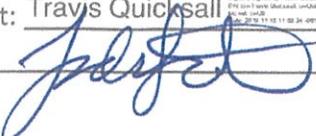
Frontage in Feet: VARIABLE Depth in Feet: Variable

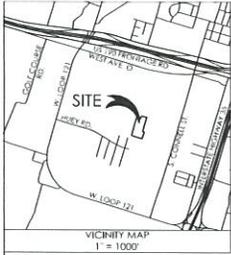
Does Zoning comply with proposed use? Yes Current Zoning: SF-3

Name of proposed subdivision: The Ridge at Belle Meadows, Phase IV

Number of Lots: 24 Fee: \$ 322.00

Signature of Applicant: Travis Quicksall Date: July 6, 2020

Signature of Owner:  Date: 7/6/20

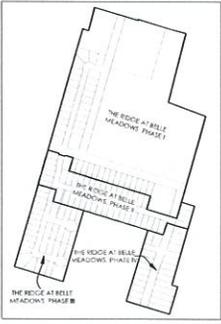
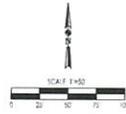


AREA CONTAINED HEREIN: 1.537 ACRES
 LENGTH OF STRIPE: 1101 FEET
 SOUTHWEST PARKWAY: 7/2 FEET
 SHREY WAY: 239 FEET

LOT RESERVATION - TWENTY-FOUR (24)
 OTHER - ZERO (0)
 BLOCKS - FOUR (4)
 NET RESERVATION AREA - 4.373 ACRES

BUILDING EASEMENTS
 1. ANY 34-3 LOT WITH GARAGE DESIGNATED FOR ENTRY FROM THE SIDE YARD FACING A STREET SHALL OBSERVE A MINIMUM BUILDING SETBACK OF 20'

LEGEND
 POINT OF BEGINNING
 NON-ACCESS EASEMENT
 1/2" BOUND LINE
 5/8" BOUND LINE
 3/4" BOUND LINE
 1" BOUND LINE
 1/4" BOUND LINE



FINAL PLAT THE RIDGE AT BELLE MEADOWS, PHASE IV CITY OF BELTON, TEXAS

BEGING A 5,910 ACRE TRACT OF LAND, LOCATED IN THE JAMES P WALLACE SURVEY, ABSTRACT NO. 106, BELL COUNTY, TEXAS, SAID 5,910 ACRE TRACT, BEING ALL OF THAT CERTAIN 5,910 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2020023958, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.



CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT (CUWCD) DISTRICT RULES
 BASED ON CHAPTER 36, TEXAS GROUNDWATER CODE, PREVENT THE DRILLING OF EXEMPT WELLS FOR "DOMESTIC USE ON TRACTS OF LAND PLANTED TO LESS THAN 10 ACRES AFTER MARCH 1ST, 2004, PERMITTING OF WELLS ON TRACTS 103 BIAN TO 103 ACRES AND GREATER THAN OR EQUAL TO 2 ACRES IS POSSIBLE UNDER DISTRICT RULES IF THE PURPOSE OF THE WELL MEETS THE REQUIREMENT OF GENERAL USE, PER DISTRICT RULES AND CHAPTER 36. ALL DRILLING OF WELLS ON TRACTS OF LAND PLANTED TO LESS THAN 2 ACRES AFTER MARCH 1ST, 2004, IS NOT POSSIBLE. ALL CURRENT AND FUTURE WELLS MUST MEET THE 100-1 SETBACK REQUIREMENT OF ALL ON-SEPTIC SYSTEMS UNLESS THE WELL IS CONSTRUCTED WITH AN APPROVED SAFETY SEAL, ALLOWING SETBACK FROM THE ON-SEPTIC TO BE REDUCED TO A MINIMUM 50 FEET. CLEARWATER UWCD DISTRICT RULES ARE AT: [HTTP://WWW.CUWCD.ORG](http://www.cuwcd.org)

CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT (CUWCD) CERTIFICATE
 CUWCD IS THE REGULATORY AGENCY FOR GROUNDWATER WELLS IN BELL COUNTY AND HEREBY CERTIFIES THAT THIS PROPOSED SUBDIVISION HAS BEEN EVALUATED FOR ON-SEPTIC PRODUCTION WELLS. IN BELT COUNTY CONSIDERATION, THE PROPOSED SUBDIVISION MEETS OUR EXPECTATIONS DESCRIBED BY DISTRICT POLICY AND AFFIRMED BY DISTRICT STAFF.

DATE: _____
 GENERAL MANAGER: _____

KNOW ALL MEN BY THESE PRESENTS,
 THAT I, TRAVIS QUICK, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SURVEYING ORDINANCE OF THE CITY OF BELTON.

TRAVIS QUICK
 REGISTERED PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. 4447

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.

JUDY FULLER
 REGISTRATION NUMBER 100183

STATE OF TEXAS
 COUNTY OF BELL
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE RIDGE AT BELLE MEADOWS, PHASE IV, AN ADDITION TO THE CITY OF BELTON WAS APPROVED THIS _____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

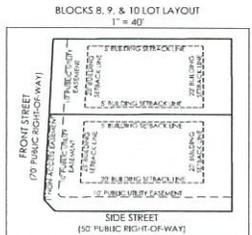
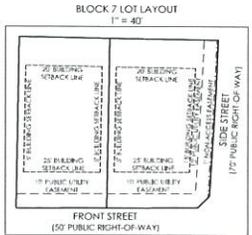
CHAIRMAN: _____ SECRETARY: _____

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 DAY OF _____, 20____, BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

MAYOR: _____ 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 _____ DAY OF _____, 20____.
 CITY CLERK: _____

AFFIDAVIT:
 THE SAI APPROVAL DISTRICT OF BELL COUNTY, THE SAIING AGENCY FOR ALL PLANNING 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 _____ DAY OF _____, 20____.
 BY: _____
 BELL COUNTY TAX APPRAISAL DISTRICT



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 SOUTHWEST PARKWAY.
 4. THE CITY DOES NOT REGULATE LOT TO LOT DRAINAGE.

