



City of Belton, Texas

City Council Workshop Meeting Agenda
Tuesday, January 12, 2021 - 4:00 p.m.
Wright Room at the Harris Community Center
401 N. Alexander, Belton, Texas

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

1. Call to order.
2. Public Comments.

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

3. Receive a presentation and discuss the proposed River Farm Municipal Utility District.
4. Adjourn.

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.

River Farm MUD Summary

INDEX OF EXHIBITS

1. Exhibit 1 – MUD Issues for Council Consideration
2. Exhibit 2 – Proposed Final Term Sheet from Applicant
3. Exhibit 3 – Overall Property/Vicinity Map
4. Exhibit 4 – Proposed River Farm MUD
5. Exhibit 5 – Three Lane TBR Street Section with 10' Trail
6. Exhibit 6 – Two Lane TBR Street Section
7. Exhibit 7 – City/ETJ Map
8. Exhibit 8 – City Thoroughfare Map
9. Exhibit 9 – City CCN Map
10. Exhibit 10 – School District Map



Exhibit 1

PROPOSED RIVER FARM MUNICIPAL UTILITY DISTRICT (MUD) ISSUES FOR COUNCIL CONSIDERATION Revised January 8, 2021

1. Annexation/De-Annexation - See Section 2 of Term Sheet (Exhibit 2)
 - River Farms (RF) property totals 481± acres, currently partly inside/outside city (Exhibit 3)
 - Applicant proposes an “Outside City” MUD for maximum reimbursement for infrastructure
 - 304 acres (northernmost) in ETJ, outside City, subject to a Non-Annexation Development Agreement that triggers a voluntary request for annexation at development. Agreement expires 11/22/21
 - 177 acres (southernmost), adjacent to Lampasas River, in city limits
 - Applicant proposing to develop northern 304 acres first; asking City to release Agreement so annexation will not be invoked
 - 177 acres will remain in City until obligation for Toll Bridge Road (TBR) is satisfied; then city limit portion will be de-annexed (See #5 on next page)
 - Applicant/all future owners agree to a Strategic Partnership Agreement waiving all rights to oppose future annexation at such time that all MUD bonds are paid off, should City desire to annex at that time
2. City Infrastructure Plans
 - Property is located in Belton’s CCN (Certificate of Convenience and Necessity) for utility services – City’s right and obligation to serve property with utilities, if available
 - Water line extension construction underway, located along TBR
 - Sewer line extension designed, all easements but one (RF) in hand, bidding to follow easement recordation
 - Water and Sewer will serve RF development, and sewer lift station will be located on east end of RF tract at Lampasas River as currently designed
 - A maximum number of homes has been agreed to, retaining capacity for other anticipated development in the basin

3. RF Development Plans

- RF plans a maximum 1,775 dwelling units, single family equivalents
- City viewed a conceptual master plan in a Council Work Session on July 14, 2020, but an overall preliminary plat of development and internal infrastructure has not been provided
- A master plan/preliminary plat and individual plat phases will need to be reviewed/approved by P&ZC/City Council/Bell County
- Plats would be reviewed for conformance to City Thoroughfare Plan and COB standards for street ROW, construction, utilities, etc.
- NOTE: Bell County has proposed taking lead on ETJ plat review, raising concerns when MUD under review
- Streets and drainage would become responsibility of Bell County; water and sewer infrastructure would become responsibility of City of Belton for maintenance
- Applicant is proposing minimum lot width of 50'; lot depth, minimum lot area, and design standards have not been discussed
- Since development is anticipated outside city limits, the MUD Agreement and the City's Subdivision Ordinance are the principal mechanisms to guide the development
- There will be no City building permits, plan review, inspections, and no other minimum enforceable standards beyond these two documents and associated standards

4. Water and Sewer Capacity Reservation - See Section 3 of Term Sheet

- 1,775 single family equivalent units amounts to 33% of the available capacity based on the designed water and sewer lines in these service areas
- Applicant will make a contribution of \$1,914,000 for sewer capacity reservation and \$396,000 for water capacity reservation for the 1,775 units
- Payment shall occur in conjunction with a pro rata share toward sewer (\$1080) and toward water (\$223) for each lot final platted, to be paid in lump sum at recording of each final plat phase

5. Toll Bridge Road (TBR) Improvements - See Section 1 of Term Sheet and (Exhibits 4, 5, and 6)

Applicant responsible for design and construction of TBR, based on City's standards, from south property line to Shanklin Road. Applicant will dedicate a maximum one half of required ROW for TBR at no cost to City. City will acquire ROW needed for balance of TBR from other property owners.

- Phase 1 of Toll Bridge Road (TBR) adjacent to RF property
 - Street section will be two lanes with center turn land from south to north RF property line, with 10' Trail on RF side (Exhibit 5)
 - Design, fund, construct with first RF final plat phase and completed before acceptance of RF's first phase of public improvements
 - Construction cost estimate: \$2.2M

- Phase 2 of Toll Bridge Road (TBR) north of RF property
 - Street section will be two lanes, with city option for center turn lane (at City expense), from north RF property line to Shanklin; no trail requirement for applicant (Exhibit 6)
 - Design, fund, construct concurrently with development phase including 501st lot until Phase 2 built
 - Starting with 351st lot, applicant will pay into City escrow account \$2,000/lot for the remaining 1,425 lots at recording of each final plat
 - Escrow funds will be used to reimburse developer for construction of Phase 2 of TBR
 - Construction estimate: \$2.8M (2 lane/no trail)

6. Financial Consideration of an Outside City MUD

- “Rooftops” in RF will generate market demand for nearby retail and commercial services, which will generate retail sales taxes if located in the City limits
- Revenue for RF residential water and sewer consumption will be at 1.25 x the City rate
- City will be relieved of the requirement to provide City services, facilities, and personnel to RF area such as police, fire, public works, street maintenance, and street lighting, except for internal public water and sewer utilities. City responsible for normal and irrigation water meters and taps, sewer taps, meter placement, replacement meters, reads, connects, disconnects, and inspections to satisfy TCEQ requirements for plumbing and connection to City water/sewer system
- City will not receive property taxes from RF development
- Precedent consideration for adjacent properties to request de-annexation/MUD

Exhibit 2

Proposed Final Term Sheet

1. Toll Bridge Road (“TBR”)

- a. Developer is obligated to pay for the design and construction of TBR from the southern point of the River Farm (“RF”) property to Shanklin, as depicted on the attached Exhibit “A”.
- b. TBR will be designed pursuant to the City’s design standards and the design will be reviewed and approved by the City, which approval will be concurrent with approval of construction plans for the concurrent phase of development and will not be unreasonably withheld.
- c. Phase 1 is two lanes of TBR with a continuous left turn lane and an adjacent trail from the southern point of the RF property to the northern point of the RF property. (Exhibit to be attached showing street section and location map.) RF maximum dedication will be no more than half of the ultimate ROW for three-lane roadway as depicted on the attached Exhibit “B”.
- d. Phase 2 is two lanes from the northern RF property line (the northern terminus of Phase 1) to Shanklin, as depicted on the attached Exhibit “C”.
 - i. Phase 2 does not include construction of a continuous left turn lane, except that the City has the option to include construction of turn lane at the City’s sole expense.
 - ii. Phase 2 does not include an extension of the trail.
- e. Design and Construction of Phase 1 TBR
 - i. Developer will design, fund and construct Phase 1 of TBR concurrently with the Developer’s first phase of lot development and it shall be completed before acceptance of RF’s first subdivision plat phase public improvements by the City.
- f. Design and Construction of Phase 2 TBR.
 - i. Developer will design, fund and construct Phase 2 of TBR concurrently with the phase of development containing the 501st lot. The City will not be required to accept improvements within the phase containing the 501st lot until Phase 2 of TBR has been completed.
 - ii. Starting with the 351st lot, Developer shall pay to the City a deposit of \$2,000 per lot for the remaining 1425 lots (the “TBR Deposit”), to be allocated equally to the lots and paid in a lump sum at recording of each plat, as a condition precedent for recording the plat. The City will place the TBR Deposit into an escrow account specifically to fund Phase 2 of TBR (the “TBR

Escrow Fund"). Monies in the TBR Escrow Fund shall be used to reimburse Developer for costs associated with construction of Phase 2 of TBR. Upon completion of construction of Phase 2 of TBR, the TBR Deposit will no longer be charged and all remaining funds in the TBR Escrow Fund shall be reimbursed to Developer for costs associated with construction of Phase 2 of TBR.

- g. The City agrees to acquire any necessary ROW, easements, franchise relocations, etc. that may be needed for TBR. Any RF ROW/easements will be dedicated via plat or separate instrument. There shall be no cost to the City for TBR ROW from RF.

2. Deannexation

- a. The City will consent to MUD creation and inclusion of all RF property in conjunction with approval of the Development Agreement.
- b. The MUD will be initially created to include the RF property currently in the ETJ of the City.
- c. City agrees to deannex the RF property currently in the City limits upon the completion of Phase 2 of TBR and upon deannexation from the City the land may be annexed into the MUD.
- d. The parties will terminate the existing development agreement that provides for the annexation by the City of the RF property currently in the ETJ of the City.
- e. The City and the MUD will enter into a Strategic Partnership Agreement and the Developer will agree to cause the MUD to enter into the Strategic Partnership Agreement, the form of which will be attached to the Development Agreement.

3. Offsite Water Line, Offsite Sewer Line and capacity reservation

- a. Developer's share of the offsite sewer line (33%) is \$1,914,000.
- b. Developer's share of the offsite water line (33%) is \$396,000.
- c. No additional improvements to the City's water or sewer system are needed and the City has sufficient capacity to serve the District. City will reserve capacity to serve 1775 single family equivalent units for the District.
- d. Developers share of the Offsite Water Line and Sewer line to be allocated equally to the lots and paid in a lump sum at recording of each plat, as a condition precedent for recording the plat.



EXHIBIT 3

measure

River Farm Property

City Limits

N

1 inch = 299 feet

0

405

810 Feet

BELTON

OFF RAMP

ON RAMP

TOLL BRIDGE RD

2452'

3770'

99277

99278

352790

1460'

ELMER KING RD

EXIT 289A

S IH 35 SERVICE RD

S IH 35 SERVICE RD

S INTERSTATE 35

River Farm
and
Toll Bridge Road

EX 4 Proposed River Farms MUD

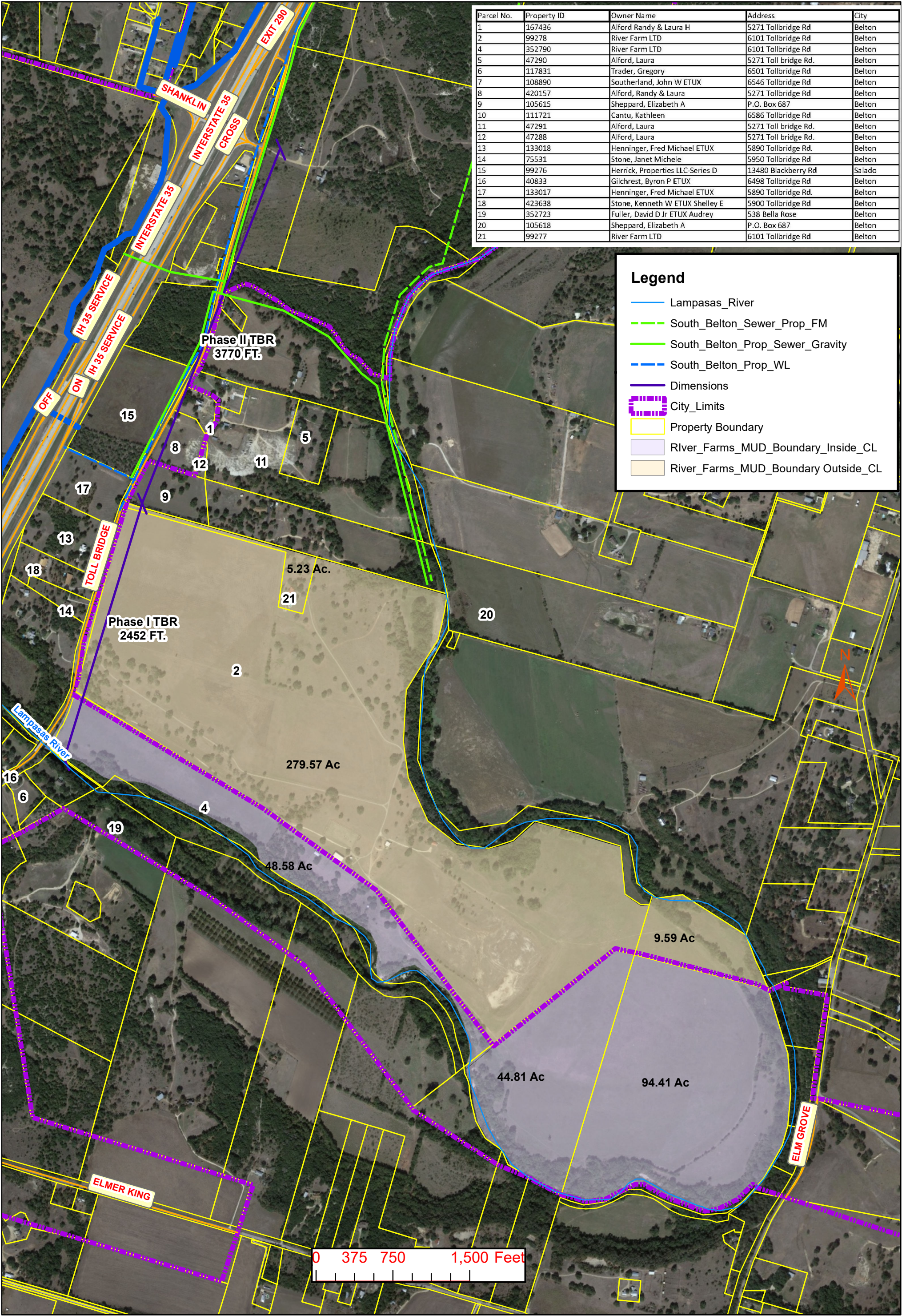
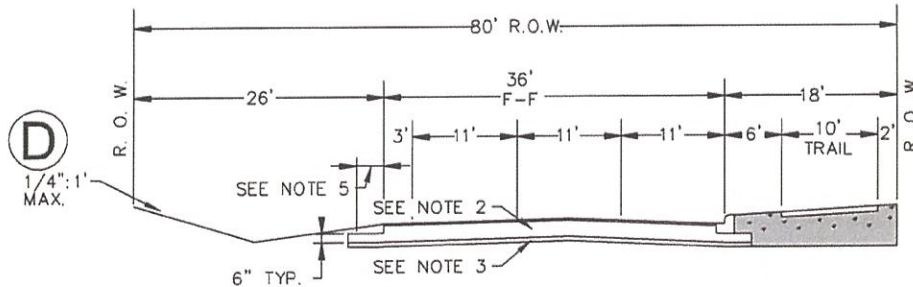


Exhibit 5

Three Lane Road Cross Section



**MAJOR COLLECTOR - 3 LANE UNDIVIDED ROADWAY,
10' HIKE AND BIKE TRAIL ON ONE SIDE**

Phase 1 Toll Bridge Road Construction: Three lane road is required along with the 10' trail along entire River Farms property frontage.

Phase 2 Toll Bridge Road Construction: Two lane road is required. However, City has the option to contribute funding to increase to three lane roadway. Regardless, trail will not be constructed with Phase 2 Toll Bridge Road construction as the trail will be built with adjacent developments.

NOTES:

1. MINIMUM 1-1/2" TYPE "D" HOT MIX ASPHALTIC CONCRETE (HMAC) FOR LOCAL STREETS. MINIMUM 2" TYPE "D" OR "C" HMAC FOR COLLECTOR AND ARTERIAL STREETS. A MINIMUM DEPTH OF 2" IS REQUIRED FOR TYPE "C" REGARDLESS OF STREET CLASSIFICATION.
2. FLEXBASE, SHALL BE PLACED IN LIFTS NOT LESS THAN FOUR (4) INCHES AND NOT EXCEEDING SIX (6) INCHES COMPACTED DEPTH AND TO A MINIMUM 100% OF THE MAXIMUM DENSITY AS DETERMINED BY TEX-113-E. THE BASE MATERIAL SHALL BE PLACED AT OPTIMUM MOISTURE $\pm 2\%$.
3. LIME STABILIZATION OR GEOGRID MAY BE USED TO REDUCE BASE MATERIAL THICKNESS WHEN PRESCRIBED BY A QUALIFIED GEOTECHNICAL REPORT.
4. COMBINED THICKNESS OF FLEXIBLE BASE COURSE, TREATED SUBGRADE OR SUBBASE SHALL BE AS REQUIRED TO SUPPORT TRAFFIC LOADS AND VOLUME ON SUBGRADE.
5. SUBGRADE/BASE SHALL BE EXTENDED 2'-0" BEHIND CURB FOR ALL STREET SECTIONS, AND SHALL BE COMPACTED.
6. SUBGRADE SHALL BE COMPACTED AND MAINTAINED AT OPTIMUM MOISTURE OR ABOVE PRIOR TO PLACING BASE MATERIAL.
7. ARTERIALS AND MAJOR COLLECTORS SHALL TYPICALLY HAVE A 1/4" PER FOOT STRAIGHT CROWN (5.5" HEIGHT). CROWN HEIGHT FOR MINOR COLLECTORS AND LOCAL ROADWAYS SHALL BE 4.5" AND 3.7", RESPECTIVELY.

CITY OF BELTON, TEXAS
DEPARTMENT OF PUBLIC WORKS

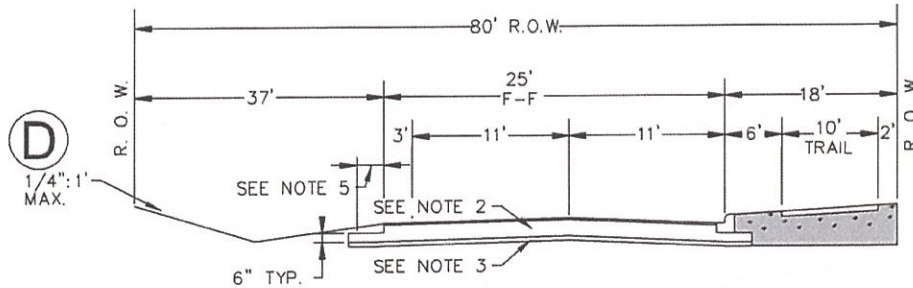
TYPICAL SECTION
MAJOR COLLECTOR-SECTION D 3/4
CONSTRUCTION STANDARDS AND DETAILS



SCALE: N.T.S.

Exhibit 6

Two Lane Road Cross Section



**MAJOR COLLECTOR - 2 LANE UNDIVIDED ROADWAY,
10' HIKE AND BIKE TRAIL ON ONE SIDE**

This detail does not apply to Phase 1 Toll Bridge Road Construction as Phase 1 will be three lanes.

Phase 2 Toll Bridge Road Construction: Two lane road is required. However, City has the option to contribute funding to increase to three lane roadway. Regardless, trail will not be constructed with Phase 2 Toll Bridge Road construction as the trail will be built with adjacent developments.

NOTES:

1. MINIMUM 1-1/2" TYPE "D" HOT MIX ASPHALTIC CONCRETE (HMAC) FOR LOCAL STREETS. MINIMUM 2" TYPE "D" OR "C" HMAC FOR COLLECTOR AND ARTERIAL STREETS. A MINIMUM DEPTH OF 2" IS REQUIRED FOR TYPE "C" REGARDLESS OF STREET CLASSIFICATION.
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CITY OF BELTON, TEXAS
DEPARTMENT OF PUBLIC WORKS

TYPICAL SECTION
MAJOR COLLECTOR-SECTION D 1/2
CONSTRUCTION STANDARDS AND DETAILS



SCALE: N.T.S.

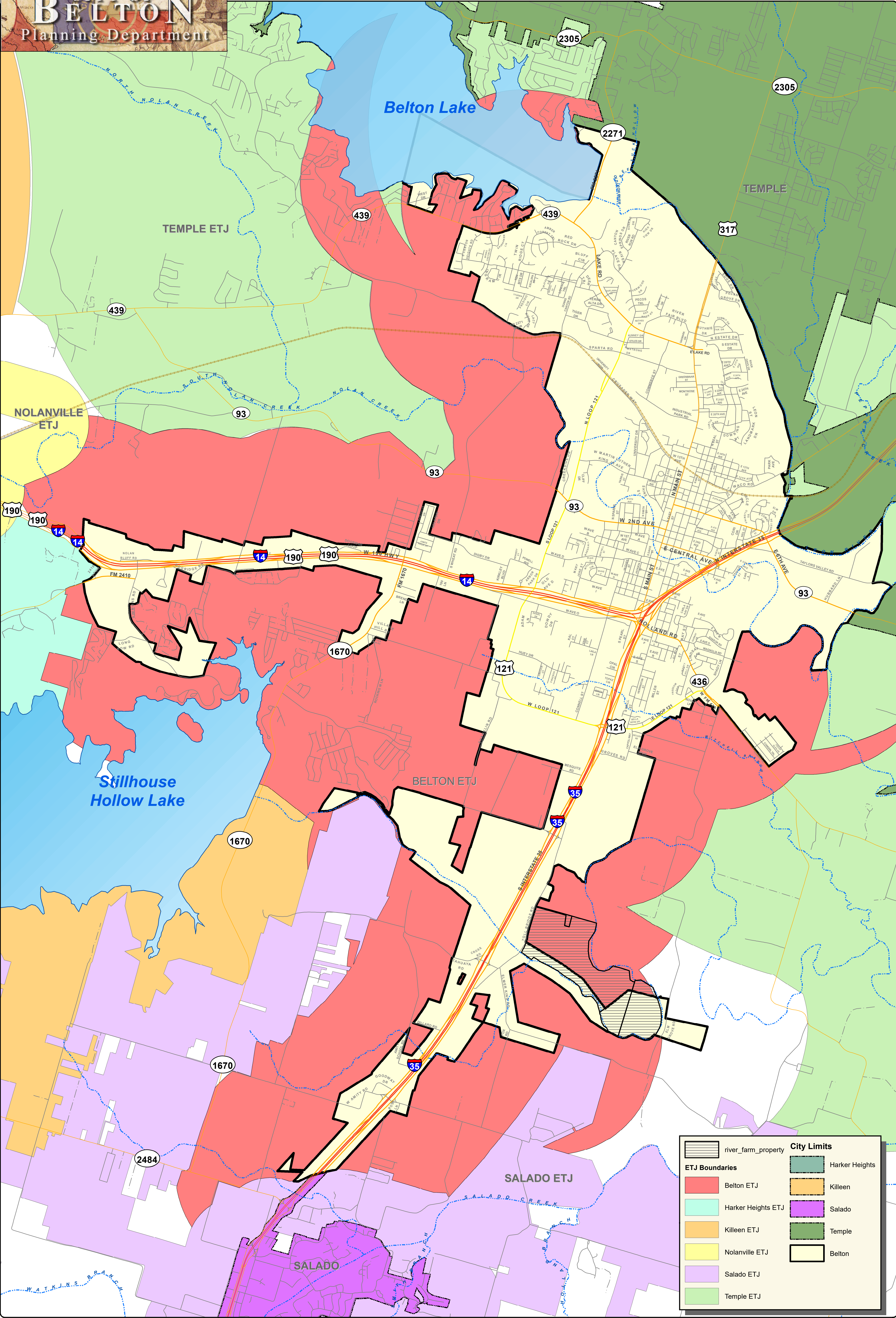




EXHIBIT 8

City of Belton Thoroughfare Plan

*The Lake-to-Lake Road alignment shown is under study and subject to revision.

Legend

Freeways

Major Arterials - Current

Major Arterials - Future

Minor Arterials - Current

Minor Arterials - Future

Major Collectors - Current

Major Collectors - Future

Minor Collectors - Current

Minor Collectors - Future

Belton City Limits

Belton ETJ

Temple City Limits

Temple ETJ

Salado City Limits

Salado ETJ

Morgans Point Resort City Limits

Morgans Point Resort ETJ

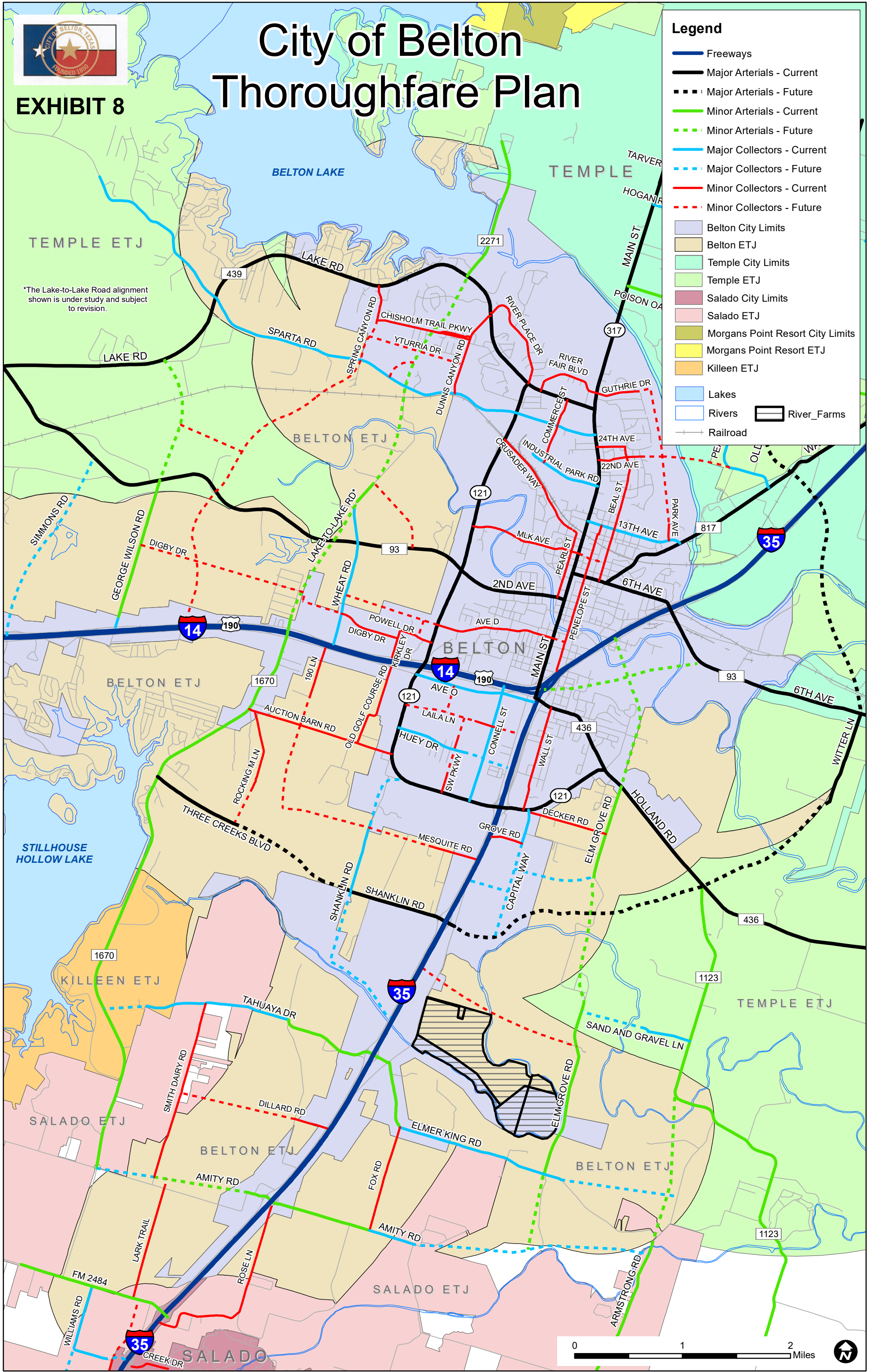
Killeen ETJ

Lakes

Rivers

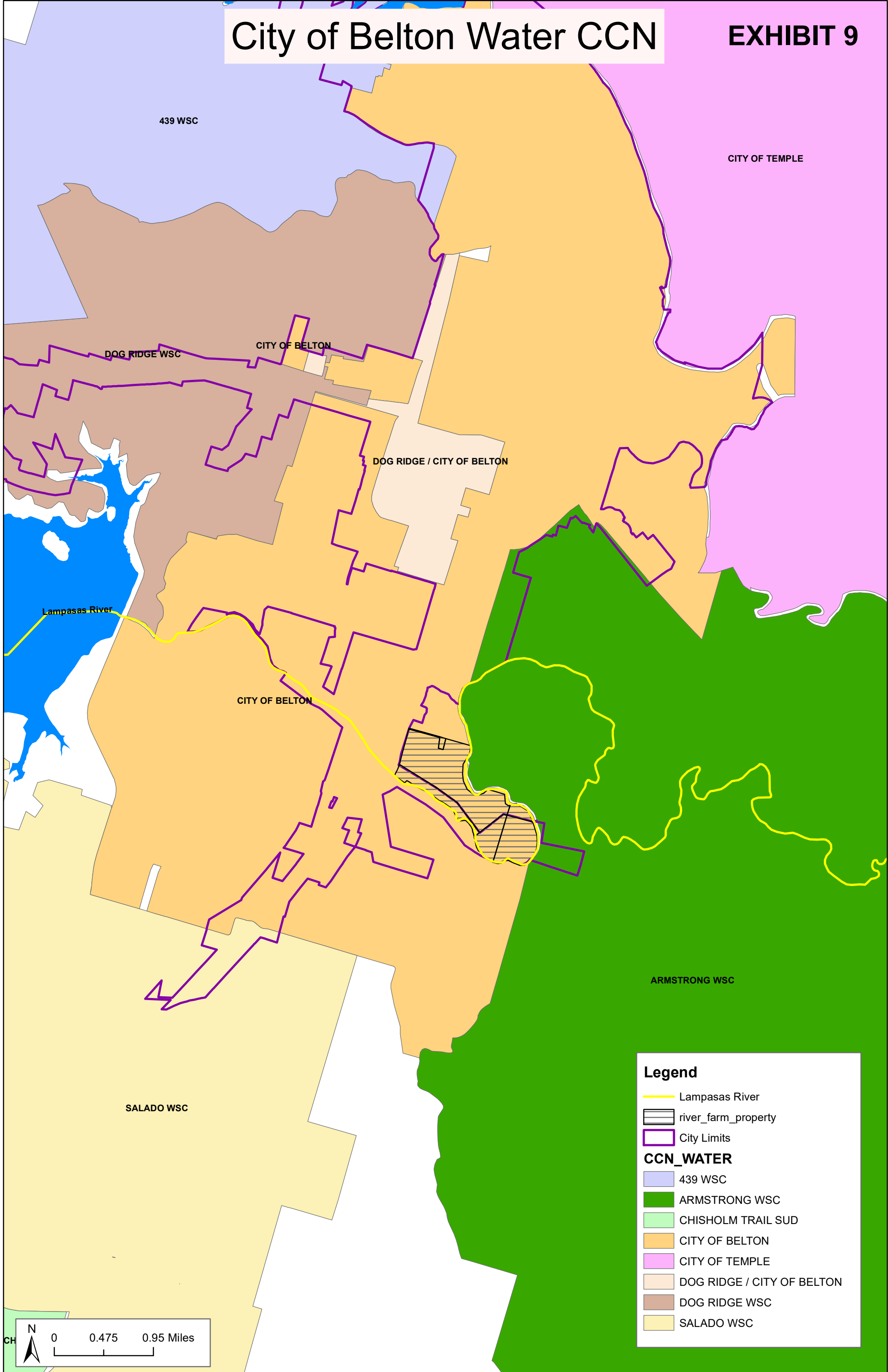
Railroad

River_Farms



City of Belton Water CCN

EXHIBIT 9



Belton & Temple City Limits BISD & TISD Boundaries

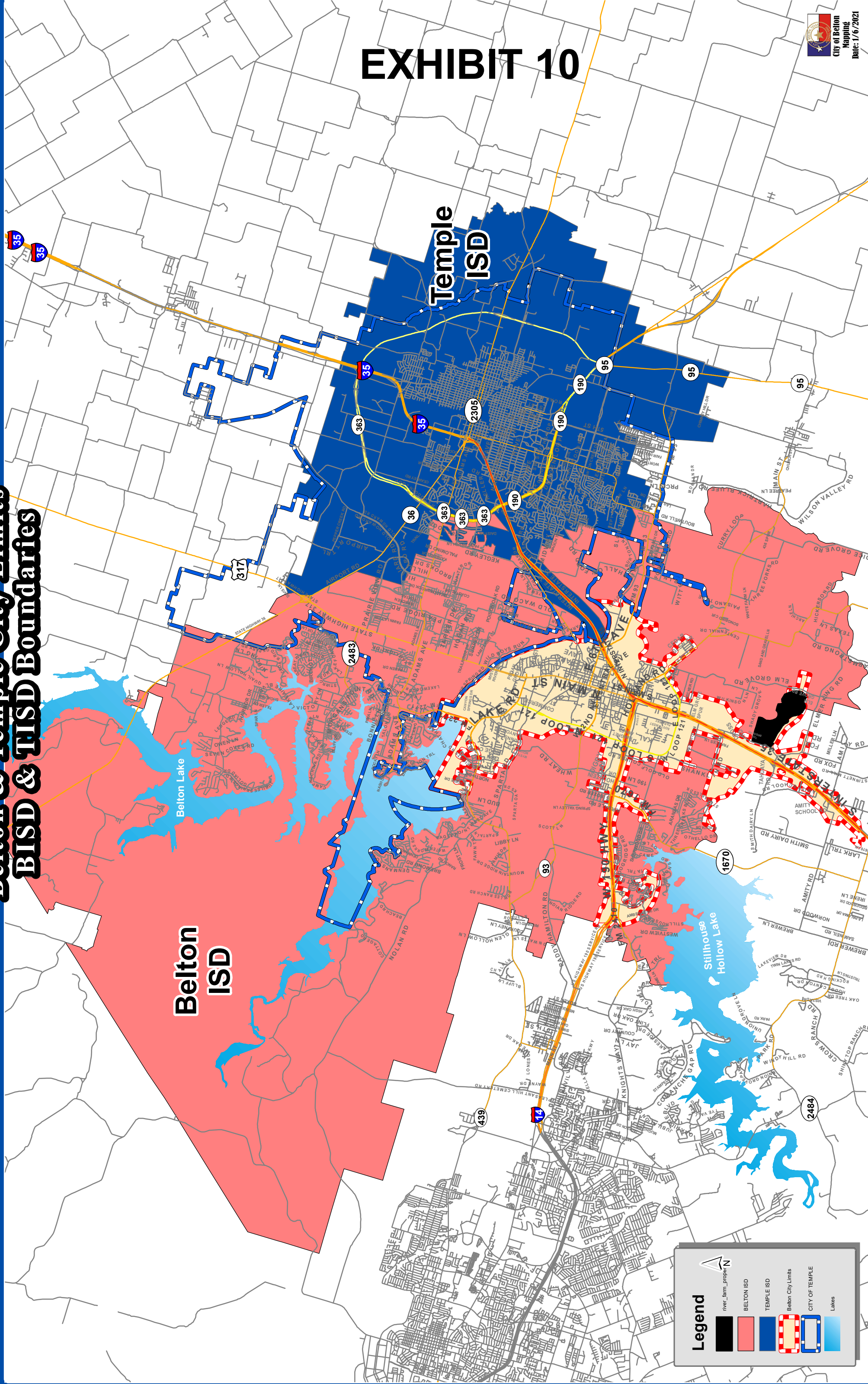






EXHIBIT 10


Legend


 river_farm_proper

 BELTON ISD

 TEMPLE ISD

 Belton City Limits

 CITY OF TEMPLE

 Lakes



City of Belton, Texas

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Wright Room at the Harris Community Center
401 N. Alexander, Belton, Texas

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Pledge of Allegiance. The Pledge of Allegiance to the U.S. Flag will be led by Councilmember David K. Leigh.

