

City of Belton, Texas

City Council Meeting Agenda Tuesday, June 22, 2021 - 5:30 p.m. Wright Room at the Harris Community Center 401 N. Alexander, Belton, Texas

Pledge of Allegiance. The Pledge of Allegiance to the U.S. Flag will be led by Councilmember Daniel Bucher.

Texas Pledge. The Pledge of Allegiance to the Texas Flag will be led by Fire Chief Jon Fontenot.

"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 Dan Kirkley.

- Call to order.
- 2. Public Comments.

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

Consent Agenda

Items 3-6 under this section are considered to be routine by the City Council and may be enacted by one motion. If discussion is desired by the Council, any item may be removed from the Consent Agenda prior to voting, at the request of any Councilmember, and it will be considered separately.

3. Consider minutes of June 8, 2021, City Council Meeting.

- 4. Consider a resolution of support for the 2021 Federal Defense Community Infrastructure Program (DCIP) Grant proposed by the Heart of Texas Defense Alliance for the Fort Hood SH9 Project.
- 5. Consider adopting a resolution authorizing the submittal of a grant application to the U.S. Department of Transportation for a Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant for the S. Connell Street Capacity Improvement Project.
- 6. Consider authorizing the City Manager to execute Change Order No. 1 for the 2021 Street Overlay Project to add additional streets and scope of work to the project.

Planning and Zoning

- 7. Hold a public hearing and consider a zoning change from Single Family-1 (SF-1) to Planned Development Single Family-1, to allow for new homes to be built with a flat or shallow pitch roof, on approximately 6.011 acres located on East 25th Avenue, described as Guess Dulany Subdivision, Block 1, Lots 1-11.
- 8. Hold a public hearing and consider a zoning change from Commercial Highway to Planned Development Commercial Highway and Single Family-2 District, to allow for commercial uses and single-family homes, for properties located at the northwest corner of South Wall Street and East Avenue R described as the Cameron Subdivision, Block 1, Lots 1-8 and Block 2, Lots 1-4.
- 9. Receive a report and discuss the 2016 Non-Annexation Development Agreements.

FY2022 Budget

- 10. Conduct a work session on FY2022 budget considerations including, but not limited to, the following funds:
 - A. Water and Sewer Fund
 - B. Drainage Fund
 - C. Tax Increment Reinvestment Zone (TIRZ) Fund
 - D. Belton Economic Development Corporation (BEDC) Fund

Executive Session

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

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, June 22, 2021 - 5:30 p.m. Wright Room at the Harris Community Center 401 N. Alexander, Belton, Texas

OFFICE OF THE CITY MANAGER

Pledge of Allegiance. The Pledge of Allegiance to the U.S. Flag will be led by Councilmember Daniel Bucher.

Texas Pledge. The Pledge of Allegiance to the Texas Flag will be led by Fire Chief Jon Fontenot.

"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 Dan Kirkley.

- 1. Call to order.
- 2. Public Comments.

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

Consent Agenda

Items 3-6 under this section are considered to be routine by the City Council and may be enacted by one motion. If discussion is desired by the Council, any item may be removed from the Consent Agenda prior to voting, at the request of any Councilmember, and it will be considered separately.

3. Consider minutes of June 8, 2021, City Council Meeting.

A copy of the minutes is attached. Recommend approval.

4. Consider a resolution of support for the 2021 Federal Defense Community Infrastructure Program (DCIP) Grant proposed by the Heart of Texas Defense Alliance for the Fort Hood SH9 Project.

See Staff Report from City Manager Sam Listi. Recommend adoption of the resolution.

5. Consider adopting a resolution authorizing the submittal of a grant application to the U.S. Department of Transportation for a Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant for the S. Connell Street Capacity Improvement Project.

See Staff Report from City Manager Sam Listi and Grants and Special Projects Coordinator Jo-Ell Guzman. Recommend adoption of the resolution.

6. Consider authorizing the City Manager to execute Change Order No. 1 for the 2021 Street Overlay Project to add additional streets and scope of work to the project.

See Staff Report from Director of Public Works Angellia Points. Recommend approval of Change Order No. 1 as presented.

Planning and Zoning

7. Hold a public hearing and consider a zoning change from Single Family-1 (SF-1) to Planned Development - Single Family-1, to allow for new homes to be built with a flat or shallow pitch roof, on approximately 6.011 acres located on East 25th Avenue, described as Guess Dulany Subdivision, Block 1, Lots 1-11.

See Staff Report from Planner Tina Moore. At its meeting on June 15, 2021, the Planning and Zoning Commission unanimously recommended approval of this zoning change, and Staff concurs.

8. Hold a public hearing and consider a zoning change from Commercial Highway to Planned Development - Commercial Highway and Single Family-2 District, to allow for commercial uses and single-family homes, for properties located at the northwest corner of South Wall Street and East Avenue R described as the Cameron Subdivision, Block 1, Lots 1-8 and Block 2, Lots 1-4.

See Staff Report from Planner Tina Moore. At its meeting on June 15, 2021, the Planning and Zoning Commission unanimously recommended approval of this City initiated zoning change, and Staff concurs.

9. Receive a report and discuss the 2016 Non-Annexation Development Agreements.

See Staff Report from Director of Planning Bob van Til. No final action is required of the Council at this time, although direction is requested.

FY2022 Budget

- 10. Conduct a work session on FY2022 budget considerations including, but not limited to, the following funds:
 - A. Water and Sewer Fund
 - B. Drainage Fund
 - C. Tax Increment Reinvestment Zone (TIRZ) Fund
 - D. Belton Economic Development Corporation (BEDC) Fund

See Staff Report from Director of Finance Mike Rodgers. No action is required of the Council at this time.

Executive Session

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

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

Belton City Council Meeting June 8, 2021 – 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 David K. Leigh, and Councilmembers Craig Pearson, Dan Kirkley, Guy O'Banion, John R. Holmes, Sr. and Daniel Bucher. Staff present included Sam Listi, Gene Ellis, John Messer, Amy Casey, Jon Fontenot, Chris Brown, Mike Rodgers, Angellia Points, Kim Kroll, Charlotte Walker, Bob van Til, Matt Bates, Judy Garrett, Tina Moore, Jo-Ell Guzman and Cynthia Hernandez.

The Pledge of Allegiance to the U.S. Flag was led by Councilmember Guy O'Banion, and the pledge to the Texas Flag was led by City Manager Sam Listi. The Invocation was given by Mayor Wayne Carpenter.

- 1. **Call to order.** Mayor Carpenter called the meeting to order at 5:31 p.m.
- 2. Public Comments. (Audio 1:24)

There were none.

Consent Agenda

Items 3-7 under this section are considered to be routine by the City Council and may be enacted by one motion. If discussion is desired by the Council, any item may be removed from the Consent Agenda prior to voting, at the request of any Councilmember, and it will be considered separately. (Audio 1:28)

- 3. Consider minutes of previous meetings:
 - A. May 25, 2021, City Council Meeting.
 - B. May 26, 2021, City Council Strategic Plan Workshop Meeting.
- 4. Consider an appointment to the Planning and Zoning Commission.
- 5. <u>Consider authorizing the City Manager to execute the Temple-Belton Wastewater</u> Treatment Plant – Odor Control Settlement Agreement.
- 6. Consider a Façade Improvement Grant Application to renovate the property at 110 N. Main Street.
- 7. Consider authorizing the City Manager to execute the amended and restated Communications Agreement between Bell County and the Cities of Belton, Harker Heights, Killeen and Temple.

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

Miscellaneous

8. Consider authorizing the City Manager to execute an amended professional services agreement with Kasberg, Patrick and Associates for design modifications to Phase II improvements to the Temple-Belton Wastewater Treatment Plant. (Audio 3:02)

Upon a motion by Councilmember Holmes, and a second by Mayor Pro Tem Leigh, Item 8 was unanimously approved upon a vote of 7-0.

FY2022 Budget

- 9. Conduct a work session on FY2022 budget considerations including, but not limited to, the following funds: (Audio 20:06)
 - A. General Fund
 - **B. Debt Service Fund**
 - C. Information Technology Fund
 - D. Building Maintenance Fund
 - E. <u>Hotel/Motel Fund</u>

Director of Finance Mike Rodgers presented Exhibit "A." No action was required of the Council at this time.

There being no further business, the Mayor adjourned the meeting at 6:49 p.m.

ATTEST:	Wayne Carpenter, Mayor
Amy M. Casey, City Clerk	



FY22 Budget Workshop June 8, 2021

Overview Comments by: Sam A. Listi City Manager

1



Overview Comments

- Today is the first session on the FY '22 Annual Operating Budget, following meetings with Department Heads and Strategic Plan session in May.
- Budget uncertainties from COVID-19 not as dramatic in FY '22, given positive growth signs; possible lingering effects.
- Revenue sources for FY '22 appear to be stabilizing, aiding budget development.
- Personnel services cost are increasing due to salary, health insurance, and retirement expenses.