HOA NOTE:
 1. HOA MUST OWN AND MAINTAIN ALL DETENTION POND AND DRAINAGE TRACTS.
 NON-ACCESS EASEMENT NOTES:
 1. FOR LOTS ADJACENT TO SOUTHWEST PARKWAY AND A LOCAL STREET, THE DRIVEWAY ACCESS SHALL BE OFF THE LOCAL STREET. A 1-FOOT NON-ACCESS EASEMENT IS ALONG THE SIDE OF THE COLLECTOR STREET. THIS IS THE CASE FOR THE FOLLOWING LOTS:

- A. BLOCK 7, LOT 25
- B. BLOCK 8, LOT 1
- C. BLOCK 9, LOT 9
- D. BLOCK 10, LOT 9

FEMA NOTE:
 ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BELL COUNTY, TEXAS, MAP NUMBER 850200010E, EFFECTIVE DATE SEPTEMBER 26, 2006, THIS PROPERTY LIES IN ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL FLUVEIOMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

STATE OF TEXAS
 COUNTY OF BELL
 I, TRAVIS QUICK, THE OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE RIDGE AT BELLE MEADOWS, PHASE IV, A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DESIGNATE THE 100' PUBLIC RIGHT-OF-WAY, ALLEY, PARKS, WALKWAYS, DRAINAGE, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

BY: DR. GOPAL GUPTAKONDA FOR KADAVO LLC

STATE OF TEXAS
 COUNTY OF BELL
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THE DAY PERSONALLY APPEARED _____ 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 HANDS AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS

BLK	LOT	ACRES
7	1	0.154
7	2	0.154
7	3	0.154
7	4	0.154
7	5	0.154
7	6	0.154
7	7	0.154
7	8	0.154
7	9	0.154
7	10	0.154
7	11	0.154
7	12	0.154
7	13	0.154
7	14	0.154
7	15	0.154
7	16	0.154
7	17	0.154
7	18	0.154
7	19	0.154
7	20	0.154
7	21	0.154
7	22	0.154
7	23	0.154
7	24	0.154
7	25	0.154

BLK	LOT	ACRES
8	1	0.148
8	2	0.148
8	3	0.148
8	4	0.148
8	5	0.148
8	6	0.148
8	7	0.148
8	8	0.148
8	9	0.148
8	10	0.148
8	11	0.148
8	12	0.148
8	13	0.148
8	14	0.148
8	15	0.148
8	16	0.148
8	17	0.148
8	18	0.148
8	19	0.148
8	20	0.148

BLK	LOT	ACRES
9	1	0.226
9	2	0.226
9	3	0.226
9	4	0.226
9	5	0.226
9	6	0.226
9	7	0.226
9	8	0.226
9	9	0.226
9	10	0.226
9	11	0.226
9	12	0.226
9	13	0.226
9	14	0.226
9	15	0.226
9	16	0.226
9	17	0.226
9	18	0.226
9	19	0.226
9	20	0.226

RECORDATION INFORMATION:
 FILED FOR RECORD THIS _____ DAY OF _____, 20____.
 IN YEAR _____ PLAT # _____ PLAT RECORDS OF BELL COUNTY, TEXAS.
 DEMONSTRATION INSTRUMENT NO. _____ OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

Quick Inc.
 Land Surveying, Land Planning, Consulting.
 1400 N. Robertson Road, Suite 300, Belton, TX 76717
 (817) 227-1249