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

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

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

1. Call to order.
2. Public Comments.

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

3. Receive Child Safety Fee funds in the amount of \$21,930.18 from Bell County.

Consent Agenda

Items 4-10 under this section are considered to be routine by the City Council and may be enacted by one motion. If discussion is desired by the Council, any item may be

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

4. Consider minutes of December 8, 2020, City Council Meeting.
5. Consider appointments to the following boards/commissions:
 - A. Library Board of Directors
 - B. Building and Standards Commission
6. Consider authorizing an agreement with FleetCor Technologies Operating Company, LLC, through the National Intergovernmental Purchasing Alliance purchasing cooperative, for the purchase of fuel for City vehicles and equipment.
7. Conduct an annual review of the City of Belton's Fund Balance Policy and consider the adoption of a resolution attesting to the review and readoption thereof.
8. Conduct an annual review of the City of Belton's Debt Policy and consider the adoption of a resolution attesting to the review and readoption thereof.
9. Conduct an annual review of City of Belton's Investment Policy and consider the adoption of a resolution attesting to the review and readoption thereof.
10. Consider authorizing the following purchases of vehicles as provided for in the Capital Equipment Replacement Fund:
 - A. Light Duty Truck for the Water Department;
 - B. Light Duty Truck for the Street Department;
 - C. Light Duty Truck for the Building Maintenance Department;
 - D. Light Duty Truck for the Water Metering Department; and
 - E. Light Duty Truck for the Parks Department.

Regular Agenda

11. Consider a final plat of Southwood Hills Phase III comprising 15.743 acres, located on the west side of Connell Street, south of Laila Lane and north of Huey Drive.
12. Consider adoption of resolutions supporting Texas Housing Developers (THD) LLC's tax credit application to the Texas Department of Housing and Community Affairs (TDHCA) for two apartment rehabilitation projects for low and moderate income persons, including:
 - A. Country Square Apartments at 724 E. Avenue N; and
 - B. Montrose/Turtle Creek Apartments at 2200 N. Montrose Place.

13. Consider authorizing the City Manager to execute a contract for the Loop 121 Utility Relocations project, and any change orders associated with the contract, not to exceed the amount authorized under State law.

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



City of Belton, Texas

City Council Meeting Agenda
Tuesday, January 12, 2021 - 5:30 p.m.
Wright Room at the Harris Community Center
401 N. Alexander, Belton, Texas

OFFICE OF THE CITY MANAGER

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 David K. Leigh.

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

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

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

1. Call to order.
2. Public Comments.

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

3. Receive Child Safety Fee funds in the amount of \$21,930.18 from Bell County.

Section 502 of the Transportation Code provides that County Commissioners can collect an additional fee up to \$1.50 for each vehicle registered in the County, and Bell County collects the full \$1.50 amount. Bell County officials will make a

presentation regarding Belton's share of funding received from 10/1/2019 – 9/30/2020, in the amount of \$21,930.18 (prior year amount was \$23,014.65). While some other area cities have decided to use these funds for other allowed purposes, the City of Belton has chosen to honor the legislative intent of these fees and direct them to the intended purpose of crossing guard programs to ensure the safety of school children. To that end, the City will remit these funds received from Bell County, as well as fees collected on City fines, to BISD to be used for its crossing guard program.

Consent Agenda

Items 4-10 under this section are considered to be routine by the City Council and may be enacted by one motion. If discussion is desired by the Council, any item may be removed from the Consent Agenda prior to voting, at the request of any Councilmember, and it will be considered separately.

4. **Consider minutes of December 8, 2020, City Council Meeting.**

A copy of the minutes is attached. Recommend approval.

5. **Consider appointments to:**

A. Library Board of Directors – Chad Green

B. Building and Standards Commission – Regular: Joe Schaub; Alternates: Nicole Fisher, Ricardo DeLeon and Cindy Black. The fourth alternate will be presented to Council at a future meeting.

6. **Consider authorizing an agreement with FleetCor Technologies Operating Company, LLC, through the National Intergovernmental Purchasing Alliance purchasing cooperative, for the purchase of fuel for City vehicles and equipment.**

See Staff Report from Director of Finance Mike Rodgers. Recommend approval of the agreement.

7. **Conduct an annual review of the City of Belton's Fund Balance Policy and consider the adoption of a resolution attesting to the review and readoption thereof.**

See Staff Report from Director of Finance Mike Rodgers. Recommend readoption of the Fund Balance Policy.

8. **Conduct an annual review of the City of Belton's Debt Policy and consider the adoption of a resolution attesting to the review and readoption thereof.**

See Staff Report from Director of Finance Mike Rodgers. Recommend readoption of the Debt Policy.

9. **Conduct an annual review of City of Belton's Investment Policy and consider the adoption of a resolution attesting to the review and readoption thereof.**

See Staff Report from Director of Finance Mike Rodgers. Recommend readoption of the Investment Policy.

10. **Consider authorizing the following purchases of vehicles as provided for in the Capital Equipment Replacement Fund:**

- A. **Light Duty Truck for the Water Department;**
- B. **Light Duty Truck for the Street Department;**
- C. **Light Duty Truck for the Building Maintenance Department;**
- D. **Light Duty Truck for the Water Metering Department; and**
- E. **Light Duty Truck for the Parks Department.**

See Staff Report from Director of Public Works Angellia Points and Director of Parks & Recreation Matt Bates. Recommend approval of the vehicle purchases.

Regular Agenda

11. **Consider a final plat of Southwood Hills Phase III comprising 15.743 acres, located on the west side of Connell Street, south of Laila Lane and north of Huey Drive.**

See Staff Report from Planner Tina Moore. At its meeting on December 22, 2020, the Planning and Zoning Commission recommended approval, and Staff concurs.

12. **Consider adoption of resolutions supporting Texas Housing Developers (THD) LLC's tax credit application to the Texas Department of Housing and Community Affairs (TDHCA) for two apartment rehabilitation projects for low and moderate income persons, including:**

- A. **Country Square Apartments at 724 E. Avenue N; and**
- B. **Montrose/Turtle Creek Apartments at 2200 N. Montrose Place.**

See Staff Report from City Manager Sam Listi. Recommend adoption of the resolutions of support as presented.

13. **Consider authorizing the City Manager to execute a contract for the Loop 121 Utility Relocations project, and any change orders associated with the contract, not to exceed the amount authorized under State law.**

See Staff Report from Director of Public Works Angellia Points. Recommend approval of the contract with CSP Utilities for the Loop 121 Utility Relocations project.

**Belton City Council Meeting
December 8, 2020 – 5:30 P.M.**

The Belton City Council met in regular session in the Wright Room of the Harris Community Center. Members present included Mayor Wayne Carpenter, Mayor Pro Tem Dan Kirkley (Zoom) and Councilmembers John R. Holmes, Sr., Craig Pearson, Guy O'Banion and Daniel Bucher. Staff present included Sam Listi, Gene Ellis, John Messer, Amy Casey, Paul Romer, Alex Munger, Matt Bates, Mike Rodgers, Bob van Til, Charlotte Walker, Tina Moore, Cynthia Hernandez, Kim Kroll, Judy Garrett and Angellia Points.

The Pledge of Allegiance to the U.S. Flag was led by Councilmember Craig Pearson, and the Pledge of Allegiance to the Texas Flag was led by Assistant City Manager/Chief of Police Gene Ellis. The Invocation was given by Councilmember David K. Leigh.

1. **Call to order.** Mayor Carpenter called the meeting to order at 5:32 p.m.
2. **Public Comments.** *(Audio 2:14)*

Dr. Natalie Lord, Belton Veterinary Clinic, requested an ordinance amendment to treat cats like the City of Waco does especially related to cats at large.

Kim Kroll, Director of Library Services, said the Library is providing craft kits and books for elementary age children for the next three weeks.

Consent Agenda *(Audio 6:19)*

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.

Mayor Carpenter requested that Item 4 be pulled in order to read the names of those being appointed.

3. **Consider minutes of previous meetings:**
 - A. **November 24, 2020, City Council Workshop Meeting; and**
 - B. **November 24, 2020, City Council Meeting.**
4. **Consider appointments to the following Boards/Commissions:**
 - A. **Ethics Commission (Tyson McLaughlin representing Daniel Bucher);**

Upon a motion for approval by Councilmember Leigh, and a second by Councilmember Holmes, the Consent Agenda was unanimously approved upon a vote of 7-0.

- B. Hill Country Transit District Board (Dan Kirkley);
- C. Library Board (Roxanne Sanders);
- D. Parks Board (Oscar Bersosa);
- E. Building and Standards Commission (Cari Starritt-Burnett – regular member);
- F. Tax Increment Reinvestment Zone Board (David K. Leigh, Craig Pearson and Blair Williams); and
- G. Central Texas Housing Consortium Board (Linda Angel).

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

Miscellaneous

- 5. Conduct a drawing of lots to determine place numbers for future City Council elections. (Audio 7:37)

The following was the result of the drawing of lots:

Mayor Wayne Carpenter, Place 6, 3-year term [Election in May 2022]
Mayor Pro Tem Dan Kirkley, Place 2, 2-year term [Election in May 2021]
Councilmember David K. Leigh, Place 4, 3-year term [Election in May 2021]
Councilmember Craig Pearson, Place 3, 3-year term [Election in May 2021]
Councilmember Guy O'Banion, Place 7, 3-year term [Election in May 2022]
Councilmember John R. Holmes, Sr., Place 1, 2-year term [Election in May 2021]
Councilmember Daniel Bucher, Place 5, 3-year term [Election in May 2022]

- 6. Consider authorizing a license agreement with Randy Taylor Custom Builders to allow an entry sign for West Canyon Trails Subdivision in the public right-of-way located at the intersection of West Avenue O and Alan Trails. (Audio 11:52)

Upon a motion for approval by Councilmember Holmes, and a second by Councilmember Pearson, the license agreement with Randy Taylor Custom Builders was unanimously approved upon a vote of 7-0.

- 7. Consider authorizing an administrative services agreement with the Belton Economic Development Corporation. (Audio 16:59)

Upon a motion for approval by Councilmember Holmes, and a second by Councilmember O'Banion, the administrative services agreement with the BEDC was unanimously approved upon a vote of 7-0.

- 8. Consider authorizing the Executive Director of the Belton Economic Development Corporation to enter into an infrastructure development

agreement with Premier Belton Two LLC for the construction of a waterline at 3463 IH-14. (Audio 19:40)

Upon a motion for approval by Councilmember Pearson, and a second by Councilmember Leigh, the infrastructure development agreement with Premier Belton Two LLC was unanimously approved upon a vote of 7-0.

9. **Consider amending Chapter 23, Article VII, Section 23-302 of the Code of Ordinances allowing for the exemption of properties owned and operated by the U.S. Army Corps of Engineers for the purpose of flood risk management from the drainage fee. (Audio 28:29)**

Upon a motion for approval by Councilmember Leigh, and a second by Councilmember Holmes, Chapter 23, Article VII, Section 23-302 was amended to include an exemption of properties owned and operated by the U.S. Army Corps of Engineers for the purpose of flood risk management upon a unanimous vote of 7-0.

There being no further business, the Mayor adjourned the meeting at 6:03 p.m.

Wayne Carpenter, Mayor

ATTEST:

Amy M. Casey, City Clerk



Staff Report – City Council Agenda Item

Agenda Item #5

Consider appointments to the following Boards/Commissions:

- A. Library Board
- B. Building and Standards Commission

Originating Department

Administration – Amy M. Casey, City Clerk

Background

- A. Library Board of Directors

Jennifer Watson has submitted her resignation from the Library Board of Directors. She is moving out of the Belton area. The Mayor is recommending Chad Green to fill her unexpired term ending August 13, 2022.

- B. Building and Standards Commission

The Building and Standards Commission was recently created and replaced the Housing Board of Adjustments. Timothy Watson has submitted his resignation as he is moving out of the Belton area. Therefore, we have one regular and four alternate positions available. Mayor Carpenter is recommending Joe Schaub as a regular member, and Nicole Fisher, Ricardo DeLeon and Cindy Black as alternates. We still have a vacant alternate position that will be filled at a future meeting.

Fiscal Impact: None

Recommendation: Recommend approval of the appointments.

Attachments: None



Staff Report – City Council Agenda Item

Agenda Item #6

Consider an extension to the contract with FleetCor Technologies Operating Company, LLC, through the National Intergovernmental Purchasing Alliance purchasing cooperative, for the purchase of fuel for City vehicles.

Originating Department

Finance – Mike Rodgers, Director of Finance

Summary Information

The City of Belton purchases its fuel from FleetCor Technologies Operating Company, LLC. On January 14, 2020, City Council approved an extension to the First Amendment to Fuel Management Services Contract. Staff continues to be pleased with the services provided by FleetCor. While no action is required per the agreement, Staff recommends an extension of the contract.

Fiscal Impact

N/A – No changes from the current fuel contract.

Recommendation

Staff recommends approval of an extended term to the contract with FleetCor Technologies Operating Company, LLC.

Attachments

First Amendment to Fuel Management Services Contract

FIRST AMENDMENT TO FUEL MANAGEMENT SERVICES CONTRACT

This First Amendment to Fuel Management Services Contract ("Amendment #1") is made effective February 1, 2019 by and between **FleetCor Technologies Operating Company, LLC** (herein "FleetCor"), with headquarters located at 5445 Triangle Parkway, Suite 400, Norcross, GA 30092, and the **City of Belton**, (herein "Customer"), with offices at 333 Water Street, Belton, Texas 76513.

WITNESSETH:

WHEREAS, Texas Fleet Fuel, Ltd and Customer were parties to certain Fuel Management Services Contract ("Agreement") dated February 1, 2014 which shall expire January 31, 2019, and the parties desire to extend the agreement for the first of two, one-year renewal options;

WHEREAS, Effective July 25, 2016 FleetCor acquired the Fuelman business that Texas Fleet Fuel, Ltd was operating as a Fuelman licensee. The parties desire to assign the Agreement to FleetCor.

WHEREAS, on February 21, 2017 FleetCor was awarded a new contract number R161501 for Fuel Card Services and Related Products from National Intergovernmental Purchasing Alliance (IPA) (herein "National IPA Contract"). National IPA is a purchasing cooperative that in 2016 acquired The Cooperative Purchasing Network (TCPN). National IPA/TCPN had a very similar, prior contract #R5127 for Fuel Card Services and Related Products, which with permission from FleetCor, Texas Fleet Fuel Ltd had originally piggybacked the City of Belton onto through the Agreement.

WHEREAS, FleetCor has been providing Customer with fleet card management, card processing services utilizing the Fuelman network of retail fuel locations as defined in the Agreement and underlying National IPA/TCPN Agreement;

NOW, THEREFORE, for and in consideration of the conditions and covenants and agreements set forth herein and other good and valuable consideration, the sufficiency of which are hereby acknowledged, the parties agree to the foregoing provisions and to supplement and amend the Agreement as follows:

Article 1. Assignment of Contract. The parties hereby agree that the Agreement is assigned to FleetCor.

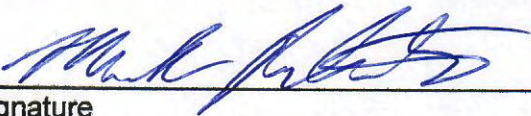
Article 2. Extension of Term of Agreement. The parties hereby agree that the term of the Agreement is extended for an additional 12 months (through January 31, 2020). At the conclusion of this 12 month extension, unless otherwise agreed the Agreement shall automatically renew for additional twelve-month terms unless terminated by either party upon giving written notice at least sixty (60) days prior to the commencement of any renewal term.

Article 3. Piggyback onto Contract Number R161501. The parties agree that National IPA Contract #R161501 shall be the underlying contract in which Customer is piggybacking. FleetCor's General Terms & Conditions for Use of Fleet Cards included in the National IPA Contract, beginning on page 337 (page 170 of FleetCor's RFP response) are hereby incorporated into the Agreement. In the event of a conflict between these terms and conditions and terms and conditions in the original Agreement, the FleetCor terms and conditions shall control.

Except as specifically modified herein, all terms and conditions of the Agreement shall remain in full force and effect.


IN WITNESS WHEREOF, the parties hereto have caused their duly authorized officers to execute this Amendment #1 on their behalf as of the day and year set forth below.

FLEETCOR TECHNOLOGIES OPERATING COMPANY, LLC



Signature
Name/Title: Mark Roberts, Director – Bids & Contracts
Date: 2/1/2019

THE CITY OF BELTON



Signature
Name/Title: Sam A. Listi, City Manager
Date: 1/22/19



October 20, 2020

Mark Roberts

Director – Bids & Contracts

FleetCor Technologies Operating Company, LLC d.b.a Fuelman

5445 Triangle Parkway, Suite 400

Norcross, GA 30092

markroberts@fleetcor.com

Re: Renewal Award of Contract #R161501

Dear Mr. Roberts:

Per official action taken by the Board of Directors of Education Service Center, Region 4 on October 20, 2020, Region 4 ESC is pleased to announce that FleetCor Technologies Operating Company, LLC d.b.a Fuelman has been awarded an annual contract renewal for the following, based on the sealed proposal submitted to Region 4 on November 29, 2016, and subsequent performance thereafter:

Contract

Fuel Card Services and Related Products

The contract will expire on March 31, 2022, completing the fifth year of a five-year term contract. The contract is available through OMNIA Partners, Public Sector. Your designated OMNIA Partners, Public Sector contact is Christine Dorantes, at (615) 431-8182 or christine.dorantes@omniapartners.com.

The partnership between FleetCor Technologies Operating Company, LLC d.b.a Fuelman, Region 4 and OMNIA Partners, Public Sector can be of great help to participating agencies. Please provide copies of this letter to your sales representative(s) to assist in their daily course of business.

Sincerely,

DocuSigned by:

AB11C26E709E4C4...

Robert Zingelmann

Chief Financial Officer, Finance and Operations Services



Staff Report – City Council Agenda Item

Agenda Item #7

Conduct an annual review of the City of Belton's Fund Balance Policy and consider the adoption of a resolution attesting to the review and re-adoption thereof.

Originating Department

Finance – Mike Rodgers, Director of Finance

Summary Information

On March 25, 2014, City Council adopted the Fund Balance Policy for the City of Belton. This policy establishes guidelines for the various categories of fund balance and, more importantly, sets the minimum amount of reserves that must be maintained for certain budgeted funds. The creation and adoption of a fund balance policy is a Government Finance Officers Association of the United States and Canada recommended "Best Practice".

The policy mandates that the General Fund, the Water & Sewer Fund, and the Drainage Fund each maintain an unassigned fund balance of 25% of expenditures plus the annual debt service for any fund-supported borrowing from external creditors for the fiscal year. At the end of Fiscal Year 2020, these funds remained in compliance with this policy.

The use of reserves within the Debt Service Fund and the various special revenue funds are restricted by law or bond covenant for certain expenditures. Because of this, essentially 100% of fund balance must be maintained for the specific purpose of each fund. Fund balance in the capital project funds is constrained by the bond documents or designated projects.

The Fund Balance Policy must be reviewed annually by the City Council. No changes to the current policy are recommended for 2021.

Recommendation

Recommend reaffirmation of the Fund Balance Policy for the City of Belton.

Attachments

Resolution of attestation for fund balance policy review and re-adoption
Fund Balance Policy

RESOLUTION NO. 2021-01-R

**A RESOLUTION ATTESTING TO CITY COUNCIL REVIEW AND RE-ADOPTION OF
THE FUND BALANCE POLICY OF THE CITY OF BELTON, TEXAS**

WHEREAS, the City's fund balance policy is established as a key element of the financial stability of the City by setting guidelines for fund balance; and

WHEREAS, it is essential to maintain adequate levels of unassigned fund balance to mitigate financial risk that can occur from unforeseen revenue fluctuations, unanticipated expenditures, and similar circumstances; and

WHEREAS, for any policy to be effective it should be reviewed regularly and revised as necessary; and

WHEREAS, the policy has been presented to and reviewed by the Council of the City of Belton at its regular meeting held this date.

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

That the Fund Balance Policy for the City of Belton, Texas, attached hereto at Exhibit "A" and incorporated herein for all intents and purposes, is hereby officially reviewed and re-adopted.

PRESENTED AND ADOPTED on this the 12th day of January, 2021, by a vote of _____ ayes and _____ nays at a regular meeting of the City Council of the City of Belton, Texas.

Wayne Carpenter, Mayor

ATTEST:

Amy M. Casey, City Clerk

City of Belton, Texas

Fund Balance Policy

A. PURPOSE:

The purpose of this policy is to establish a key element of the financial stability of the City by setting guidelines for fund balance. Unassigned fund balance is an important measure of economic stability. It is essential that the City maintain adequate levels of unassigned fund balance to mitigate financial risk that can occur from unforeseen revenue fluctuations, unanticipated expenditures, and similar circumstances. The fund balance also provides cash flow liquidity for the City's general operations.

B. DEFINITIONS:

Fund Equity – A fund's equity is generally the difference between its assets and its liabilities.

Fund Balance – An accounting distinction is made between the portions of fund equity that are spendable and nonspendable. These are classified into five categories:

- 1) **Nonspendable fund balance** – includes amounts that are not in a spendable form or are required to be maintained intact. Examples are inventory and prepaid items.
- 2) **Restricted fund balance** – includes amounts that can be spent only for the specific purposes stipulated by external resource providers either constitutionally or through enabling legislation. Examples include TIRZ, Debt Service, and bond funds.
- 3) **Committed fund balance** – includes amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. Commitments may be changed or lifted only by the government taking the same formal action that imposed the constraint originally. Examples include grant matches and special revenue funds not in the restricted category.
- 4) **Assigned fund balance** – comprises amounts intended to be used by the government for specific purposes. Intent can be expressed by the governing body or by an official or body to which the governing body delegates the authority. In governmental funds other than the general fund, assigned fund balance represents the amount that is not restricted or committed. This indicates that resources in other governmental funds are, at a minimum, intended to be used for the purpose of that fund. Examples include civil service sick pay and non-bond capital project funds.
- 5) **Unassigned fund balance** – is the residual classification of the general fund and includes all amounts not contained in other classifications. Unassigned amounts are technically available for any purpose.

C. POLICY:

Committed Fund Balance

The City Council is the City's highest level of decision-making authority. The formal action that is required to establish, modify, or rescind a fund balance commitment is an ordinance approved by the City Council, including budget ordinances. The action to constrain amounts in such a manner must occur prior to the last day of the fiscal year for which the commitment is made; however, the amount subject to the constraint may be determined in the subsequent period.

Assigned Fund Balance

The City Council has authorized the City Manager as the official authorized to assign fund balance to a specific purpose as approved by this fund balance policy.

Appropriate Size of Fund Balance

It is the goal of the City to achieve and maintain an unassigned fund balance in the General Fund, the Water & Sewer Fund, and the Drainage Fund equal to 25% of expenditures plus the annual debt service for any fund-supported borrowing from external creditors for the fiscal year. If unassigned fund balance falls below the goal or has a deficiency, the City will implement the following budget strategies until fund balance has been replenished to an acceptable level:

- Reduction of expenditures to minimum levels including, but not limited to:
 - Reduction in discretionary spending.
 - Implementation of a hiring freeze for non-essential positions.
- Increase revenues or pursue other funding sources.
- Or a combination of these two strategies.

Utilizing Unassigned Fund Balance

Unassigned fund balances may be used to meet capital needs, offset difficult economic times, stabilize fluctuations in cash flow requirements, and provide for emergency situations. Fund balance may be used for contingencies until the balance is nearing its minimum level. The City will adjust its expenditure level to incorporate any new economic reality that creates the need for use of fund balance as bridge financing. Authorization for utilizing fund balance is made by the City Council during the annual budget process or through amendment of the budget.

Order of Expenditure of Funds

When multiple categories of fund balance are available for expenditure (for example, a construction project is being funded partly by a grant, funds set aside by the City Council, and unassigned fund balance), the City will start with the most restricted category and spend those funds first before moving down to the next category with available funds.

Adoption Date: March 25, 2014

Affirmed: January 12, 2021



Staff Report – City Council Agenda Item

Agenda Item #8

Conduct an annual review of the City of Belton's Debt Policy and consider the adoption of a resolution attesting to the review and re-adoption thereof.

Originating Department

Finance Department – Mike Rodgers, Director of Finance

Summary Information

On June 25, 2013, City Council adopted the Debt Policy for the City of Belton. This policy establishes guidelines for the issuance and management of debt. Listed in the policy are the conditions and process for issuing debt; the types of debt that are allowed; and the permitted investments for bond proceeds. It must be reviewed annually by the City Council

The creation of a debt policy is a Government Finance Officers Association "Best Practice." Four modifications are recommended to remain in compliance:

- 1) The maximum term of issuance has been added. The City will typically finance a project for twenty years or less, but thirty-year financing is allowed. The term will not exceed the anticipated useful life of the asset being financed.
- 2) A savings threshold for refinancing has been added to prevent frivolous transactions. An analysis must indicate present value savings of five percent of the principal being refunded or at least \$250,000 net of issuance costs.
- 3) Competitive, rather than negotiated, sales will be preferred. Competitive sales generally generate lower yields than negotiated deals. However, negotiated sales and private placements continue to be allowed for maximum flexibility.
- 4) The investment of proceeds must adhere to the City's Investment Policy. The specific types of investment have been removed from the Debt Policy to avoid confusion and/or contradiction among policies.

Fiscal Impact: None

Recommendation

Staff recommends approval of the Debt Policy and the resolution attesting to its annual review.

Attachments

Resolution
Debt Policy

RESOLUTION NO. 2021-02-R

**A RESOLUTION ATTESTING TO CITY COUNCIL REVIEW AND RE-ADOPTION OF
THE DEBT POLICY OF THE CITY OF BELTON, TEXAS**

WHEREAS, the City of Belton Debt Policy, requires the governing body review its debt policy not less than annually; and

WHEREAS, the City's debt policy is established to improve the quality of decisions in relation to the City's financing activities, to provide a comprehensive view of the City's long-term debt picture, and to make it easier for decision makers to understand issues concerning debt issuance and management; and

WHEREAS, the policy has been presented to and reviewed by the Council of the City of Belton at its regular meeting held this date.

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

That the Debt Policy for the City of Belton, Texas, attached hereto at Exhibit "A" and incorporated herein for all intents and purposes, is hereby officially reviewed and re-adopted.

PRESENTED AND ADOPTED on this the 12th day of January, 2021, by a vote of _____ ayes and _____ nays at a regular meeting of the City Council of the City of Belton, Texas.

Wayne Carpenter, Mayor

ATTEST:

Amy M. Casey, City Clerk

CITY OF BELTON, TEXAS

Debt Policy

The City of Belton establishes the following policy concerning the issuance and management of debt. This debt policy, as approved by the City Council, shall be reviewed and updated annually in conjunction with Council review and approval of the City's investment policy, and is established to improve the quality of decisions in relation to the City's financing activities, to provide a comprehensive view of the City's long-term debt picture, and to make it easier for decision makers to understand issues concerning debt issuance and management.

Conditions of Debt Issuance

- Debt should be issued for the purpose of meeting the needs of the community through funding of capital projects and equipment, and for any purpose allowed under the City Charter and State law.
- All debt issuances shall be approved by the City Council.
- ~~Long-term debt should only be issued to finance the acquisition and/or construction of capital improvements with an economic or useful life equal to or greater than the term of the debt.~~
- Bonds will typically be issued for twenty years or less. The term of the bonds will not exceed the useful life of the asset being financed. In no case will bonds be issued for more than thirty years.
- Long-term debt should not be used to finance current operations or normal maintenance.
- The debt financing structure which represents the most financially efficient source of funding should be utilized.
- Before any debt is issued, the City will conduct an analysis of the debt requirements to determine the impact on future budgets, the sufficiency of revenues to fund the debt service requirements, and additional operating costs of the capital asset acquired.
- Revenue sources used to pay the debt shall be conservatively projected to ensure sound-financing of the long-term debt.

Types of Debt

General Obligation Bonds (GO's): General Obligation bonds must be authorized by a vote of the citizens of Belton. GO's are used only to fund capital assets of the general government and are not to be used to fund operating needs of the City. The full faith and credit of the City, as well as the City's ad valorem taxing authority, back GO bonds. The use of the proceeds from GO bonds is limited to the acquisition or improvement of real property and other uses allowed by State law, City Charter, and applicable bond ordinances. To the extent that property tax revenues are used to fund debt service, a separate property tax will be levied.