2



Overview Comments

- Revenue projections for property taxes reflect a 7.2% increase in value based on a stable \$0.63 tax rate (preliminary).
- Projections for sales tax reflect a 6% increase over the year-end estimate for FY '21.
- Favorable Council input this Spring on FD and PD personnel changes, 15% increased health insurance cost, civil service and merit adjustments, and TMRS for a full year, add \$977,000 to GF personnel costs.

3

3



Overview Comments

- Other key objectives included in the proposed budget:
 - Resiliency measures from the winter storm after-action report
 - Additional part-time support in Parks
 - An external comprehensive personnel study
 - Street maintenance funding at a base amount of \$500,000
 - Continued funding of capital equipment replacement fund

4

Л



Overview Comments

- With Department Goals presented at the May 26 Strategic Plan Session, Department Heads will be available for Q&A on their budgets.
- An analysis of Belton's Fund Balance Policy is in development for presentation soon.
- American Rescue Plan Funding (ARP) opportunities will be presented when final guidance emerges from the State.

5

5



FY22 Budget Workshop June 8, 2021

Presented by:
Michael Rodgers, CPA
Director of Finance



Funds To Be Discussed

- General Fund
- Debt Service Fund
- Information Technology Fund
- Building Maintenance Fund
- Hotel / Motel Fund

7

7



General Fund Forecast for FY 2021

	FY 2021	FY 2021
	Amended	Year-End
	Budget	Estimate
Revenue	\$15,879,702	\$ 16,093,353
Expenditures*	(16,759,269)	(16,259,126)
Incr/(Decr) to Reserve	\$ (879,567)	\$ (165,773)

^{*}The originally adopted expenditure budget for FY 2021 was \$15,381,769



Forecast for FY 2021

- Total revenue is over budget due to
 - Permitting receipts
 - Sales tax
 - Property tax payments
- Expenditures are under budget due to
 - Fewer public safety retirements
 - Contingencies / pay plan changes

9

9

General Fund FY22 Statement of Fund Balance

Projected Spendable Balance, Sept 30, 2021 \$ 6,962,824

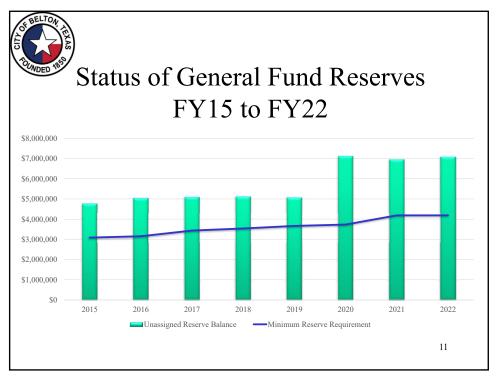
Increases/(Decreases) to Fund Balance:

 FY22 Revenue
 16,886,840

 FY22 Expenditures
 (16,750,480)

 Net Increase/(Decrease) to Fund Balance
 136,360

Spendable Fund Balance, Sept 30, 2022 \$ 7,099,184



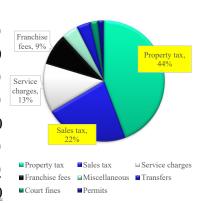
Budget to Budget Comparison by Revenue Category

General Fund Revenue Category	FY21 Budget	FY21 Estimate	FY22 Budget	Budget Inc / (Dec)
Property Tax	\$ 6,313,269	\$ 6,404,957	\$ 6,822,850	\$ 509,581
Sales Tax	4,511,000	4,563,811	4,837,640	326,640
Franchise & Other Tax	1,276,149	1,223,624	1,215,210	(60,939)
Permit Fees	246,628	350,346	294,480	47,852
Court Fines & Fees	302,550	278,104	306,730	4,180
Charges for Service	2,447,738	2,557,156	2,713,350	265,612
Miscellaneous	180,165	127,024	138,450	(41,715)
Transfers	602,203	588,331	558,130	(44,073)
Total Revenue	\$15,879,702	\$16,093,353	\$16,886,840	\$1,007,138



FY22 General Fund Revenue

Property tax	\$ 6,822,850
Sales tax	4,837,640
Service charges	2,713,350
Franchise fees	1,215,210
Transfers	558,130
Court fines & fees	306,730
Permits	294,480
Miscellaneous	138,450
Total	<u>\$16,886,840</u>



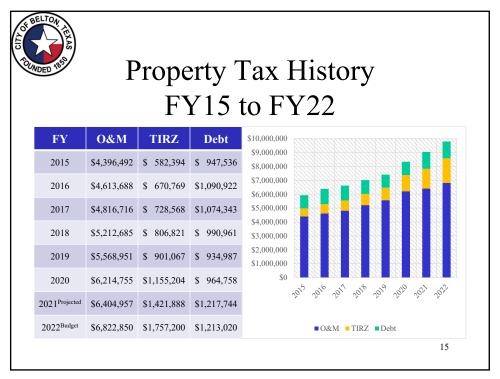
13

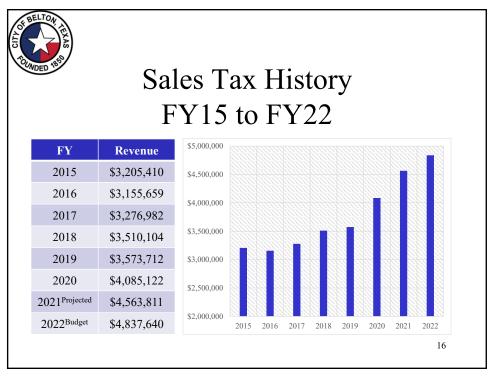
13



FY22 Property Tax Revenue

- <u>Preliminary</u> adjusted taxable value increases by 7.2% to \$1,529,948,477
- <u>Preliminary</u> proposed property tax rate is 63 cents
- Revenue may increase by \$509,000 with about \$200,000 coming from new properties that were added to the tax roll







FY22 Other General Fund Revenue

- Refuse collection and contract fees increase by \$215,000 as the number of customers continues to grow
- Franchise fee revenue is reduced to reflect recent averages and the loss of certain telecom fees
- Interest income falls by \$35,000 as yields remain low

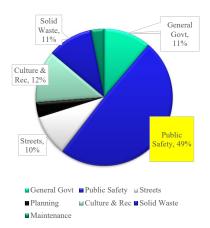
17

17



FY22 General Fund Expenditures by Function

Function	FY	22 Budget
General government	\$	1,878,930
Public safety	\$	8,251,550
Streets	\$	1,629,610
Planning	\$	605,640
Culture & recreation	\$	2,062,740
Solid waste	\$	1,799,210
Maintenance services	\$	522,800
Total	\$	16,750,480



18



Budget to Budget Comparison by General Fund Division

General Fund Division	FY21 Amended Budget	FY21 Estimate	FY22 Budget	Budget Inc / (Dec)
City Council	\$ 82,250	\$ 75,738	\$ 235,950	\$153,700
City Management	505,472	509,064	629,570	124,098
Public Information	55,292	57,839	60,450	5,158
Retail Development	42,457	39,057	44,570	2,113
Finance	399,944	387,313	378,210	(21,734)
Human Resources	230,665	210,605	291,530	60,865
Municipal Court	237,874	232,902	238,650	776
PD Administration	360,050	339,824	371,830	11,780
PD Patrol	3,118,742	3,005,767	3,315,850	197,108
PD Support Services/CID	1,179,994	1,090,525	1,383,010	203,016



Budget to Budget Comparison by General Fund Division

General Fund Division	FY21 Amended Budget	FY21 Estimate	FY22 Budget	Budget Inc / (Dec)
PD Animal Control	\$ 102,747	\$ 97,827	\$ 103,230	\$ 483
PD Code Enforcement	78,290	78,268	80,790	2,500
FD Suppression	2,920,255	2,872,655	2,996,840	76,585
Streets	2,085,626	2,410,020	1,490,530	(595,096)
Rec Maintenance	1,103,306	1,104,100	1,129,210	25,904
Rec Community Center	219,585	211,486	216,540	(3,045)
Rec Recreation	196,696	182,313	217,950	21,254
Planning	193,390	140,365	239,890	46,500
Inspections	324,058	304,865	337,980	13,922
GIS	27,511	20,164	27,770	259

Budget to Budget Comparison by General Fund Division

General Fund Division	FY21 Amended Budget	FY21 Estimate	FY22 Budget	Budget Inc / (Dec)
Library	\$ 495,836	\$ 481,758	\$ 499,040	\$ 3,204
Other Costs	575,651	197,901	0	(575,651)
Solid Waste Collection	1,433,262	1,501,889	1,657,710	224,448
Solid Waste Brush	119,485	107,630	141,500	22,015
Fleet Maintenance	497,198	468,337	522,800	25,602
Engineering	173,633	130,914	139,080	(34,553)
Total Expenditures	\$16,759,269	\$16,259,126	\$16,750,480	\$ (8,789)