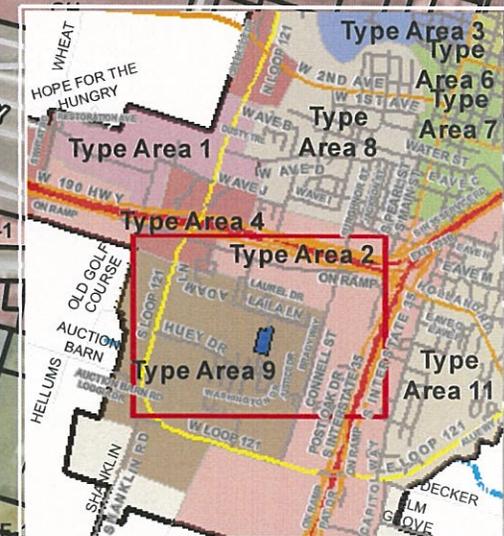
FINAL PLAT THE RIDGE AT BELLE MEADOWS, PHASE IV CITY OF BELTON, TEXAS

JOB NO. 17-2287.4
 DATE AUGUST 5, 2020
 DRAWN DH
 CHECKED TO
 SHEET 1 OF 1

P-20-24 LOCATION - THE RIDGE AT BELLE MEADOWS IV

PROPOSED PLAT:
FINAL PLAT
THE RIDGE AT BELLE MEADOWS IV
5.910 ACRES

PROPERTY OWNER:
TODD SCOTT/ FULLER & CLARK

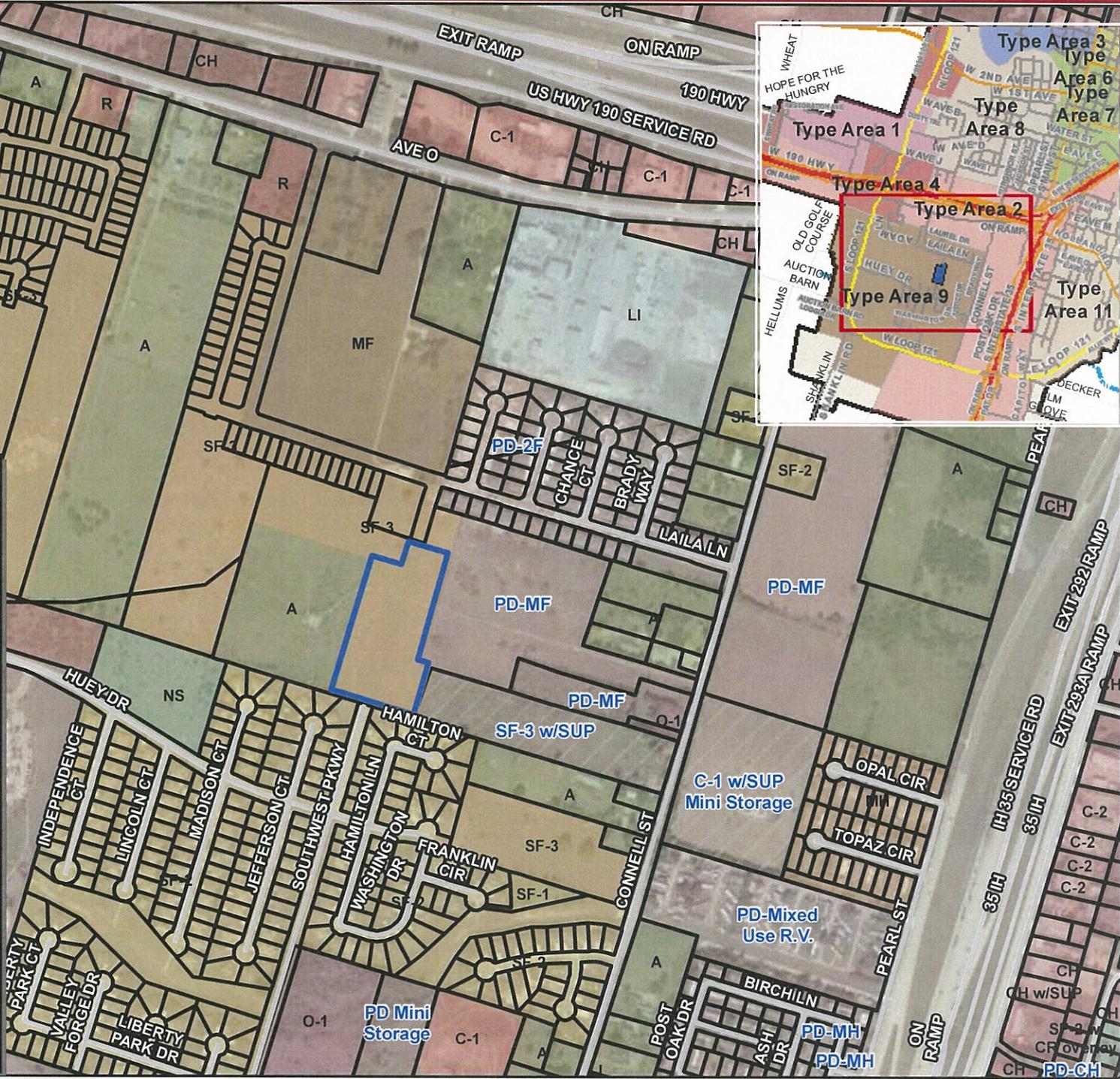


LEGEND

- P_20_24 P_20_24
- City Limits

Zoning

- Agricultural
- Commercial Highway
- Commercial-1
- Commercial-2
- Conservation Revitalization Overlay
- Light Industrial
- Mobile Home
- Multi Family
- Neighborhood Service
- Office-1
- Office-2
- Planned Development
- Retail
- Single Family-1
- Single Family-2
- Single Family-3
- Specific Use Permit





City of Belton

Planning Department

August 12, 2020

Project: THE RIDGE AT BELLE MEADOWS PH. IV

Applicant: TODD SCOTT – QUICK INC. LAND SURVEYING, CLARK & FULLER

Date Submitted: 7-7-20

8-5-20

Location: 5.910 ACRES LOCATION: SOUTHWEST PARKWAY LOTS: 24

*****Please comment back in red under the comments submitted on this sheet.*****

PLANNING:

1. Show setback lines for lots that are adjacent to this plat but outside the plat boundary, to ensure the setbacks are consistent for both phases.
2. In the notes for the Non-Access Easement, provide abbreviation (N.A.E.) to tie to the labels on the plat.
3. Is the developer constructing the sidewalk along Southwest Parkway, or the builder? If the builder, please add the following note to the plat: "The builder is responsible for constructing the sidewalk along Southwest Parkway for each lot, in conjunction with the building permit."
4. Parkland fee of \$200/lot for 24 lots = \$4,800, due at time of plat signatures.
5. Provide letter from surveyor confirming there are no protected trees on site.
6. We understand the same restrictive covenants for Phase I and II will apply to this phase. Please provide a copy of these showing their application to Phase IV.

PUBLIC WORKS/KPA:

1. The construction plans indicate that an offsite wastewater line will be constructed across the Teesh LLC property to the east. Inasmuch as the ROW of Shrey Way has yet to be dedicated through this property, a wastewater easement will need to be dedicated by separate instrument prior to approval for construction. Please provide a copy of the recorded easement and add recording number to plat.

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:**

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, August 18, 2020

The Planning and Zoning Commission met at 5:30 P.M. at the Harris Community Center, 401 North Alexander Street. The following members were present: Chair Brett Baggerly, Dave Covington, Luke Potts, David Jarratt, Ty Hendrick, Stephanie O'Banion, Zach Krueger and Quinton Locklin. Allison Turner was absent. The following staff members were present: City Manager Sam Listi, Director of Planning Cheryl Maxwell, Planner Tina Moore, Planning Clerk Laura Livingston, Assistant Director of Public Works Jeremy Allamon and IT Director Chris Brown.

- 6. P-20-24 Consider a final plat of The Ridge at Belle Meadows Phase IV, comprising 5.910 acres, located on the south side of W. Avenue O, between S. Loop 121 and Connell Street, along an extension of Southwest Parkway. (Audio 14:45)**

Mr. Jarratt recused himself from the item.