Consideration for the issuance of GO debt include:

- When the proposed debt will have a significant impact on the tax rate;
- When the project may be controversial even though routine in nature; or
- When the project falls outside the typical range of projects the City has previously done in the past.

Revenue Bonds: Revenue Bonds are used to finance capital needs necessary for the continuation or expansion of a service which produces revenue, and for which the asset may reasonably be expected to provide for a revenue stream to fund the debt service requirements. The Water/Sewer and Drainage utilities are examples of revenue producing enterprises within the City.

Certificates of Obligation (CO's): Certificates of Obligation may be used to fund any lawful purpose under State law and City Charter. Debt service for CO's may be funded either from general revenues (tax-supported), or from specific revenue streams, or a combination thereof. Consideration for the issuance of CO's include:

- When the proposed debt will have minimal impact on the tax rate;
- When projects lack significant controversy;
- When the project is within the typical range of the City's capital requirements, such as for roads, parks, utility and other infrastructure, and City facilities;
- ~~When the average life of the obligation does not exceed the useful life of the projects and assets to be funded;~~
- When the project represents an emergency need for the community; or
- When a combination of debt repayment sources make a combined issue feasible and prudent, such as general revenues and TIRZ funds, or general revenues and utility revenues, or some other combination of City funds.

Refunding Obligations: Pursuant to State law, the City Council is authorized to provide for the issuance of bonds for the purpose of refunding any long-term obligation of the City. City staff and the City's financial advisors shall monitor the City's outstanding debt and the municipal bond market for opportunities to obtain interest savings by refunding outstanding debt. The City shall consider refunding debt when:

- An analysis indicates the potential for present value savings exceeds the costs of issuing the refunding debt of approximately 5% of the principal being refunded or at least \$250,000 (net of issuance costs) in most circumstances with exceptions allowed for changes to bond covenants, paying off bonds earlier than the originally scheduled final maturity date, and conditions where refundings can be combined with new money bond issuances to capture cost savings;

- The bonds to be refunded have restrictive or outdated covenants; or
- Restructuring of debt service is desirable.

Tax Increment Financing Bonds: Proceeds from these bonds may be used to finance capital improvements within the Tax Increment Reinvestment Zone (TIRZ). Repayment is from property taxes generated within the zone, within the remaining life of the TIRZ.

Internal Borrowing between City Funds: The Council may authorize use of existing long-term reserves as “loans” between funds. The borrowing fund will repay the loan at a rate consistent with current market conditions. The loan should be repaid within ten (10) years, and will be considered an investment of working capital reserves by the lending fund.

Leases: Leases may be used to finance major capital purchases, other than infrastructure, including fleet, major system upgrades, and large equipment purchases. The useful life of the asset should not exceed the term of the lease.

Other Obligations: There may be special circumstances when other forms of debt are appropriate and may be evaluated on a case-by-case basis. Such other forms include, but are not limited to: tax anticipation notes, limited tax notes, non-enterprise revenue bonds, bond anticipation notes, grant anticipation notes, and judgment or settlement obligation bonds.

Debt Issuance Process

The City, with assistance from its financial advisors, shall review each debt issuance transaction on a case-by-case basis to determine the most appropriate method of sale.

When feasible and economical, obligations shall be issued by competitive rather than negotiated sale. A sale may be negotiated when the issue is predominantly a refunding issue or in other non-routine situations which require more flexibility than a competitive offer allows. Whenever the option exists to offer an issue either for competition or for negotiation, analysis of the options shall be performed to aid in the decision making process.

When a sale is not competitively bid, the city will publicly present the reasons and will participate with the financial advisor in the selection of the underwriter or direct purchaser.

When cost/beneficial, the city may privately place its debt. Since no underwriter participates in a private placement, it may result in lower cost of issuance. Private placement is sometimes an option for small issues. The opportunity may be identified by the Financial Advisor.

The City may utilize the services of independent financial advisors on debt financing when deemed prudent. Bond counsel will be used for each transaction. Professional services used in conjunction with a bond issuance may be obtained using a request for proposals (RFP). If an RFP is used, selection will be based on experience in the type of issuance and in municipal bond activities, the ability to perform needed services, proposed fees, and fee structure.

The City of Belton will strive to maintain an investment grade bond rating. The City will maintain good communications with bond rating agencies about its financial condition and will follow a policy of full and ongoing disclosure. When issuing debt in the public markets, the City will seek a rating from at least one rating agency, as recommended by the City's financial advisor. The City may not need a rating for direct placement with a bank.

The City will comply with all Federal tax law provisions, including arbitrage requirements and reporting thereon.

Bond Reimbursement Resolutions

The City may utilize bond reimbursements as a tool to manage its debt issues, due to project timing, arbitrage requirements, or other factors. In so doing, the City uses its capital reserves to delay bond issues until such time when issuance is favorable and beneficial to the City. The City Council may authorize a bond reimbursement resolution within legislative limits.

Permitted Investments

All investments of debt proceeds shall adhere to the City's investment policy. Accordingly, ~~the investment of proceeds is limited to:~~

- ~~Securities guaranteed for both principal and interest by the Federal government;~~
- ~~Collateralized certificates of deposit from banks whose collateral consists of securities of the United States or secured by a letter of credit from the Federal Home Loan Bank Board that guarantee both principal and interest; and~~
- ~~Local government investments pools.~~
- ~~Interest-bearing banking deposits that are guaranteed or insured by the Federal Deposit Insurance Corporation or its successor or the National Credit Union Share Insurance Fund or its successor.~~

A financial advisor may be used to assist in investing bond proceeds. However, the advisor must be independent of the underwriter or financial advisor involved with the sale of the bonds. Bond proceeds shall be accounted for separately from operating funds. To ensure adequate liquidity and safety of principal, investment maturities shall precede debt service requirements.

Initial Adoption Date: June 25, 2013

Review Date: January 12, 2021



DEBT POLICY ADOPTION

JANUARY 12, 2021



DEBT POLICY



- The adoption of a debt policy is a recommended “Best Practice” by the Government Finance Officers Association of the U.S. and Canada
- A debt policy should establish guidelines for the issuance and management of debt, including
 - The conditions and process for issuing debt
 - The types of debt that are allowed
 - The permitted investments for bond proceeds

PROPOSED CHANGES FOR 2021



- The maximum term of issuance has been added
 - Bonds will typically be issued for twenty years or less
 - In no case will bonds be issued for more than thirty years
 - The term will not exceed the useful life of the asset being financed

PROPOSED CHANGES FOR 2021



- A savings threshold for refinancing has been added
 - The potential present value savings must be 5% of the principal being refunded or at least \$250,000 net of issuance costs
 - Exceptions are allowed for changes to bond covenants, paying off bonds earlier than the originally scheduled final maturity, and when a refunding can be combined with a new money issuance to capture cost savings

PROPOSED CHANGES FOR 2021



- Competitive, rather than negotiated, sales will be preferred
 - Competitive sales generally generate lower yields than negotiated deals
 - Negotiated sales and private placements continue to be allowed for maximum flexibility
 - When a sale is not competitively bid, the City will publicly present the reasons for selecting a different process

PROPOSED CHANGES FOR 2021



- The investment of bond proceeds must adhere to the City's Investment Policy
 - The specific types of investments have been removed from the Debt Policy to avoid confusion and/or contradiction among policies

QUESTIONS?



Staff recommends approval of the proposed Debt Policy



Staff Report – City Council Agenda Item

Agenda Item #9

Conduct an annual review of City of Belton's Investment Policy and consider the adoption of a resolution attesting to the review and re-adoption thereof.

Originating Department

Finance Department – Mike Rodgers, Director of Finance

Summary Information

The Public Funds Investment Act (PFIA) requires that the governing body of an investing entity review its investment policy and investment strategies (contained in the policy) not less than annually. The governing body is also required to adopt the policy by rule, order or resolution, noting both the annual review and any changes to the policy. The proposed policy for 2021 is the same as last year with one exception. On page 1, internal service funds have been added to the scope of the policy.

Fiscal Impact

None

Recommendation

Conduct annual review and consider a resolution re-adopting the City's Investment Policy.

Attachments

Resolution of attestation for investment policy review
2021 Investment Policy

RESOLUTION NO. 2021-03-R

**A RESOLUTION ATTESTING TO CITY COUNCIL REVIEW OF THE INVESTMENT
POLICY OF THE CITY OF BELTON, TEXAS**

WHEREAS, the Public Funds Investment Act (PFIA), Chapter 2256 of the Texas Government Code, requires the governing body of an investing entity to review its investment policy and investment strategies not less than annually; and

WHEREAS, the policy has been presented to and reviewed by the Council of the City of Belton at its regular meeting held this date; and

WHEREAS, the City's investment policy conforms to the provisions of the PFIA and investment officers for the City have obtained the necessary training required under the PFIA.

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

That the Investment Policy for the City of Belton, Texas, attached hereto at Exhibit "A" and incorporated herein for all intents and purposes, is hereby officially reviewed and adopted.

PRESENTED AND ADOPTED on this the 12th day of January, 2021, by a vote of _____ ayes and _____ nays at a regular meeting of the City Council of the City of Belton, Texas.

Wayne Carpenter, Mayor

ATTEST:

Amy M. Casey, City Clerk

INVESTMENT POLICY

I. POLICY

It is the policy of the City of Belton, Texas, that after allowing for the anticipated cash flow requirements of the City and giving due consideration to the safety and risk of investment, all available funds shall be invested in conformance with these legal and administrative guidelines, seeking to optimize interest earnings to the maximum extent possible.

Effective cash management is recognized as essential to good fiscal management. Investment interest is a source of revenue to City funds. The City's investment portfolio shall be designed and managed in a manner designed to maximize this revenue source, to be responsive to public trust, and to be in compliance with legal requirements and limitations.

Investments shall be made with the primary objectives of:

- **Safety** and preservation of principal;
- Maintenance of sufficient **liquidity** to meet operating needs; and
- Optimization of **interest earnings** on the portfolio.

II. PURPOSE

The purpose of this investment policy is to comply with the City Charter, bond covenants, and Chapter 2256 of the Government Code ("Public Funds Investment Act"), which requires the City to adopt a written investment policy regarding the investment of its funds and funds under its control. The Investment Policy addresses the methods, procedures and practices that must be exercised to ensure effective and judicious fiscal management of the City's funds.

III. SCOPE

This Investment Policy shall govern the investment of all financial assets of the City. These funds are accounted for in the City's Comprehensive Annual Financial Report (CAFR) and include:

- General Fund;
- Special Revenue Funds;
- Capital Projects Funds;
- Enterprise Funds;
- TIRZ Fund;
- Economic Development Fund;
- Internal Service Funds;

- Trust and Agency Funds, to the extent not required by law or existing contract to be kept segregated and managed separately;
- Debt Service Funds, including reserves and sinking funds, to the extent not required by law or existing contract to be kept segregated and managed separately; and
- Any new fund created by the City, unless specifically exempted from this Policy by the City Council or by law.

The City will consolidate cash balances from all funds to maximize investment earnings. Investment income will be allocated to the various funds based on their respective participation and in accordance with generally accepted accounting principles.

This Investment Policy shall apply to all transactions involving the financial assets and related activity for all the foregoing funds. However, this policy does not apply to the assets administered for the benefit of the City by outside agencies under deferred compensation programs.

IV. INVESTMENT OBJECTIVES

The City shall manage and invest its cash with three primary objectives, listed in order of priority: **safety, liquidity and yield, expressed as optimization of interest earnings**. The safety of the principal invested always remains the primary objective. All investments shall be designed and managed in a manner responsive to the public trust and consistent with state and local law.

The City shall maintain a comprehensive cash management program, which includes collection of account receivables, vendor payments in accordance with invoice terms, and prudent investment of available cash. Cash management is defined as the process of managing monies in order to insure maximum cash availability and maximum earnings on short-term investment of idle cash.

Safety [PFIA 2256.005(b)(2)]

Safety of principal is the foremost objective of the investment program. Investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. The objective will be to mitigate credit and interest rate risk.

- Credit Risk – The City will minimize credit risk, the risk of loss due to the failure of the issuer or backer of the investment, by:
 - Limiting investments to the safest types of investments;
 - Pre-qualifying the financial institutions and broker/dealers with which the City will do business; and
 - Diversifying the investment portfolio so that potential losses on individual issuers will be minimized.

- Interest Rate Risk – the City will minimize the risk that the interest earnings and the market value of investments in the portfolio will fall due to changes in general interest rates, by:
 - Investing operating funds primarily in certificates of deposit, shorter-term securities, money market mutual funds, or local government investment pools functioning as money market mutual funds.

Liquidity [PFIA 2256.005(b)(2)]

The investment portfolio shall remain sufficiently liquid to meet all operating requirements that may be reasonably anticipated. This is accomplished by structuring the portfolio so that investments mature concurrent with cash needs to meet anticipated demands. Because all possible cash demands cannot be anticipated, a portion of the portfolio will be invested in local government investment pools that offer same-day liquidity.

Yield (Optimization of Interest Earnings) [PFIA 2256.005(b)(3)]

The investment portfolio shall be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and liquidity needs. Return on investment is of secondary importance compared to the safety and liquidity objectives described above.

V. RESPONSIBILITY AND CONTROL

Delegation of Authority [PFIA 2256.005(f)]

In accordance with the City Charter and the Public Funds Investment Act, the Belton City Council designates the City Manager, the Finance Director, and the Assistant Finance Director as the City's Investment Officers. An Investment Officer is authorized to execute investment transactions on behalf of the City. No person may engage in an investment transaction or the management of City funds except as provided under the terms of this Investment Policy as approved by the City Council. The investment authority granted to the investing officers is effective until rescinded by the City Council.

Quality and Capability of Investment Management [PFIA 2256.005(b)(3)]

The City shall provide periodic training in investments for the designated investment officers and other investment personnel through courses and seminars offered by professional organizations, associations, and other independent sources in order to ensure the quality and capability of investment management in compliance with the Public Funds Investment Act.

Training Requirement [PFIA 2256.008]

In accordance with the City Charter and the Public Funds Investment Act, designated Investment Officers shall attend an investment training session no less often than once every two fiscal years and shall receive not less than 8 hours of instruction relating to investment responsibilities. A newly appointed Investment Officer must attend a training session of at least 10 hours of instruction within twelve months of the date the officer took office or assumed the officer's duties. The investment training session shall be provided by an independent source. For purposes of this policy, an "independent source" from which investment training shall be obtained shall include a professional organization, an institution of higher education, or any other sponsor other than a business organization with whom the City may engage in an investment transaction.

Internal Controls [Best Practice]

The Finance Director is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft, or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management. Accordingly, the Finance Director shall establish a process for annual independent review by an external auditor to assure compliance with policies and procedures.

Public Trust

All participants in the City's investment process shall seek to act responsibly as custodians of the public trust. Investment officers shall avoid any transaction that might impair public confidence in the City's ability to govern effectively.

Prudence [PFIA 2256.006]

The standard of prudence to be applied by the Investment Officers shall be the "prudent investor" rule. This rule states that "Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived." In determining whether an Investment Officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration:

- The investment of all funds, or funds under the City's control, over which the officer had responsibility rather than a consideration as to the prudence of a single investment; and

- Whether the investment decision was consistent with the written approved investment policy of the City.

Indemnification [Best Practice]

The Investment Officer, acting in accordance with written procedures and exercising due diligence, shall not be held personally responsible for a specific investment's credit risk or market price changes, provided that these deviations are reported immediately and the appropriate action is taken to control adverse developments.

Ethics and Conflicts of Interest [PFIA 2256.005(i)]

Officers and employees involved in the investment process shall refrain from personal business activity that would conflict with the proper execution and management of the investment program, or that would impair their ability to make impartial decisions. Employees and Investment Officers shall disclose any material interests in financial institutions with which they conduct business. They shall further disclose any personal financial/investment positions that could be related to the performance of the investment portfolio.

An Investment Officer of the City who has a personal business relationship with an organization seeking to sell an investment to the City shall file a statement disclosing that personal business interest. An Investment Officer who is related within the second degree by affinity or consanguinity to an individual seeking to sell an investment to the City shall file a statement disclosing that relationship. A statement required under this subsection must be filed with the Texas Ethics Commission and the City Council.

VI. SUITABLE AND AUTHORIZED INVESTMENTS

Portfolio Management

The City currently has a "buy and hold" portfolio strategy. Maturity dates are matched with cash flow requirements and investments are purchased with the intent to be held until maturity. However, investments may be liquidated prior to maturity for the following reasons:

- An investment with declining credit may be liquidated early to minimize loss of principal; and/or
- Cash flow needs of the City require that the investment be liquidated.

Investments [PFIA 2256.005(b)(4)(A)]

City funds governed by this policy may be invested in the instruments described below, all of which are authorized by Chapter 2256 of the Government Code (Public Funds Investment Act). Investment of City funds in any instrument or

security not authorized for investment under the Act is prohibited. The City will not be required to liquidate an investment that becomes unauthorized subsequent to its purchase. *[PFIA 2256.017]*

I. Authorized

1. Obligations of the United States of America, its agencies and instrumentalities, including the Federal Home Loan Banks. *[PFIA 2256.009 (1)]*
2. Interest-bearing banking deposits that are guaranteed or insured by the Federal Deposit Insurance Corporation or its successor or the National Credit Union Share Insurance Fund or its successor. *[PFIA 2256.009 (7)]*
3. Certificates of Deposit issued by a bank organized under Texas law, the laws of another state, or federal law, that has its main office or a branch office in Texas, and that is guaranteed or insured by the Federal Deposit Insurance Corporation or its successor or secured by obligations in a manner and amount provided by law for deposits of the City. *[PFIA 2256.010]*
4. Local government investment pools, which 1) meet the requirements of Chapter 2256.016 of the Public Funds Investment Act, 2) are rated no lower than AAA or AAA-m or an equivalent rating by at least one nationally recognized rating service, and 3) are authorized by resolution or ordinance by the City Council. In addition, a local government investment pool created to function as a money market mutual fund must mark its portfolio to the market daily and, to the extent reasonably possible, stabilize at \$1.00 net asset value. *[PFIA 2256.016]*

All prudent measures will be taken to liquidate an investment that is downgraded to less than the required minimum rating. *[PFIA 2256.021]*

II. Not Authorized [PFIA 2256.009(b)(1-4)]

1. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal;
2. Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest;

3. Collateralized mortgage obligations that have a stated final maturity date of greater than 10 years; and
4. Collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

VII. INVESTMENT PARAMETERS

Maximum Maturities [PFIA 2256.005(b)(4)(B)]

The longer the maturity of investments, the greater their price volatility. Therefore, it is the City's policy to concentrate its investment portfolio in shorter-term securities in order to limit principal risk caused by changes in interest rates.

The City attempts to match its investments with anticipated cash flow requirements. The City will not directly invest in securities maturing more than two (2) years from the date of purchase; however, the above described obligations, certificates, or agreements may be collateralized using longer dated investments.

The composite portfolio will have a weighted average maturity of 365 days or less. This dollar-weighted average maturity will be calculated using the stated final maturity dates of each security. [PFIA 2256.005(b)(4)(C)]

Diversification [PFIA 2256.005(b)(3)]

The City recognizes that investment risks can result from issuer defaults, market price changes or various technical complications leading to temporary illiquidity. Risk is controlled through portfolio diversification that shall be achieved by the following general guidelines:

- Limiting investments to avoid overconcentration in investments from a specific issuer or business sector (excluding U.S. Treasury securities and certificates of deposit that are fully insured and collateralized in accordance with state and federal law);
- Limiting investment in investments that have higher credit risks (example: commercial paper);
- Investing in investments with varying maturities; and
- Continuously investing a portion of the portfolio in readily available funds such as local government investment pools (LGIP's) to ensure that appropriate liquidity is maintained in order to meet ongoing obligations.

Diversification by investment instrument shall not exceed the following guidelines for each type of instrument:

<u>Instrument Type</u>	<u>Maximum % of Portfolio</u>
U.S. Treasury Obligations	100%
U.S. Government Agency Securities/Instrumentalities	100%
Interest Bearing Banking Deposits Insured by the FDIC	100%
Authorized Local Government Investment Pools	100%
Fully Collateralized or Fully Insured Certificates of Deposit	50%

VIII. SELECTION OF BANKS AND DEALERS

Depository [Section 8.13, City Charter]

A Depository shall be selected through the City's banking services procurement process, which shall include a formal request for proposal (RFP). The selection of a depository will be determined by competitive proposal and evaluation of bids will be based on the following selection criteria:

- The ability to qualify as a depository for public funds in accordance with state law;
- The ability to provide requested information or financial statements for the periods specified;
- The ability to meet all requirements in the banking RFP;
- Complete response to all required items on the bid form; and
- Lowest net banking service cost, consistent with the ability to provide an appropriate level of service.

Authorized Brokers/Dealers [PFIA 2256.025]

The City shall, at least annually, review, revise, and adopt a list of qualified broker/dealers and financial institutions authorized to engage in securities transactions with the City. Those firms that request to become qualified bidders for securities transactions will be required to provide a completed broker/dealer questionnaire that provides information regarding creditworthiness, experience and reputation; and 2) a certification stating the firm has received, read, and understood the City's investment policy and agree to comply with the policy. Authorized firms may include primary dealers or regional dealers that qualify under Securities & Exchange Commission Rule 15C3-1 (Uniform Net Capital Rule), and qualified depositories. All investment providers, including financial institutions, banks, and local government investment pools, must sign a certification acknowledging that the organization has received and reviewed the City's investment policy and that reasonable procedures and controls have been implemented to preclude investment transactions that are not authorized by the City's policy. [PFIA 2256.005(k-l)]

Competitive Pricing [Best Practice]

It is the policy of the City to require at least three competitive offers, if available, for all individual security purchases and sales except for: a) transactions with local government investment pools and b) treasury and agency securities purchased at issue through an approved broker/dealer or financial institution. The Finance Director shall develop and maintain procedures for ensuring competition in the investment of the City's funds.

Delivery vs. Payment [PFIA 2256.005(b)(4)(E)]

Securities shall be purchased using the **delivery vs. payment** method with the exception of investment pools. Funds will be released after notification that the purchased security has been received.

IX. SAFEKEEPING OF SECURITIES AND COLLATERAL

Safekeeping and Custodian Agreements [Best Practice]

The City shall contract with a bank or banks for the safekeeping of securities either owned by the City as part of its investment portfolio or held as collateral to secure demand or time deposits. Securities owned by the City shall be held in the City's name as evidenced by safekeeping receipts of the institution holding the securities.

Collateral for deposits will be held by a third party custodian designated by the City and pledged to the City as evidenced by safekeeping receipts of the institution with which the collateral is deposited. Original safekeeping receipts shall be obtained. Collateral may be held by the depository bank's trust department, a Federal Reserve bank or branch of a Federal Reserve bank, a Federal Home Loan Bank, or a third party bank approved by the City.

Collateral Policy [PFCA 2257.023]

Consistent with the requirements of the Public Funds Collateral Act, it is the policy of the City to require full collateralization of all City funds on deposit with a depository bank, other than investments. In order to anticipate market changes and provide a level of security for all funds, the collateralization level will be 102% of market value of principal and accrued interest on the deposits or investments less an amount insured by the FDIC. At its discretion, the City may require a higher level of collateralization for certain investment securities. Securities pledged as collateral shall be held by an independent third party with which the City has a current custodial agreement. The Finance Director is responsible for entering into collateralization agreements with third party custodians in compliance with this Policy. The agreements are to specify the acceptable investment securities for collateral, including provisions relating to possession of the collateral, the substitution or release of investment securities, ownership of securities, and the

method of valuation of securities. A clearly marked evidence of ownership (safekeeping receipt) must be supplied to the City and retained. Collateral shall be reviewed at least quarterly to assure that the market value of the pledged securities is adequate.

Collateral Defined [PFCA 2257.002 (4)(A-F) and PFCA 2257.002(5)(A-C)]

The City shall accept only eligible securities, under the PFCA 2257.002(4)(A-F) as collateral, defined as:

- A surety bond;
- An investment security, further defined as:
 - An obligation that in the opinion of the attorney general of the United States is a general obligation of the United States and backed by its full faith and credit;
 - a general or special obligation issued by a public agency that is payable from taxes, revenues, or a combination of taxes and revenues; or
 - a security in which a public entity may invest under Subchapter A, Chapter 2256.
- an ownership or beneficial interest in an investment security, other than an option contract to purchase or sell an investment security;
- a fixed-rate collateralized mortgage obligation that has an expected weighted average life of 10 years or less and does not constitute a high-risk mortgage security;
- a floating-rate collateralized mortgage obligation that does not constitute a high-risk mortgage security; or
- a letter of credit issued by a federal home loan bank.

While not mandated, the City seeks collateral to be kept in the form of:

- Direct obligations of the United States Treasury or its agencies and instrumentalities;
- Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized rating firm not less than A or its equivalent with a remaining maturity of ten (10) years or less;
- A surety bond issued by an insurance company rated as to investment quality by a nationally recognized rating firm not less than A; and
- A letter of credit issued to the City by the Federal Home Loan Bank.

Subject to Audit

All collateral shall be subject to inspection and audit by the Finance Director or the City's independent auditors.

X. PERFORMANCE

Performance Standards

The City's investment portfolio will be managed in accordance with the parameters specified within this policy. The portfolio shall be designed with the objective of obtaining a rate of return through budgetary and economic cycles, commensurate with the investment risk constraints and the cash flow requirements of the City.

Performance Benchmark [*Best Practice*]

It is the policy of the City to purchase investments with maturity dates coinciding with cash flow needs. Through this strategy, the City shall seek to optimize interest earnings utilizing allowable investments available on the market at that time. Market value will be calculated on a quarterly basis on all securities owned and compared to current book value. The City's portfolio shall be designed with the objective of regularly meeting or exceeding the average rate of return on U.S. Treasury Bills at a maturity level comparable to the City's weighted average maturity in days.

XI. REPORTING [*PFIA 2256.023*]

Methods

The Investment Officer shall prepare an investment report on a quarterly basis that describes the portfolio in terms of investment securities, maturities, and shall explain the total investment return for the quarter.

The quarterly investment report shall include a summary statement of investment activity prepared in compliance with generally accepted accounting principals. This summary will be prepared in a manner that will allow the City to ascertain whether investment activities during the reporting period have conformed to the Investment Policy. The report will be provided to the City Council. The report will include, but is not limited to:

- A detailed description of the investment position for the City;
- A summary statement of each pooled investment fund group that states the beginning market value for the reporting period, additions and changes to the market value during the period, and the ending market value for the period;
- A statement of the book value and market value of each separately invested asset at the beginning and end of the reporting period by type of asset and fund type invested; and
- A statement of compliance with the investment policy.

An independent auditor will perform a formal annual review of the quarterly reports with the results reported to the governing body [PFIA 2256.023(d)].

Monitoring Market Value [PFIA 2256.005(b)(4)(D)]

Market value of all securities in the portfolio will be determined on a quarterly basis. These values will be obtained from a reputable and independent source and disclosed to the governing body quarterly in a written report.

XII. INVESTMENT POLICY ADOPTION [PFIA 2256.005(e)]

The City's investment policy shall be adopted annually by resolution of the City Council. It is the City's intent to comply with state laws and regulations. The City's investment policy shall be subject to revisions consistent with changing laws, regulations, and needs of the City. The City Council shall adopt a resolution stating that it has reviewed the policy and investment strategies annually, approving any changes or modifications.



Staff Report – City Council Agenda Item

Agenda Item #10

Consider authorizing the following purchases of vehicles as provided for in the Capital Equipment Replacement Fund:

- A. Light Duty Truck for the Public Works Water Department;
- B. Light Duty Truck for the Public Works Street Department;
- C. Light Duty Truck for the Public Works Building Maintenance Department;
- D. Light Duty Truck for the Public Works Water Department – Metering; and
- E. Light Duty Truck for the Parks and Recreation Department.

Originating Department

Public Works – Angellia Points, Director of Public Works/City Engineer
Parks and Recreation – Matt Bates, Director of Parks and Recreation

Summary Information

Products that are quoted through Purchasing Cooperatives such as HGAC, Sourcewell NJPA, and Texas Smart Buy are not required to be bid because these agencies have already performed the bidding process.

A. Water Department Truck

The proposed truck will replace Unit V158, a 2008 Ford F-250 crew cab with a utility bed, an existing 12-year old truck that is scheduled to be replaced this fiscal year. The existing truck is used to haul trailers with equipment and supplies. Staff researched the available models of trucks and determined a Ford F-250 crew cab with a utility bed will be ideal to meet Belton's needs.

Quotes were pursued from Rush Truck Center, a Buy Board vendor for F-250's. A new, 2021 F-250 crew cab with a utility bed was quoted for \$40,236.20. This is over the projected cost of \$37,404 for this truck. Staff anticipates the proceeds from the sale of the current vehicle will help offset this \$2,832.30 overage.

B. Street Department Truck

The proposed truck will replace Unit V173, a 2010 Ford F-250 single cab with a utility bed, an existing 10-year old truck that is scheduled to be replaced this fiscal year. The existing truck is used by the sign crew to haul trailers and signage equipment. Staff researched the available models of trucks and determined a Ford F-250 single cab with a utility bed will be ideal to meet Belton's needs.

Quotes were pursued from Sam Pack's Five Star Ford, a Texas Smart Buy vendor for F-250s. A new, 2021 F-250 single cab with a utility bed was quoted for \$35,412 and is under the anticipated budgeted amount of \$36,016.

C. Building Maintenance Truck

The proposed truck will replace Unit V181, a 2004 Chevrolet 1500 single cab, an existing 16-year old truck that is scheduled to be replaced this fiscal year. The existing truck is used by the Building Maintenance janitorial staff to travel from City buildings and to transport janitorial supplies. Staff researched the available models of trucks and determined a Ford Ranger extended cab will be ideal to meet Belton's needs.

Quotes were pursued from Sam Pack's Five Star Ford, a Texas Smart Buy vendor for Ford Rangers. A new, 2021 Ford Ranger extended cab was quoted for \$23,824 and is under the anticipated budgeted amount of \$27,803.

D. Water Department – Metering Truck

The truck will replace Unit V191, a 2012 Chevrolet Colorado single cab, an existing 8-year old truck that is scheduled to be replaced this fiscal year. The existing truck is used by the Water Department – Metering staff to perform all metering job related duties. Staff researched the available models of trucks and determined a Ford Ranger extended cab will be ideal to meet Belton's needs.

Quotes were pursued from Sam Pack's Five Star Ford, a Texas Smart Buy vendor for Ford Rangers. A new, 2021 Ford Ranger extended cab was quoted for \$24,314 and is under the anticipated budgeted amount of \$27,803.

E. Parks and Recreation Truck

The proposed truck will replace Unit V140, a 2006 Chevrolet 1500 single cab, an existing 14-year old truck that is scheduled to be replaced this fiscal year. The existing truck is used by the Parks and Recreation Department for daily park maintenance operations. Staff researched the available models for trucks and determined an F-250 single cab will be ideal to meet Belton's needs.

Quotes were pursued from Sam Pack's Five Star Ford, a Texas Smart Buy vendor for F-250s. A new, 2021 F-250 single cab was quoted for \$27,893 and is just over the budgeted amount of \$27,803.