The originally adopted budget for FY 2021 was \$15,381,769

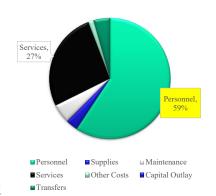
2

21

OF BELTON IN AS

FY22 General Fund Expenditures by Category

Personnel	\$ 9,931,740
Supplies	535,860
Maintenance	865,100
Services	4,444,040
Other Costs	240,650
Capital Outlay	0
Transfers	733,090
Total	\$16,750,480





Budget to Budget Comparison by Expenditure Category

General Fund Expenditure Category	FY21 Amended Budget	FY21 Estimate	FY22 Budget	Budget Inc / (Dec)
Personnel	\$ 9,279,802	\$ 9,009,674	\$ 9,931,740	\$ 651,938
Supplies	583,969	518,659	535,860	(48,109)
Maintenance	1,088,917	1,054,015	865,100	(223,817)
Services	4,065,766	3,952,418	4,444,040	378,274
Other Costs	575,651	197,901	240,650	(335,001)
Capital Outlay	80,495	85,790	0	(80,495)
Transfers	1,084,669	1,440,669	733,090	(351,579)
Totals	\$ 16,759,269	\$ 16,259,126	\$ 16,750,480	\$ (8,789)

The originally adopted budget for FY 2021 was \$15,381,769

23





Significant Changes

• Personnel costs increase by \$977,000 with the following

PD and FD rank structure changes
Civil service step increases
Non-civil service merit up to 3%
Health insurance premiums up 15%
Payroll taxes and retirement
\$281,000
\$159,000
\$196,000
\$164,000
\$177,000



Significant Changes

- Clothing expenditures in Fire Suppression decrease by \$105,840 after the purchase of bunker gear in FY 2021
- Appropriations for the annual street maintenance program stabilizes at \$500,000 compared to the \$750,000 supplemental appropriation in FY 2021
- Refuse collection costs increase by \$210,957 due to a growing customer base

25

25



Significant Changes

- Consulting fees increase by \$59,000 to perform a compensation study and to update the ten-year historic district study
- Appropriations for contingencies/pay plan changes are reclassified into division budgets
- Capital expenditures decrease by \$80,000 after the acquisition of assets during FY 2021
- Capital project and equipment transfers decline \$426,500 from the amended amount in 2021

26

Debt Service Fund FY22 Statement of Fund Balance

Projected Spendable Balance, Sept 30, 2021 \$ 73,237

Increases/(Decreases) to Fund Balance:

 FY22 Revenue
 1,213,020

 FY22 Expenditures
 (1,180,870)

 Net Increase/(Decrease) to Fund Balance
 32,150

Spendable Fund Balance, Sept 30, 2022 \$\ 105,387

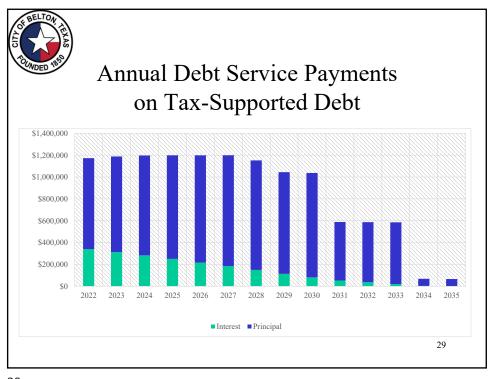
27

27



Outstanding Debt as of October 1, 2021

Bond Issuance Description	Outstanding Amount
General Obligation Bonds, Series 2003	\$ 390,000
General Obligation Bonds, Series 2005	\$ 830,000
Certificates of Obligation, Series 2008	\$ 653,400
Certificates of Obligation, Series 2015	\$ 795,000
G.O. Refunding Bonds, Series 2017	\$ 1,015,000
Certificates of Obligation, Series 2018	\$ 2,100,000
G.O. Refunding Bonds, Series 2019	\$ 4,450,000
Tax-Supported Debt Outstanding	\$ 10,233,400



29

Information Technology Fund FY22 Statement of Fund Balance

Projected Spendable Balance, Sept 30, 2021 \$ 47,648

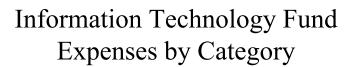
Increases/(Decreases) to Fund Balance:

FY22 Revenue 893,300

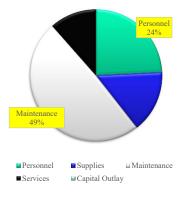
FY22 Expenditures (838,200)

Net Increase/(Decrease) to Fund Balance 55,100

Spendable Fund Balance, Sept 30, 2022 \$\)\$ 102,748



Personnel	\$203,130
Supplies	127,140
Maintenance	411,490
Services	96,440
Capital Outlay	0
Total	\$838,200



31

31



Significant Changes

- Small equipment expenses increase by \$56,000 to purchase several computers for police in accordance with the computer replacement plan
- Computer system maintenance costs increase by \$60,000 due to new software purchases and licensing
- Capital outlay falls by \$182,500 after the purchase of several copiers and servers in FY21 as well as the completion of a fiber installation project

Building Maintenance Fund FY22 Statement of Fund Balance

Projected Spendable Balance, Sept 30, 2021 \$ 59,636

Increases/(Decreases) to Fund Balance:

FY22 Revenue 458,150
FY22 Expenditures (418,890)
Net Increase/(Decrease) to Fund Balance 39,260

Spendable Fund Balance, Sept 30, 2022 \$ 98,896

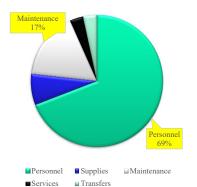
33

33



Building Maintenance Fund Expenses by Category

Personnel	\$289,600
Supplies	31,710
Maintenance	69,610
Services	13,690
Transfers	14,280
Total	\$418,890





Significant Changes

- Personnel costs increase by \$44,730 due to position changes and modifications to the salary allocation schedule
- HVAC expenses decrease by \$66,380 after replacing several units in FY 2021

35

35

Hotel / Motel Fund FY22 Statement of Fund Balance

Projected Spendable Balance, Sept 30, 2021 \$ 386,772

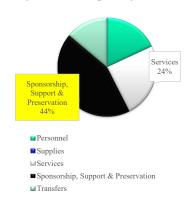
Increases/(Decreases) to Fund Balance:
FY22 Revenue 183,100
FY22 Expenditures (180,070)
Net Increase/(Decrease) to Fund Balance 3,030

Spendable Fund Balance, Sept 30, 2022 \$ 389,802



Hotel / Motel Fund Expenditures by Category

Personnel	\$ 32,530
Supplies	100
Services	43,940
SSP	78,500
Transfers	25,000
Total	\$180,070



37

37



Significant Changes

- Tax revenue reaches pre-COVID levels at \$181,580
- Marketing expenditures increase by \$16,700 to purchase signage and advertising
- Tourism sponsorship grows by \$12,500 to \$62,500
- Visitor Center support remains at \$12,500
- Hotel/Motel funding for historical preservation efforts (Standpipe) deferred until FY23



In Summary

- A growing property tax base provides sufficient resources to sustain current service levels
- Sales tax revenue continues to rise
- General Fund budget includes
 - Public safety operational enhancements
 - Merit adjustments up to 3% for employees
 - Annual street maintenance funding of \$500,000
 - Contributions to other agencies totaling \$140,650, including \$25,000 to Belton Area Citizens for Seniors and \$30,000 to Hill Country Transit District

39

39



In Summary

- Debt service remains stable at \$1.2 million
- The internal service funds provide services for FY 2022 with limited cost increases
- Hotel/Motel Fund revenue has reached prepandemic levels



Upcoming Budget Related Items

- Water/Sewer Fund
- Drainage Fund
- BEDC
- TIRZ Fund
- Five-Year Capital Improvements Program
- Strategic Plan
- Budget Calendar

4

41



Questions/Comments?

42

Staff Report – City Council Agenda Item



Agenda Item #4

Consider a resolution of support for the 2021 Federal Defense Community Infrastructure Program (DCIP) Grant proposed by the Heart of Texas Defense Alliance for the Fort Hood SH9 Project.

Originating Department

Administration – Sam Listi, City Manager

Background

The City of Belton combines with other cities and counties in the Central Texas Region* to form the Heart of Texas Defense Alliance (HOTDA). The HOTDA works to understand, support and enhance the partnership between Fort Hood and the Region, given the \$25 billion annual economic impact generated by Fort Hood. The City's annual membership fee in HOTDA is \$5,630.