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

Mr. Hendrick made a motion to approve P-20-24 as presented, a final plat of The Ridge at Belle Meadows Phase IV. Mr. Potts seconded the motion. The motion was approved with 7 ayes, 0 nays.



Staff Report – City Council Agenda Item

Agenda Item #9

Conduct a work session on FY2021 budget for the following funds:

- A. General Fund
- B. Debt Service Fund
- C. Water and Sewer Fund

Originating Department

Finance Department – Mike Rodgers, Director of Finance

Summary Information

The Fiscal Year 2021 Proposed Annual Budget was presented to City Council on July 28, 2020. The proposed budget included total resources of \$31,714,789 and expenditures of \$29,659,652, including transfers, planned use of fund balance, and the activity of the Belton Economic Development Corporation. Since that time, seven changes have been made to the budget:

Refuse collection revenue and expenditure reconciliation

Revenue received for refuse collection is paid to the City's contractor, Waste Management. As the City is essentially a pass-through entity, budgeted revenues and expenditures should equal. General Fund expenditures have been increased by \$27,982 to match the anticipated revenue amount.

Debt Service Fund interest earnings

Interest yields are much lower than FY 2020. Consequently, interest income in the Debt Service Fund has been reduced by \$3,016 from \$4,501 to \$1,485.

Water and Sewer Fund transfer for fleet maintenance

The Water and Sewer Fund transfers money annually to the General Fund for maintenance of the utility's fleet of vehicles and equipment. The transfer amount is typically 33% of the Fleet Division budget. The proposed General Fund budget showed instead a transfer of only 20%. General Fund revenue has been raised by \$67,075. Water and Sewer Fund expenditures have been decreased by \$1,657.

Contributions to the Senior Center

At the direction of City Council, the City's contribution for the operation of the Senior Center has been increased from \$10,000 to \$15,000. General Fund expenditures now reflect the higher amount.

Credit card processing fees

With the outbreak of COVID-19, the City temporarily suspended collection of the 4% credit card fee. At its meeting on July 28, City Council discussed reinstating the fee as of October 1, 2020 at a rate of 2%. Revenue and expenditures within the General Fund and Water and Sewer Fund have been modified to reflect the lower charges of \$7,200 and \$22,200, respectively.

Sales tax revenue

Also due to COVID-19, the FY 2021 Proposed Annual Budget assumed that sales tax revenue would experience a steep decline. As March, April, May, and June have each outperformed that assumption, it is clear that the sales tax projection should be adjusted upward. General Fund sales tax revenue has been increased by \$491,838 to \$3,810,000.

Property tax revenue

Certain assumptions on property values and tax rates were made as the budget was being developed. Using the now certified values, the tax rate that would levy the amount reflected in the budget is \$0.6583 per \$100 of taxable value instead of the \$0.6500 rate that was projected early in the budget process. On August 4, 2020, City Council proposed a tax rate for FY 2021 of \$0.6400 per \$100 of taxable value. Property tax revenue has been decreased in the General Fund and the Debt Service Fund by \$187,424 and \$27,542, respectively.

With these changes to the FY 2021 Proposed Annual Budget, total (city-wide) resources equals \$31,984,025 and expenditures amount to \$29,638,477.

Fiscal Impact

Changes vary for each fund according to the items above.

Recommendation

No action required

Attachments

Presentation

CLEAN-UP BUDGET

*GENERAL FUND

*DEBT SERVICE FUND

*WATER AND SEWER FUND

Fiscal Year 2021
August 25, 2020

SEVEN CHANGES HAVE BEEN MADE TO THE PROPOSED BUDGET THAT WAS PRESENTED ON JULY 28, 2020

Refuse collection revenue and expenditure reconciliation

- General Fund expenditures have been increased by \$27,982 to match the anticipated revenue.

Debt Service Fund interest earnings

- Interest income in the Debt Service Fund has been reduced by \$3,016 from \$4,501 to \$1,485.

Water and Sewer Fund transfer for fleet maintenance

- General Fund revenue has been raised by \$67,075 and Water and Sewer Fund expenditures have been decreased by \$1,657 to equal 33% of the Fleet Division budget.

Contributions to the Senior Center

- The City's contribution for the operation of the Senior Center has been increased from \$10,000 to \$15,000.

SEVEN CHANGES HAVE BEEN MADE TO THE PROPOSED BUDGET THAT WAS PRESENTED ON JULY 28, 2020

Credit card processing fees

- City Council discussed reinstating the fee as of October 1, 2020 at a rate of 2%. Revenue and expenditures within the General Fund and Water and Sewer Fund have been modified by \$7,200 and \$22,200, respectively.

Sales tax revenue

- Sales taxes for March, April, May, and June have each outperformed the original assumption. General Fund revenue has been increased by \$491,838 to \$3,810,000.

Property tax revenue

- On August 4, 2020, City Council proposed a tax rate for FY 2021 of \$0.6400 per \$100 of taxable value. Property tax revenue has been decreased in the General Fund and the Debt Service Fund by \$187,424 and \$27,542, respectively.

GENERAL FUND

Fiscal Year 2021
Clean-up Budget

REVENUES

July 28 version	
Ad Valorem Tax	\$6,618,072
Sales Tax	\$3,318,162
Miscellaneous	\$ 96,667
Transfers	\$ 535,128