Fiscal Impact Amount: \$151,679.20

Budgeted: ☒ Yes ☐ No

Funding Source(s): Capital Equipment Replacement Fund

Recommendation

Authorize the purchase of the following as described above:

- 2021 F-250 Crew Cab for the Water Department
- 2021 F-250 Single Cab for the Street Department
- 2021 Ford Ranger Extended Cab for the Building Maintenance Department
- 2021 Ford Ranger Extended Cab for the Water Department – Metering
- 2021 F-250 Single Cab for the Parks and Recreation Department

Attachments

Vehicle Quotes

**Rush Truck Center - Dallas Medium Duty**

4000 Irving Boulevard
Dallas, TX 75247
214-631-2050

rushtruckcenters.com

Retail Sales Order

SALES ORDER		Date 10/21/2020	
Please enter my order for the following: <input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> F.E.T. Applicable <input type="checkbox"/> Used <input type="checkbox"/> F.E.T. Exempt		City of Belton	
Make Ford	Series F-250	Customer's Name	
Year 2021	Body Type	1502 Holland Road	
Color	Trim	Street	City State Zip
Serial #			Belton TX 76513
Stock #			(254) 933-5823
To be delivered on or about		Federal Tax ID #	Business Phone Fax
BUY BOARD CONTRACT 601-19	400.00	Purchaser's Name	
2021 Ford F-250 Crew Cab, XL, Vinyl Interior,		Street	City State Zip
6.2L V8, Auto, Brake controller, running boards,			
B/U camera prep kit	40,725.00	Federal Tax ID #	Business Phone Fax
Knapheide 696 8' SRW service Body, Tow package,		Aaron Davis	
Install B/U Camera	7,500.00	By Salesman	
Tent Windows	275.00	Truck Will be Titled in _____ County.	
Government/ Fleet discounts	(8,663.80)	LIENHOLDER INFORMATION	
Sales Price	40,236.20	Date of Lien	
Factory Paid F.E.T.	0.00	Lien Holder	
F.E.T. Tire Credit	0.00		
Total Factory Paid F.E.T.	0.00	Draft Through	
Optional Extended Warranties	0.00		
Sub-Total	40,236.20		
Dealer Paid F.E.T. *	0.00	Manufacturer Rebate	
Local Taxes	0.00	Total Used Vehicle Allowance *	
License, Transfer, Title, Registration Fee	0.00	Less Total Balance Owed	
Documentary Fee	250.00	Total Net Allowance on Used Vehicle(s)	
Total Cash Delivered Price	40,486.20	Deposit or Credit Balance	
Total Down Payment	0.00	Cash with Order	
Unpaid Cash Balance Due on Delivery	40,486.20	0.00	
A DOCUMENTARY FEE IS NOT AN OFFICIAL FEE. A DOCUMENTARY FEE IS NOT REQUIRED BY LAW, BUT MAY BE CHARGED TO CUSTOMERS FOR HANDLING DOCUMENTS RELATING TO THE SALE. A DOCUMENTARY FEE MAY NOT EXCEED A REASONABLE AMOUNT AGREED TO BY PARTIES. THIS NOTICE IS REQUIRED BY LAW.		*See Trade-In details on page 4	
The Dealer's Inventory Tax charge is intended to reimburse the Dealer for ad valorem taxes on its motor vehicle inventory. The charge, which is paid by the Dealer to the county tax assessor-collector, is not a tax imposed on a Customer by the government, and is not required to be charged by the Dealer to the Customer.		Customer, by the execution of this Order, offers to purchase the Product(s) described above upon the Terms and Conditions contained herein. Customer acknowledges that Customer has read the Terms and Conditions of this Order on Page 2 and has received a true copy of this Order and the Terms and Conditions.	
*SUBJECT TO ADJUSTMENT - FINAL F.E.T. MAY VARY ANY F.E.T. VARIANCE RESPONSIBILITY OF DEALER		Customer's Signature _____ Date _____	
NOTICE: THE FOLLOWING ARE IMPORTANT PROVISIONS OF THIS ORDER		OFFER RECEIVED BY: _____ Date _____	
THIS ORDER CANCELS AND SUPERCEDES ANY PRIOR AGREEMENTS AND, AS OF THE DATE HEREOF, COMPRISES THE COMPLETE AND EXCLUSIVE STATEMENT OF THE TERMS OF THE AGREEMENT BETWEEN THE PARTIES.		SALES REPRESENTATIVE	
IF ANY REPRESENTATIONS, SPECIFICATIONS OR OTHER AGREEMENTS ARE RELIED UPON BY CUSTOMER, THEY MUST BE IN WRITING AND SPECIFICALLY IDENTIFIED AND REFERENCED IN THIS ORDER; OTHERWISE, THEY WILL NOT BE BINDING ON OR ENFORCEABLE AGAINST DEALER.		Date	
THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.		OFFER ACCEPTED BY: _____ Date _____	
		AUTHORIZED REPRESENTATIVE	
		Date	

Item	Price	Qty	UOM	Subtotal
<u>Class 2B - Full Size Pickup, Regular Cab (8,501 -10,000 lb.</u>	25533.00	1	EACH	25533.00
Option	Note	Price	Qty	Subtotal
OPT 171 - Delete bed, add utility body, standard		9879.00	1	9879.00

Commodity Code: 072021512

Delivery Days: 120

Item Detail: Class 2B - Full Size Pickup, Regular Cab (8,501 -10,000 lb. GVWR) View the term contract page for full specs and warranty information.

Contractor: Sam Pack's Five Star Ford, LTD.

Contract: 2270

Supplier Part Number: 072021512

Min. Order Quantity: 1

Order Total: \$35412.00

Item	Price	Qty	UOM	Subtotal
<u>Class 1 - Mid-size Pickup, Extended Cab &lt; 6000 lb. GVWR</u>	23134.00	1	EACH	23134.00
Option	Note	Price	Qty	Subtotal
OPT 258 - Seat fabric - vinyl		.00	1	.00
Option	Note	Price	Qty	Subtotal
OPT 396 - Floors - all weather, full length rubber or vinyl		.00	1	.00
Option	Note	Price	Qty	Subtotal
OPT 810 - Window tint, 25% Visible Light Transmission, max.		295.00	1	295.00
Option	Note	Price	Qty	Subtotal
OPT 030 - Bed liner, spray-on, Min. 1/8 on walls and 1/4" e		395.00	1	395.00

Commodity Code: 072011712

Delivery Days: 120

Item Detail: Class 1 - Mid-size Pickup, Extended Cab < 6000 lb. GVWR View the term contract page for full specs and warranty information.

Contractor: Sam Pack's Five Star Ford, LTD.

Contract: 2270

Supplier Part Number: 072011712

Min. Order Quantity: 1

Order Total: \$23824.00

Item	Price	Qty	UOM	Subtotal
<u>Class 1 - Mid-size Pickup, Extended Cab &lt; 6000 lb. GVWR</u>	23134.00	1	EACH	23134.00
Option	Note	Price	Qty	Subtotal
OPT 258 - Seat fabric - vinyl		.00	1	.00
Option	Note	Price	Qty	Subtotal
OPT 396 - Floors - all weather, full length rubber or vinyl		.00	1	.00
Option	Note	Price	Qty	Subtotal
OPT 810 - Window tint, 25% Visible Light Transmission, max.		295.00	1	295.00
Option	Note	Price	Qty	Subtotal
OPT 030 - Bed liner, spray-on, Min. 1/8 on walls and 1/4" e		395.00	1	395.00
Option	Note	Price	Qty	Subtotal
OPT 258 - Seat fabric - vinyl		.00	1	.00
Option	Note	Price	Qty	Subtotal
OPT 396 - Floors - all weather, full length rubber or vinyl		.00	1	.00
Option	Note	Price	Qty	Subtotal
OPT 810 - Window tint, 25% Visible Light Transmission, max.		295.00	1	295.00
Option	Note	Price	Qty	Subtotal
OPT 030 - Bed liner, spray-on, Min. 1/8 on walls and 1/4" e		395.00	1	395.00
Option	Note	Price	Qty	Subtotal
OPT 801 Running Boards/Bar, full length of cab, OEM. color		490.00	1	490.00

Commodity Code: 072011712

Delivery Days: 120

Item Detail: Class 1 - Mid-size Pickup, Extended Cab < 6000 lb. GVWR View the term contract page for full specs and warranty information.

Contractor: Sam Pack's Five Star Ford, LTD.

Contract: 2270

Supplier Part Number: 072011712

Min. Order Quantity: 1

Order Total: \$24314.00

Item	Price	Qty	UOM	Subtotal
<u>Class 2B - Full Size Pickup, Regular Cab (8,501 -10,000 lb.</u>	25533.00	1	EACH	25533.00
Option	Note	Price	Qty	Subtotal
OPT 030 - Bed liner, spray-on, Min. 1/8 on walls and 1/4" e		595.00	1	595.00
Option	Note	Price	Qty	Subtotal
OPT 801 Running Boards/Bar, full length of cab, OEM. color		320.00	1	320.00
Option	Note	Price	Qty	Subtotal
OPT 814 - Tool box, single lid, heavy-duty, aluminum, low pr		950.00	1	950.00
Option	Note	Price	Qty	Subtotal
OPT 813 - Headache rack, no louvers, window grille with L &		495.00	1	495.00

Commodity Code: 072021512

Delivery Days: 120

Item Detail: Class 2B - Full Size Pickup, Regular Cab (8,501 -10,000 lb. GVWR) View the term contract page for full specs and warranty information.

Contractor: Sam Pack's Five Star Ford, LTD.

Contract: 2270

Supplier Part Number: 072021512

Min. Order Quantity: 1

Order Total: \$27893.00



Staff Report – City Council Agenda Item

Date: January 12, 2021
Case No.: P-20-29 Southwood Hills Phase III
Request: Final Plat
Applicant: Quick Inc. Land Surveying
Owner: Todd Scott - KDAVEO, LLC

Agenda Item #11

Consider a final plat of Southwood Hills Phase III comprising 15.743 acres, located on the west side of Connell Street, south of Laila Lane and north of Huey Drive.

Originating Department: Planning – Tina Moore, Planner

Current Zoning: Planned Development – Multi-Family and Office-1

Case Summary

This plat proposes two blocks with three lots for a duplex style apartment community and a leasing office. This development will accommodate 58 duplexes, a total of 116 units. A majority of this development was included in the West Avenue O preliminary plat, which was approved in September 2019. A small portion of Block 1 was recently acquired and rezoned from Agricultural to Planned Development Multi-Family with a small portion of Office-1 on Connell Street.

This is the third phase of the Southwood Hills development. Phase I contained 37 lots (74 units) and Phase II contained 36 lots (72 units). The combined development with Phase III contains 262 units.

Project Analysis and Discussion:

With the exception of Block 1, Lot 1, this development is zoned PD-MF. The approved PD zoning permitted a reduction in the front and rear yard setbacks. The front yard setback was reduced from 25' to 15' and the rear yard setback was reduced from 20' to 15'. Block 1, Lot 1, which fronts Connell Street, is zoned Office-1. The proposed lots satisfy all area requirements for the relevant zoning district. Below is a summary of these requirements.

Office-1

- Front Yard: 25'
- Side Yard: 20'
- Rear Yard: 10' when adjacent to res.
- Lot area: 7,000 sq ft
- Lot Width: 60' / Lot Depth: NA

PD - Multi Family

- Front Yard: 15'
- Side Yard: 8'/10'; 15' from street ROW
- Rear Yard: 15'
- Lot Area: 2,420 sq. ft.; 18 du/acre
- Lot Width: 80'
- Lot Depth: 120'

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

Water: An 8" water line will extend from Southwest Parkway and run along the south side of Shrey Way and connect to an existing 8" line on Connell Street, east of the property. Private 2" meter lines will extended from Shrey Way to provide services to the duplexes. The 8" line satisfies minimum requirements for fire flow protection.

Sewer: An 8" sewer line will extend from a stub out on Southwest Parkway and run along Shrey Way and connect to the existing 10" line on Connell Street, east of this property. Private lines will extend from Shrey Way to provide services to the duplexes.

Streets: Connell Street is shown as a major collector streets on the City's Thoroughfare Plan. This requires a minimum ROW width of 80'. Connell Street currently has approximately 52' ROW, with a deficiency of 28'. The applicant is dedicating 14' ROW on this plat which satisfies their obligation to provide one-half the needed ROW.

Connell Street is a perimeter street; therefore, the applicant is required to construct perimeter street improvements, similar to what was constructed for both Liberty Valley Phase IV and Connell Subdivision. This requires 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.

Shrey Way is a local road which will be constructed with a 50' ROW, 31' pavement width, and curb/gutter. At the intersection of Connell, the ROW will widen to 56' with a 37' pavement to accommodate turning movements. No parking signs are proposed on Shrey Way.

Sidewalks: The Subdivision Ordinance Section 503 requires a 5' wide sidewalk along both sides of collector streets, in this case, Connell Street. The applicant will construct a 5' sidewalk along the subdivision side of Connell Street, with an ADA ramp at Shrey Way.

Drainage: Drainage plans and a drainage report have been provided and reviewed. Two on-site detention ponds are proposed to address drainage needs for the entire subdivision and 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. No private amenities are proposed for this phase of the development. The applicant has opted to pay a fee-in-lieu of parkland dedication totaling \$23,200 for 116 units. These funds will be used to develop Liberty Valley Park, which is within a half-mile radius of this subdivision.

Conclusion: We have reviewed the plat and find it acceptable as a final plat, subject to all items identified in the City's letter of conditions to the applicant dated December 28, 2020.

Recommendation

The Planning and Zoning Commission met on December 22, 2020, and with a vote of 6-0, unanimously recommended approval of the Southwood Hills Phase III Final Plat; subject to staff comment letter dated December 11, 2020. A subsequent review of the plat occurred after the Planning and Zoning Commission meeting. Staff recommends approval subject to staff comment letter dated December 28, 2020.

Attachments

Final Plat Application

Final Plat

Location Map

Duplex Site Plan

P & Z Commission Minutes

City letter of conditions to the applicant dated December 28, 2020

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

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

- ☐ Preliminary Subdivision Fees due \$ _____
- ☒ Final Subdivision
- ☐ Administrative Plat
- ☐ Replat
- ☐ ETJ
- ☒ City Limits

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

Applicant: 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: Teesh LLC / Riley Scott Construction Phone: _____

Mailing Address: 1955 Cornell St.

Email Address: Todd@riley-scott-thomes.com

Current Description of Property:

Lot: _____ Block: _____ Subdivision: _____

Acres: 15.743 Survey: James P. Wallace Survey

Abstract #: 906 Street Address: S. Connell Street, Belton Texas

Frontage in Feet: VARIABLE Depth in Feet: Variable

Does Zoning comply with proposed use? Yes Current Zoning: PD-MF/O-1

Name of proposed subdivision: Southwood Hills, Phase III

Number of Lots: 3 Fee: \$ _____

Signature of Applicant: Travis Quicksall Date: November 2, 2020

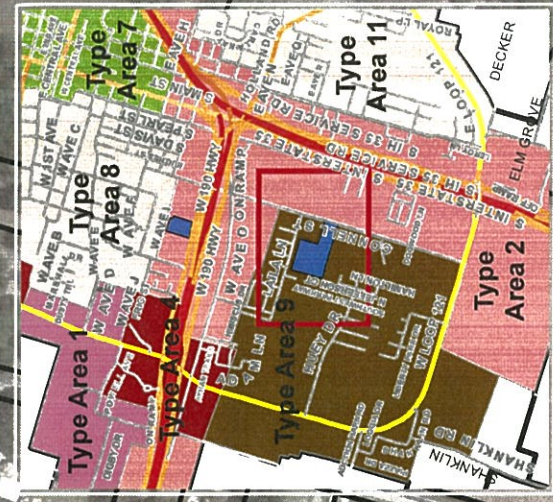
Signature of Owner: [Signature] Date: 11/2/2020

P-20-29 LOCATION - SOUTHWOOD HILLS PH III



PROPOSED PLAT:
Final Plat
Southwood Hills Ph. III
15,743 Acres

PROPERTY OWNER:
Todd Scott, KDAVEO, LLC



Proposed Southwood Hills Ph. III

Legend

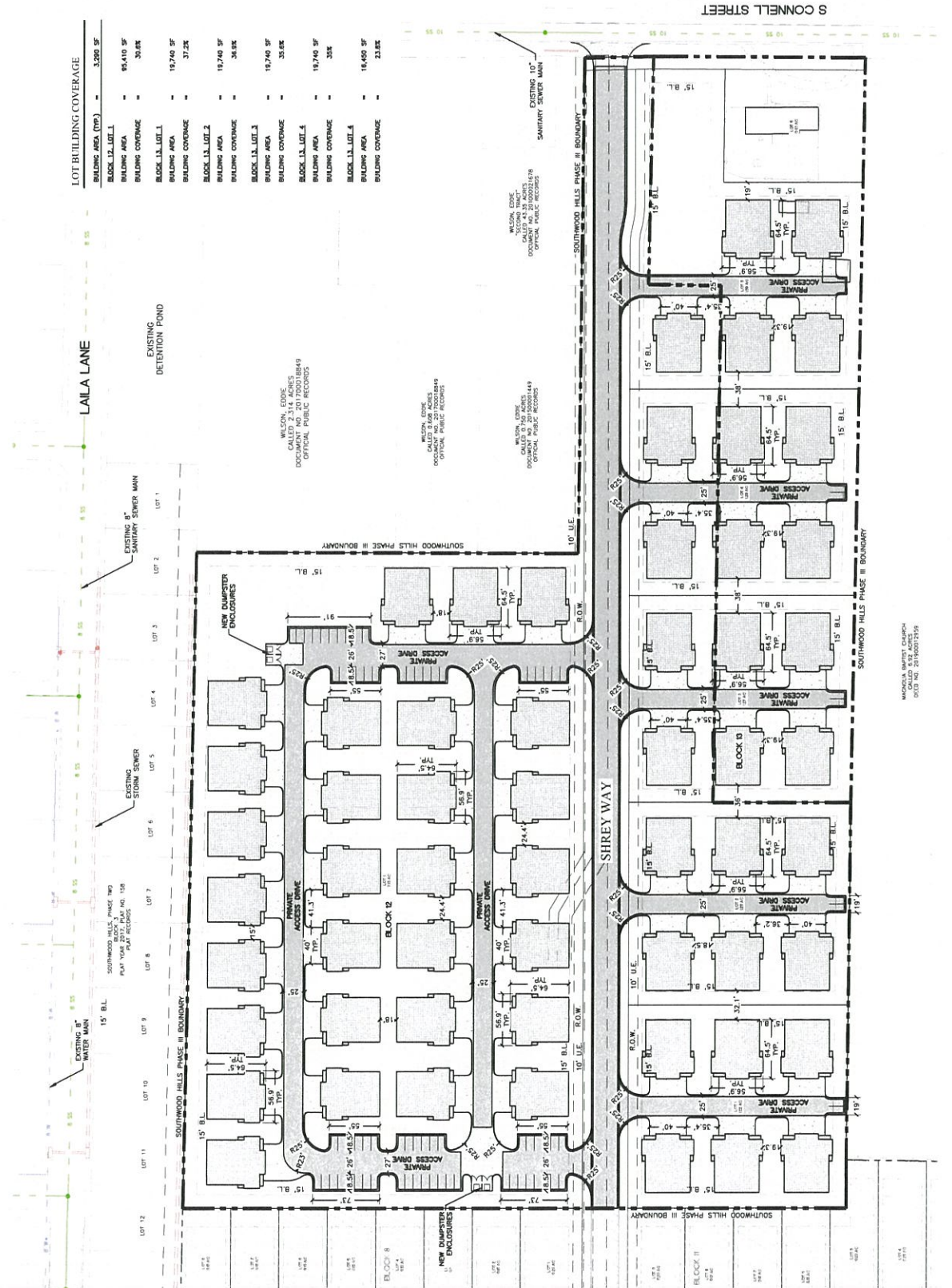


Map Date: 12/16/2020 Aerial Imagery Date: 2018

0 135 270 540 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.



Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, December 22, 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: Luke Potts (via Zoom), David Jarratt (via Zoom), Quinton Locklin, Stephanie O'Banion (via Zoom), Ty Hendrick and Dave Covington. Commission Chair Brett Baggerly, Allision Turner and Zach Krueger were absent. The following staff members were present: City Manager Sam Listi, Interim Director of Planning Bob van Til, Planner Tina Moore, Planning Clerk Laura Livingston and IT Specialist Alex Munger.

Pledge of Allegiance – Commission Vice Chair Dave Covington led all present.
Invocation – Commission Member Quinton Locklin gave the Invocation.

1. Call To Order.

Commission Vice Chair Mr. Covington called the meeting to order at 5:30 P.M.

2. Public comments. (Audio 00:53)

With no one from the public in the audience, Commission Member Mr. Covington closed the public comments portion of the meeting.

3. Consider approval of minutes from previous meeting. (Audio 1:09)

Commission Member Ty Hendrick made a motion to approve the minutes from the November 17, 2020 meeting, seconded by Commission Member Mr. Locklin. The motion passed unanimously with 6 ayes, 0 nays.

4. (WITHDRAWN BY THE APPLICANT) Z-20-21 Hold a public hearing and consider a zoning change from Commercial-1 (C-1) to a Commercial-2 (C-2) on approximately 0.81 acres located at 671 West Highway 190 Service Road, generally west of I-35, near the intersection of West US Highway 190 and Connell Street, at the northwest corner, described as Faith Acres Phase 2, Block 1, Lot 1, 0.814AC.

5. P-20-28 Consider a final plat of Southwood Hills Phase III comprising 15.743 acres, located on the west side of Connell Street, south of Laila Lane and north of Huey Drive. (Audio 2:20)

Staff Planner Ms. Moore presented the staff report. (Exhibit A)

Commission Member Ms. O'Banion made a motion to approve P-20-28 as recommended by Staff. Commission Member Mr. Hendrick seconded the motion. The motion was approved with 6 ayes, 0 nays.

6. Receive report on Sidewalk Master Plan Update. (Audio 8:05)

Interim Director of Planning Mr. Bob van Til presented the staff report. (Exhibit B)

Commission Member Mr. Hendrick asked about the meetings, which will all be public. Mr. Van Til said they are encouraging input. Commission Member Mr. Potts asked if there were any sticking points right now. Mr. Van Til said no, and as a Staff they will develop a product that they hope the public will like and they look

forward to discussing it with everyone. Commission Member Mr. Jarratt commented on the timeline of the master plan.

7. Receive an update on administratively approved plats. (Audio 13:52)

Staff Planner Ms. Tina Moore said staff will start presenting a monthly update of administratively approved plats. Changes made to the Subdivision Ordinance earlier this year allows for plats with fewer than four lots to be administratively approved. This monthly update will help keep the P&ZC aware of the progress made on plats not required to go before the Commission. (Exhibit C)

With no further business, the meeting was adjourned 5:47 p.m. (Audio ends at 16:29)

Chair, Planning and Zoning Commission



City of Belton

Planning Department

December 28, 2020

Project: SOUTHWOOD HILLS PHASE III

Applicant: QUICK INC. LAND SURVEY/CLARK & FULLER

Date Submitted: 11-02-2020

2nd Review: 12-04-2020

3rd Review: 12-21-2020

LOCATION: S. CONNELL STREET ACRES: 15.743

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

PLANNING:

1. No further comments, pending City Council approval.

PUBLIC WORKS/KPA:

1. Add sleeve size to plans. Install 6" sleeves for each 3" service. Pw detail g-06 required 10" casing for 4" services, so 6" sleeve for 3" service line is appropriate.
2. Refer to MPN 2020-6478 regarding water meter sizing. The water meter sizes are shown on these plans. However, the use wasn't evaluating till the plans for the development were submitted under 2020-6478. Please update accordingly or refer to meter sizing comments in MPN 2020-6478 by note in these plans.

BUILDING OFFICIAL:

No Comments.

FIRE DEPT:

No Comments.

POLICE DEPT:

No Comments.

GIS:

No Comments.

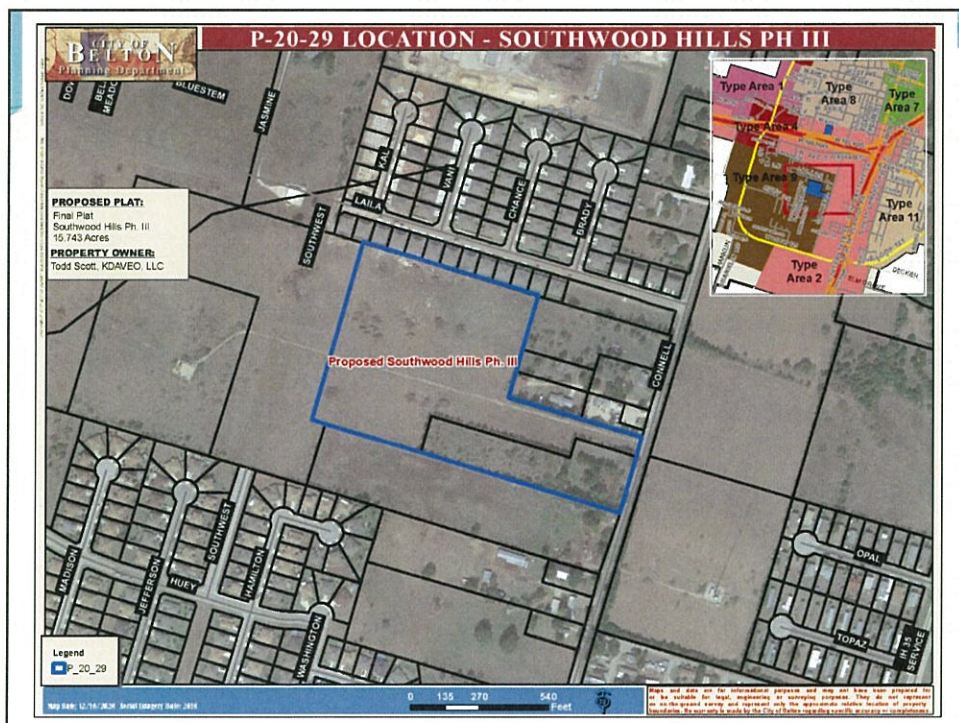
Outside Utility Provider Comments

- ☐ **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.

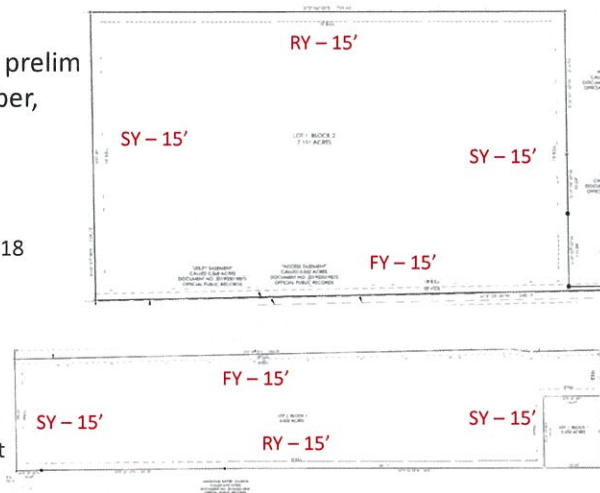
P-20-29 Southwood Hills Phase III Final Plat





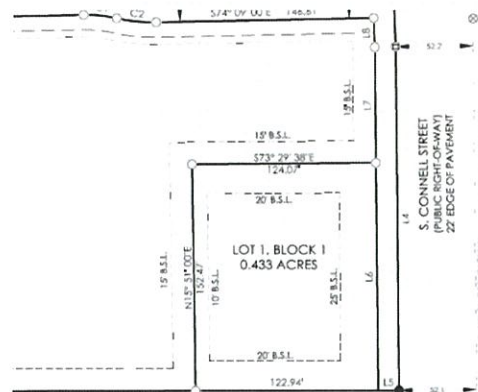
Case Summary

- Final plat consistent with prelim plat approved in September, 2019;
 - Zoning: PD-MF – PD Requirements
 - Lot Area: 2,420 sq. ft. / 18 du/acre
 - Lot Width: 80'
 - Lot Depth: 120'
 - Front Yard: 15'
 - Side Yard: 8'/10';
15 from Street
 - Rear Yard: 15'
- All requirements satisfied.



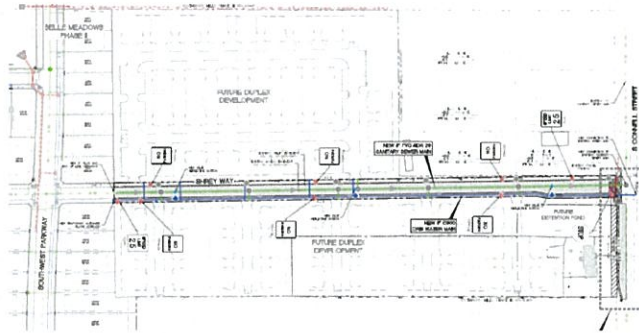
Case Summary

- Zoning: Office 1
 - Requirements
 - Lot Area: 7,000
 - Lot Width: 60''
 - Lot Depth: No minimum
 - Front Yard: 25'
 - Side Yard: 20'
 - Rear Yard: 10'
- All requirements satisfied.



Project Analysis and Discussion

- **Water:** Extending 8" water line from Southwest Parkway; private connection to apts.
- **Sewer:** Extending 8" Sanitary Sewer from Southwest Parkway; Connect to 10" line on Connell Street



Project Analysis and Discussion

ROW:

Connell Street - Major Collector

- Requires: 80' of ROW
- Currently: 52' ROW – Dedication 14'

Shrey Way – Local Street

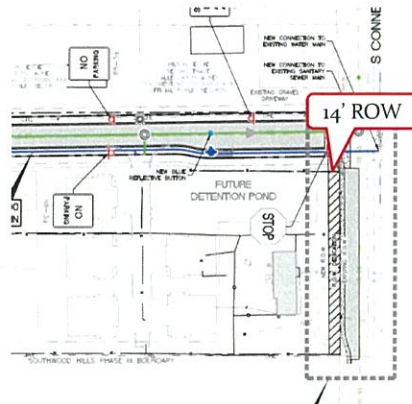
- 50' ROW, 31' Pavement c/g
- 56' ROW, 37' pavement by Connell St

PSI:

- PSI – Required for Connell Street
- 18.5' pavement no c/g

Sidewalk:

- 5' sidewalk required on Connell St.



Project Analysis and Discussion

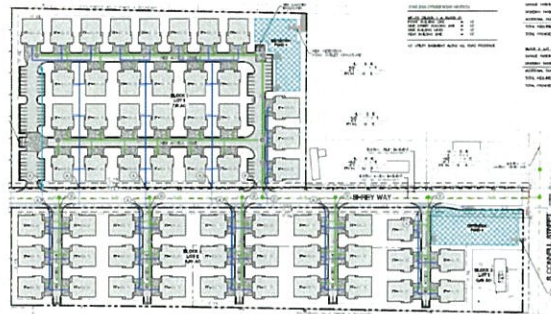
Drainage:

- Two on-site ponds proposed.

Parkland Dedication/

Fee:

- 116 units = \$23,200 to be used to developed Liberty Valley Park



Recommendation:

- The Planning and Zoning Commission met on 12-22-20 and with a vote of 6-0 unanimously recommended approval of the Southwood Hills Phase III Final Plat, subject to staff comment letter dated December 28, 2020.
- Staff concurs with this recommendation.



Staff Report – City Council Agenda Item

Agenda Item #12

Consider adoption of resolutions supporting Texas Housing Developers (THD) LLC's tax credit application to the Texas Department of Housing and Community Affairs (TDHCA) for two apartment rehabilitation projects for low and moderate income persons, including:

- A. Country Square Apartments at 724 E. Avenue N; and
- B. Montrose/Turtle Creek Apartments at 2200 N. Montrose Place.

Originating Department

Administration – Sam A. Listi, City Manager

Summary

THD is submitting a pre-application for rehabilitation tax credits to the TDHCA. These existing apartments comprise a total of 222 units and are proposed for acquisition and rehabilitation by THD. The firm's experience in the Midwest and, more recently into Texas, is documented in the application packet.

This application proposes a total of 222 units, broken down as follows:

- Country Square, 724 E. Avenue N: 80 units to become Cherry Village Apartments; and
- Montrose/Turtle Creek, 2200 N. Montrose Place: a total of 94+48=142 units to become Montrose Valley Apartments.

THD proposes an investment estimated at \$40,000 per unit, nearly \$9M, and will bring the properties to "like new" standards – including ADA compliance, energy efficient appliances, new HVAC units, all new flooring, and enhanced community facilities for residents.

All 222 units will continue to be rent and income-restricted to individuals and households with incomes at or below 60% of the Area Median Income. The properties will remain on the property tax rolls. Income ranges for eligibility, based on household size, are attached.

The pre-application was due January 7, 2021. The final application is due March 1, 2021.

Fiscal Impact

- a) Properties will remain on the tax rolls, with some increase in value anticipated due to rehabilitation.

- b) The Belton Community and its citizens will benefit from upgraded apartment units, with a continued commitment to serve low and moderate income persons/families.
- c) We recommend \$1,000 in reduced building permit fees on each of the two projects as an indication of local support. A minimum \$250 in project support is required on each of the two applications. Building permit fees are estimated at \$30,000.