*Belton, Copperas Cove, Killeen, Gatesville, Harker Heights, Temple, Lampasas, and Counties of Bell, Coryell, Lampasas as well as Fort Hood

DEAAG Grant Program

Each legislative session, the Texas Legislature sets aside competitive grant funding, administered by the Texas Military Preparedness Commission, to maintain and improve military value of U.S. military installations in Texas. There is a current "call" for projects in the \$5 million range.

Two past funded grant projects include:

- 2015: \$5.3M for renovation of Fort Hood Radar Approach Control Facility (Killeen was sponsor)
- <u>2017</u>: \$4.8M for airfield digital security system for Killeen-Fort Hood Regional Airfield (Bell County was sponsor)

One past grant project that was not funded:

• <u>2019</u>: \$3.315M application for two ramps connecting Tank Destroyer Road to SH9

Project benefits remain and include enhancing:

Traffic connectivity for access to/from important Fort Hood facilities;

- Military readiness for troop deployments;
- Traffic safety by separating commercial military vehicles from area neighborhoods;
 and
- Multi-modal support by linking For Hood's rail yard, container storage area and industrial areas to commercial truck services.

A new Federal grant has emerged, and HOTDA proposes to apply under the same terms as the 2019 DEAAG State grant.

Cost Share Summary

The estimated project cost is \$5.1M. A grant application of \$3.315M is anticipated. Copperas Cove has agreed to be the project sponsor and is contributing \$500,000. Fort Hood is contributing \$500,000, plus in-kind costs (fencing and ROW). TxDOT will perform the design and is contributing these services as an in-kind cost. The remaining \$121,187 is allocated across remaining cities and counties leaving Belton's share at \$6,770. As a partner in the HOTDA, we believe this is a reasonable cost for the anticipated Regional impact of a \$5M grant.

Fiscal Impact

The local cost share of \$6,770 is not budgeted in FY 2022. If grant is awarded a budget amendment can be presented for ratification.

Recommendation

Recommend approval of the resolution indicating Belton project commitment for our local cost share.

Attachments

Email request from Keith Sledd, HOTDA Executive Director Grant Process/Proposed Project Resolution From: keith.sledd@hotda.org <keith.sledd@hotda.org>

Sent: Friday, June 4, 2021 11:02 AM

To: 'Bill Parry' < william.parry@ci.gatesville.tx.us >; Bob Van Til < BVanTil@BeltonTexas.Gov >; 'Brian L Dosa'

<<u>dellison@killeentexas.gov</u>>; 'David Mitchell' <<u>dmitchell@ci.harker-heights.tx.us</u>>; 'David Olson Temple Asst City

Mgr' < dolson@templetx.gov >; 'Hilary Shine - City of Killeen' < HShine@killeentexas.gov >; 'Judge David Blackburn'

<David.Blackburn@bellcounty.texas.gov>; 'Judge Roger Miller' <countyjudge@coryellcounty.org>; 'Judy Paradice'

<iparadice@killeentexas.gov>; 'Kent Cagle' <kcagle@killeentexas.gov>; 'Kristina L Manning'

<kristina.l.manning.civ@mail.mil>; 'Alexander, Jill M CIV USARMY ID-READINESS (USA)'

 $<\!\!\underline{iill.m.alexander.civ@mail.mil}\!\!>; 'Mark Hyde (Harker Heights)' <\!\!\underline{mhyde@ci.harker-heights.tx.us}\!\!>; 'Ryan Haverlah - 1000 -$

City Manager' <<u>rhaverlah@copperascovetx.gov</u>>; Sam Listi <<u>SListi@BeltonTexas.Gov</u>>; <u>John@killeenchamber.com</u>; 'Phyllis Gogue' <<u>phyllis@gkcc.com</u>>

Cc: 'Kendall Cox' <<u>kendallpcox@gmail.com</u>>; 'Darby, Colin CIV USARMY IMCOM CENTRAL (USA)'

<colin.darby.civ@mail.mil>; Katheryn Light <admin1@hotda.org>

Subject: Defense Community Infrastructure Program- Local Cost Share

Importance: High

Ladies & Gentlemen on 25 January I informed you that the SH9 Access Ramp DEAAG Project for Fort Hood was not selected by the Texas Military Preparedness Commission. In that message I asked that you maintain your DEAAG funding commitment for another grant opportunity.

Another grant opportunity opened in late May for the Defense Community Infrastructure Program with the Pre-proposal Webinar this last Wednesday, 2 June. The grant application is due by 12 July with selections in August and funding released in September. So this is a relatively quick turnaround and opportunity.

In conjunction with Copperas Cove and Fort Hood, we intend to submit the same project for a grant from the Defense Community Infrastructure Program (DCIP). DCIP is similar to DEAAG but funded at the federal level. It is a new program in its second year of funding. DCIP this year is prioritizing selection criteria as #1 Military Value, #2 Resiliency, and #3 Quality of Life. The SH9 Access Ramp project directly impacts Military Value with ties to Resiliency and lessor ties to Quality of Life. This project is a good fit for DCIP given this year's criteria. All it costs us is the time, paper, and ink to put the grant together.

I ask that each city and county that contributed to the DEAAG Grant application, look at how it authorized its contribution to the DEAAG gran and make any changes necessary to approve the same funding level for the DCIP grant. There is no change in the amount your respective entity committed to DEAAG as we switch to a DCIP grant. Please let me know, if you need me to present at a city council or commissioners court meeting to explain the grant change.

I ask that each city and county that contributed to the DEAAG Grant application, look at how it authorized its contribution to the DEAAG gran and make any changes necessary to approve the same funding level for the DCIP grant. There is no change in the amount your respective entity committed to DEAAG as we switch to a DCIP grant.

Please let me know if you have questions or need me to present to your City Council or Commissioners Court.

V/R Keith Keith Sledd Executive Director Heart of Texas Defense Alliance 254-690-4045 (O) 254-702-8045 (C)



Background:

- ➤ Defense Community Infrastructure Project (DCIP) is a federal grant program administered by the DoD Office of Local Defense Community Cooperation (OLDCC) to maintain and improve the military value of US military installations. First authorized doe 10 years in FY19 with funding in FY20 and FY21. Funding is allocated by Congress each year.
- Fort Hood is located on 342 square miles of land in Central Texas and home to 37,000+ soldiers and 50,000+ family members with over 70% living in the neighboring communities. Fort Hood generates \$29.9B in annual economic impact which is over 24% of the total economic impact from the 13 military installations located in Texas.

2021 DCIP Project: Fort Hood Access Ramps - SH9 to Tank Destroyer Boulevard. The project provides access roads from SH9 to Tank Destroyer Boulevard on the west side of Fort Hood near the Fort Hood railyard improving surface deployability while improving ingress and egress mobility for installation transportation.

- Project Description: Construct access ramp from northbound SH-9 to Tank Destroyer Boulevard and access ramp from Old Georgetown Road to southbound SH-9. This project provides multiple improvements that support Fort Hood and the KTMPO 2040 goals. The project improves Fort Hood's surface deployability while improving ingress and egress mobility. The project reduces congestion on IH-14 access roads by providing Fort Hood the capability to relocate commercial truck access from the Clarke Road Access Control Point (ACP) to the Tank Destroyer ACP. The project improves safety by reducing commercial truck traffic intermingling with privately-owned vehicle and school district traffic at the Clarke Road ACP as well as reduce commercial truck traffic in non-industrial areas of the Fort Hood cantonment area.
- ➤ **Project Support**: City of Copperas Cove is the sponsor for the project with local cost share contributions from the cities of Belton, Bell County, Copperas Cove, Coryell County, Fort Hood, Gatesville, Harker Heights, Killeen, and Temple. TXDOT is providing project design and completing the NEPA.

> Project Discussion:

- Current highway design only allows SH9 southbound traffic to exit to Tank Destroyer Boulevard and only northbound traffic to exit from Tank Destroyer Boulevard to SH9 preventing commercial trucks from accessing the installation from IH-14 and US-190 via SH9.
- All commercial trucks currently enter Fort Hood through the Clarke Road Access Control Point (ACP) on IH-14/US-190 which also services local traffic entering the installation. Commercial trucks enter Fort Hood using the Clarke Road exit ramp from IH-14/US-190 for security screening. During peak travel times traffic waiting to access the installation accumulates on the exit ramp from IH-14/US-190 and frequently backs up onto IH-14 itself.
- 3. The Access Ramp project will enable Fort Hood to relocate the commercial truck ACP from Clarke Road to Tank Destroyer Road and allow commercial truck traffic access from IH-14 and US-190 via SH9. The Tank Destroyer ACP is adjacent to the majority of



Fort Hood's "industrial area" reducing commercial truck traffic through non-industrial installation areas. This project facilitates Fort Hood deployment operations while also improving safety and security.

4. TXDOT prepared a 95% Engineering Designs and will provide the NEPA requirements for the project. Upon award of grant funding, TXDOT will execute the contract to construct the project. The project is complimentary to a future military construction project to build a new truck loading area vicinity of the Fort Hood railyard.