Description	FY 2018 Actual	FY 2019 Actual	FY 2020 Budget	FY 2020 Projected	FY 2021 Proposed	Change from 2020 Budget	
						Amount	%
Ad Valorem Taxes	\$5,212,687	\$5,568,953	\$6,082,428	\$6,116,712	\$6,430,648	\$348,220	5.73%
Sales Tax	\$3,510,105	\$3,573,712	\$3,763,120	\$3,810,000	\$3,810,000	\$46,880	1.25%
Franchise	\$1,248,967	\$1,252,492	\$1,259,440	\$1,230,055	\$1,223,586	(\$35,854)	-2.85%
Other Taxes	\$46,951	\$55,115	\$50,000	\$55,622	\$52,563	\$2,563	5.13%
Permits & Licenses	\$249,597	\$265,243	\$270,190	\$225,045	\$246,628	(\$23,562)	-8.72%
Municipal Court	\$280,794	\$358,343	\$330,750	\$268,514	\$302,550	(\$28,200)	-8.53%
Refuse Collection	\$1,411,822	\$1,567,214	\$1,642,560	\$1,715,562	\$1,801,341	\$158,781	9.67%
Ambulance	\$1,193,986	\$541,807	\$45,000	\$173,270	\$45,000	\$0	0.00%
Harris Rental Income	\$51,041	\$75,398	\$70,000	\$40,131	\$55,457	(\$14,543)	-20.78%
Parks & Rec Income	\$39,064	\$36,060	\$36,780	\$20,700	\$29,521	(\$7,259)	-19.74%
Code Enforcement	\$17,251	\$24,100	\$4,200	\$18,500	\$19,950	\$15,750	375.00%
Intergovernmental	\$365,804	\$361,613	\$365,610	\$328,470	\$315,251	(\$50,359)	-13.77%
Other Financing Sources	\$255,333	\$215,358	\$175,000	\$213,802	\$206,586	\$31,586	18.05%
Contributions	\$0	\$2,000	\$2,000	\$1,300	\$1,100	(\$900)	-45.00%
Miscellaneous	\$59,064	\$64,442	\$36,760	\$232,930	\$103,867	\$67,107	182.55%
Transfers	\$542,661	\$596,039	\$652,481	\$652,481	\$602,203	(\$50,278)	-7.71%
Interest Income	\$95,676	\$149,955	\$151,000	\$123,900	\$49,830	(\$101,170)	-67.00%
Total Revenues	\$14,580,804	\$14,707,844	\$14,937,319	\$15,226,994	\$15,296,081	\$358,762	2.40%

Proposed property tax rate of \$0.6400/\$100 of taxable value

EXPENDITURES BY DEPARTMENT

July 28 version	
Muni Court	\$ 248,674
Planning	\$ 548,859
Other	\$ 195,651
Refuse	\$1,524,765

Description	FY 2018 Actual	FY 2019 Actual	FY 2020 Budget	FY 2020 Projected	FY 2021 Proposed	Change from 2020 Budget	
						Amount	%
City Council	\$93,556	\$106,380	\$78,216	\$67,144	\$82,250	\$4,034	5.16%
Administration	\$476,842	\$503,570	\$531,692	\$513,783	\$603,221	\$71,529	13.45%
Finance	\$330,138	\$344,204	\$352,965	\$323,217	\$399,944	\$46,979	13.31%
Human Resources	\$186,431	\$192,067	\$196,061	\$187,595	\$230,665	\$34,604	17.65%
Muni Court	\$180,406	\$192,701	\$199,634	\$197,795	\$237,874	\$38,240	19.16%
Police	\$4,102,078	\$4,204,614	\$4,514,479	\$4,427,695	\$4,839,823	\$325,344	7.21%
Fire	\$3,128,487	\$3,164,019	\$2,750,411	\$2,612,210	\$2,729,255	(\$21,156)	-0.77%
Info Technology	\$175,591	\$233,145	\$239,520	\$238,206	\$0	(\$239,520)	-100.00%
Streets	\$1,419,175	\$1,157,484	\$1,312,094	\$1,253,867	\$989,126	(\$322,968)	-24.61%
Parks & Recreation	\$1,156,824	\$1,211,452	\$1,326,713	\$1,230,749	\$1,459,587	\$132,874	10.02%
Planning	\$390,572	\$399,268	\$455,873	\$429,397	\$544,959	\$89,086	19.54%
Library	\$344,992	\$359,343	\$357,799	\$336,752	\$495,836	\$138,037	38.58%
Other	\$674,115	\$604,338	\$427,321	\$348,321	\$200,651	(\$226,670)	-53.04%
Refuse	\$1,226,188	\$1,377,370	\$1,449,916	\$1,437,942	\$1,552,747	\$102,831	7.09%
Maintenance	\$531,179	\$559,451	\$593,656	\$558,342	\$497,198	(\$96,458)	-16.25%
Engineering	\$145,762	\$139,396	\$150,955	\$126,725	\$173,633	\$22,678	15.02%
Total Expenditures	\$14,562,336	\$14,748,802	\$14,937,305	\$14,289,740	\$15,036,769	\$99,464	0.67%

July 28 version

Services \$4,052,484
 Contributions \$ 95,651

EXPENDITURES BY CATEGORY

Description	FY 2018 Actual	FY 2019 Actual	FY 2020 Budget	FY 2020 Projected	FY 2021 Proposed	Change from 2020 Budget	
						Amount	%
Personnel	\$8,778,663	\$8,933,425	\$9,541,069	\$9,018,582	\$9,279,802	(\$261,267)	-2.74%
Supplies	\$562,324	\$464,000	\$480,120	\$389,403	\$478,969	(\$1,151)	-0.24%
Repairs & Maint	\$474,864	\$431,207	\$531,052	\$650,766	\$338,917	(\$192,135)	-36.18%
Services	\$2,544,817	\$2,627,618	\$2,883,765	\$2,808,690	\$4,065,766	\$1,182,001	40.99%
Contingency	\$0	\$0	\$100,000	\$50,000	\$100,000	\$0	0.00%
Transfers	\$2,067,426	\$2,157,765	\$1,280,381	\$1,280,381	\$658,169	(\$622,212)	-48.60%
Contributions	\$121,181	\$119,174	\$120,918	\$91,918	\$100,651	(\$20,267)	-16.76%
Capital	\$13,061	\$15,613	\$0	\$0	\$14,495	\$14,495	0.00%
Total Expenditures	\$14,562,336	\$14,748,802	\$14,937,305	\$14,289,740	\$15,036,769	\$99,464	0.67%