Recommendation

Recommend approval of the Resolutions.

Attachments

Letter Request
Company Profile
Income Ranges for Eligibility
Project Vicinity Maps
TDHCA Rules on Local Project Support
Resolutions of Support

TEXAS HOUSING DEVELOPERS, LLC

3556 South Culpepper Circle, Suite 4 • Springfield, MO 65804
Office (417) 882-1701 • Fax (417) 882-1730

Re: Belton Properties' Rehabilitation

To all interested parties:

The purpose of this letter is to provide you with more information on the proposed acquisition and substantial rehabilitation of the following complexes

Country Square Apartments, an 80-unit apartment style community located at 724 E Avenue N, Belton, TX,
Montrose Apartments, a 94-unit apartment style community located at 2200 N Montrose Place, Belton, TX, and
Turtle Creek Apartments, a 48-unit apartment style community located at 2200 N Montrose Place, Belton, TX.

Texas Housing Developers, LLC (THD) is an affiliate of *Rural Housing Developers*, and *Murdoch Contracting*, and is the sponsor developer behind this proposed plan. THD will be submitting an application to the Texas Department of Housing and Community Affairs (TDHCA) to obtain Affordable Housing Tax Credits to assist in the financing of this rehabilitation. Additionally, this development will be financed with the help of the USDA Rural Development 515 loan program.

Texas Housing Developers, LLC and its affiliates have significant experience in the development & management of Multi-Family, Affordable Housing properties. In addition, THD has partnered with other experts in the area to help facilitate the nuts & bolts preparation and submission of the funding applications needed to finance this development. THD will be the actual Owner, Developer long-term. Evidence of past experience in the development of Affordable Housing is provided concurrently with this letter under separate cover.

For purposes of this project, Montrose Apartments and Turtle Creek Apartments, which currently use the same physical address, will be combined into one property named *Montrose Valley Apartments* and will be owned by *Belton Montrose Holdings, LP*, and Country Square Apartments will become *Cherry Village Apartments* and will be owned by *Belton Village Holdings, LP*. The principal member of these LP entities is the same principal member of the Owner /Developer, *Texas Housing Developers, LLC*.

All 222 units will continue to be rent and income restricted units and will be targeted specifically to those individuals and households with incomes at or below 60% of the Area Median Income (AMI) with appropriate rent levels reflecting such. Some additional "deep targeting" including setting certain units at 50% and/or 30% of AMI will also be implemented based on TDHCA guidelines. This additional deep targeting allows us to assist more individuals within the community who need quality affordable housing the most.

THD is proposing to do a full rehab of the properties to bring them up to "like-new" standards. The developer will work with 3rd party architects and engineers to create an all-encompassing scope of work based on the current and future estimated capital needs for the property. The rehab will address general improvements as well as any structural and/or health and safety concerns,

including bringing the property in line with all current ADA accessibility standards. This even goes so far as requiring the retrofitting of existing units if it is needed to comply with current regulations. All new energy efficient appliances will be installed in each unit including but not limited to refrigerators, stove/ranges, microwaves, and HVAC units. All flooring in all units will be replaced with new carpeting and/or special long-lasting resilient flooring.

Additionally, new and improved shared amenities will be provided including, but not limited to a new or improved community room for social activities, a new computer workstation area with internet access and printer/scanner capabilities, as well as new outdoor covered seating & gathering areas.

We want to take a moment to reiterate the depth of the rehab work we are proposing. We understand that oftentimes (less reputable) developers will sell a job as a “rehab” when really, they are just looking to put in the very minimum investment they can; slap a few new coats of paint on a development and rebrand it as “new”. This could not be further from what we are proposing. As we are still waiting for final Architectural Drawings, a complete budget has not yet been created. However, for this type of development we generally would budget anywhere from \$40K-\$45K per unit of strictly Hard Construction Costs. This figure does not include any contractors fees/profit, or overhead. It is purely “sticks & bricks”. Furthermore, both TDHCA & USDA RD play a significant oversight role in the rehabilitation process, and upon completion will require the Developer to have an independent 3rd party accounting firm prepare a Final Cost Certification to prove that all funds were spent in accordance with the appropriate guidelines before they can receive their final compensation.

In addition to the significant long-term investment through improvements to the property itself, there will be economic benefits felt elsewhere in the community through the work being done. *Murdoch Contracting* will act as the General Contractor for the rehab work. However, Murdoch is based out of Springfield MO and though they do have some loyal construction crews, they do not have a sub base in this region. Therefore, Murdoch will rely heavily on local subcontractors. Even if it is found that there are not enough subs in the area, local providers of accommodations, may see an uptick in business, from those tradesmen coming in from out of town for a period of time while they work on the property.

We understand that rehabbing 222 apartment units is not on par with bringing in a new manufacturing plant or retail supercenter, but we have worked in enough rural communities over the years to know firsthand that every dollar of additional investments counts.

We are excited about this opportunity and are confident that properly rehabbing this development to like-new standards will serve to not only have a positive impact in the lives of the individuals who reside there, but in the surrounding community as well.

Please don't hesitate to reach out to me directly should you have any questions.

Sincerely,

Josefina García, Senior Finance Manager
Texas Housing Developers, LLC



Company Profile



Murdoch Contracting, L.L.C. and its affiliate companies have developed numerous multifamily housing communities in several Midwestern states. Early on, Murdoch Contracting focused on rural development properties' extensive repairs and maintenance. The focus has now been expanded toward housing in urban and suburban locations including new housing construction, moderate or substantial rehabilitation of existing housing, and more recently revitalization of industrial buildings and vintage school buildings into outstanding public housing resources. Throughout these projects, our affiliate companies have provided developer-designer services, funding construction, and managing the development projects. Whether new construction, or a major rehabilitation project, accurate cost projections, planning, and scheduling of work are essential to the economic success of any real estate investment project. Our experience in successfully developing across several states has honed our ability to provide this success in all our construction and rehab projects. Our specialties are the development of conventional and affordable tax credit properties in both urban and rural areas. Some of the governmental agencies with whom we have worked to create these developments are the United States Department of Agriculture, Missouri Housing Development Commission, Nebraska Investment Finance Agency, Kansas Housing Resource Corporation, Oklahoma Housing Finance Agency and Texas Department of Housing and Community Affairs.

We have constructed/rehabilitated apartment communities in Nebraska, Missouri, Oklahoma, and Texas and our extremely high standards have been recognized by Rural Development in the rehabilitation of several apartment units throughout the states we've worked in.

Some of our completed projects have included:

- Rehabilitation of the Colonial Village Apartments located in Monett, Missouri
- Rehabilitation of RoseRock Estates I & II located in Sallisaw, Oklahoma
- Subcontractor work on MacArthur Park Apartments located in Washington, Missouri
- Subcontractor work on Adams Park Apartments located in Trenton, Missouri
- Rehabilitation of Oakmont Estates I & II located in Tishomingo and Antlers, Oklahoma
- Rehabilitation of WheatRidge Apartments located Tonkawa, Newkirk and Kaw City, Oklahoma
- Rehabilitation of TRM Apartments located in Troup, Rusk and Mount Pleasant, Texas
- Rehabilitation of Cardinal Towers located in Webb City, Missouri
- Subcontractor work on Stone Meadows Apartments located in Nixa & Ozark, Missouri

About Us

Murdoch Contracting, LLC Company Profile

Murdoch Contracting, L.L.C. has been awarded to be the general contractor for:

- Rehabilitation of Pine Hills Estates I & II located in Devine and Pearsall, Texas. This project will consist of 68 units for elderly and disabled households. Construction is estimated to start in June 2020.
- Rehabilitation of Skiatook Village Apartments located in Skiatook, Oklahoma. This project consists of 48 units of family housing. Construction is estimated to start in the summer of 2020.

Additional note:

- Murdoch Contracting, L.L.C. received the Missouri Preservation Award for the rehabilitation of historic project, Adam's Park Apartments located in Trenton, Missouri.



Adams Park
Trenton, Missouri



Rose Rock Estates
Sallisaw, Oklahoma



MacArthur Park
Washington, Missouri



Villas of Hanover
Davis, Oklahoma

J. Douglas Hamilton – Member

Demonstrating an ability to successfully complete multiple projects from the ground up, develop and grow relationships with subcontractors, and maintain costs, Douglas is no stranger to hard work. Douglas' successful management style and warm personality made him a natural fit to oversee all construction and continued maintenance of properties already in service for Murdoch Contracting, LLC. With over 15 years of expertise in the industry, Douglas continues to make strides in the housing industry with a strong influence in low and moderate-income housing and green construction. Due to his experience on both sides of the 'wall', he provides an important and vital perspective to the team.



In 2003 Douglas joined his father Kenneth E. Hamilton and brother J. Ryan Hamilton at Hamilton Properties Corporation (HPC), Springfield, Missouri where he serves as the Construction Supervisor. Formed in 1968, HPC was formed to develop, construct and manage over 2,500 housing units for the following state and federal agencies of government: USDA/Rural Development in Missouri, Kansas, Oklahoma, Texas, and Nebraska; Missouri Housing Development Commission, Kansas Housing Resources Corporation, Oklahoma Housing Finance Agency, Texas Department of Housing and Community Affairs and Nebraska Investment Finance Agency.

Douglas is also a Partner in Trinity Housing Development and Four Corners Development; as well as Hamilton Builders, LLC where he oversees construction.

J. Ryan Hamilton – Member

Ryan's contributions to Murdoch Contracting, LLC come in the form of his thorough knowledge and experience with significant real estate development projects; Ryan's expertise includes leasing, financing, zoning, subdivision, land-use regulation, taxation, economic development, governmental regulation and permitting for a variety of developments. With his real estate background and strength in building long lasting business relationships, Ryan has been invaluable to the growth of all companies of which he is a part.



Ryan is also the Vice President of Hamilton Properties Corporation (HPC). After receiving a degree in Business Management from Drury University, Ryan joined his father Kenneth E. Hamilton at HPC, Springfield, Missouri. Formed in 1968, HPC was formed to develop, construct and manage over 2,500 housing units for the following state and federal agencies of government: USDA/Rural Development in Missouri, Kansas, Oklahoma, Texas, and Nebraska; Missouri Housing Development Commission, Kansas Housing Resources Corporation, Oklahoma Housing Finance Agency, Texas Department of Housing and Community Affairs and Nebraska Investment Finance Agency. During his tenure as Vice President of HPC, Ryan has been instrumental in rejuvenating and rebuilding companies he manages and partners with. He has taken aging and outdated portfolios and updated them with properties competitive in their respected markets.

Additionally, Ryan has honed his skills and experience as a developer of new properties, specifically for the marginalized and aging population of families throughout the Midwest. As Presiding Manager of Four Corners Development, LLC, and Trinity Housing Development, LLC, Ryan has focused on the development and financing of real estate projects that maximize federal and state tax credits. With his experience, extensive knowledge and long history in the development industry, Ryan has built business relationships to include developers, general contractors, investors, lenders and public entities in a variety of real estate and asset-based transactions.

Ryan continues to pursue excellence and relevancy in his field and has worked diligently to earn higher property management certifications such as S.T.A.R. (Spectrum Training Award Recipient) and Certified Property Management (CPM).

Our Projects

Murdoch Contracting, LLC Company Profile

Missouri

Property Name	City	Units	Cost
Adams Park Apartments	Trenton	35	3,605,250
Cardinal Towers	Webb City	60	1,915,450
Colonial Village Apartments	Monett	20	620,000
Deerbrook Estates	Monett	8	240,000
McArthur Park Apartments	Washington	57	5,900,000
Mt. Vernon Apartments	Mt. Vernon	12	120,000
Reeds Spring Senior Apartments	Reeds Spring	20	420,000
Shafer Estates	Mt. Vernon	12	360,000
Stone Meadow Estates	Nixa & Ozark	76	2,812,000
Trenton Heights Apartments	Trenton	40	400,000
Missouri Totals		340	16,392,700

Nebraska

Gretna Apartments	Gretna	24	964,059
Nebraska Totals		24	964,059

Oklahoma

Oakmont Estates	Antlers & Tishomingo	60	1,275,493
Rose Rock Estates I & II	Sallisaw	48	2,192,150
Skiatook Village	Skaitook	48	3,001,152
Villas at Benedictine Pointe	Guthrie	53	7,250,000
Villas of Hanover	Davis	36	4,640,000
Wheatridge Apartments	Kaw, City, Newkirk, & Tonkawa	72	2,657,241
Oklahoma Totals		317	21,016,036

Our Projects

Murdoch Contracting, LLC Company Profile

Texas

Property Name	City	Units	Cost
Mt. Pleasant Senior Apartments	Mt. Pleasant	28	1,190,410
Pine Hills Estates I & II	Devine & Pearsall	68	4,205,460
Quinlan Estates	Quinlan	32	2,029,600
Rusk Senior Apartments	Rusk	24	1,011,780
Trinity Estates	Trinity	36	2,283,300
Troup Senior Apartments	Troup	36	1,517,670
Texas Totals		224	12,238,220

Total All States

905	50,611,015
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2020 Update

Murdoch Contracting, LLC Company Profile

Pine Hills Estates, Devine & Pearsall, TX

Murdoch Contracting, L.L.C. started its rehabilitation of Pine Hills Estates I & II during the fourth quarter of 2020. Pine Hills Estates I is a 32-unit apartment style community located at 112 Dixon Drive, Devine, TX and Pine Hills Estates II is a 36-unit apartment style community located at 600 Berry Rach Road, Pearsall, TX. Despite COVID-19 related slow-downs, the rehabilitation of these senior housing properties is well underway.

Before



Updates As of December 2020



From: jgarcia@hamiltoncorporation.com <jgarcia@hamiltoncorporation.com>
Sent: Tuesday, January 05, 2021 3:49 PM
To: Sam Listi <SListi@BeltonTexas.Gov>
Subject: RE: 3 Rehabs in Belton

Sam,

I believe this is the last piece of information I owed you. These are the income limits at the three different AMI brackets we previously discussed.

AMFI %	Number of Household Members							
	1	2	3	4	5	6	7	8
30	\$ 13,440	\$ 15,360	\$ 17,280	\$ 19,170	\$ 20,730	\$ 22,260	\$ 23,790	\$ 25,320
50	\$ 22,400	\$ 25,600	\$ 28,800	\$ 31,950	\$ 34,550	\$ 37,100	\$ 39,650	\$ 42,200
60	\$ 26,880	\$ 30,720	\$ 34,560	\$ 38,340	\$ 41,460	\$ 44,520	\$ 47,580	\$ 50,640

Please, let me know if there's anything else you need from us.

Thanks!

Josefina García, CMA, CPA | Senior Finance Manager



**RURAL HOUSING
DEVELOPERS LLC**



Phone: 417.882.1701 | Fax: 417.882.1730

Email: jgarcia@hamiltoncorporation.com

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724 E Ave. N - Vicinity Map



Legend

— StreetCenterline

— Project Area

2200 N. Montrose Place - Vicinity Map



TDHCA Rules on Local Project Support

(8) Readiness to proceed in disaster impacted counties. Due to uncertainty linked to the COVID-19 pandemic, scoring for all Applicants under this item is suspended (no points may be requested, nor will they be awarded) for 2021 HTC Applications. An Application for a proposed Development that is located in a county declared by the Federal Emergency Management Agency to be eligible for individual assistance, within four years preceding December 1, 2020. Federal Emergency Management Agency declarations that apply to the entire state at any point in time prior to Application do not apply. The Applicant must provide a certification that they will close all financing and fully execute the construction contract on or before the last business day of November or as otherwise permitted under subparagraph (C) of this paragraph. For the purposes of this paragraph only, an Application may be designated as "priority." Applications in the At-Risk or USDA Set-asides are not eligible for these points. (5 points)

(A) Applications must include evidence that appropriate zoning will be in place at award and acknowledgement from all lenders and the syndicator of the required closing date.

(B) The Board cannot and will not waive the deadline and will not consider waiver under its general rule regarding waivers. Failure to close all financing and provide evidence of an executed construction contract by the November deadline will result in penalty under 10 TAC §11.9(f), as determined solely by the Board.

(C) Applications seeking points under this paragraph will receive an extension of the November deadline equivalent to the period of time they were not indicated as a priority Application, if they ultimately receive an award. The period of the extension begins on the date the Department publishes a list or log showing an Application without a priority designation, and ends on the earlier of the date a log is posted that shows the Application with a priority designation, or the date of award.

(d) Criteria promoting community support and engagement.

(1) Local Government Support. (§2306.6710(b)(1)(B)) An Application may qualify for up to seventeen (17) points for a resolution or resolutions voted on and adopted by the bodies reflected in subparagraphs (A) - (C) of this paragraph, as applicable. The resolution(s) must be dated prior to Final Input from Elected Officials Delivery Date and must be submitted to the Department no later than the Final Input from Elected Officials Delivery Date as identified in §11.2(a) of this chapter, relating to Competitive HTC Deadlines. Such resolution(s) must specifically identify the Development whether by legal description, address, Development name, Application number or other verifiable method. A municipality or county should consult its own staff and legal counsel as to whether its handling of their actions regarding such resolution(s) are consistent with Fair Housing laws as they may apply, including, as applicable, consistency with any Fair Housing Activity Statement-Texas (FHASt) form on file, any current Analysis of Impediments to Fair Housing Choice, or any current plans such as one year action plans or five year consolidated plans for HUD block grant funds, such as HOME or CDBG funds. Resolutions received by the Department setting forth that the municipality

and/or county objects to or opposes the Application or Development will result in zero points awarded to the Application for that Governing Body. Such resolutions will be added to the Application posted on the Department's website. Once a resolution is submitted to the Department it may not be changed or withdrawn. For an Application with a proposed Development Site that, at the time of the initial filing of the Application, is:

(A) Within a municipality, the Application will receive:

- (i) Seventeen (17) points for a resolution from the Governing Body of that municipality expressly setting forth that the municipality supports the Application or Development; or
- (ii) Fourteen (14) points for a resolution from the Governing Body of that municipality expressly setting forth that the municipality has no objection to the Application or Development.

(B) Within the extraterritorial jurisdiction of a municipality, the Application may receive points under clause (i) or (ii) of this subparagraph and under clause (iii) or (iv) of this subparagraph:

- (i) Eight and one-half (8.5) points for a resolution from the Governing Body of that municipality expressly setting forth that the municipality supports the Application or Development; or
- (ii) Seven (7) points for a resolution from the Governing Body of that municipality expressly setting forth that the municipality has no objection to the Application or Development; and
- (iii) Eight and one-half (8.5) points for a resolution from the Governing Body of that county expressly setting forth that the county supports the Application or Development; or
- (iv) Seven (7) points for a resolution from the Governing Body of that county expressly setting forth that the county has no objection to the Application or Development.

(C) Within a county and not within a municipality or the extraterritorial jurisdiction of a municipality:

- (i) Seventeen (17) points for a resolution from the Governing Body of that county expressly setting forth that the county supports the Application or Development; or
- (ii) Fourteen (14) points for a resolution from the Governing Body of that county expressly setting forth that the county has no objection to the Application or Development.

(2) Commitment of Development Funding by Local Political Subdivision. (§2306.6725(a)(5)) The source of the funding cannot be the Applicant, Developer, or an Affiliate of the Applicant. The commitment of Development funding must be reflected in the Application as a financial benefit to the Development, i.e. reported as a source of funds on the Sources and Uses Form or reflected in a lower cost in the Development Cost Schedule, such as notation of a reduction in building permits and related costs. Documentation must include a letter from an official of the municipality, county, or other instrumentality with jurisdiction over the proposed Development

stating they will provide a loan, grant, reduced fees or contribution of other value that equals \$500 or more for Applications located in Urban subregions or \$250 or more for Applications located in Rural subregions for the benefit of the Development. The letter must describe the value of the contribution, the form of the contribution, e.g. reduced fees or gap funding, and any caveats to delivering the contribution. Once a letter is submitted to the Department it may not be changed or withdrawn. (1 point)

(3) Declared Disaster Area. (§2306.6710(b)(1)(H)) An Application may receive ten (10) points if at the time of Application submission or at any time within the two-year period preceding the date of submission, the Development Site is located in an area declared to be a disaster area under the Tex. Gov't Code §418.014.

(4) Quantifiable Community Participation. (§2306.6710(b)(1)(I); §2306.6725(a)(2)) An Application may qualify for up to nine (9) points for written statements from a Neighborhood Organization. In order for the statement to qualify for review, the Neighborhood Organization must have been in current, valid existence with boundaries that contain the entire Development Site -. In addition, the Neighborhood Organization must be on record 30 days prior to the beginning of the Application Acceptance period with the Secretary of State or county in which the Development Site is located as of the beginning of the Application Acceptance Period. Once a letter is submitted to the Department it may not be changed or withdrawn. The written statement must meet all of the requirements in subparagraph (A) of this paragraph. Letters received by the Department setting forth that the eligible Neighborhood Organization objects to or opposes the Application or Development will be added to the Application posted on the Department's website. Written statements from the Neighborhood Organizations included in an Application and not received by the Department from the Neighborhood Organization will not be scored but will be counted as public comment.

(A) Statement Requirements. If an organization cannot make the following affirmative certifications or statements then the organization will not be considered a Neighborhood Organization for purposes of this paragraph.

- (i) the Neighborhood Organization's name, a written description and map of the organization's boundaries, signatures and contact information (phone, email and mailing address) of at least two individual members with authority to sign on behalf of the organization;
- (ii) certification that the boundaries of the Neighborhood Organization contain the entire Development Site and that the Neighborhood Organization meets the definition pursuant to Tex. Gov't Code §2306.004(23-a) and includes at least two separate residential households;
- (iii) certification that no person required to be listed in accordance with Tex. Gov't Code §2306.6707 with respect to the Development to which the Application requiring their listing relates participated in any way in the deliberations of the Neighborhood Organization, including any vote taken;
- (iv) certification that at least 80% of the current membership of the Neighborhood

Organization consists of homeowners and/or tenants living within the boundaries of the Neighborhood Organization; and

(v) an explicit expression of support, opposition, or neutrality. Any expression of opposition must be accompanied with at least one reason forming the basis of that opposition. A Neighborhood Organization should be prepared to provide additional information with regard to opposition.

(B) Technical Assistance. For purposes of this paragraph, if and only if there is no Neighborhood Organization already in existence or on record, the Applicant, Development Owner, or Developer is allowed to provide technical assistance in the creation of or placing on record of a Neighborhood Organization. Technical assistance is limited to:

- (i) the use of a facsimile, copy machine/copying, email and accommodations at public meetings;
- (ii) assistance in completing the QCP Neighborhood Information Packet, providing boundary maps and assisting in the Administrative Deficiency process;
- (iii) presentation of information and response to questions at duly held meetings where such matter is considered; and
- (iv) notification regarding deadlines for submission of responses to Administrative Deficiencies.

(C) Point Values for Quantifiable Community Participation. An Application may receive points based on the values in clauses (i) - (vi) of this subparagraph. Points will not be cumulative. Where more than one written statement is received for an Application, the average of all statements received in accordance with this subparagraph will be assessed and awarded.

- (i) nine (9) points for explicit support from a Neighborhood Organization that, during at least one of the three prior Application Rounds, provided a written statement that qualified as Quantifiable Community Participation opposing any Competitive Housing Tax Credit Application and whose boundaries remain unchanged;
- (ii) eight (8) points for explicitly stated support from a Neighborhood Organization;
- (iii) six (6) points for explicit neutrality from a Neighborhood Organization that, during at least one of the three prior Application Rounds provided a written statement, that qualified as Quantifiable Community Participation opposing any Competitive Housing Tax Credit Application and whose boundaries remain unchanged;
- (iv) four (4) points for statements of neutrality from a Neighborhood Organization or statements not explicitly stating support or opposition, or an existing Neighborhood Organization provides no statement of either support, opposition or neutrality, which will be viewed as the equivalent of neutrality or lack of objection;
- (v) four (4) points for areas where no Neighborhood Organization is in existence, equating to neutrality or lack of objection, or where the Neighborhood Organization did not meet the explicit requirements of this section; or
- (vi) zero (0) points for statements of opposition meeting the requirements of this subsection.

RESOLUTION NO. 2021-04-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, SUPPORTING TEXAS HOUSING DEVELOPERS LLC'S TAX CREDIT APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR APARTMENT REHABILITATION FOR LOW AND MODERATE INCOME PERSONS; AND PROVIDING AN OPEN MEETINGS CLAUSE.

WHEREAS, Texas Housing Developers LLC has made a request to the City Council regarding a tax credit application to the Texas Department of Housing and Community Affairs for rehabilitation of an 80-unit apartment complex located at 724 E. Avenue N, currently named Country Square Apartments and proposed to be named Cherry Village Apartments (the "Project").

WHEREAS, the City Council has adopted a position of support for the Project, which will provide the following in Belton:

1. Response to the need for affordable housing for low and moderate income persons;
2. An investment estimated at \$40,000 per dwelling unit, with some anticipated increase to the property tax rolls; and
3. 80 completely rehabilitated dwelling units, with each resident contributing to water and sewer revenues and sales taxes in the City.
4. Promotes local economic development and stimulates business and commercial activity in Belton.

WHEREAS, the City Council has considered the matter, and deems it in the public interest to authorize this position of support.

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

Part 1: The City Council supports Texas Housing Development LLC's tax credit application to the Texas Department of Housing and Community Affairs ("TDHCA"), and authorizes the City Manager to execute any documents that may be necessary for the applicant's submission to the State.

Part 2: This resolution affirms that the development contributes more than any other to the concerted revitalization efforts of the City of Belton.

Part 3: The City Council hereby adopts this resolution evidencing its commitment of \$1,000 in reduced permit fees to the Project and in conformance with TDHCA guidelines.

Part 4: The City Council hereby gives its approval to the TDHCA to issue an allocation of Housing Tax Credits for the Project.

Part 5: 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 12th day of January, 2021.

Wayne Carpenter, Mayor

ATTEST:

Amy M. Casey, City Clerk

RESOLUTION NO. 2021-05-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, SUPPORTING TEXAS HOUSING DEVELOPERS LLC'S TAX CREDIT APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR APARTMENT REHABILITATION FOR LOW AND MODERATE INCOME PERSONS; AND PROVIDING AN OPEN MEETINGS CLAUSE.

WHEREAS, Texas Housing Developers LLC has made a request to the City Council regarding a tax credit application to the Texas Department of Housing and Community Affairs for rehabilitation of a combined 142-unit apartment complex located at 2200 N. Montrose Place, currently known as Montrose/Turtle Creek Apartments and proposed to be named Montrose Valley Apartments (the "Project").

WHEREAS, the City Council has adopted a position of support for the Project, which will provide the following in Belton:

1. Response to the need for affordable housing for low and moderate income persons;
2. An investment estimated at \$40,000 per dwelling unit, with some anticipated increase to the property tax rolls; and
3. 142 completely rehabilitated dwelling units, with each resident contributing to water and sewer revenues and sales taxes in the City.
4. Promotes local economic development, and stimulates business and commercial activity in Belton.

WHEREAS, the City Council has considered the matter, and deems it in the public interest to authorize this position of support.

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

Part 1: The City Council supports Texas Housing Development LLC's tax credit application to the Texas Department of Housing and Community Affairs ("TDHCA"), and authorizes the City Manager to execute any documents that may be necessary for the applicant's submission to the State.

Part 2: The City Council hereby adopts this resolution evidencing its commitment of \$1,000 in reduced permit fees to the Project and in conformance with TDHCA guidelines.

Part 3: The City Council hereby gives its approval to the TDHCA to issue an allocation of Housing Tax Credits for the Project.

Part 4: 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 12th day of January, 2021.

Wayne Carpenter, Mayor

ATTEST:

Amy M. Casey, City Clerk



REHABILITATION TAX CREDITS FOR EXISTING APARTMENTS

Council Agenda Item #12

January 12, 2021

SUMMARY

- Texas Housing Developers submitting pre-application to TDHCA for rehabilitation tax credits
- Firm has experience in Midwest and more recently in Texas
 - Belton properties comprise a total 222 units:
 - 80 units, Country Square, 724 E. Avenue N
 - 142 units, Montrose/Turtle Creek, 2200 N. Montrose Place
- Pre-application to TDHCA: 1/7/2021; Final: 3/1/2021

724 E. AVENUE N

Current Name: Country Square
Apartments

80 units

Proposed Name: Cherry Village
Apartments



2200 N. MONTROSE PLACE

Current Name: Montrose Apartments
and Turtle Creek Apartments

142 units

Proposed Name: Montrose Valley
Apartments



FISCAL IMPACT

- Investment estimated at \$40,000 per unit, nearly \$9M, will bring properties to “like new” condition.
- Properties are now, and would remain, rent and income restricted – for households at or below 60% AMI.
- Properties remain on tax rolls, with some increase in value possible due to complete rehabilitation.
- Local community support: minimum \$250 required for each of 2 projects. Proposing \$1,000 each, \$2,000 total, in reduced permit fees (estimated at \$30,000).

RECOMMENDATION

- Recommend approval of the two Resolutions.





Staff Report – City Council Agenda Item

Agenda Item #13

Consider authorizing the City Manager to execute a contract for the Loop 121 Utility Relocations project, and any change orders associated with the contract, not to exceed the amount authorized under State law.

Originating Department

Public Works – Angellia Points, P.E., Director of Public Works/City Engineer

Summary Information

In September 2020, the City contracted with Kasberg, Patrick & Associates to design and bid the Loop 121 Utility Relocations project. This project consists of 14 utility conflicts identified during design of the Loop 121 Widening Project - Phase I, from FM 439 to W Avenue O. The timeline for design was expedited in order to be ready for TxDOT to begin Loop 121 construction in mid-2021.

The project design was completed in December 2020 with KPA's OPCC estimated at \$1,000,000. The bid opening took place on December 15, 2020, and seven (7) bids were received for the project, as shown in the following table.

Bidder	Bid Amount
CSP Utilities, Waco	\$614,102.00
Vaca Underground Utilities, Houston	\$859,800.00
Balcones Ridge Construction, Marble Falls	\$947,130.00
McLean Construction, Killeen	\$1,058,215.50
TTG Utilities, Gatesville	\$1,081,374.05
Patin Construction, Taylor	\$1,234,748.00
Bell Contractors, Belton	\$1,501,309.22

Public Works Staff and KPA evaluated the bids received. The low bidder was CSP Utilities of Waco, Texas. CSP's bid was 39% lower than the engineer's OPCC and \$245,698 less than the second lowest bidder. This was quite concerning for Staff and KPA. Staff and KPA evaluated CSP's references, equipment list, and their most recent financial statement. An in-person interview with CSP was also held. The following conclusions were made by both KPA and Staff regarding CSP and their bid:

1. CSP Utilities (CSP) is a new sector of Cornerstone Plumbing to enter into the public utility construction industry. Cornerstone Plumbing is doing business as (dba) CSP Utilities, LLC.

2. CSP has not performed a lot of large public utility work, but the owner and superintendent for CSP combined have decades of experience with this type of work.
3. CSP has completed a \$1,200,000 stormwater project for a developer in Temple recently.
4. CSP's references were checked, and there were no "red flags."
5. CSP will be performing most of the work internally while subcontracting the bores under Loop 121, which is expected of any general utility contractor.
6. CSP owns a limited amount of equipment; therefore, they rent equipment for projects.
7. CSP does not have a lot of experience working in TxDOT ROW but understands the importance for proper traffic control and erosion control devices.
8. CSP confirmed their bid prices are correct and valid.
9. CSP will dedicate a 6-man crew to this project and are ready to begin around February 1, 2021. CSP is confident they can complete this project, barring any unforeseen conditions or additional scope items, by the project deadline.

Upon review, KPA and Staff recommend proceeding with CSP Utilities' bid. The construction timeline for this project is based on a final deadline of July 1, 2021, instead of a total number of working or calendar days.

Fiscal Impact

Although the City knew the utility relocations must occur, Staff was not sure of the scope or financial impact of such relocations until the coordination with TxDOT and the project design was complete. Staff worked tirelessly to reduce the utility conflicts from dozens to these 12 locations, significantly reducing the financial impact to the City. These utility relocations are essentially an unfunded mandate because City utilities are located within TxDOT ROW and not within dedicated easements.