> Project Benefits:

- 1. Connectivity the project connects Fort Hood's railyard, container storage yard, and industrial area to IH-14/US-190 via SH9 access from Tank Destroyer Boulevard on the west side of Fort Hood. Current SH9 access does not facilitate ingress and egress of military equipment and supplies via commercial trucks via SH9 to IH-14/US-190 with onward movement to IH-35, US-84, US-281, and US-183. The project connects Fort Hood's surface transportation network more effectively with the state and national highway systems facilitating routine traffic and deployment operations traffic during exigent circumstances.
- Readiness the project improves military readiness by providing enhanced surface deployability for Active, Reserve, and National Guard units deploying from and/or mobilizing then deploying from Fort Hood to meet national defense requirements or under exigent circumstances.
- 3. Power Projection the project improves Fort Hood's power projection capability as a Mobilization Force Generating Installation. Fort Hood is one of the Army's two designated Mobilization Force Generating Installations where all Reserve and National Guard units initially move to mobilize, train, and subsequently deploy to meet national defense requirements. The project improves surface transportation capability to meet this critical mission.
- 4. Trafficability relocating the commercial truck access point to Tank Destroyer Boulevard via access from SH9 reduces congestion. The Clarke Road entrance frequently becomes congested with commercial truck, privately owned vehicles, and school district transportation entering the installation. This leads to traffic backing up along the access road from IH-14/US-190 to the Clarke Road gate with occasional backups onto IH-14/US-190 itself.
- 5. Safety relocating commercial truck traffic to the Tank Destroyer Boulevard Gate increases safety by reducing the comingling of commercial traffic with private and school district traffic currently occurring at the Clarke Road Gate. Commercial trucks carrying all types of cargo from combat vehicles to ammunition to fuel intermingle with privately-owned vehicle traffic and school district traffic waiting to enter the Clarke Road gate. After entering, trucks continue onward to the Clarke Road/Tank Destroyer intersection which is adjacent to the Comanche III housing area, Oveta Culp Hobby Elementary School, and Audie Murphy Middle School.



- 6. Multi-Modal Support the project provides initial multi-modal support by linking Fort Hood's railyard, container storage yard, and industrial area to commercial truck services via access from SH9 to Tank Destroyer Boulevard. It improves Fort Hood's deployment capabilities through improved surface transportation access in support of routine operations and increased traffic during contingency operations or exigent circumstances.
- 7. Economic Development initially the project does not provide additional economic development capacity to Fort Hood or Central Texas. However, long-term the project is complementary to a future military-civilian joint use rail/truck multi-modal facility recommended in the 2016 Joint Land Use Study and the subsequent 2018 Multi-Modal Feasibility Study. The nearest current multi-modal facilities to Central Texas are the Alliance Facility in Fort Worth and the Port of San Antonio. Central Texas/Fort Hood lies in the center of and a half-day truck drive to the Texas Triangle (DFW-HOU-SA) which is home to 5 of the 15 largest US cities, 66% of the Texas population, and 77% of the Texas economy. The proposed military-civilian joint use rail/truck multi-modal facility would be built and operated by a public-private partnership using policies similar to other joint-use airfields and ports.
- 8. Security & Resilience the project improves security for Fort Hood by routing all commercial truck traffic through an Access Control Point on Tank Destroyer Boulevard separating it from the privately-owned vehicle and school district traffic entering the Clarke Road gate. The project improves Fort Hood transportation resilience by providing alternate routes for military traffic to access IH-14/US-190 and SH9/FM116 for onward access to IH-35, US-84, US-281, and US-183 in the event there is a traffic stoppage.
- 9. Livability The project will reduce commercial truck traffic transiting through non-industrial areas of Fort Hood improving livability through reduced traffic, noise, and congestion. The project reduces average truck movement by 5 miles one way with an annual cost avoidance of \$1.6M in 2020 dollars while reducing atmospheric pollution by 11.7 million grams of emissions.
- 10. Freight Movement this project improves freight movement capability for Fort Hood by providing commercial truck access adjacent to the Fort Hood railyard, container storage yard, and industrial area with onward movement to IH-14/US-190, IH-35, US-84, US-281, and US-183 then to port or other destination. In 2018, the commercial truck access point processed a total of 82,162 cargo vehicles averaging 6,847 vehicles per month.





DCIP - Fort Hood SH9 Project



2021 Project – construct access ramps from northbound SH9 to Tank Destroyer Blvd and from Old Georgetown Road to southbound SH9.

- Improves FHTX surface deployability while improving ingress and egress mobility for installation transportation.
- ➤ Reduces traffic congestion on IH-14 access ramps to FHTX by providing ability to relocate commercial truck traffic from Clarke Road ACP to Tank Destroyer ACP.
- Improves FHTX safety by reducing commercial truck traffic intermingling with privately-owned and school district traffic entering Clarke Road ACP.

RESOLUTION NO. 2021-20-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, SUPPORTING THE 2021 FEDERAL DEFENSE COMMUNITY INFRASTRUCTURE PROGRAM GRANT (DCIP) APPLICATION PROPOSED BY THE HEART OF TEXAS DEFENSE ALLIANCE (HOTDA).

WHEREAS, there is a strong need to promote and enhance the sustainability of Ft. Hood in the Central Texas Region; and

WHEREAS, the Heart of Texas Defense Alliance coordinates information exchanges, area support, and regional partnerships benefitting Ft. Hood; and

WHEREAS, the Federal Government sets aside competitive grant funding to maintain and improve the value of U.S. military institutions in Texas; and

WHEREAS, there is a current call for projects for evaluation.

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

<u>Part 1:</u> The City of Belton, acting through its governing body, herby confirms that it supports the HOTDA's proposed 2021 Federal Defense Community Infrastructure Program Grant application for Ft. Hood Access Ramps – SH 9 to Tank Destroyer Boulevard – at an estimated project cost of \$5.1M.

Part 2: The City of Belton, acting through its governing body, commits to a cost share of \$6,770 to support the 2021 DCIP grant application.

<u>Part 3:</u> The City of Belton commends the HOTDA, and all those who are instrumental in this grant application process, in order to enhance the long-term viability of Ft. Hood.

<u>Part 4:</u> 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 22nd day of June, 2021.

	THE CITY OF BELTON, TEXAS
	Wayne Carpenter, Mayor
ATTEST:	
Amy M. Casey, City Clerk	

Staff Report – City Council Agenda Item



Agenda Item #5

Consider adopting a resolution authorizing the submittal of a grant application to the U.S. Department of Transportation Rebuilding American Infrastructure with Sustainability and Equity (RAISE) for the S. Connell Street Capacity Improvement Project.

Originating Department

Administration - Sam Listi, City Manager
Jo-Ell Guzman, Grants and Special Projects Coordinator

Background

The Rebuilding American Infrastructure with Sustainability and Equity or (RAISE) grant is the most recent version of the U.S. Department of Transportation 2021 RAISE Discretionary Grant. Previous version names were BUILD and TIGER.

Council adopted a resolution that was submitted with the City's application on May 18, 2020, for a BUILD grant. Unfortunately, the BUILD grant application was not funded for FY 2020.

A new funding opportunity opened April 13, 2021. This RAISE grant provides 80% federal funding with a 20% local match. The total estimated programming funding is \$1B with an award ceiling of \$25M. The application is due on July 12, 2021, and the FY 2021 Appropriations Act mandated the RAISE grant be awarded by November 22, 2021.

The City's proposed project is the S. Connell Capacity Improvement Street Project which is estimated to cost \$7,500,000. The local match is \$1,500,000.

The South Connell Street Capacity Improvement Project is an important thoroughfare that will enhance regional circulation in the Bell County seat and connect many of Belton's major investments. The project will also improve mobility, safety, traffic efficiency, health, and the community's quality of life. The project proposes a landscaped, four-lane multi-purpose facility that will significantly enhance community and economic development and will facilitate links between economic, cultural, and educational areas in Belton.

South Connell Street is currently a two-lane undivided rural street. It extends in a north-south orientation, between S. Loop 121 and Interstate 14. The proposal includes adding capacity by expanding the road to a four-lane undivided thoroughfare with a 10-foot wide shared-use path (SUP) on the west side and a five-foot-wide sidewalk on the east side. The project will also include curb and gutter, drainage improvements, water line upgrades, and landscaping.

The current condition of Connell Street discourages new private investment and development due to its lack of capacity and the cost to expand the road as needed. The City's Thoroughfare Plan has identified Connell Street as a Major Collector Street, and this project would achieve its ultimate capacity.

Fiscal Impact

Amount: Local Match for Grant \$1,500,000

/ Illiount. Lot	odi Matori Tor S	σιαπι φ 1,000	,,000	
Budgeted:	☐ Yes	⊠ No	☐ Capital Proje	ect Funds
If not budge grant award		et Transfer	☐ Contingency	Amendment Needed at time of
Funding Sou	urce(s): TIRZ	7		

Recommendation

Recommend the Council adopt the resolution authorizing the grant application for the Connell Street Capacity Improvement Project.