FY 2021 PROPOSED BUDGET – CLEANUP VERSION

- General Fund -

Estimated Beginning Fund Balance		\$ 6,015,158
Proposed Revenues	\$ 15,296,081	
Proposed Expenditures	<u>\$ (15,036,769)</u>	
Net Impact of Proposed Budget		<u>\$ 259,312</u>
Proposed Ending Fund Balance		<u>\$ 6,274,470</u>
Less: Minimum Balance (3 months O&M Budget)		<u>\$ (3,759,192)</u>
Proposed Fund Balance in Excess of Minimum		<u>\$ 2,515,278</u>

July 28 version	
Revenues	\$14,917,392
Expenditures	<u>(\$15,018,487)</u>
Net Impact	(\$ 101,095)

WATER AND SEWER FUND

Fiscal Year 2021
Clean-up Budget

July 28 version
Miscellaneous \$ 64,720

REVENUES

Description	FY 2018	FY 2019	FY 2020	FY 2020	FY 2021	Change from 2020 Budget	
	Actual	Actual	Budget	Projected	Proposed	Amount	%
Water	\$ 4,907,703	\$ 4,725,361	\$ 4,926,686	\$ 4,966,941	\$ 5,068,687	\$ 142,001	2.9%
Sewer	\$ 3,087,121	\$ 3,155,709	\$ 3,226,869	\$ 3,254,285	\$ 3,319,370	\$ 92,501	2.9%
Other Fees	\$ 459,933	\$ 508,940	\$ 436,515	\$ 401,447	\$ 482,998	\$ 46,483	10.6%
Misc Income	\$ 59,404	\$ 82,873	\$ 41,701	\$ 60,000	\$ 86,920	\$ 45,219	108.4%
Sale of City Property	\$ 85,085	\$ -	\$ -	\$ 13,201	\$ -	\$ -	0.0%
Interest Income	\$ 93,180	\$ 158,403	\$ 180,358	\$ 95,100	\$ 45,758	\$ (134,600)	-74.6%
Total Revenues	\$ 8,692,426	\$ 8,631,286	\$ 8,812,129	\$ 8,790,974	\$ 9,003,733	\$ 191,604	2.2%

No rate changes are proposed for FY 2021

EXPENDITURES BY DEPARTMENT

July 28 version	
Utility Admin - Fin	\$ 595,808
Water	\$3,451,064
Sewer - Collection	\$ 884,555

Description	FY 2018	FY 2019	FY 2020	FY 2020	FY 2021	Change from 2020 Budget	
	Actual	Actual	Budget	Projected	Proposed	Amount	%
Utility Admin - Operations	\$ 648,306	\$ 660,917	\$ 740,358	\$ 757,420	\$ 813,340	\$ 72,982	9.9%
Utility Admin - Finance	\$ 489,810	\$ 497,190	\$ 509,694	\$ 487,019	\$ 558,008	\$ 48,314	9.5%
Water	\$ 3,002,648	\$ 3,142,004	\$ 3,023,327	\$ 3,029,906	\$ 3,450,235	\$ 426,908	14.1%
Sewer - Collection	\$ 1,020,540	\$ 1,360,493	\$ 868,036	\$ 2,140,175	\$ 883,727	\$ 15,691	1.8%
Sewer - Lift Stations	\$ 668,969	\$ 726,087	\$ 1,053,394	\$ 977,196	\$ 981,852	\$ (71,542)	-6.8%
Other	\$ 2,091,519	\$ 2,118,373	\$ 2,616,711	\$ 1,595,671	\$ 2,252,548	\$ (364,163)	-13.9%
Total Expenditures	\$ 7,921,791	\$ 8,505,064	\$ 8,811,520	\$ 8,987,387	\$ 8,939,710	\$ 128,190	1.5%

July 28 version

Services \$ 511,314
 Transfers \$1,671,392

EXPENDITURES BY CATEGORY

Description	FY 2018 Actual	FY 2019 Actual	FY 2020 Budget	FY 2020 Projected	FY 2021 Proposed	Change from 2020 Budget	
						Amount	%
Personnel	\$ 1,532,121	\$ 1,630,140	\$ 1,823,855	\$ 1,777,724	\$ 1,882,602	\$ 58,747	3.2%
Supplies	\$ 113,731	\$ 102,836	\$ 121,293	\$ 106,919	\$ 120,912	\$ (381)	-0.3%
Maintenance	\$ 182,317	\$ 204,597	\$ 314,688	\$ 272,104	\$ 224,930	\$ (89,758)	-28.5%
Services	\$ 296,144	\$ 243,589	\$ 329,187	\$ 311,757	\$ 473,514	\$ 144,327	43.8%
Debt Service	\$ 1,537,366	\$ 1,545,993	\$ 2,110,311	\$ 1,544,271	\$ 1,802,548	\$ (307,763)	-14.6%
Other Costs	\$ 1,653,865	\$ 1,491,289	\$ 2,149,881	\$ 1,729,309	\$ 2,473,059	\$ 323,178	15.0%
Capital Outlay	\$ 126,498	\$ 356,642	\$ 631,240	\$ 614,238	\$ 292,410	\$ (338,830)	-53.7%
Transfers	\$ 2,479,749	\$ 2,929,978	\$ 1,331,065	\$ 2,631,065	\$ 1,669,735	\$ 338,670	25.4%
Total Expenditures	\$ 7,921,791	\$ 8,505,064	\$ 8,811,520	\$ 8,987,387	\$ 8,939,710	\$ 128,190	1.5%

FY 2021 PROPOSED BUDGET – CLEANUP VERSION

- Water & Sewer Fund -

Estimated Beginning Fund Balance		\$ 5,962,275
Proposed Revenues	\$ 9,003,733	
Proposed Expenditures	<u>\$ (8,939,710)</u>	
Net Impact of Proposed Budget		<u>\$ 64,023</u>
Proposed Ending Fund Balance		<u>\$ 6,026,298</u>
Less: Minimum Balance (3 months O&M)		\$ (1,850,791)
Less: Annual Debt Service		<u>\$ (1,536,548)</u>
Proposed Fund Balance in Excess of Minimum		<u>\$ 2,638,959</u>