The fiscal impact for this item is \$614,102 plus any unforeseen change orders. The Water & Sewer Fund has a healthy fund balance to cover this must-do, expedited project in order for TxDOT to widen Loop 121. The fund balance for this account is set up for such a situation as this.

In order to use these funds for this project, a budget amendment will be presented to Council at a later date, closer to the end of the budget year. After these funds are used, approximately \$6,000,000 will remain in the Water and Sewer Fund Balance, which is \$2,600,000 in excess of the City's 3-month operating minimum amount balance.

Amount: **\$614,102**

Budgeted: ☐ Yes ☒ No ☒ Water & Sewer Fund Balance

Recommendation

Authorize the City Manager to execute a contract with CSP Utilities, LLC, for the construction of the Loop 121 Utility Relocations Project, and any change orders associated with the contract, not to exceed the amount authorized under State law.

Attachments

Engineer's Letter of Recommendation
Bid Tabulation



KASBERG, PATRICK & ASSOCIATES, LP
CONSULTING ENGINEERS
Texas Firm F-510

Temple
19 North Main Street
Temple, Texas 76501
(254) 773-3731

RICK N. KASBERG, P.E.
R. DAVID PATRICK, P.E., CFM
THOMAS D. VALLE, P.E.
GINGER R. TOLBERT, P.E.
ALVIN R. "TRAE" SUTTON, III, P.E., CFM
JOHN A. SIMCIK, P.E., CFM

Georgetown
800 South Austin Avenue
Georgetown, Texas 78626
(512) 819-9478

January 4, 2021

Ms. Angellia Points, P.E.
Director of Public Works/City Engineer
City of Belton
P.O. Box 120
Belton, Texas 76513

RE: City of Belton
Loop 121 Utility Relocations from FM 439 to I-14
Belton, Texas

Ms. Points:

Sealed Bids were received by the City Clerk, Amy M. Casey, at 2:00 PM on Tuesday, December 15, 2020 at Belton City Hall; 333 Water Street; Belton, Texas for the Loop 121 Project. The sealed bids were opened by Ms. Michelle Fogle, Assistant to the City Manager, and publicly read aloud. There were seven (7) bidders for the project. A detailed Tabulation of Bids received are attached to this letter.

The low bid for the project was submitted by CSP Utilities of Waco, Texas in the amount of \$614,102.00. Our Opinion of Probable Cost (OPC) for the construction of the project was \$1,000,000.00. The bids ranged from this low bid to \$1,501,399.22. The median bid was at \$1,058,215.50. This project is to be completed by July 1, 2021 based on TxDOT's schedule for beginning roadway construction improvements associated with widening of Loop 121. Assuming a Notice to Proceed is issued around February 1, 2021 this project is to be completed in approximately 5 months.

CSP Utilities has not completed any projects for the City of Belton in the past, and we do not have any previous direct experience with CSP Utilities. Therefore, per the Contract Documents, we requested a list of submittals from the Bidder to demonstrate capability to complete the project successfully. In calling references for CSP Utilities we received both favorable and not so favorable comments. Therefore, in addition, the Contractor's key personnel (Project Manager and Superintendent) were interviewed at the City of Belton Public Works Center on Tuesday, December 29, 2020 by Angellia Points, PE (COB), Jeremy Allamon (COB), Mike Rodgers (COB), and Rick Kasberg, PE (KPA). During the interview, we posed numerous detailed questions regarding their personal work experience and capabilities, proposed subcontractors, their intentions for traffic control at intersections, available capacity and proposed project crew.

Ms. Angellia Points, P.E.

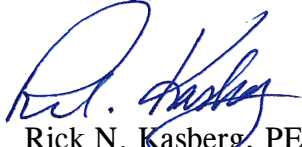
January 4, 2021

Page Two

The Contractor responded adequately to these questions and demonstrated experience in construction of water and wastewater utilities. Furthermore, their proposed subcontractor for installing numerous road bores proposed for this project has extensive experience in this type of work. The proposed road bores are a significant portion of this project's scope of work. The group of interviewers concluded that CSP Utilities of Waco, Texas is qualified by experience, with equipment & personnel and with sufficient financial resources to complete the Loop 121 Utility Relocations Project successfully.

Therefore, we recommend that the City of Belton award the construction contract for the Loop 121 Utility Relocations Project to CSP Utilities of Waco, Texas in the amount of \$614,102.00. We are preparing the Contract Documents for signatures, bonds attachments and insurance attachments at this time. If the Belton City Council makes an award, we will forward the Contract Documents to CSP Utilities for execution.

Sincerely,



Rick N. Kasberg, PE
Project Manager

BID TABULATION
CITY OF BELTON, TEXAS
LOOP 121 UTILITY RELOCATIONS
333 Water Street
December 15, 2020; 2:00 PM

				BIDDER INFORMATION							
				CSP Utilities, LLC 2101 South 22nd Street Waco TX 76706		Vaca Underground Utilities Inc 6602 Mount Houston Road Houston TX 77050		Balcones Ridge Construction LLC PO Box 1510 Marble Falls TX 78654		McLean Construction, Inc 401 Trimmer Road Killeen TX 76542	
Bid No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
I. GENERAL											
G1	100%	LS	Mobilization, Bonds & Insurance, not-to-exceed 5% of the Total Bid Amount	\$ 26,750.00	\$ 26,750.00	\$ 40,000.00	\$ 40,000.00	\$ 45,000.00	\$ 45,000.00	\$ 37,908.00	\$ 37,908.00
G2	100%	LS	Submit Trench Safety Plan prepared & signed by PE, in Conformance with State Law & OSHA	904.00	904.00	1,000.00	1,000.00	8,400.00	8,400.00	1,953.00	1,953.00
G3	400	LF	Implement & Follow Trench Safety Plan (Pipe)	5.50	2,200.00	500.00	200,000.00	6.00	2,400.00	3.80	1,520.00
G4	5,136	SF	Implement & Follow Trench Safety Plan (Bore Pits)	1.00	5,136.00	1.00	5,136.00	12.00	61,632.00	1.00	5,136.00
G5	100%	LS	Prepare Stormwater Pollution Prevention Plan, Including Submission to & Receiving Permits from TCEQ & City of Belton	1,818.00	1,818.00	1,000.00	1,000.00	6,400.00	6,400.00	2,536.00	2,536.00
G6	1500	LF	Provide, Install, Maintain & Remove Silt Fence	2.50	3,750.00	3.50	5,250.00	6.00	9,000.00	2.70	4,050.00
G7	175	SY	Provide, Install, Maintain & Remove Construction Site Exit	33.00	5,775.00	10.00	1,750.00	18.00	3,150.00	7.60	1,330.00
G8	100%	LS	Preparing & Submitting a Traffic Control Plan prepared & signed by a PE	1,786.00	1,786.00	5,000.00	5,000.00	8,000.00	8,000.00	1,628.00	1,628.00
G9	100%	LS	Implement & Administer Barricade, Signing & Traffic Safety Plan	2,962.00	2,962.00	2,000.00	2,000.00	22,000.00	22,000.00	16,543.00	16,543.00
G10	100%	LS	Provide Project Record Drawings (As Builts)	150.00	150.00	100.00	100.00	12,000.00	12,000.00	597.00	597.00
G11	100%	LS	Provide Video of Right-of-Way Pre-Construction & Post Construction Site Conditions for the Total Project	1,432.00	1,432.00	1,000.00	1,000.00	5,800.00	5,800.00	970.00	970.00
G12	300	SY	Provide & Install Broadcast Bermuda Grass Seeding per TXDOT ITEM 164 With 4" Top Soil	24.00	7,200.00	2.00	600.00	12.50	3,750.00	10.80	3,240.00
G13	60	TN	Provide & Install HMAC Type "D" Patch Including Saw Cut	51.00	3,060.00	50.00	3,000.00	168.00	10,080.00	209.00	12,540.00
G14	100	SY	Remove & Dispose of Existing Concrete Sidewalk (4" - 6" Thickness) Including Saw Cut	25.00	2,500.00	1.00	100.00	28.00	2,800.00	22.00	2,200.00
G15	100	SY	Provide & Install 5-inch Thick Reinforced Concrete Sidewalk	36.00	3,600.00	120.00	12,000.00	126.00	12,600.00	55.00	5,500.00
TOTAL I. GENERAL BID AMOUNT (ITEMS G1 - G15)					\$ 69,023.00	\$ 277,936.00		\$ 213,012.00		\$ 97,651.00	
II. LOCATION 1 - LOOP 121 STA. 853+11											
L1-A	100%	LS	Provide Labor, Equipment, Tools & Supervision to Complete Preparation of Right-of-way & Final Cleanup	\$ 1,316.00	\$ 1,316.00	\$ 10,000.00	\$ 10,000.00	\$ 5,400.00	\$ 5,400.00	\$ 7,266.00	\$ 7,266.00
L1-B	46	LF	Remove Existing 8" Water Pipe	63.00	2,898.00	5.00	230.00	32.00	1,472.00	67.50	3,105.00
L1-C	1	EA	Install 8" Cap with Thrust Blocking	290.00	290.00	450.00	450.00	900.00	900.00	516.00	516.00
L1-D	2	EA	Install 8" Cap	172.00	344.00	450.00	900.00	950.00	1,900.00	511.00	1,022.00
L1-E	63	LF	Fill Existing 8" Water Pipe with Concrete Slurry	29.00	1,827.00	10.00	630.00	21.00	1,323.00	74.50	4,693.50
L1-F	1	EA	Provide & Install 8"x8" Tapping Valve with Sleeve	3,238.00	3,238.00	4,500.00	4,500.00	5,800.00	5,800.00	3,600.00	3,600.00
L1-G	1	EA	Provide & Install 8" Gate Valve	1,439.00	1,439.00	1,300.00	1,300.00	2,200.00	2,200.00	1,568.00	1,568.00
L1-H	84	LF	Provide & Install 16-inch Diameter Steel Encasement by Bore	274.00	23,016.00	250.00	21,000.00	268.00	22,512.00	396.00	33,264.00
L1-I	155	LF	Provide & Install 8" PVC Waterline "A"	46.00	7,130.00	90.00	13,950.00	46.00	7,130.00	96.90	15,019.50
L1-J	5	EA	Provide & Install Ductile Iron Fittings (90°, 45°, 22.5°, 11.25° Bends) with Thrust Blocking, 8-inch Diameter	339.00	1,695.00	310.00	1,550.00	450.00	2,250.00	878.00	4,390.00
L1-K	100%	LS	Air Testing for Water Pipe	1,198.00	1,198.00	100.00	100.00	2,400.00	2,400.00	1,816.00	1,816.00
L1-L	100%	LS	Bacteriological Testing for Water Pipe including Temporary Testing Stations	1,448.00	1,448.00	750.00	750.00	1,800.00	1,800.00	1,071.00	1,071.00
L1-M	100%	LS	Flushing Water Lines including Temporary Flushing Assemblies	780.00	780.00	2.00	2.00	1,400.00	1,400.00	908.00	908.00
TOTAL LOCATION 1 BID AMOUNT (ITEMS L1-A - L1-M)					\$ 46,619.00	\$ 55,362.00		\$ 56,487.00		\$ 78,239.00	
III. LOCATION 2 - LOOP 121 STA. 857+45 TO STA. 858+13											
L2-A	100%	LS	Provide Labor, Equipment, Tools & Supervision to Complete Preparation of Right-of-way & Final Cleanup	\$ 1,316.00	\$ 1,316.00	\$ 5,000.00	\$ 5,000.00	\$ 1,800.00	\$ 1,800.00	\$ 363.00	\$ 363.00
L2-B	1	EA	Provide & Install 8"x6" Tapping Valve with Sleeve	2,370.00	2,370.00	4,500.00	4,500.00	5,600.00	5,600.00	2,736.00	2,736.00
L2-C	1	EA	Abandon & Remove Existing Fire Hydrant	965.00	965.00	100.00	100.00	900.00	900.00	1,211.00	1,211.00
L2-D	1	EA	Provide & Install 6", 90° Ductile Iron Bend with Thrust Blocking	403.00	403.00	350.00	350.00	420.00	420.00	653.00	653.00
L2-E	1	EA	Provide & Install 6" Cap with Thrust Blocking	237.00	237.00	200.00	200.00	850.00	850.00	469.00	469.00
L2-F	1	EA	Provide & Install a Parallel/Standard Fire Hydrant	5,669.00	5,669.00	4,500.00	4,500.00	4,100.00	4,100.00	3,529.00	3,529.00
TOTAL LOCATION 2 BID AMOUNT (ITEMS L2-A - L2-F)					\$ 10,960.00	\$ 14,650.00		\$ 13,670.00		\$ 8,961.00	
IV. LOCATION 3 - LOOP 121 STA. 862+06 TO STA. 862+17											
L3-A	100%	LS	Provide Labor, Equipment, Tools & Supervision to Complete Preparation of Right-of-way & Final Cleanup	\$ 1,316.00	\$ 1,316.00	\$ 5,000.00	\$ 5,000.00	\$ 1,800.00	\$ 1,800.00	\$ 454.00	\$ 454.00
L3-B	1	EA	Provide & Install 8"x6" Tapping Valve with Sleeve	1,723.00	1,723.00	4,500.00	4,500.00	5,600.00	5,600.00	2,735.00	2,735.00
L3-C	1	EA	Abandon & Remove Existing Fire Hydrant	963.00	963.00	100.00	100.00	900.00	900.00	1,211.00	1,211.00
L3-D	1	EA	Provide & Install 6" Cap with Thrust Blocking	237.00	237.00	350.00	350.00	950.00	950.00	521.00	521.00
L3-E	1	EA	Provide & Install Standard Fire Hydrant Assembly	4,033.00	4,033.00	4,500.00	4,500.00	4,100.00	4,100.00	3,275.00	3,275.00
TOTAL LOCATION 3 BID AMOUNT (ITEMS L3-A - L3-E)					\$ 8,272.00	\$ 14,450.00		\$ 13,350.00		\$ 8,196.00	

BID TABULATION
CITY OF BELTON, TEXAS
LOOP 121 UTILITY RELOCATIONS
333 Water Street
December 15, 2020; 2:00 PM

2020-137-40

				BIDDER INFORMATION							
				CSP Utilities, LLC 2101 South 22nd Street Waco TX 76706		Vaca Underground Utilities Inc 6602 Mount Houston Road Houston TX 77050		Balcones Ridge Construction LLC PO Box 1510 Marble Falls TX 78654		McLean Construction, Inc 401 Trimmer Road Killeen TX 76542	
Bid No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
V. LOCATION 4 - LOOP 121 STA. 866+50 TO STA. 868+50											
L4-A	100%	LS	Provide Labor, Equipment, Tools & Supervision to Complete Preparation of Right-of-way & Final Cleanup	\$ 1,316.00	\$ 1,316.00	\$ 5,000.00	\$ 5,000.00	\$ 8,850.00	\$ 8,850.00	\$ 5,190.00	\$ 5,190.00
L4-B	438	LF	Provide & Install PVC 12" Waterline "B" & Connect to Existing 12" Waterline at Two Locations	66.00	28,908.00	120.00	52,560.00	62.00	27,156.00	150.50	65,919.00
L4-C	117	LF	Remove Existing 12" Water Pipe	53.00	6,201.00	1.00	117.00	32.00	3,744.00	39.50	4,621.50
L4-D	1	EA	Provide & Install 12" Caps with Thrust Blocking	428.00	428.00	350.00	350.00	985.00	985.00	786.00	786.00
L4-E	5	EA	Provide & Install 12" Caps	311.00	1,555.00	350.00	1,750.00	900.00	4,500.00	777.00	3,885.00
L4-F	2	EA	Provide & Install 12" Gate Valve	2,360.00	4,720.00	2,200.00	4,400.00	2,800.00	5,600.00	3,740.00	7,480.00
L4-G	1	EA	Provide & Install 12"x8" Tee	883.00	883.00	850.00	850.00	1,200.00	1,200.00	1,370.00	1,370.00
L4-H	1	EA	Provide & Install 12" Tee	1,109.00	1,109.00	850.00	850.00	1,400.00	1,400.00	1,498.00	1,498.00
L4-I	82	LF	Abandon & Fill Existing 12" Water Pipe with Concrete Slurry	29.00	2,378.00	10.00	820.00	38.00	3,116.00	84.50	6,929.00
L4-J	28	LF	Provide & Install 8" PVC Waterline "B-1", Connect to Proposed 12" Waterline "B"	78.00	2,184.00	80.00	2,240.00	54.00	1,512.00	128.00	3,584.00
L4-K	165	LF	Abandon & Fill Existing 8" Water Pipe with Concrete Slurry	29.00	4,785.00	5.00	825.00	32.00	5,280.00	82.30	13,579.50
L4-L	2	EA	Provide & Install 8" Cap	172.00	344.00	200.00	400.00	850.00	1,700.00	516.00	1,032.00
L4-M	1	EA	Provide & Install 8" Gate Valve	1,439.00	1,439.00	1,500.00	1,500.00	2,400.00	2,400.00	1,503.00	1,503.00
L4-N	80	LF	Provide & Install 6" PVC Waterline "C", Connect to Proposed 12" Waterline "B"	44.40	3,552.00	70.00	5,600.00	52.00	4,160.00	199.30	15,944.00
L4-O	1	EA	Provide & Install 6" Cap with Concrete Thrust Blocking	237.00	237.00	100.00	100.00	850.00	850.00	521.00	521.00
L4-P	2	EA	Provide & Install 6" Gate Valve	1,088.00	2,176.00	1,000.00	2,000.00	2,200.00	4,400.00	1,303.00	2,606.00
L4-Q	60	LF	Abandon & Fill Existing 6" Water Pipe with Concrete Slurry	29.00	1,740.00	5.00	300.00	31.00	1,860.00	73.90	4,434.00
L4-R	116	LF	Provide & Install 24" Steel Encasement By Bore	362.00	41,992.00	350.00	40,600.00	485.00	56,260.00	459.50	53,302.00
L4-S	90	LF	Provide & Install 24" Steel Encasement Pipe by Open Cut	97.00	8,730.00	100.00	9,000.00	220.00	19,800.00	274.30	24,687.00
L4-T	60	LF	Provide & Install 12" Steel Encasement By Open Cut	87.00	5,220.00	60.00	3,600.00	120.00	7,200.00	130.50	7,830.00
L4-U	6	EA	Provide & Install Ductile Iron Fittings (90°, 45°, 22.5°, 11.25° Bends) with Thrust Blocking, 12-inch Diameter	724.00	4,344.00	630.00	3,780.00	800.00	4,800.00	1,368.00	8,208.00
L4-V	2	EA	Provide & Install Ductile Iron Fittings (90°, 45°, 22.5°, 11.25° Bends) with Thrust Blocking, 8-inch Diameter	331.00	662.00	275.00	550.00	580.00	1,160.00	974.00	1,948.00
L4-W	4	EA	Provide & Install Ductile Iron Fittings (90°, 45°, 22.5°, 11.25° Bends) with Thrust Blocking, 6-inch Diameter	254.50	1,018.00	160.00	640.00	500.00	2,000.00	815.00	3,260.00
L4-X	100%	LS	Air Testing for Water Pipe	1,198.00	1,198.00	700.00	700.00	3,200.00	3,200.00	1,816.00	1,816.00
L4-Y	100%	LS	Bacteriological Testing for Water Pipe including Temporary Testing Stations	350.00	350.00	100.00	100.00	2,800.00	2,800.00	2,448.00	2,448.00
L4-Z	100%	LS	Flushing Water Lines including Temporary Flushing Assemblies	500.00	500.00	350.00	350.00	2,200.00	2,200.00	1,912.00	1,912.00
L4-AA	100%	LS	Provide & Install Standard Air & Vacuum Release Assembly	5,993.00	5,993.00	5,000.00	5,000.00	3,800.00	3,800.00	6,115.00	6,115.00
TOTAL LOCATION 4 BID AMOUNT (ITEMS L4-A - L4-AA)					\$ 133,962.00		\$ 143,982.00		\$ 181,933.00		\$ 252,408.00
VI. LOCATION 5 & 5-A - LOOP 121 STA. 891+33 & 903+31.5 - 903+79.1											
L5-A	100%	LS	Provide Labor, Equipment, Tools & Supervision to Complete Preparation of Right-of-way & Final Cleanup	\$ 1,316.00	\$ 1,316.00	\$ 5,000.00	\$ 5,000.00	\$ 2,800.00	\$ 2,800.00	\$ 727.00	\$ 727.00
L5-B	1	EA	Abandon & Remove Existing Fire Hydrant	963.00	963.00	100.00	100.00	950.00	950.00	1,211.00	1,211.00
L5-C	71	LF	Abandon & Fill Existing 6" Water Pipe with Concrete Slurry	29.00	2,059.00	5.00	355.00	32.00	2,272.00	73.50	5,218.50
L5-D	34	LF	Remove Existing 6" Water Pipe	63.00	2,142.00	5.00	170.00	24.00	816.00	78.50	2,669.00
L5-E	2	EA	Provide & Install 6" Cap	119.00	238.00	20.00	40.00	500.00	1,000.00	469.00	938.00
L5-F	1	EA	Provide & Install 6" Cap with Concrete Thrust Blocking	237.00	237.00	350.00	350.00	650.00	650.00	509.00	509.00
L5A-G	48	LF	Provide Concrete Encasement Over Existing 14-inch RCCP Water Line	80.00	3,840.00	120.00	5,760.00	24.00	1,152.00	45.50	2,184.00
TOTAL LOCATION 5 & 5-A BID AMOUNT (ITEMS L5-A - L5A-G)					\$ 10,795.00		\$ 11,775.00		\$ 9,640.00		\$ 13,456.50
VII. LOCATION 6 - LOOP 121 STA. 926+44 TO STA. 929+46											
L6-A	100%	LS	Provide Labor, Equipment, Tools & Supervision to Complete Preparation of Right-of-way & Final Cleanup	\$ 1,316.00	\$ 1,316.00	\$ 5,000.00	\$ 5,000.00	\$ 8,800.00	\$ 8,800.00	\$ 2,422.00	\$ 2,422.00
L6-B	113	LF	Provide & Install 8" PVC Waterline "D"	49.00	5,537.00	70.00	7,910.00	58.00	6,554.00	124.50	14,068.50
L6-C	20	LF	Provide & Install 8" PVC Waterline "D-1" & Connect to Existing 8" Waterline	71.90	1,438.00	95.00	1,900.00	60.00	1,200.00	129.60	2,592.00
L6-D	115	LF	Provide & Install 8" PVC Waterline "E"	49.00	5,635.00	70.00	8,050.00	58.00	6,670.00	138.40	15,916.00
L6-E	3	EA	Remove & Relocate Water Meters & Water Meter Boxes to Avoid Future Concrete Rip-Rap Loop Station 929+46 @ Left ROW Line	1,197.00	3,591.00	500.00	1,500.00	2,100.00	6,300.00	1,927.00	5,781.00
L6-F	60	LF	Provide & Install 2" PVC Waterline & All Fittings & Appurtenances Necessary to Make Connections Loop Station 926+46 @ Left ROW Line	47.10	2,826.00	10.00	600.00	28.00	1,680.00	50.50	3,030.00
L6-G	2	EA	Abandon & Remove Existing Fire Hydrant	963.00	1,926.00	100.00	200.00	1,000.00	2,000.00	1,211.00	2,422.00
L6-H	5	EA	Provide & Install 8" Cap	171.60	858.00	240.00	1,200.00	500.00	2,500.00	543.00	2,715.00
L6-I	3	EA	Provide & Install 8" Gate Valve	1,439.00	4,317.00	1,300.00	3,900.00	2,600.00	7,800.00	1,657.00	4,971.00
L6-J	10	LF	Remove Existing 8" Water Pipe	63.00	630.00	5.00	50.00	50.00	500.00	80.50	805.00

BID TABULATION
CITY OF BELTON, TEXAS
LOOP 121 UTILITY RELOCATIONS
333 Water Street
December 15, 2020; 2:00 PM

2020-137-40

				BIDDER INFORMATION							
				CSP Utilities, LLC 2101 South 22nd Street Waco TX 76706		Vaca Underground Utilities Inc 6602 Mount Houston Road Houston TX 77050		Balcones Ridge Construction LLC PO Box 1510 Marble Falls TX 78654		McLean Construction, Inc 401 Trimmer Road Killeen TX 76542	
Bid No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
L6-K	160	LF	Abandon & Fill Existing 8" Water Pipe with Concrete Slurry	28.25	4,520.00	5.00	800.00	24.00	3,840.00	82.80	13,248.00
L6-L	2	EA	Provide & Install 6" Cap	119.00	238.00	150.00	300.00	600.00	1,200.00	461.00	922.00
L6-M	1	EA	Provide & Install 6" Cap With Concrete Thrust Blocking	237.00	237.00	150.00	150.00	700.00	700.00	421.00	421.00
L6-N	40	LF	Remove Existing 6" Water Pipe	62.35	2,494.00	5.00	200.00	42.00	1,680.00	155.90	6,236.00
L6-O	68	LF	Abandon & Fill Existing 6" Water Pipe with Concrete Slurry	29.00	1,972.00	5.00	340.00	24.00	1,632.00	74.00	5,032.00
L6-P	2	EA	Provide & Install Standard Fire Hydrant Assembly	4,064.00	8,128.00	4,500.00	9,000.00	4,200.00	8,400.00	4,400.00	8,800.00
L6-Q	1	EA	Provide & Install 14"x 8" Tapping Valve with Sleeve	3,512.00	3,512.00	10,000.00	10,000.00	9,800.00	9,800.00	17,845.00	17,845.00
L6-R	1	EA	Provide & Install 8"x 6" Tee	524.00	524.00	450.00	450.00	1,000.00	1,000.00	842.00	842.00
L6-S	2	EA	Provide & Install 8" Tee	553.00	1,106.00	500.00	1,000.00	1,100.00	2,200.00	911.00	1,822.00
L6-T	55	LF	Provide & Install 16" Steel Encasement By Open Cut	116.00	6,380.00	240.00	13,200.00	186.00	10,230.00	251.80	13,849.00
L6-U	102	LF	Provide & Install 16" Steel Encasement By Bore	271.00	27,642.00	250.00	25,500.00	248.00	25,296.00	404.00	41,208.00
L6-V	2	EA	Provide & Install Ductile Iron Fittings (90°, 45°, 22.5°, 11.25° Bends), 8-inch Diameter	1,488.00	2,976.00	280.00	560.00	550.00	1,100.00	1,941.00	3,882.00
L6-W	100%	LS	Air Testing for Water Pipe	1,198.00	1,198.00	100.00	100.00	3,200.00	3,200.00	1,816.00	1,816.00
L6-X	100%	LS	Bacteriological Testing for Water Pipe including Temporary Testing Stations	350.00	350.00	700.00	700.00	1,600.00	1,600.00	1,816.00	1,816.00
L6-Y	100%	LS	Flushing Water Lines including Temporary Flushing Assemblies	780.00	780.00	100.00	100.00	2,000.00	2,000.00	1,651.00	1,651.00
TOTAL LOCATION 6 BID AMOUNT (ITEMS L6-A - L6-Y)					\$ 90,131.00		\$ 92,710.00		\$ 117,882.00		\$ 174,112.50
VIII. LOCATION 7 & 7-A - LOOP 121 STA. 948+71 & 938+54.5 to 941+74.5											
L7-A	100%	LS	Provide Labor, Equipment, Tools & Supervision to Complete Preparation of Right-of-way & Final Cleanup	\$ 1,316.00	\$ 1,316.00	\$ 5,000.00	\$ 5,000.00	\$ 3,400.00	\$ 3,400.00	\$ 1,816.00	\$ 1,816.00
L7-B	10	LF	Provide & Install 30" Split Steel Encasement Pipe Extension	226.30	2,263.00	300.00	3,000.00	385.00	3,850.00	723.50	7,235.00
L7A-C	80	LF	Provide & Install Concrete Cap for Existing 14-inch RCCP Water Line	80.00	6,400.00	120.00	9,600.00	28.00	2,240.00	90.90	7,272.00
TOTAL LOCATION 7 & 7-A BID AMOUNT (ITEMS L7-A - L7A-C)					\$ 9,979.00		\$ 17,600.00		\$ 9,490.00		\$ 16,323.00
IX. LOCATION 8 - LOOP 121 STA. 978+12											
L8-A	100%	LS	Provide Labor, Equipment, Tools & Supervision to Complete Preparation of Right-of-way & Final Cleanup	\$ 1,316.00	\$ 1,316.00	\$ 2,000.00	\$ 2,000.00	\$ 12,500.00	\$ 12,500.00	\$ 7,266.00	\$ 7,266.00
L8-B	190	LF	Provide & Install 10" PVC Waterline "F" & Connect to Existing 10" Waterline	60.00	11,400.00	85.00	16,150.00	62.00	11,780.00	146.40	27,816.00
L8-C	1	EA	Abandon & Remove Existing Fire Hydrant	963.00	963.00	100.00	100.00	1,200.00	1,200.00	1,211.00	1,211.00
L8-D	188	LF	Abandon & Fill Existing 10" Water Pipe with Concrete Slurry	29.00	5,452.00	5.00	940.00	32.00	6,016.00	83.80	15,754.40
L8-E	1	EA	Provide & Install 6" Cap	177.00	177.00	150.00	150.00	500.00	500.00	408.00	408.00
L8-F	3	EA	Provide & Install 10" Cap	267.00	801.00	300.00	900.00	750.00	2,250.00	641.00	1,923.00
L8-G	1	EA	Provide & Install 10" Cap with Thrust Blocking	384.00	384.00	350.00	350.00	850.00	850.00	764.00	764.00
L8-H	3	EA	Provide & Install 10" Gate Valve	2,006.00	6,018.00	2,000.00	6,000.00	2,650.00	7,950.00	2,320.00	6,960.00
L8-I	2	EA	Provide & Install 10" Tee	947.00	1,894.00	900.00	1,800.00	950.00	1,900.00	1,123.00	2,246.00
L8-J	1	EA	Provide & Install Standard Fire Hydrant Assembly	4,403.00	4,403.00	4,500.00	4,500.00	4,100.00	4,100.00	4,714.00	4,714.00
L8-K	105	LF	Provide & Install 20" Steel Encasement By Open Cut	138.00	14,490.00	140.00	14,700.00	220.00	23,100.00	327.60	34,398.00
L8-L	3	EA	Provide & Install Ductile Iron Fittings (90°, 45°, 22.5°, 11.25° Bends), 10-inch Diameter	554.00	1,662.00	465.00	1,395.00	600.00	1,800.00	980.00	2,940.00
L8-M	56	LF	Provide & Install 12" PVC SDR26 Wastewater Line "A"	59.00	3,304.00	85.00	4,760.00	186.00	10,416.00	142.80	7,996.80
L8-N	56	LF	Abandon & Fill Existing 12" PVC Wastewater Line with Concrete Slurry	29.00	1,624.00	5.00	280.00	48.00	2,688.00	94.90	5,314.40
L8-O	2	EA	Remove Existing Wastewater Manhole & Backfill	2,021.00	4,042.00	1,500.00	3,000.00	2,200.00	4,400.00	2,422.00	4,844.00
L8-P	2	EA	Provide & Install 12" Cap	151.50	303.00	150.00	300.00	1,200.00	2,400.00	744.00	1,488.00
L8-Q	20	LF	Provide & Install 24" Split Steel Encasement Pipe & Extesion	234.40	4,688.00	200.00	4,000.00	385.00	7,700.00	350.00	7,000.00
L8-R	1	EA	Provide & Install 4-foot Diameter Precast Concrete Manhole with Raven Coating	6,098.00	6,098.00	6,500.00	6,500.00	8,800.00	8,800.00	3,612.00	3,612.00
L8-S	125	LF	Remove & Back Fill Existing 8" PVC Wastewater Force Main	63.00	7,875.00	5.00	625.00	28.00	3,500.00	55.20	6,900.00
L8-T	88	LF	Provide & Install 8" Force Main "A"	55.00	4,840.00	80.00	7,040.00	64.00	5,632.00	100.50	8,844.00
L8-U	1	EA	Provide & Install 8" Cap with Thrust Blocking	503.00	503.00	500.00	500.00	850.00	850.00	583.00	583.00
L8-V	1	EA	Provide & Install 8" 45° Bend for Force Main with Thrust Blocking	691.00	691.00	350.00	350.00	675.00	675.00	1,989.00	1,989.00
L8-W	100%	LS	Vacuum Air Testing for Wastewater Mahole	1,000.00	1,000.00	700.00	700.00	2,000.00	2,000.00	1,816.00	1,816.00
L8-X	100%	LS	Low Pressure Air Testing for Wastewater Pipe	1,000.00	1,000.00	100.00	100.00	1,800.00	1,800.00	1,211.00	1,211.00
L8-Y	100%	LS	Deflection Testing for Wastewater Pipe	500.00	500.00	100.00	100.00	2,200.00	2,200.00	1,211.00	1,211.00
L8-Z	100%	LS	Air Testing for Water Pipe	1,000.00	1,000.00	100.00	100.00	2,600.00	2,600.00	1,211.00	1,211.00
L8-AA	100%	LS	Bacteriological Testing for Water Pipe including Temporary Testing Stations	350.00	350.00	800.00	800.00	1,400.00	1,400.00	1,211.00	1,211.00
L8-BB	100%	LS	Flushing Water Lines including Temporary Flushing Assemblies	780.00	780.00	350.00	350.00	1,200.00	1,200.00	1,816.00	1,816.00
L8-CC	100%	LS	Allowance for Providing & Installing 1" Water Service Tap & 1" Piping per Details on Sheet PP-08	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
L8-DD	100%	LS	Provide & Install 14"x12" Tapping Valve with Sleeve	4,154.00	4,154.00	11,000.00	11,000.00	12,800.00	12,800.00	19,269.00	19,269.00
L8-EE	113	LF	Provide & Install 12-inch C900 SDR 18 Water Pipe	67.00	7,571.00	90.00	10,170.00	72.00	8,136.00	137.80	15,571.40
L8-FF	1	EA	Provide & Install 12-inch Gate Valve	2,360.00	2,360.00	2,500.00	2,500.00	3,200.00	3,200.00	2,585.00	2,585.00
L8-GG	2	EA	Provide & Install 12-inch, 45° Bend	706.00	1,412.00	750.00	1,500.00	1,100.00	2,200.00	1,300.00	2,600.00
L8-HH	1	EA	Provide & Install 12-inch Cap with Thrust Blocking	428.00	428.00	450.00	450.00	1,000.00	1,000.00	938.00	938.00
TOTAL LOCATION 8 BID AMOUNT (ITEMS L8-A - L8-HH)					\$ 113,483.00		\$ 114,110.00		\$ 169,543.00		\$ 214,411.00