Attachments

Resolution Map of Project

RESOLUTION NO. 2021–21–R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS SUPPORTING THE SUBMISSION OF A GRANT APPLICATION TO THE U.S. DEPARTMENT OF TRANSPORTATION REBUILDING AMERICAN INFRASTRUCTURE WITH SUSTAINABILTY AND EQUITY (RAISE) DISCRETIONARY TRANSPORTATION GRANT PROGRAM FOR S. CONNELL STREET.

WHEREAS, the City Council of the City of Belton, Texas, understands RAISE Funds are available for surface transportation projects; and

WHEREAS, the City Council of the City of Belton, Texas, supports an application for a RAISE grant to assist with the funding of improvements to S. Connell Street, from S. Loop 121 to IH-14; and

WHEREAS, the area surrounding S. Connell Street is experiencing significant development with over 1,600 dwelling units anticipated in the next few years in the vicinity of the IH-35 and IH-14 interchange.

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

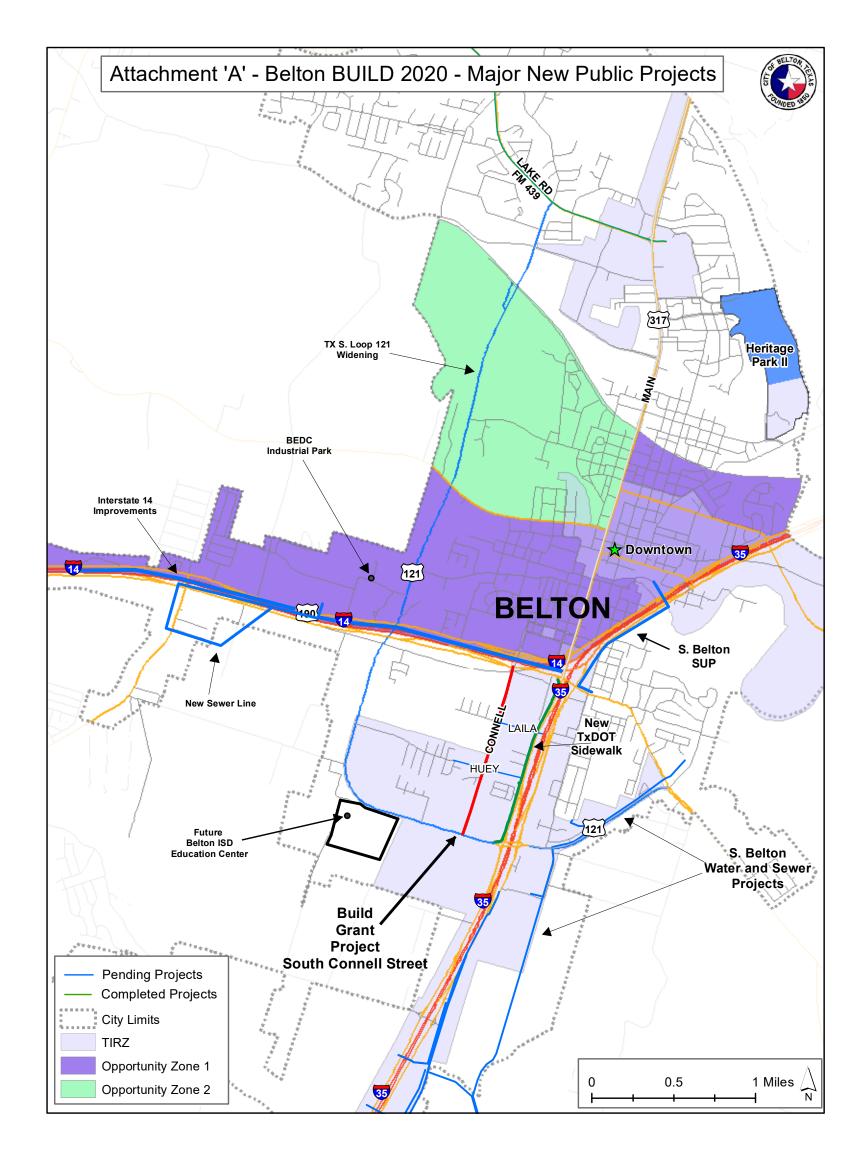
SECTION 1: That the City of Belton commits to meet the required project local match estimated at \$1,500,000 and will maintain the project for the life of the facility,

SECTION 2: That the City Manager is hereby authorized and directed to execute all appropriate agreements and contracts necessary to submit the RAISE application and any follow-up documentation required or requested by the U.S. Department of Transportation related to this application.

SECTION 3: That the City Council of the City of Belton, Texas, pledges its full support and hereby authorizes the City of Belton to complete and submit the RAISE application.

PASSED AND APPROVED THIS THE 22nd DAY OF JUNE, 2021

	Wayne Carpenter, Mayor	
ATTEST:		
Amy M. Casey, City Clerk		



Staff Report - City Council Agenda Item



Agenda Item #6

Consider authorizing the City Manager to execute Change Order No. 1 for the 2021 Street Overlay Project to add additional streets and scope of work to the project.

Originating Department

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

Background

On April 27, 2021, Council authorized the award of the construction contract with Texas Materials Group, of Cedar Park, Texas, for the 2021 Street Overlay Project in the amount of \$586,230. The bid from Texas Materials came in at an excellent price of \$163,770 under the available total funding of \$750,000.

Contract law states up to 25% of the bid can be added by change order. 25% of \$586,230 is \$146,557.50. This Council agenda item is proposing Change Order No. 1, which adds the following to the scope of work. All prices for this additional work are consistent with the base bid, and any new items have been negotiated with the contractor.

- 1. N. Blair Street between E. 4th Ave and E. 5th Ave Winter Storm Uri Damage
- 2. Chisholm Trail Parkway between Ingram Lane and Spring Canyon Road Winter Storm Uri Damage
- 3. Chisholm Trail Parkway between Matador and Dunns Canyon Winter Storm Uri Damage
- 4. E. Ave C between Wall and east of the median striping Winter Storm Uri Damage
- 5. Commerce Drive between Sparta Road roundabout and the Goodwill Entrance Driveway Winter Storm Uri Damage
- 6. Remove and replace 50 linear feet of damaged curb and gutter on Forest Drive
- 7. Remove: Wells between E. 7th and E. 8th Ave, E. 7th Ave end of road, west of Wells; After evaluation, mill and overlay is not feasible due to the crown in the road and lack of base that would be left on the roadway; a mill and overlay may be more damaging to the road than good at this time. Further evaluation is needed on the proper rehabilitation of Wells and E. 7th Ave.

The total cost to add the streets and work listed above is \$77,112.45, which is under the 25% threshold and still within the available street overlay funding. As the project progresses, there is around \$63,000 remaining that can be used for contingency and/or to add scope to the project.

No additional time is proposed to be added to the contract.

Fiscal Impa	<u>act</u>					
The total ar and the 25 ⁹		ange Order No	. 1 is \$77,112.4	15, under the av	vailable funding an	าоนท
Budgeted:	⊠ Yes	☐ No				
Recomme	<u>ndation</u>					
				ler No. 1 for the work to the pro	ne 2021 Street Ov nject.	^r erlay
Attachmen Change Or						
3						

CHANGE ORDER

PROJECT: 2021 Street Overlay Project

OWNER: City of Belton

CONTRACTOR: Texas Materials, Cedar Park Texas

ENGINEER: Angellia Points, P.E. CHANGE ORDER #: 1

Make the following additions, modifications or deletions to the work described in the Contract Documents:

This Change Order No. 1 is intended add the following streets to the contract:

N Blair Street between E 4th and E 5th Ave

Chisholm Trail Parkway between Spring Canyon and the median east of Ingram

Chisholm Trail Parkway between Matador and Dunns Canyon

E Ave C between Wall and east of the median striping (Continuing the Base Bid street to the east)

Commerce Drive between Sparta Road roundabout and the Goodwill Entrance Driveway

Adding 50LF of curb removal and replacement on Forest Drive.

Remove: Wells between E 7th and E 8th Ave, E 7th Ave - end of road, west of Wells

All pavement striping shall be thermoplastic with glass beads.