July 28 version	
Revenues	\$8,981,533
Expenditures	<u>(\$8,979,167)</u>
Net Impact	\$ 2,366

DEBT SERVICE FUND

Fiscal Year 2021
Clean-up Budget

July 28 version
 Ad Valorem Taxes \$1,232,711
 Interest Income \$ 4,501

REVENUES AND EXPENDITURES

Description	FY 2018 Actual	FY 2019 Actual	FY 2020 Budget	FY 2020 Projected	FY 2021 Proposed	Change from 2020 Budget Amount	%
Ad Valorem Taxes	\$990,960	\$934,987	\$942,472	\$948,349	\$1,205,169	\$262,697	27.87%
Bond Proceeds	\$1,182	\$0	\$0	\$0	\$0	\$0	
Transfer from General Fund	\$200,000	\$150,500	\$0	\$0	\$0	\$0	
Interest Income	\$10,380	\$17,454	\$13,638	\$8,432	\$1,485	(\$12,153)	-89.11%
Total Revenues	\$1,202,522	\$1,102,941	\$956,110	\$956,781	\$1,206,654	\$250,544	26.20%

Description	FY 2018 Actual	FY 2019 Actual	FY 2020 Budget	FY 2020 Projected	FY 2021 Proposed	Change from 2020 Budget Amount	%
Bond Principal	\$ 705,538	\$ 759,250	\$792,963	\$792,963	\$801,675	\$8,712	1.10%
Bond Interest	\$ 356,506	\$ 409,378	\$382,447	\$382,447	\$367,908	(\$14,539)	-3.80%
Bond Paying Agent Fees	\$ 341	\$ 625	\$1,150	\$1,000	\$1,000	(\$150)	-13.04%
Arbitrage Rebate Calc Fees	\$ 4,274	\$ 4,509	\$6,550	\$7,011	\$7,250	\$700	10.69%
Bond Issue Costs	\$ (659)	\$ (513)	\$0	\$0	\$0	\$0	
Total Expenditures	\$1,066,000	\$1,173,249	\$1,183,110	\$1,183,421	\$1,177,833	(\$5,277)	-0.45%

FY 2021 PROPOSED BUDGET – CLEANUP VERSION

- Debt Service Fund -

Estimated Beginning Fund Balance		\$ 9,514
Proposed Revenues	\$ 1,206,654	
Proposed Expenditures	<u>\$ (1,177,833)</u>	
Net Impact of Proposed Budget		<u>\$ 28,821</u>
Proposed Ending Fund Balance		<u><u>\$ 38,335</u></u>

July 28 version	
Revenues	\$1,237,212
Expenditures	<u>(\$1,177,833)</u>
Net Impact	\$ 59,379

CITY OF BELTON, TEXAS

**Fiscal Year 2021
Clean-up Budget**

ALL FUNDS SUMMARY

July 28 version
 Resources \$31,714,789
 Expenditures (\$29,659,652)

Resources	FY 2018 Actual	FY 2019 Actual	FY 2020 Budget	FY 2020 Projected	FY 2021 Proposed	Change from 2020 Budget
General Fund	\$ 14,580,804	\$ 14,707,844	\$ 14,937,319	\$ 15,226,994	\$ 15,296,081	2.40%
Hotel/Motel Fund	\$ 164,046	\$ 194,772	\$ 190,436	\$ 115,601	\$ 203,572	6.90%
Debt Service Fund	\$ 1,202,522	\$ 1,102,941	\$ 956,110	\$ 956,781	\$ 1,206,654	26.20%
TIRZ Fund	\$ 1,334,440	\$ 1,496,183	\$ 1,985,995	\$ 1,896,881	\$ 2,689,775	35.44%
Water & Sewer Fund	\$ 8,692,426	\$ 8,631,286	\$ 8,812,129	\$ 8,790,974	\$ 9,003,733	2.17%
BEDC	\$ 1,829,068	\$ 2,226,045	\$ 1,949,760	\$ 1,741,414	\$ 1,702,199	-12.70%
Drainage Fund	\$ 500,505	\$ 498,419	\$ 539,472	\$ 516,027	\$ 548,061	1.59%
Information Technology Fund	\$ -	\$ -	\$ -	\$ -	\$ 890,183	N/A
Building Maintenance Fund	\$ -	\$ -	\$ -	\$ -	\$ 443,767	N/A
Total Resources	\$ 28,303,811	\$ 28,857,490	\$ 29,371,221	\$ 29,244,672	\$ 31,984,025	8.90%

Expenditures	FY 2018 Actual	FY 2019 Actual	FY 2020 Budget	FY 2020 Projected	FY 2021 Proposed	Change from 2020 Budget
General Fund	\$ 14,562,336	\$ 14,748,802	\$ 14,937,305	\$ 14,289,740	\$ 15,036,769	0.67%
Hotel/Motel Fund	\$ 82,481	\$ 89,141	\$ 310,436	\$ 173,089	\$ 203,572	-34.42%
Debt Service Fund	\$ 1,066,000	\$ 1,173,249	\$ 1,183,110	\$ 1,183,421	\$ 1,177,833	-0.45%
TIRZ Fund	\$ 1,306,022	\$ 1,396,798	\$ 1,961,046	\$ 1,931,046	\$ 1,943,891	-0.87%
Water & Sewer Fund	\$ 7,921,791	\$ 8,505,064	\$ 8,811,520	\$ 8,987,387	\$ 8,939,710	1.45%
BEDC	\$ 2,328,017	\$ 2,099,256	\$ 1,014,489	\$ 855,595	\$ 474,143	-53.26%
Drainage Fund	\$ 512,840	\$ 471,955	\$ 570,812	\$ 530,282	\$ 531,260	-6.93%
Information Technology Fund	\$ -	\$ -	\$ -	\$ -	\$ 890,183	N/A
Building Maintenance Fund	\$ -	\$ -	\$ -	\$ -	\$ 441,116	N/A
Total Expenditures	\$ 27,779,487	\$ 28,484,265	\$ 28,788,718	\$ 27,950,560	\$ 29,638,477	2.95%