BID TABULATION
CITY OF BELTON, TEXAS
LOOP 121 UTILITY RELOCATIONS
333 Water Street
December 15, 2020; 2:00 PM

2020-137-40

				BIDDER INFORMATION							
				CSP Utilities, LLC 2101 South 22nd Street Waco TX 76706		Vaca Underground Utilities Inc 6602 Mount Houston Road Houston TX 77050		Balcones Ridge Construction LLC PO Box 1510 Marble Falls TX 78654		McLean Construction, Inc 401 Trimmer Road Killeen TX 76542	
Bid No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
X. LOCATION 9 - LOOP 121 STA. 985+97 TO STA. 996+40											
L9-A	100%	LS	Provide Labor, Equipment, Tools & Supervision to Complete Preparation of Right-of-way & Final Cleanup	\$ 1,316.00	\$ 1,316.00	\$ 1,000.00	\$ 1,000.00	\$ 7,200.00	\$ 7,200.00	\$ 908.00	\$ 908.00
L9-B	100%	LS	Provide & Install 14"x10" Tapping Valve with Sleeve	3,691.00	3,691.00	10,000.00	10,000.00	12,200.00	12,200.00	18,217.00	18,217.00
L9-C	100%	LS	Provide & Install 10"x10" Tapping Valve with Sleeve	4,300.00	4,300.00	7,000.00	7,000.00	8,800.00	8,800.00	4,928.00	4,928.00
L9-D	113	LF	Provide & Install 10-inch PVC C900 DR18 Water Pipe	58.00	6,554.00	95.00	10,735.00	68.00	7,684.00	143.60	16,226.80
L9-E	1	EA	Provide & Install 10" Gate Valve	2,006.00	2,006.00	2,100.00	2,100.00	2,650.00	2,650.00	2,255.00	2,255.00
L9-F	1	EA	Provide & Install 10" Cap	267.00	267.00	240.00	240.00	485.00	485.00	681.00	681.00
L9-G	1	EA	Provide & Install 10" Cap With Thrust Blocking	384.00	384.00	240.00	240.00	580.00	580.00	734.00	734.00
L9-H	4	EA	Provide & Install 8" Cap	171.50	686.00	240.00	960.00	400.00	1,600.00	516.00	2,064.00
L9-I	1	EA	Provide & Install 8" Cap With Thrust Blocking	289.00	289.00	240.00	240.00	500.00	500.00	588.00	588.00
L9-J	1	EA	Provide & Install 10" Tee	946.00	946.00	1,000.00	1,000.00	1,250.00	1,250.00	1,368.00	1,368.00
L9-K	1	EA	Abandon & Remove Existing Fire Hydrant	963.00	963.00	100.00	100.00	1,000.00	1,000.00	1,317.00	1,317.00
L9-L	1	EA	Provide & Install Standard Fire Hydrant Assembly	4,403.00	4,403.00	4,500.00	4,500.00	4,100.00	4,100.00	4,706.00	4,706.00
L9-M	47	LF	Remove Existing 8" Water Pipe	62.00	2,914.00	10.00	470.00	30.00	1,410.00	96.60	4,540.20
L9-N	63	LF	Abandon & Fill in Existing 8" Water Pipe with Concrete Slurry	29.00	1,827.00	5.00	315.00	28.00	1,764.00	92.90	5,852.70
L9-O	102	LF	Provide & Install 20" Steel Encasement By Bore	326.00	33,252.00	230.00	23,460.00	368.00	37,536.00	451.40	46,042.80
L9-P	100%	LS	Air Testing for Water Pipe	1,000.00	1,000.00	1,000.00	1,000.00	2,200.00	2,200.00	908.00	908.00
L9-Q	100%	LS	Bacteriological Testing for Water Pipe including Temporary Testing Stations	350.00	350.00	750.00	750.00	1,400.00	1,400.00	908.00	908.00
L9-R	100%	LS	Flushing Water Lines including Temporary Flushing Assemblies	780.00	780.00	350.00	350.00	1,800.00	1,800.00	1,211.00	1,211.00
TOTAL LOCATION 9 BID AMOUNT (ITEMS L9-A - L9-R)					\$ 65,928.00	\$ 64,460.00		\$ 94,159.00		\$ 113,455.50	
XI. LOCATION 10 - LOOP 121 STA. 985+97 TO STA. 996+40											
L10-A	100%	LS	Provide Labor, Equipment, Tools & Supervision to Complete Preparation of Right-of-way & Final Cleanup	\$ 1,316.00	\$ 1,316.00	\$ 1,000.00	\$ 1,000.00	\$ 4,200.00	\$ 4,200.00	\$ 605.00	\$ 605.00
L10-B	22	LF	Provide & Install 6" PVC Waterline	49.00	1,078.00	95.00	2,090.00	52.00	1,144.00	161.50	3,553.00
L10-C	1	EA	Provide & Install 6" Cap with Thrust Blocking	237.00	237.00	350.00	350.00	550.00	550.00	461.00	461.00
L10-D	10	LF	Provide & Install 30" Split Steel Encasement Pipe Extension	222.80	2,228.00	300.00	3,000.00	385.00	3,850.00	862.00	8,620.00
L10-E	1	EA	Abandon & Remove Existing Fire Hydrant	942.00	942.00	100.00	100.00	1,000.00	1,000.00	1,211.00	1,211.00
L10-F	1	EA	Provide & Install Standard Fire Hydrant Assembly	5,148.00	5,148.00	4,500.00	4,500.00	4,100.00	4,100.00	4,504.00	4,504.00
L10-G	1	EA	Provide & Install 6" Ductile Iron 90° & 45° Bends	263.00	263.00	450.00	450.00	650.00	650.00	1,431.00	1,431.00
L10-H	1	EA	Connect Existing Water Service Line to Proposed 6-inch Water Pipe via 6-inch Tapping Plug	610.00	610.00	1,200.00	1,200.00	1,800.00	1,800.00	2,777.00	2,777.00
TOTAL LOCATION 10 BID AMOUNT (ITEMS L10-A - L10-H)					\$ 11,822.00	\$ 12,690.00		\$ 17,294.00		\$ 23,162.00	
XII. LOCATION 11 - LOOP 121 STA. 931+00 to STA. 932+70											
L11-A	100%	LS	Provide Labor, Equipment, Tools & Supervision to Complete Preparation of Right-of-way & Final Cleanup	\$ 1,316.00	\$ 1,316.00	\$ 1,000.00	\$ 1,000.00	\$ 4,800.00	\$ 4,800.00	\$ 1,211.00	\$ 1,211.00
L11-B	1	EA	Provide & Install 48-inch Diameter Storm Sewer Manhole	3,170.00	3,170.00	5,000.00	5,000.00	8,800.00	8,800.00	3,037.00	3,037.00
L11-C	2	EA	Provide & Install 6:1 SET Type II for Design 1 Arch Pipe	1,054.00	2,108.00	3,000.00	6,000.00	3,200.00	6,400.00	2,185.00	4,370.00
L11-D	170	LF	Provide & Install 22" x 13 1/2" Design 1 Arch Pipe	161.00	27,370.00	85.00	14,450.00	88.00	14,960.00	228.30	38,811.00
L11-E	2	EA	Provide & Install 1" Plywood Covering for 6:1 SET	295.00	590.00	500.00	1,000.00	180.00	360.00	908.00	1,816.00
TOTAL LOCATION 11 BID AMOUNT (ITEMS L11-A - L11-E)					\$ 34,554.00	\$ 27,450.00		\$ 35,320.00		\$ 49,245.00	

BID TABULATION
CITY OF BELTON, TEXAS
LOOP 121 UTILITY RELOCATIONS
333 Water Street
December 15, 2020; 2:00 PM

2020-137-40

BIDDER INFORMATION											
				CSP Utilities, LLC 2101 South 22nd Street Waco TX 76706		Vaca Underground Utilities Inc 6602 Mount Houston Road Houston TX 77050		Balcones Ridge Construction LLC PO Box 1510 Marble Falls TX 78654		McLean Construction, Inc 401 Trimmer Road Killeen TX 76542	
Bid No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
XIII. LOCATION 12 - LOOP 121 STA. 945+70 TO 945+80											
L12-A	100%	LS	Provide Labor, Equipment, Tools & Supervision to Complete Preparation of Right-of-way & Final Cleanup	\$ 1,316.00	\$ 1,316.00	\$ 1,000.00	\$ 1,000.00	\$ 3,200.00	\$ 3,200.00	\$ 454.00	\$ 454.00
L12-B	1	EA	Provide & Install 8"x 6" Tapping Valve with Sleeve	1,731.00	1,731.00	4,500.00	4,500.00	6,400.00	6,400.00	2,432.00	2,432.00
L12-C	1	EA	Abandon & Remove Existing Fire Hydrant	963.00	963.00	3,500.00	3,500.00	1,000.00	1,000.00	1,211.00	1,211.00
L12-D	1	EA	Provide & Install 6" Cap with Thrust Blocking	211.00	211.00	125.00	125.00	650.00	650.00	408.00	408.00
L12-E	1	EA	Provide & Install Standard Fire Hydrant Assembly	4,353.00	4,353.00	3,500.00	3,500.00	4,100.00	4,100.00	4,090.00	4,090.00
TOTAL LOCATION 12 BID AMOUNT (ITEMS L12-A - L12-E)				\$ 8,574.00		\$ 12,625.00		\$ 15,350.00		\$ 8,595.00	

BIDDER INFORMATION					
		CSP Utilities, LLC 2101 South 22nd Street Waco TX 76706	Vaca Underground Utilities Inc 6602 Mount Houston Road Houston TX 77050	Balcones Ridge Construction LLC PO Box 1510 Marble Falls TX 78654	McLean Construction, Inc 401 Trimmer Road Killeen TX 76542
TOTAL I. GENERAL BID AMOUNT (ITEMS G1 - G15)		\$ 69,023.00	\$ 277,936.00	\$ 213,012.00	\$ 97,651.00
TOTAL LOCATION 1 BID AMOUNT (ITEMS L1-A - L1-M)		\$ 46,619.00	\$ 55,362.00	\$ 56,487.00	\$ 78,239.00
TOTAL LOCATION 2 BID AMOUNT (ITEMS L2-A - L2-F)		\$ 10,960.00	\$ 14,650.00	\$ 13,670.00	\$ 8,961.00
TOTAL LOCATION 3 BID AMOUNT (ITEMS L3-A - L3-E)		\$ 8,272.00	\$ 14,450.00	\$ 13,350.00	\$ 8,196.00
TOTAL LOCATION 4 BID AMOUNT (ITEMS L4-A - L4-AA)		\$ 133,962.00	\$ 143,982.00	\$ 181,933.00	\$ 252,408.00
TOTAL LOCATION 5 & 5-A BID AMOUNT (ITEMS L5-A - L5A-G)		\$ 10,795.00	\$ 11,775.00	\$ 9,640.00	\$ 13,456.50
TOTAL LOCATION 6 BID AMOUNT (ITEMS L6-A - L6-Y)		\$ 90,131.00	\$ 92,710.00	\$ 117,882.00	\$ 174,112.50
TOTAL LOCATION 7 & 7-A BID AMOUNT (ITEMS L7-A - L7A-C)		\$ 9,979.00	\$ 17,600.00	\$ 9,490.00	\$ 16,323.00
TOTAL LOCATION 8 BID AMOUNT (ITEMS L8-A - L8-HH)		\$ 113,483.00	\$ 114,110.00	\$ 169,543.00	\$ 214,411.00
TOTAL LOCATION 9 BID AMOUNT (ITEMS L9-A - L9-R)		\$ 65,928.00	\$ 64,460.00	\$ 94,159.00	\$ 113,455.50
TOTAL LOCATION 10 BID AMOUNT (ITEMS L10-A - L10-H)		\$ 11,822.00	\$ 12,690.00	\$ 17,294.00	\$ 23,162.00
TOTAL LOCATION 11 BID AMOUNT (ITEMS L11-A - L11-E)		\$ 34,554.00	\$ 27,450.00	\$ 35,320.00	\$ 49,245.00
TOTAL LOCATION 12 BID AMOUNT (ITEMS L12-A - L12-E)		\$ 8,574.00	\$ 12,625.00	\$ 15,350.00	\$ 8,595.00
TOTAL PROJECT BID		\$ 614,102.00	\$ 859,800.00	\$ 947,130.00	\$ 1,058,215.50

Did Bidder Acknowledge Addenda No. 1?	YES	YES	YES	YES
Did Bidder provide required Forms?	YES	YES	YES	YES
Did Bidder provide Bid Security?	YES	YES	YES	YES

BID TABULATION
CITY OF BELTON, TEXAS
LOOP 121 UTILITY RELOCATIONS
333 Water Street
December 15, 2020; 2:00 PM

2020-137-40

				BIDDER INFORMATION					
				TTG Utilites, LP PO Box 299 Gatesville TX 76528		Patin Construction, LLC 3800 W 2nd Street Taylor TX 76574		Bell Contractors, Inc 3082 W HWY 190 Belton TX 76513	
Bid No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
I. GENERAL									
G1	100%	LS	Mobilization, Bonds & Insurance, not-to-exceed 5% of the Total Bid Amount	\$ 45,000.00	\$ 45,000.00	\$ 25,000.00	\$ 25,000.00	\$ 64,455.19	\$ 64,455.19
G2	100%	LS	Submit Trench Safety Plan prepared & signed by PE, in Conformance with State Law & OSHA	950.00	950.00	5,000.00	5,000.00	1,547.99	1,547.99
G3	400	LF	Implement & Follow Trench Safety Plan (Pipe)	4.70	1,880.00	5.00	2,000.00	10.56	4,224.00
G4	5,136	SF	Implement & Follow Trench Safety Plan (Bore Pits)	2.25	11,556.00	3.00	15,408.00	2.90	14,894.40
G5	100%	LS	Prepare Stormwater Pollution Prevention Plan, Including Submission to & Receiving Permits from TCEQ & City of Belton	1,500.00	1,500.00	3,000.00	3,000.00	7,127.99	7,127.99
G6	1500	LF	Provide, Install, Maintain & Remove Silt Fence	4.50	6,750.00	2.50	3,750.00	2.40	3,600.00
G7	175	SY	Provide, Install, Maintain & Remove Construction Site Exit	40.00	7,000.00	10.00	1,750.00	24.00	4,200.00
G8	100%	LS	Preparing & Submitting a Traffic Control Plan prepared & signed by a PE	7,500.00	7,500.00	7,500.00	7,500.00	2,990.40	2,990.40
G9	100%	LS	Implement & Administer Barricade, Signing & Traffic Safety Plan	35,000.00	35,000.00	25,000.00	25,000.00	85,371.05	85,371.05
G10	100%	LS	Provide Project Record Drawings (As Builts)	1,500.00	1,500.00	500.00	500.00	527.99	527.99
G11	100%	LS	Provide Video of Right-of-Way Pre-Construction & Post Construction Site Conditions for the Total Project	2,250.00	2,250.00	1,000.00	1,000.00	527.99	527.99
G12	300	SY	Provide & Install Broadcast Bermuda Grass Seeding per TXDOT ITEM 164 With 4" Top Soil	21.00	6,300.00	5.00	1,500.00	36.56	10,968.00
G13	60	TN	Provide & Install HMAC Type "D" Patch Including Saw Cut	385.00	23,100.00	520.00	31,200.00	259.20	15,552.00
G14	100	SY	Remove & Dispose of Existing Concrete Sidewalk (4" - 6" Thickness) Including Saw Cut	27.25	2,725.00	25.00	2,500.00	115.20	11,520.00
G15	100	SY	Provide & Install 5-inch Thick Reinforced Concrete Sidewalk	99.50	9,950.00	45.00	4,500.00	91.20	9,120.00
TOTAL I. GENERAL BID AMOUNT (ITEMS G1 - G15)					\$ 162,961.00	\$ 129,608.00		\$ 236,627.00	
II. LOCATION 1 - LOOP 121 STA. 853+11									
L1-A	100%	LS	Provide Labor, Equipment, Tools & Supervision to Complete Preparation of Right-of-way & Final Cleanup	\$ 2,250.00	\$ 2,250.00	\$ 10,000.00	\$ 10,000.00	\$ 4,223.95	\$ 4,223.95
L1-B	46	LF	Remove Existing 8" Water Pipe	34.20	1,573.20	50.00	2,300.00	35.20	1,619.20
L1-C	1	EA	Install 8" Cap with Thrust Blocking	900.00	900.00	1,000.00	1,000.00	812.61	812.61
L1-D	2	EA	Install 8" Cap	900.00	1,800.00	500.00	1,000.00	812.61	1,625.22
L1-E	63	LF	Fill Existing 8" Water Pipe with Concrete Slurry	53.25	3,354.75	100.00	6,300.00	76.62	4,827.06
L1-F	1	EA	Provide & Install 8"x8" Tapping Valve with Sleeve	6,125.00	6,125.00	5,000.00	5,000.00	3,859.48	3,859.48
L1-G	1	EA	Provide & Install 8" Gate Valve	1,900.00	1,900.00	3,000.00	3,000.00	1,871.99	1,871.99
L1-H	84	LF	Provide & Install 16-inch Diameter Steel Encasement by Bore	280.00	23,520.00	600.00	50,400.00	325.97	27,381.48
L1-I	155	LF	Provide & Install 8" PVC Waterline "A"	106.60	16,523.00	100.00	15,500.00	89.84	13,925.20
L1-J	5	EA	Provide & Install Ductile Iron Fittings (90°, 45°, 22.5°, 11.25° Bends) with Thrust Blocking, 8-inch Diameter	1,125.00	5,625.00	1,000.00	5,000.00	854.61	4,273.05
L1-K	100%	LS	Air Testing for Water Pipe	1,000.00	1,000.00	1,500.00	1,500.00	4,223.95	4,223.95
L1-L	100%	LS	Bacteriological Testing for Water Pipe including Temporary Testing Stations	675.00	675.00	1,500.00	1,500.00	4,439.97	4,439.97
L1-M	100%	LS	Flushing Water Lines including Temporary Flushing Assemblies	825.00	825.00	1,000.00	1,000.00	3,299.97	3,299.97
TOTAL LOCATION 1 BID AMOUNT (ITEMS L1-A - L1-M)					\$ 66,070.95	\$ 103,500.00		\$ 76,383.13	
III. LOCATION 2 - LOOP 121 STA. 857+45 TO STA. 858+13									
L2-A	100%	LS	Provide Labor, Equipment, Tools & Supervision to Complete Preparation of Right-of-way & Final Cleanup	\$ 1,100.00	\$ 1,100.00	\$ 5,000.00	\$ 5,000.00	\$ 5,279.93	\$ 5,279.93
L2-B	1	EA	Provide & Install 8"x6" Tapping Valve with Sleeve	4,625.00	4,625.00	5,000.00	5,000.00	2,768.61	2,768.61
L2-C	1	EA	Abandon & Remove Existing Fire Hydrant	1,350.00	1,350.00	2,500.00	2,500.00	1,355.99	1,355.99
L2-D	1	EA	Provide & Install 6", 90° Ductile Iron Bend with Thrust Blocking	850.00	850.00	500.00	500.00	824.61	824.61
L2-E	1	EA	Provide & Install 6" Cap with Thrust Blocking	700.00	700.00	1,000.00	1,000.00	680.61	680.61
L2-F	1	EA	Provide & Install a Parallel/Standard Fire Hydrant	4,265.00	4,265.00	6,500.00	6,500.00	3,526.19	3,526.19
TOTAL LOCATION 2 BID AMOUNT (ITEMS L2-A - L2-F)					\$ 12,890.00	\$ 20,500.00		\$ 14,435.94	
IV. LOCATION 3 - LOOP 121 STA. 862+06 TO STA. 862+17									
L3-A	100%	LS	Provide Labor, Equipment, Tools & Supervision to Complete Preparation of Right-of-way & Final Cleanup	\$ 1,100.00	\$ 1,100.00	\$ 5,000.00	\$ 5,000.00	\$ 4,223.95	\$ 4,223.95
L3-B	1	EA	Provide & Install 8"x6" Tapping Valve with Sleeve	4,625.00	4,625.00	5,000.00	5,000.00	2,792.61	2,792.61
L3-C	1	EA	Abandon & Remove Existing Fire Hydrant	1,350.00	1,350.00	2,500.00	2,500.00	1,355.99	1,355.99
L3-D	1	EA	Provide & Install 6" Cap with Thrust Blocking	700.00	700.00	1,000.00	1,000.00	674.61	674.61
L3-E	1	EA	Provide & Install Standard Fire Hydrant Assembly	4,125.00	4,125.00	6,500.00	6,500.00	3,334.19	3,334.19
TOTAL LOCATION 3 BID AMOUNT (ITEMS L3-A - L3-E)					\$ 11,900.00	\$ 20,000.00		\$ 12,381.35	

BID TABULATION
CITY OF BELTON, TEXAS
LOOP 121 UTILITY RELOCATIONS
333 Water Street
December 15, 2020; 2:00 PM

2020-137-40

				BIDDER INFORMATION					
				TTG Utilites, LP PO Box 299 Gatesville TX 76528		Patin Construction, LLC 3800 W 2nd Street Taylor TX 76574		Bell Contractors, Inc 3082 W HWY 190 Belton TX 76513	
Bid No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
V. LOCATION 4 - LOOP 121 STA. 866+50 TO STA. 868+50									
L4-A	100%	LS	Provide Labor, Equipment, Tools & Supervision to Complete Preparation of Right-of-way & Final Cleanup	\$ 6,550.00	\$ 6,550.00	\$ 15,000.00	\$ 15,000.00	\$ 21,119.74	\$ 21,119.74
L4-B	438	LF	Provide & Install PVC 12" Waterline "B" & Connect to Existing 12" Waterline at Two Locations	140.50	61,539.00	80.00	35,040.00	142.48	62,406.24
L4-C	117	LF	Remove Existing 12" Water Pipe	38.70	4,527.90	50.00	5,850.00	88.00	10,296.00
L4-D	1	EA	Provide & Install 12" Caps with Thrust Blocking	1,100.00	1,100.00	1,000.00	1,000.00	1,008.21	1,008.21
L4-E	5	EA	Provide & Install 12" Caps	1,100.00	5,500.00	750.00	3,750.00	1,008.21	5,041.05
L4-F	2	EA	Provide & Install 12" Gate Valve	3,300.00	6,600.00	5,000.00	10,000.00	2,981.99	5,963.98
L4-G	1	EA	Provide & Install 12"x8" Tee	1,975.00	1,975.00	2,000.00	2,000.00	1,664.61	1,664.61
L4-H	1	EA	Provide & Install 12" Tee	2,000.00	2,000.00	1,500.00	1,500.00	1,784.61	1,784.61
L4-I	82	LF	Abandon & Fill Existing 12" Water Pipe with Concrete Slurry	55.00	4,510.00	50.00	4,100.00	85.42	7,004.44
L4-J	28	LF	Provide & Install 8" PVC Waterline "B-1", Connect to Proposed 12" Waterline "B"	200.25	5,607.00	100.00	2,800.00	207.87	5,820.36
L4-K	165	LF	Abandon & Fill Existing 8" Water Pipe with Concrete Slurry	48.60	8,019.00	50.00	8,250.00	120.62	19,902.30
L4-L	2	EA	Provide & Install 8" Cap	900.00	1,800.00	500.00	1,000.00	728.61	1,457.22
L4-M	1	EA	Provide & Install 8" Gate Valve	1,825.00	1,825.00	3,000.00	3,000.00	1,667.99	1,667.99
L4-N	80	LF	Provide & Install 6" PVC Waterline "C", Connect to Proposed 12" Waterline "B"	109.25	8,740.00	125.00	10,000.00	147.20	11,776.00
L4-O	1	EA	Provide & Install 6" Cap with Concrete Thrust Blocking	700.00	700.00	1,000.00	1,000.00	800.61	800.61
L4-P	2	EA	Provide & Install 6" Gate Valve	1,600.00	3,200.00	2,000.00	4,000.00	1,547.99	3,095.98
L4-Q	60	LF	Abandon & Fill Existing 6" Water Pipe with Concrete Slurry	45.40	2,724.00	100.00	6,000.00	120.62	7,237.20
L4-R	116	LF	Provide & Install 24" Steel Encasement By Bore	366.55	42,519.80	500.00	58,000.00	474.63	55,057.08
L4-S	90	LF	Provide & Install 24" Steel Encasement Pipe by Open Cut	250.00	22,500.00	200.00	18,000.00	508.54	45,768.60
L4-T	60	LF	Provide & Install 12" Steel Encasement By Open Cut	165.00	9,900.00	150.00	9,000.00	452.93	27,175.80
L4-U	6	EA	Provide & Install Ductile Iron Fittings (90°, 45°, 22.5°, 11.25° Bends) with Thrust Blocking, 12-inch Diameter	1,575.00	9,450.00	1,500.00	9,000.00	1,362.21	8,173.26
L4-V	2	EA	Provide & Install Ductile Iron Fittings (90°, 45°, 22.5°, 11.25° Bends) with Thrust Blocking, 8-inch Diameter	1,050.00	2,100.00	1,000.00	2,000.00	920.61	1,841.22
L4-W	4	EA	Provide & Install Ductile Iron Fittings (90°, 45°, 22.5°, 11.25° Bends) with Thrust Blocking, 6-inch Diameter	825.00	3,300.00	1,000.00	4,000.00	860.61	3,442.44
L4-X	100%	LS	Air Testing for Water Pipe	2,475.00	2,475.00	2,500.00	2,500.00	5,579.93	5,579.93
L4-Y	100%	LS	Bacteriological Testing for Water Pipe including Temporary Testing Stations	800.00	800.00	2,500.00	2,500.00	8,279.93	8,279.93
L4-Z	100%	LS	Flushing Water Lines including Temporary Flushing Assemblies	1,325.00	1,325.00	1,000.00	1,000.00	4,223.95	4,223.95
L4-AA	100%	LS	Provide & Install Standard Air & Vacuum Release Assembly	9,850.00	9,850.00	2,500.00	2,500.00	11,159.13	11,159.13
TOTAL LOCATION 4 BID AMOUNT (ITEMS L4-A - L4-AA)					\$ 231,136.70		\$ 222,790.00		\$ 338,747.88
VI. LOCATION 5 & 5-A - LOOP 121 STA. 891+33 & 903+31.5 - 903+79.1									
L5-A	100%	LS	Provide Labor, Equipment, Tools & Supervision to Complete Preparation of Right-of-way & Final Cleanup	\$ 2,250.00	\$ 2,250.00	\$ 10,000.00	\$ 10,000.00	\$ 8,279.93	\$ 8,279.93
L5-B	1	EA	Abandon & Remove Existing Fire Hydrant	1,350.00	1,350.00	2,500.00	2,500.00	1,355.99	1,355.99
L5-C	71	LF	Abandon & Fill Existing 6" Water Pipe with Concrete Slurry	42.20	2,996.20	100.00	7,100.00	138.22	9,813.62
L5-D	34	LF	Remove Existing 6" Water Pipe	30.15	1,025.10	50.00	1,700.00	52.80	1,795.20
L5-E	2	EA	Provide & Install 6" Cap	700.00	1,400.00	500.00	1,000.00	680.61	1,361.22
L5-F	1	EA	Provide & Install 6" Cap with Concrete Thrust Blocking	700.00	700.00	1,000.00	1,000.00	680.61	680.61
L5A-G	48	LF	Provide Concrete Encasement Over Existing 14-inch RCCP Water Line	175.00	8,400.00	100.00	4,800.00	187.14	8,982.72
TOTAL LOCATION 5 & 5-A BID AMOUNT (ITEMS L5-A - L5A-G)					\$ 18,121.30		\$ 28,100.00		\$ 32,269.29
VII. LOCATION 6 - LOOP 121 STA. 926+44 TO STA. 929+46									
L6-A	100%	LS	Provide Labor, Equipment, Tools & Supervision to Complete Preparation of Right-of-way & Final Cleanup	\$ 4,500.00	\$ 4,500.00	\$ 15,000.00	\$ 15,000.00	\$ 7,919.90	\$ 7,919.90
L6-B	113	LF	Provide & Install 8" PVC Waterline "D"	108.85	12,300.05	100.00	11,300.00	93.90	10,610.70
L6-C	20	LF	Provide & Install 8" PVC Waterline "D-1" & Connect to Existing 8" Waterline	235.00	4,700.00	100.00	2,000.00	91.09	1,821.80
L6-D	115	LF	Provide & Install 8" PVC Waterline "E"	108.70	12,500.50	100.00	11,500.00	92.14	10,596.10
L6-E	3	EA	Remove & Relocate Water Meters & Water Meter Boxes to Avoid Future Concrete Rip-Rap Loop Station 929+46 @ Left ROW Line	1,225.00	3,675.00	1,000.00	3,000.00	2,243.98	6,731.94
L6-F	60	LF	Provide & Install 2" PVC Waterline & All Fittings & Appurtenances Necessary to Make Connections Loop Station 926+46 @ Left ROW Line	53.00	3,180.00	75.00	4,500.00	120.97	7,258.20
L6-G	2	EA	Abandon & Remove Existing Fire Hydrant	1,350.00	2,700.00	2,500.00	5,000.00	1,355.99	2,711.98
L6-H	5	EA	Provide & Install 8" Cap	900.00	4,500.00	500.00	2,500.00	788.61	3,943.05
L6-I	3	EA	Provide & Install 8" Gate Valve	1,900.00	5,700.00	3,000.00	9,000.00	1,781.99	5,345.97
L6-J	10	LF	Remove Existing 8" Water Pipe	34.20	342.00	50.00	500.00	105.60	1,056.00

BID TABULATION
CITY OF BELTON, TEXAS
LOOP 121 UTILITY RELOCATIONS
333 Water Street
December 15, 2020; 2:00 PM