ADD ITEMS (SEE ABOVE AND QUANTITY LIST)

<u>Item</u>	<u>Description</u>	Quantity	Unit	Unit Price	Amount
CO No. 1- A	Provide and Install 2-Inch Mill (Full Width of Road) and 2-inch HMAC Type "D" Overlay with Tack Coat, Complete For	9,294	SY	\$9.65	\$89,687.10
CO No. 1- B	Provide and Install 5'x5' Concrete Manhole Collar, Complete For	4	EA	\$839.00	\$3,356.00
CO No. 1- C	Replace Existing Water Valve Box with New Valve Box, Complete For	3	EA	\$170.00	\$510.00
CO No. 1- D	Provide and Install 24"x24" Concrete Valve Box Collar, Complete For	3	EA	\$270.00	\$810.00
CO No. 1- E	Provide and Install 24" Wide White TY-I Thermoplastic Stop Bar, Complete For	45	LF	\$8.00	\$360.00
CO No. 1- F	Provide TY II-B-B Raised Pavement Markers (Blue), Complete For	6	EA	\$20.00	\$120.00
CO No. 1- G	Provide and Install 24" Wide White TY-I Thermoplastic Crosswalk Pavement Markings, Complete For	59	LF	\$18.50	\$1,091.50
CO No. 1- H	Remove and Replace Existing Concrete Valley Gutter with Reinforced Concrete Valley Gutter at 4th/N Blair (5' wide, 75' long, 8" Deep) Per City Details T-07, Complete For	42	SY	\$177.60	\$7,459.20
CO No. 1-I	Provide and Install 4-inch TY-I Single White Solid Pavement Marking, Complete For Provide and Install Yellow Raised	3,191	LF	\$2.15	\$6,860.65
CO No. 1-J	Reflective Pavement Markers DMS 4200 Type II-A-A,	40	EA	\$10.00	\$400.00

				DD/DEDUCT	\$77,112.45
CO No. 1- 11	Provide and Install 4-inch Mill (Full Width of Road) and 4-inch HMAC Type "B" Overlay with Tack Coat on Wells Street As	(1,106)	SUPTOTA	\$20.00 L - DEDUCT	(\$22,120.00)
CO No. 1-5	Remove Wells (8th to 7th): Provide and Install 24"x24" Concrete Valve Box Collar. Remove Wells (8th to 7th):	(2)	EA	\$270.00	(\$540.00)
CO No. 1-4	Remove Wells (8th to 7th): Replace Existing Water Valve Box with New Valve Box, Complete	(2)	EA	\$170.00	(\$340.00)
CO No. 1-2	Remove Wells (8th to 7th) and W 7th Ave (End of Road, W of Wells): Provide and Install 2-inch Mill (Full Width of Road) and 2- inch HMAC Type "D" Overlay with Tack Coat, Complete For	(2,060)	SY	<u>99.65</u>	(\$19,879.00)
				OTAL - ADD	\$119,991.45
CO No. 1- Q	Remove and Replace Existing Concrete Curb and Gutter on Forest Drive, Complete For	50	LF	\$85.10	\$4,255.00
CO No. 1- P	Provide and Install 8-inch TY-I Single White Solid Pavement Marking, Complete For	40	LF	\$4.30	\$172.00
CO No. 1- O	Provide and Install "ONLY" White Pavement Striping, Complete For	2	EA	\$200.00	\$400.00
CO No. 1- N	Provide and Install Left/Right White Pavement Directional Arrow Striping, Complete For	2	EA	\$200.00	\$400.00
CO No. 1- M	Provide and Install 4" Solid TY-I 4-inch Double Yellow Pavement Striping, Complete For	300	LF	\$4.30	\$1,290.00
CO No. 1- L	Provide and Install Yellow Gore Striping 24" Yellow Solid (Hash Marks)	77	LF	\$30.00	\$2,310.00
CO No. 1- K	Provide and Install Yellow Gore Striping 12" Yellow Solid (Hash Marks)	34	LF	\$15.00	\$510.00

Change Order

The compensation agreed upon in this Change Order is full, complete and final payment for all costs the Contractor may incur as a result of or relating to this change whether said costs are known, unknown, foreseen or unforeseen at this time, including without limitation, any cost for delay (for which only revised time is available), extended overhead, ripple or impact cost, or any other effect on changed or unchanged work as a result of this Change Order.

Total Original Contract Amount	\$	586,230.00	
Previous Net Change in Contract Amount	\$	0.00	
Change in Contract Amount (This Change Order No. 1)	\$	\$77,112.45	
Net Change in Contract Amount	\$	\$77,112.45	
Revised Total Contract Amount		663,342.45	13%
Revised Contract Time, Days		0	
Original Completion Date		4 months from NTP	
Revised Final Completion Date		No revision	

=

Recommended By City Engineer:		Approved By Contractor: By:		
By:				
City Engineer	Date	Texas Materials Group Brandon LeMay	Date	
Approved by City of Belton:		Approved as to Form:		
By:		_By:		
City Manager	Date	Director of Finance	Date	

Staff Report - City Council Agenda Item

Date: June 22, 2021

Case No.: Z-21-05

Request: Reconsideration of a Zoning

Change from SF-1 to PD- SF-1

Applicant: Belton Engineering
Owner: LGGD Properties, LLC

Agenda Item #7

Hold a public hearing and reconsider a zoning change from Single Family Residential-1 District to a Planned Development – Single Family Residential-1 District to allow a flat or shallow pitch roof on 6.011 acres located on East 25th Avenue, described as the Guess Dulany subdivision, Block 1, Lots 1-11.

Originating Department

Planning – Tina Moore, Planner

<u>Current Zoning</u>: Single Family Residential-1 District (SF-1)

Proposed Zoning: Planned Development – Single Family Residential-1 (PD-SF1)

Future Land Use Map (FLUM) Designation: Residential

Design Standards Type Area 14:

Type Area 14 is currently and projected to be primarily single lot developments. This includes the former Leon Valley Golf Course, River Fair, Red Rock and Smith Dawson Ranch areas.

Background/Case Summary

This item was presented to the Planning and Zoning Commission at the May 18, 2021, meeting and was recommended for approval to the City Council. City Council subsequently denied the request at their meeting on May 25, 2021. As a result of the Council's action, the applicant requested that the item be reconsidered. Since the City Council questioned construction standards for a flat roof, this report includes additional information about building code requirements for roof construction as adopted in the 2015 International Residential Code (IRC).

The applicant is seeking a zoning change because the Exterior Building Design Standards do not allow flat or shallow pitch roofs. Section IV.C.4, *Minimum Exterior Construction Standards*, of the Design Standards, in Section 7.1 of the Belton Zoning Ordinance requires Single Family and Duplex Residential structures to have a minimum roof pitch of 6:12, unless otherwise

stated in the applicable Zoning District. A flat roof has a very low slope, between 1:4 to 1:2 to allow proper drainage.

The applicant is proposing a 1:12 or greater roof pitch. He is proposing a rubberized application known as Thermoplastic Polyolefin (TPO) that will be applied on the roof for weatherproofing. The 2015 IRC can accommodate this type of roof system; however, a detailed construction plan is required for a complete review. Additional information from the 2015 IRC is attached related to roof construction.

The Guess Dulany final plat was approved in March 2020.

Project Analysis and Discussion

<u>Existing Conditions:</u> The surrounding areas to the east, west and north are zoned SF-1 and are developed with residential site built homes. Heritage Park is south and east of this subdivision and is zoned Agricultural.

<u>Allowable Land Uses:</u> The proposed zoning will not alter the permitted uses in the SF-1 Zoning District, which permits detached housing. The zoning regulations include minimum lot size, and setback requirements will remain in place. These requirements will not be altered with this zoning change.

Future Land Use Map

The FLUM identifies this general area as residential. The proposed use is consistent with the FLUM and adjacent zoning district. Therefore, the proposed PD-SF-1 zoning district appears to be reasonable.

Recommendation

The Planning and Zoning Commission heard this item at their meeting on June 15, 2021, and unanimously recommended approval of the requested a zoning change from SF-1 to PD-SF-1 Zoning District subject to the conditions below:

- 1. The use of the property shall conform to the SF-1 District in all aspects.
- 2. The development of the property shall conform to all applicable Type Area 14 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance with the exception of:
 - a. Section IV.C.4, *Minimum Exterior Construction Designs*, and requirements for a minimum roof pitch of 6:12 to allow for an alternative roof pitch that meets the requirement of the adopted International Residential Codes.