ALL FUNDS SUMMARY

	General Fund	Hotel/Motel	Debt Service	TIRZ	Water & Sewer	BEDC	Drainage	Information Technology	Building Maintenance	Total
Estimated beginning fund balance	6,015,158	228,471	9,514	270,677	5,962,275	1,936,426	220,200	105,364	6,641	14,754,726
Proposed revenues ¹	15,296,081	151,680	1,206,654	2,689,775	9,003,733	1,702,199	548,061	815,192	443,767	31,857,142
Proposed expenditures	(15,036,769)	(203,572)	(1,177,833)	(1,943,891)	(8,939,710)	(474,143)	(531,260)	(890,183)	(441,116)	(29,638,477)
Net impact of proposed budget	259,312	(51,892)	28,821	745,884	64,023	1,228,056	16,801	(74,991)	2,651	2,218,665
Proposed ending fund balance	6,274,470	176,579	38,335	1,016,561	6,026,298	3,164,482	237,001	30,373	9,292	16,973,391
Operating minimum balance	(3,759,192)	-	-	-	(1,850,791)	-	(126,367)	-	-	(5,736,350)
Debt service minimum	-	-	-	-	(1,536,548)	-	(25,790)	-	-	(1,562,338)
Proposed fund balance over the minimum	2,515,278	176,579	38,335	1,016,561	2,638,959	3,164,482	84,844	30,373	9,292	9,674,703

¹Excludes Use of Prior Year Reserves in the Hotel/Motel Fund and Information Technology Fund

Budget for FY 2021 Comparison of Tax Rates	2019 Tax Year	2020 Tax Year				
	\$0.6598 Current Rate	\$0.6300 Lower Option 1	\$0.6325 Lower Option 2	\$0.6350 Lower Option 3	\$0.6375 Lower Option 4	\$0.6400 Recommended
Total Taxable Value	\$1,259,835,810	\$1,416,328,131	\$1,416,328,131	\$1,416,328,131	\$1,416,328,131	\$1,416,328,131
TIRZ Value	\$188,034,652	\$242,539,337	\$242,539,337	\$242,539,337	\$242,539,337	\$242,539,337
O&M Tax Rate	\$0.5712	\$0.5289	\$0.5314	\$0.5339	\$0.5364	\$0.5389
Debt Service Tax Rate	<u>\$0.0886</u>	<u>\$0.1011</u>	<u>\$0.1011</u>	<u>\$0.1011</u>	<u>\$0.1011</u>	<u>\$0.1011</u>
Total Tax Rate	\$0.6598	\$0.6300	\$0.6325	\$0.6350	\$0.6375	\$0.6400
<i>Change from current rate</i>		<i>(\$0.0298)</i>	<i>(\$0.0273)</i>	<i>(\$0.0248)</i>	<i>(\$0.0223)</i>	<i>(\$0.0198)</i>
Total Tax Levy	\$8,312,397	\$8,922,867	\$8,958,275	\$8,993,684	\$9,029,092	\$9,064,500
Estimated Collections - 98%	\$8,146,149	\$8,744,410	\$8,779,110	\$8,813,810	\$8,848,510	\$8,883,210
General Fund						
Current Ad Valorem	\$7,196,182	\$7,490,959	\$7,526,368	\$7,561,776	\$7,597,184	\$7,632,592
Payment to TIRZ	<u>(\$1,000,079)</u>	<u>(\$1,282,791)</u>	<u>(\$1,288,854)</u>	<u>(\$1,294,918)</u>	<u>(\$1,300,981)</u>	<u>(\$1,307,044)</u>
Net General Fund Current AV Taxes	\$6,196,103	\$6,208,169	\$6,237,514	\$6,266,858	\$6,296,203	\$6,325,548
<i>Change from current year</i>		<i>\$12,066</i>	<i>\$41,411</i>	<i>\$70,755</i>	<i>\$100,100</i>	<i>\$129,445</i>
Debt Service						
Current Ad Valorem	\$1,116,215	\$1,431,908	\$1,431,908	\$1,431,908	\$1,431,908	\$1,431,908
Payment to TIRZ	<u>(\$155,124)</u>	<u>(\$245,207)</u>	<u>(\$245,207)</u>	<u>(\$245,207)</u>	<u>(\$245,207)</u>	<u>(\$245,207)</u>
Net DS Current AV Taxes	\$961,091	\$1,186,700	\$1,186,700	\$1,186,700	\$1,186,700	\$1,186,700
<i>Change from current year</i>		<i>\$225,610</i>	<i>\$225,610</i>	<i>\$225,610</i>	<i>\$225,610</i>	<i>\$225,610</i>
Each \$1M of Tax Value@98%	\$6,466	\$6,174	\$6,199	\$6,223	\$6,248	\$6,272
Penny Tax @ 98% Collection	\$123,464	\$138,800	\$138,800	\$138,800	\$138,800	\$138,800
Penny Tax @ 98% - net of TIRZ	\$105,037	\$115,031	\$115,031	\$115,031	\$115,031	\$115,031
Value of Average Home in Belton	\$177,118	\$192,909	\$192,909	\$192,909	\$192,909	\$192,909
Tax on Average Home	\$1,169	\$1,215	\$1,220	\$1,225	\$1,230	\$1,235
<i>Change from current year</i>		<i>\$47</i>	<i>\$52</i>	<i>\$56</i>	<i>\$61</i>	<i>\$66</i>

Tax rate for no added tax on avg home

\$0.6060

\$1,169