2020-137-40

				BIDDER INFORMATION					
				TTG Utilites, LP PO Box 299 Gatesville TX 76528		Patin Construction, LLC 3800 W 2nd Street Taylor TX 76574		Bell Contractors, Inc 3082 W HWY 190 Belton TX 76513	
Bid No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
L6-K	160	LF	Abandon & Fill Existing 8" Water Pipe with Concrete Slurry	53.25	8,520.00	100.00	16,000.00	119.64	19,142.40
L6-L	2	EA	Provide & Install 6" Cap	700.00	1,400.00	500.00	1,000.00	770.03	1,540.06
L6-M	1	EA	Provide & Install 6" Cap With Concrete Thrust Blocking	700.00	700.00	1,000.00	1,000.00	770.03	770.03
L6-N	40	LF	Remove Existing 6" Water Pipe	30.15	1,206.00	50.00	2,000.00	105.60	4,224.00
L6-O	68	LF	Abandon & Fill Existing 6" Water Pipe with Concrete Slurry	42.20	2,869.60	100.00	6,800.00	138.22	9,398.96
L6-P	2	EA	Provide & Install Standard Fire Hydrant Assembly	6,150.00	12,300.00	6,500.00	13,000.00	4,726.19	9,452.38
L6-Q	1	EA	Provide & Install 14"x 8" Tapping Valve with Sleeve	7,075.00	7,075.00	12,500.00	12,500.00	8,216.60	8,216.60
L6-R	1	EA	Provide & Install 8"x 6" Tee	1,200.00	1,200.00	500.00	500.00	1,040.61	1,040.61
L6-S	2	EA	Provide & Install 8" Tee	1,275.00	2,550.00	500.00	1,000.00	1,088.61	2,177.22
L6-T	55	LF	Provide & Install 16" Steel Encasement By Open Cut	280.00	15,400.00	200.00	11,000.00	426.12	23,436.60
L6-U	102	LF	Provide & Install 16" Steel Encasement By Bore	280.00	28,560.00	600.00	61,200.00	337.82	34,457.64
L6-V	2	EA	Provide & Install Ductile Iron Fittings (90°, 45°, 22.5°, 11.25° Bends), 8-inch Diameter	1,050.00	2,100.00	1,000.00	2,000.00	1,100.61	2,201.22
L6-W	100%	LS	Air Testing for Water Pipe	1,650.00	1,650.00	2,500.00	2,500.00	4,883.95	4,883.95
L6-X	100%	LS	Bacteriological Testing for Water Pipe including Temporary Testing Stations	1,175.00	1,175.00	2,500.00	2,500.00	6,779.93	6,779.93
L6-Y	100%	LS	Flushing Water Lines including Temporary Flushing Assemblies	1,315.00	1,315.00	1,500.00	1,500.00	4,823.95	4,823.95
TOTAL LOCATION 6 BID AMOUNT (ITEMS L6-A - L6-Y)				\$ 142,118.15		\$ 198,800.00		\$ 190,541.19	

VIII. LOCATION 7 & 7-A - LOOP 121 STA. 948+71 & 938+54.5 to 941+74.5									
L7-A	100%	LS	Provide Labor, Equipment, Tools & Supervision to Complete Preparation of Right-of-way & Final Cleanup	\$ 1,100.00	\$ 1,100.00	\$ 10,000.00	\$ 10,000.00	\$ 11,219.87	\$ 11,219.87
L7-B	10	LF	Provide & Install 30" Split Steel Encasement Pipe Extension	915.00	9,150.00	1,000.00	10,000.00	840.00	8,400.00
L7A-C	80	LF	Provide & Install Concrete Cap for Existing 14-inch RCCP Water Line	175.00	14,000.00	200.00	16,000.00	345.54	27,643.20
TOTAL LOCATION 7 & 7-A BID AMOUNT (ITEMS L7-A - L7A-C)				\$ 24,250.00		\$ 36,000.00		\$ 47,263.07	

IX. LOCATION 8 - LOOP 121 STA. 978+12									
L8-A	100%	LS	Provide Labor, Equipment, Tools & Supervision to Complete Preparation of Right-of-way & Final Cleanup	\$ 12,000.00	\$ 12,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,839.80	\$ 15,839.80
L8-B	190	LF	Provide & Install 10" PVC Waterline "F" & Connect to Existing 10" Waterline	133.65	25,393.50	100.00	19,000.00	144.02	27,363.80
L8-C	1	EA	Abandon & Remove Existing Fire Hydrant	1,350.00	1,350.00	2,500.00	2,500.00	1,055.99	1,055.99
L8-D	188	LF	Abandon & Fill Existing 10" Water Pipe with Concrete Slurry	52.50	9,870.00	100.00	18,800.00	138.22	25,985.36
L8-E	1	EA	Provide & Install 6" Cap	700.00	700.00	500.00	500.00	680.61	680.61
L8-F	3	EA	Provide & Install 10" Cap	850.00	2,550.00	750.00	2,250.00	1,124.61	3,373.83
L8-G	1	EA	Provide & Install 10" Cap with Thrust Blocking	850.00	850.00	1,000.00	1,000.00	1,124.61	1,124.61
L8-H	3	EA	Provide & Install 10" Gate Valve	2,850.00	8,550.00	4,500.00	13,500.00	2,601.59	7,804.77
L8-I	2	EA	Provide & Install 10" Tee	1,900.00	3,800.00	750.00	1,500.00	1,232.61	2,465.22
L8-J	1	EA	Provide & Install Standard Fire Hydrant Assembly	6,035.00	6,035.00	6,500.00	6,500.00	5,326.19	5,326.19
L8-K	105	LF	Provide & Install 20" Steel Encasement By Open Cut	250.00	26,250.00	200.00	21,000.00	448.68	47,111.40
L8-L	3	EA	Provide & Install Ductile Iron Fittings (90°, 45°, 22.5°, 11.25° Bends), 10-inch Diameter	1,285.00	3,855.00	1,000.00	3,000.00	1,364.61	4,093.83
L8-M	56	LF	Provide & Install 12" PVC SDR26 Wastewater Line "A"	293.50	16,436.00	100.00	5,600.00	150.41	8,422.96
L8-N	56	LF	Abandon & Fill Existing 12" PVC Wastewater Line with Concrete Slurry	60.65	3,396.40	100.00	5,600.00	138.22	7,740.32
L8-O	2	EA	Remove Existing Wastewater Manhole & Backfill	1,500.00	3,000.00	1,500.00	3,000.00	3,224.97	6,449.94
L8-P	2	EA	Provide & Install 12" Cap	2,200.00	4,400.00	1,500.00	3,000.00	827.99	1,655.98
L8-Q	20	LF	Provide & Install 24" Split Steel Encasement Pipe & Extesion	850.00	17,000.00	1,000.00	20,000.00	684.00	13,680.00
L8-R	1	EA	Provide & Install 4-foot Diameter Precast Concrete Manhole with Raven Coating	12,500.00	12,500.00	7,500.00	7,500.00	9,791.52	9,791.52
L8-S	125	LF	Remove & Back Fill Existing 8" PVC Wastewater Force Main	34.20	4,275.00	50.00	6,250.00	67.09	8,386.25
L8-T	88	LF	Provide & Install 8" Force Main "A"	109.20	9,609.60	100.00	8,800.00	133.26	11,726.88
L8-U	1	EA	Provide & Install 8" Cap with Thrust Blocking	900.00	900.00	1,000.00	1,000.00	740.61	740.61
L8-V	1	EA	Provide & Install 8" 45° Bend for Force Main with Thrust Blocking	1,350.00	1,350.00	500.00	500.00	1,580.61	1,580.61
L8-W	100%	LS	Vacuum Air Testing for Wastewater Mahole	600.00	600.00	500.00	500.00	4,223.95	4,223.95
L8-X	100%	LS	Low Pressure Air Testing for Wastewater Pipe	1,600.00	1,600.00	500.00	500.00	4,223.95	4,223.95
L8-Y	100%	LS	Deflection Testing for Wastewater Pipe	800.00	800.00	1,500.00	1,500.00	4,223.95	4,223.95
L8-Z	100%	LS	Air Testing for Water Pipe	1,650.00	1,650.00	1,500.00	1,500.00	5,279.93	5,279.93
L8-AA	100%	LS	Bacteriological Testing for Water Pipe including Temporary Testing Stations	1,500.00	1,500.00	1,500.00	1,500.00	7,079.93	7,079.93
L8-BB	100%	LS	Flushing Water Lines including Temporary Flushing Assemblies	1,600.00	1,600.00	1,000.00	1,000.00	4,223.95	4,223.95
L8-CC	100%	LS	Allowance for Providing & Installing 1" Water Service Tap & 1" Piping per Details on Sheet PP-08	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
L8-DD	100%	LS	Provide & Install 14"x12" Tapping Valve with Sleeve	8,465.00	8,465.00	15,000.00	15,000.00	9,283.46	9,283.46
L8-EE	113	LF	Provide & Install 12-inch C900 SDR 18 Water Pipe	134.40	15,187.20	100.00	11,300.00	105.53	11,924.89
L8-FF	1	EA	Provide & Install 12-inch Gate Valve	3,300.00	3,300.00	5,000.00	5,000.00	2,927.99	2,927.99
L8-GG	2	EA	Provide & Install 12-inch, 45° Bend	1,525.00	3,050.00	1,500.00	3,000.00	1,160.61	2,321.22
L8-HH	1	EA	Provide & Install 12-inch Cap with Thrust Blocking	1,100.00	1,100.00	1,000.00	1,000.00	1,100.61	1,100.61
TOTAL LOCATION 8 BID AMOUNT (ITEMS L8-A - L8-HH)				\$ 222,922.70		\$ 217,600.00		\$ 279,214.31	

BID TABULATION
CITY OF BELTON, TEXAS
LOOP 121 UTILITY RELOCATIONS
333 Water Street
December 15, 2020; 2:00 PM

				BIDDER INFORMATION					
				TTG Utilites, LP PO Box 299 Gatesville TX 76528		Patin Construction, LLC 3800 W 2nd Street Taylor TX 76574		Bell Contractors, Inc 3082 W HWY 190 Belton TX 76513	
Bid No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
X. LOCATION 9 - LOOP 121 STA. 985+97 TO STA. 996+40									
L9-A	100%	LS	Provide Labor, Equipment, Tools & Supervision to Complete Preparation of Right-of-way & Final Cleanup	\$ 4,400.00	\$ 4,400.00	\$ 15,000.00	\$ 15,000.00	\$ 10,619.90	\$ 10,619.90
L9-B	100%	LS	Provide & Install 14"x10" Tapping Valve with Sleeve	8,250.00	8,250.00	15,000.00	15,000.00	8,899.48	8,899.48
L9-C	100%	LS	Provide & Install 10"x10" Tapping Valve with Sleeve	7,625.00	7,625.00	12,500.00	12,500.00	8,299.48	8,299.48
L9-D	113	LF	Provide & Install 10-inch PVC C900 DR18 Water Pipe	114.25	12,910.25	100.00	11,300.00	169.73	19,179.49
L9-E	1	EA	Provide & Install 10" Gate Valve	2,850.00	2,850.00	4,500.00	4,500.00	2,853.59	2,853.59
L9-F	1	EA	Provide & Install 10" Cap	950.00	950.00	750.00	750.00	980.61	980.61
L9-G	1	EA	Provide & Install 10" Cap With Thrust Blocking	950.00	950.00	1,000.00	1,000.00	980.61	980.61
L9-H	4	EA	Provide & Install 8" Cap	900.00	3,600.00	500.00	2,000.00	800.61	3,202.44
L9-I	1	EA	Provide & Install 8" Cap With Thrust Blocking	900.00	900.00	1,000.00	1,000.00	800.61	800.61
L9-J	1	EA	Provide & Install 10" Tee	1,900.00	1,900.00	750.00	750.00	1,496.61	1,496.61
L9-K	1	EA	Abandon & Remove Existing Fire Hydrant	1,350.00	1,350.00	2,500.00	2,500.00	1,295.99	1,295.99
L9-L	1	EA	Provide & Install Standard Fire Hydrant Assembly	5,675.00	5,675.00	6,500.00	6,500.00	5,326.19	5,326.19
L9-M	47	LF	Remove Existing 8" Water Pipe	34.20	1,607.40	50.00	2,350.00	105.60	4,963.20
L9-N	63	LF	Abandon & Fill in Existing 8" Water Pipe with Concrete Slurry	53.20	3,351.60	100.00	6,300.00	138.22	8,707.86
L9-O	102	LF	Provide & Install 20" Steel Encasement By Bore	340.00	34,680.00	600.00	61,200.00	421.98	43,041.96
L9-P	100%	LS	Air Testing for Water Pipe	1,000.00	1,000.00	1,500.00	1,500.00	7,079.93	7,079.93
L9-Q	100%	LS	Bacteriological Testing for Water Pipe including Temporary Testing Stations	500.00	500.00	1,500.00	1,500.00	7,079.93	7,079.93
L9-R	100%	LS	Flushing Water Lines including Temporary Flushing Assemblies	650.00	650.00	1,000.00	1,000.00	4,223.95	4,223.95
TOTAL LOCATION 9 BID AMOUNT (ITEMS L9-A - L9-R)				\$ 93,149.25		\$ 146,650.00		\$ 139,031.83	
XI. LOCATION 10 - LOOP 121 STA. 985+97 TO STA. 996+40									
L10-A	100%	LS	Provide Labor, Equipment, Tools & Supervision to Complete Preparation of Right-of-way & Final Cleanup	\$ 3,500.00	\$ 3,500.00	\$ 15,000.00	\$ 15,000.00	\$ 10,559.87	\$ 10,559.87
L10-B	22	LF	Provide & Install 6" PVC Waterline	67.00	1,474.00	100.00	2,200.00	163.42	3,595.24
L10-C	1	EA	Provide & Install 6" Cap with Thrust Blocking	700.00	700.00	1,000.00	1,000.00	800.61	800.61
L10-D	10	LF	Provide & Install 30" Split Steel Encasement Pipe Extension	915.00	9,150.00	1,000.00	10,000.00	1,124.16	11,241.60
L10-E	1	EA	Abandon & Remove Existing Fire Hydrant	1,350.00	1,350.00	2,500.00	2,500.00	1,055.99	1,055.99
L10-F	1	EA	Provide & Install Standard Fire Hydrant Assembly	6,100.00	6,100.00	6,500.00	6,500.00	5,326.19	5,326.19
L10-G	1	EA	Provide & Install 6" Ductile Iron 90° & 45° Bends	965.00	965.00	500.00	500.00	980.61	980.61
L10-H	1	EA	Connect Existing Water Service Line to Proposed 6-inch Water Pipe via 6-inch Tapping Plug	2,620.00	2,620.00	5,000.00	5,000.00	4,472.59	4,472.59
TOTAL LOCATION 10 BID AMOUNT (ITEMS L10-A - L10-H)				\$ 25,859.00		\$ 42,700.00		\$ 38,032.70	
XII. LOCATION 11 - LOOP 121 STA. 931+00 to STA. 932+70									
L11-A	100%	LS	Provide Labor, Equipment, Tools & Supervision to Complete Preparation of Right-of-way & Final Cleanup	\$ 3,300.00	\$ 3,300.00	\$ 10,000.00	\$ 10,000.00	\$ 12,359.87	\$ 12,359.87
L11-B	1	EA	Provide & Install 48-inch Diameter Storm Sewer Manhole	5,050.00	5,050.00	6,500.00	6,500.00	5,938.79	5,938.79
L11-C	2	EA	Provide & Install 6:1 SET Type II for Design 1 Arch Pipe	2,275.00	4,550.00	5,000.00	10,000.00	5,255.99	10,511.98
L11-D	170	LF	Provide & Install 22" x 13 1/2" Design 1 Arch Pipe	258.50	43,945.00	100.00	17,000.00	262.26	44,584.20
L11-E	2	EA	Provide & Install 1" Plywood Covering for 6:1 SET	275.00	550.00	2,500.00	5,000.00	3,755.99	7,511.98
TOTAL LOCATION 11 BID AMOUNT (ITEMS L11-A - L11-E)				\$ 57,395.00		\$ 48,500.00		\$ 80,906.82	

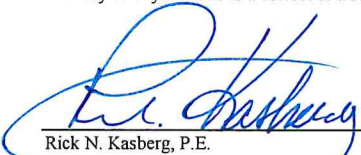
BID TABULATION
CITY OF BELTON, TEXAS
LOOP 121 UTILITY RELOCATIONS
333 Water Street
December 15, 2020; 2:00 PM

				BIDDER INFORMATION					
				TTG Utilites, LP PO Box 299 Gatesville TX 76528		Patin Construction, LLC 3800 W 2nd Street Taylor TX 76574		Bell Contractors, Inc 3082 W HWY 190 Belton TX 76513	
Bid No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
XIII. LOCATION 12 - LOOP 121 STA. 945+70 TO 945+80									
L12-A	100%	LS	Provide Labor, Equipment, Tools & Supervision to Complete Preparation of Right-of-way & Final Cleanup	\$ 1,100.00	\$ 1,100.00	\$ 5,000.00	\$ 5,000.00	\$ 5,939.93	\$ 5,939.93
L12-B	1	EA	Provide & Install 8"x 6" Tapping Valve with Sleeve	4,650.00	4,650.00	5,000.00	5,000.00	2,555.99	2,555.99
L12-C	1	EA	Abandon & Remove Existing Fire Hydrant	1,350.00	1,350.00	2,500.00	2,500.00	1,055.99	1,055.99
L12-D	1	EA	Provide & Install 6" Cap with Thrust Blocking	700.00	700.00	1,000.00	1,000.00	860.61	860.61
L12-E	1	EA	Provide & Install Standard Fire Hydrant Assembly	4,800.00	4,800.00	6,500.00	6,500.00	5,062.19	5,062.19
TOTAL LOCATION 12 BID AMOUNT (ITEMS L12-A - L12-E)				\$ 12,600.00		\$ 20,000.00		\$ 15,474.71	

				BIDDER INFORMATION					
				TTG Utilites, LP PO Box 299 Gatesville TX 76528		Patin Construction, LLC 3800 W 2nd Street Taylor TX 76574		Bell Contractors, Inc 3082 W HWY 190 Belton TX 76513	
TOTAL I. GENERAL BID AMOUNT (ITEMS G1 - G15)				\$ 162,961.00		\$ 129,608.00		\$ 236,627.00	
TOTAL LOCATION 1 BID AMOUNT (ITEMS L1-A - L1-M)				\$ 66,070.95		\$ 103,500.00		\$ 76,383.13	
TOTAL LOCATION 2 BID AMOUNT (ITEMS L2-A - L2-F)				\$ 12,890.00		\$ 20,500.00		\$ 14,435.94	
TOTAL LOCATION 3 BID AMOUNT (ITEMS L3-A - L3-E)				\$ 11,900.00		\$ 20,000.00		\$ 12,381.35	
TOTAL LOCATION 4 BID AMOUNT (ITEMS L4-A - L4-AA)				\$ 231,136.70		\$ 222,790.00		\$ 338,747.88	
TOTAL LOCATION 5 & 5-A BID AMOUNT (ITEMS L5-A - L5A-G)				\$ 18,121.30		\$ 28,100.00		\$ 32,269.29	
TOTAL LOCATION 6 BID AMOUNT (ITEMS L6-A - L6-Y)				\$ 142,118.15		\$ 198,800.00		\$ 190,541.19	
TOTAL LOCATION 7 & 7-A BID AMOUNT (ITEMS L7-A - L7A-C)				\$ 24,250.00		\$ 36,000.00		\$ 47,263.07	
TOTAL LOCATION 8 BID AMOUNT (ITEMS L8-A - L8-HH)				\$ 222,922.70		\$ 217,600.00		\$ 279,214.31	
TOTAL LOCATION 9 BID AMOUNT (ITEMS L9-A - L9-R)				\$ 93,149.25		\$ 146,650.00		\$ 139,031.83	
TOTAL LOCATION 10 BID AMOUNT (ITEMS L10-A - L10-H)				\$ 25,859.00		\$ 42,700.00		\$ 38,032.70	
TOTAL LOCATION 11 BID AMOUNT (ITEMS L11-A - L11-E)				\$ 57,395.00		\$ 48,500.00		\$ 80,906.82	
TOTAL LOCATION 12 BID AMOUNT (ITEMS L12-A - L12-E)				\$ 12,600.00		\$ 20,000.00		\$ 15,474.71	
TOTAL PROJECT BID				\$ 1,081,374.05		\$ 1,234,748.00		\$ 1,501,309.22	

Did Bidder Acknowledge Addenda No. 1?	YES	YES	YES
Did Bidder provide required Forms?	YES	YES	YES
Did Bidder provide Bid Security?	YES	YES	YES

I hereby certify that this is a correct & true tabulation of all bids received.


Rick N. Kasberg, P.E.
Kasberg, Patrick & Associates, LP

12/16/2020
Date

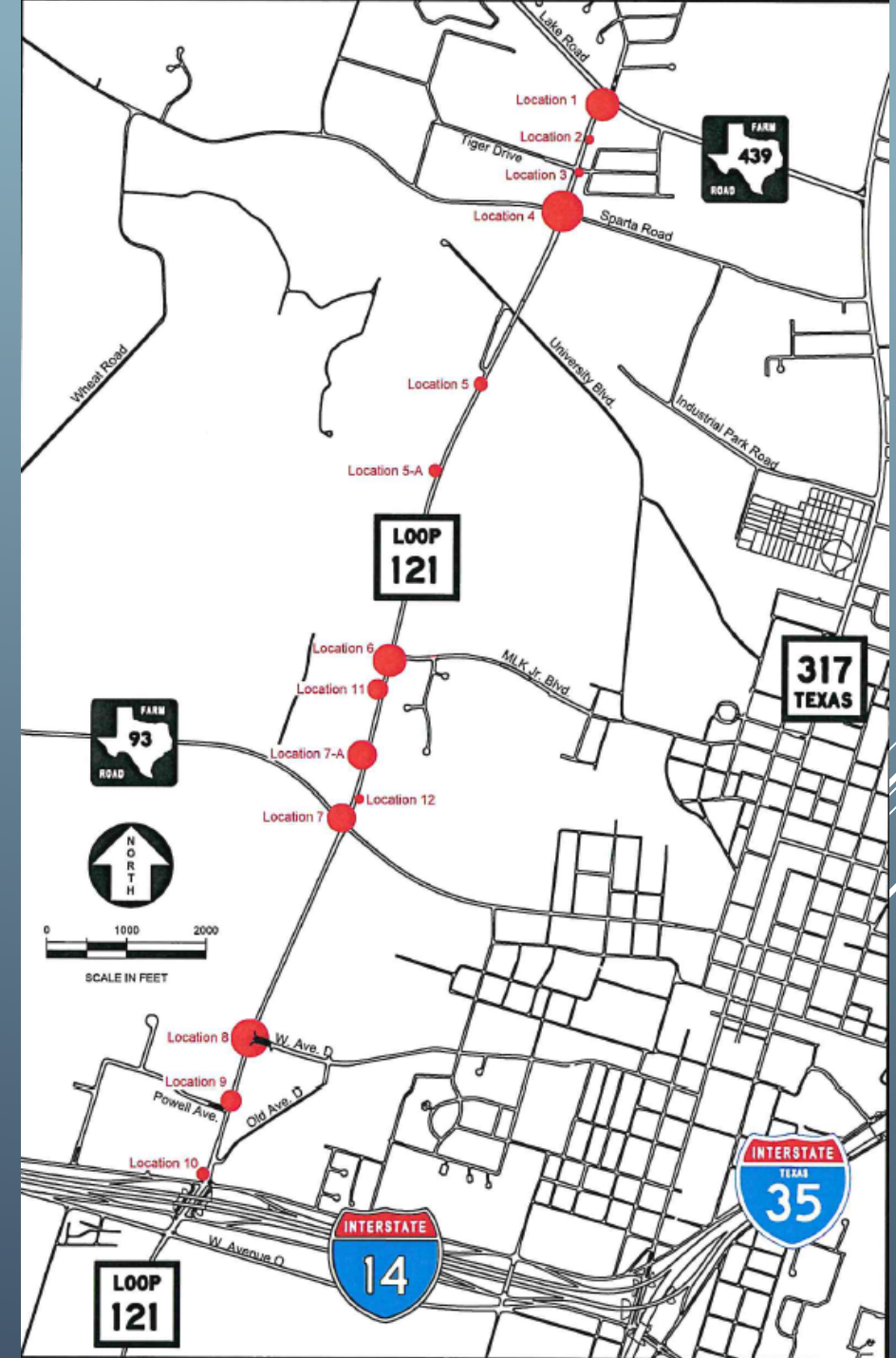


LOOP 121 UTILITY RELOCATIONS PROJECT

Construction Bid Award
January 12, 2021

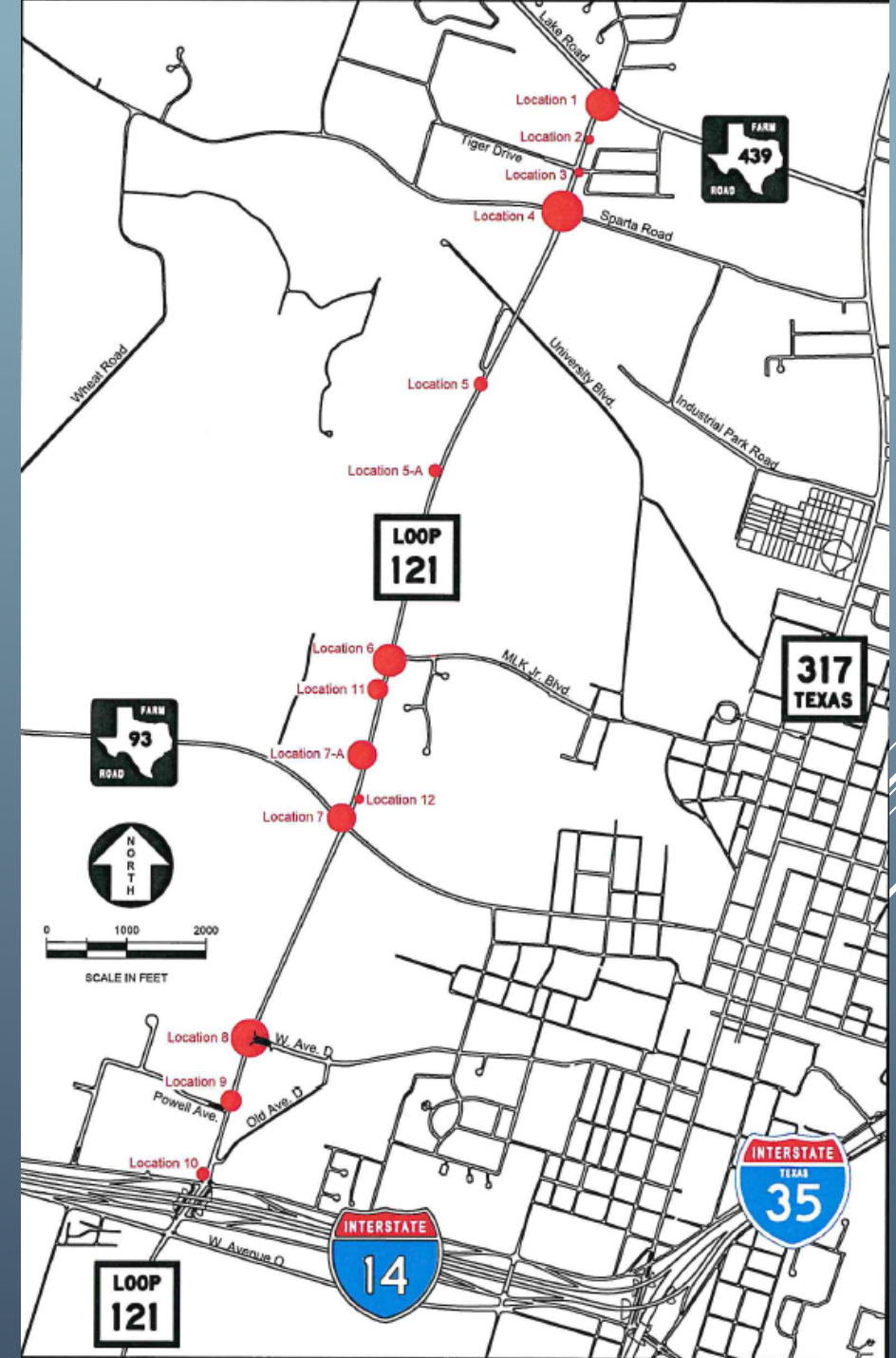
BACKGROUND

- ▶ 2019-Summer 2020 – Staff worked with TxDOT to reduce the number of utility conflicts identified by TxDOT during design of the Loop 121 Widening project
 - ▶ Dozens of conflicts reduced to 15.
- ▶ Aug 2020 – TxDOT notified the City that utilities must be moved by July 2020 for the widening project to occur.
 - ▶ Utilities must be moved because they are located in TxDOT ROW and in conflict with new pavement, trail/sidewalk, grading, or stormwater infrastructure.
 - ▶ City must bear cost for such relocation because they are not in dedicated City easements.



BACKGROUND

- ▶ Generally, utility conflicts are where existing waterline is located where new curb inlet, headwall, drainage pipe will be placed, hydrants in future trail/curb line, encasement will be buried under new pavement and needs to be extended
- ▶ Sept 2020 – City contracted with KPA to design and bid the Loop 121 Utility Relocations Project
 - ▶ TxDOT found additional conflicts and KPA worked to reduce others. 14 conflicts remain.
 - ▶ Additional conflicts may be identified by TxDOT, but Staff and KPA will continue to work with TxDOT to avoid any work that is not necessary.
- ▶ Nov 2020 – Utility relocations design completed
- ▶ Dec 15, 2020 – Bid opening



BID SUMMARY

- ▶ The project was bid on Dec 15, 2020. The engineer's OPCC was \$1,000,000.
- ▶ 7 bids were received.
- ▶ Low bidder was CSP Utilities of Waco.

Bidder	Bid Amount
CSP Utilities, Waco	\$614,102.00
Vaca Underground Utilities, Houston	\$859,800.00
Balcones Ridge Construction, Marble Falls	\$947,130.00
McLean Construction, Killeen	\$1,058,215.50
TTG Utilities, Gatesville	\$1,081,374.05
Patin Construction, Taylor	\$1,234,748.00
Bell Contractors, Belton	\$1,501,309.22

*CSP's bid was 39% lower than the engineer's OPCC and \$245,698 less than the second lowest bidder. Staff was concerned and evaluated CSP's references, equipment list, and financial statement. An in-person interview with CSP was held.

CSP EVALUATION

1. CSP Utilities (CSP) is a new sector of Cornerstone Plumbing to enter into the public utility construction industry. Cornerstone Plumbing is doing business as (dba) CSP Utilities, LLC.
2. Have not performed a lot of large public utility work, but the owner and superintendent for CSP combined have decades of experience with this type of work.
3. Have completed a \$1.2M stormwater project for a developer in Temple recently.
4. References were checked and there were no "red flags."
5. Will be performing most of the work internally while subcontracting the bores under Loop 121.
6. Rents most equipment for projects.
7. Does not have a lot of experience working in TxDOT ROW, but understands the importance for proper traffic control and erosion control devices.
8. Confirmed their bid prices are correct and valid.
9. Will dedicate a 6-man crew to this project and are ready to begin around Feb 1, 2021. Confident they can complete this project, barring any unforeseen conditions or additional scope items, by the project deadline.

SCHEDULE AND BUDGET

Schedule


- ▶ City Council bid award recommendation Jan 12th
- ▶ Execute contracts & hold preconstruction meeting
- ▶ Construction estimated to begin around Feb 1, 2020
- ▶ Complete construction by July 1, 2020

Funding

- ▶ \$614,102 + any unforeseen change orders
- ▶ Must-do project
- ▶ Propose using Water & Sewer Fund Balance
- ▶ After this project, the fund balance will still have \$6M, which is \$2.6M in excess of the City's 3-month operating min amount balance.

RECOMMENDATION

Authorize the City Manager to execute a contract with CSP Utilities, LLC, for the construction of the Loop 121 Utility Relocations Project, and any change orders associated with the contract, not to exceed the amount authorized under State law.

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