Attachments

Zoning application and proposed home design Property Location Map

Zoning map
Aerial photo
Map with zoning notice boundary (200')/Zoning notice to owners/Property owner's list
Belton Residential Roof Requirement summary P&Z Minutes Excerpt Ordinance City Council Agenda Item June 22, 2021 Page 3 of 3

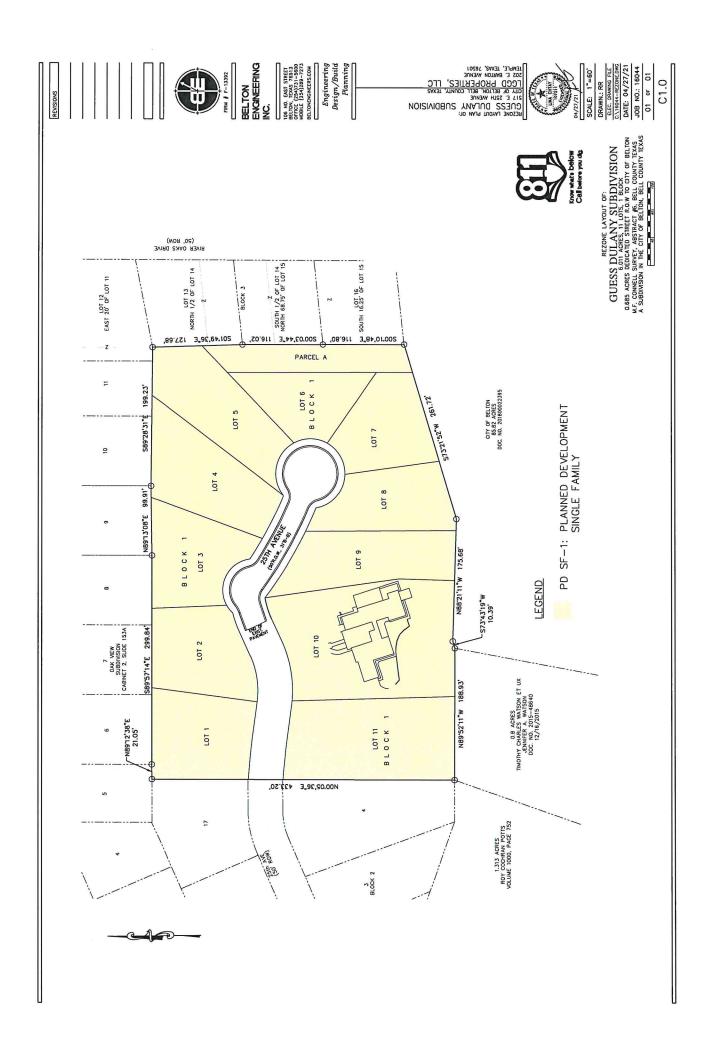
City of Belton Request for a Zoning Change

To the City Council and the Planning & Zoning Commission

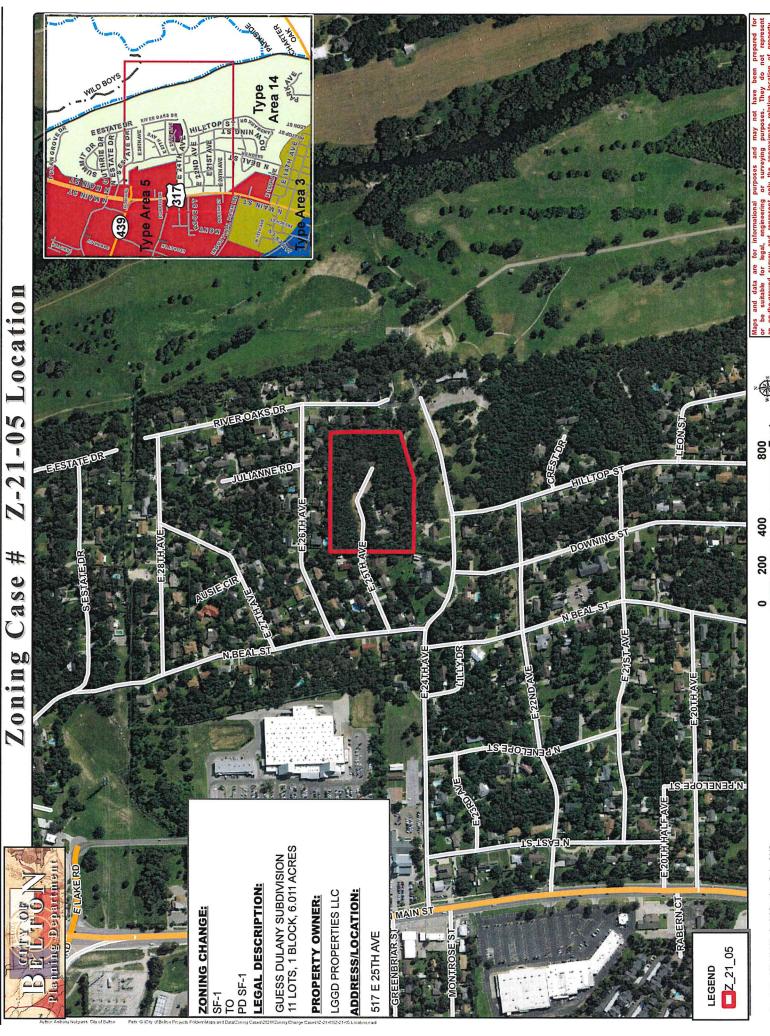
Fee: \$250.00

Date Received: Date Due: (All plans are to be returned to the Planning Department within 5 working days)
Applicant: BELTON ENGINEERING, INC Phone Number: 254-731-5600
Mailing Address: 106 N. EAST STREET City: BELTON State: TX Email Address: 1chtayabeltonongmeers.com
Email Address: 1chtayabeltonongmeers, com
Owners Name: LGGD PROPERTIES, LLC Phone Number: Mailing Address: 202 E. BARTON AVENUE City: TEMPLE State: TX Email Address: Iguess@hot.rr.com
Applicant's Interest in Property:
BUILD MODERN HOMES. SEE ATTACHED SAMPLE
Legal Description of Property:
GUESS DULANY SUBDIVISION - DOC No. 2020025504
Is this property being simultaneously platted?
Street Address: 517 E, 25th AVENUE
Zoning Change From SF-1 to PD SF-1, PD MF Signature of Applicant: Date: Signature of Owner (if not applicant): Date: OY-15-21
Signature of Applicant: Date:
Signature of Owner (if not applicant): Date: $04-15-21$
Checklist for Zoning Items to be submitted with application:
o Signed Application
o Fees Paid
 Complete Legal Description of the property to be re-zoned
 Site Plans per Section 32, Planned Development, of the Zoning Ordinance. Please see the back
for specific guidelines.
o In the event the request involves more than one lot or irregular tracts or acreage, a drawing of the

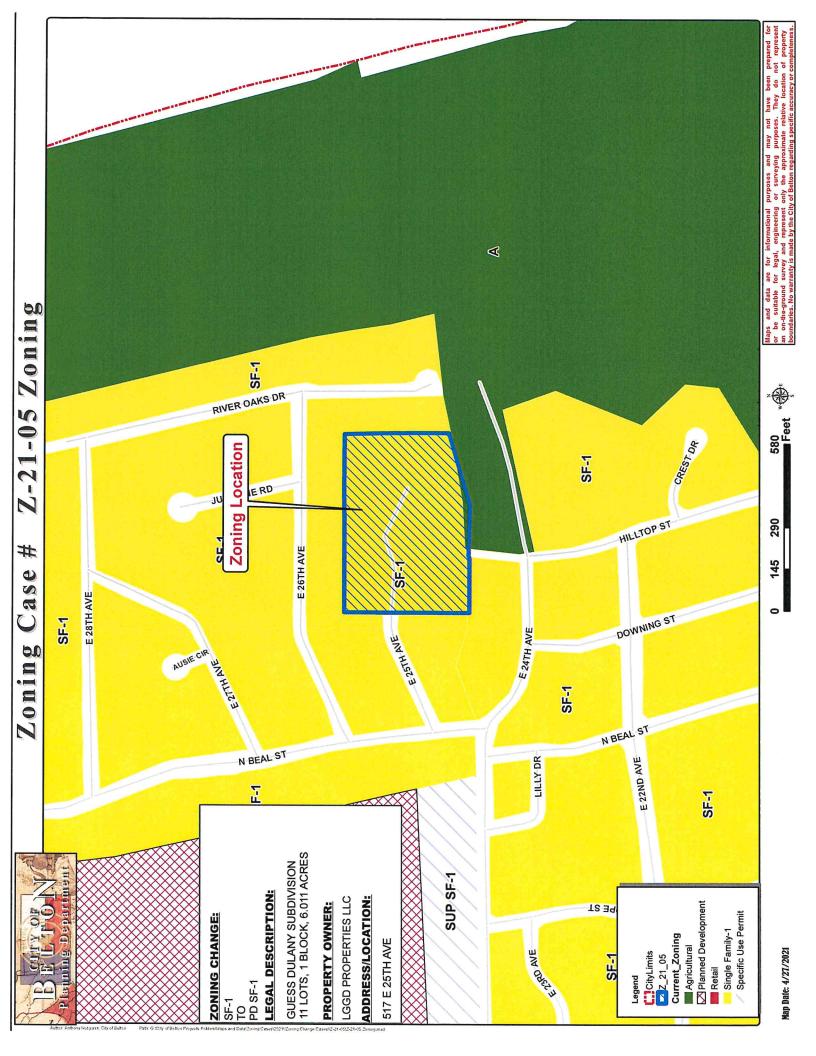
property must be submitted.

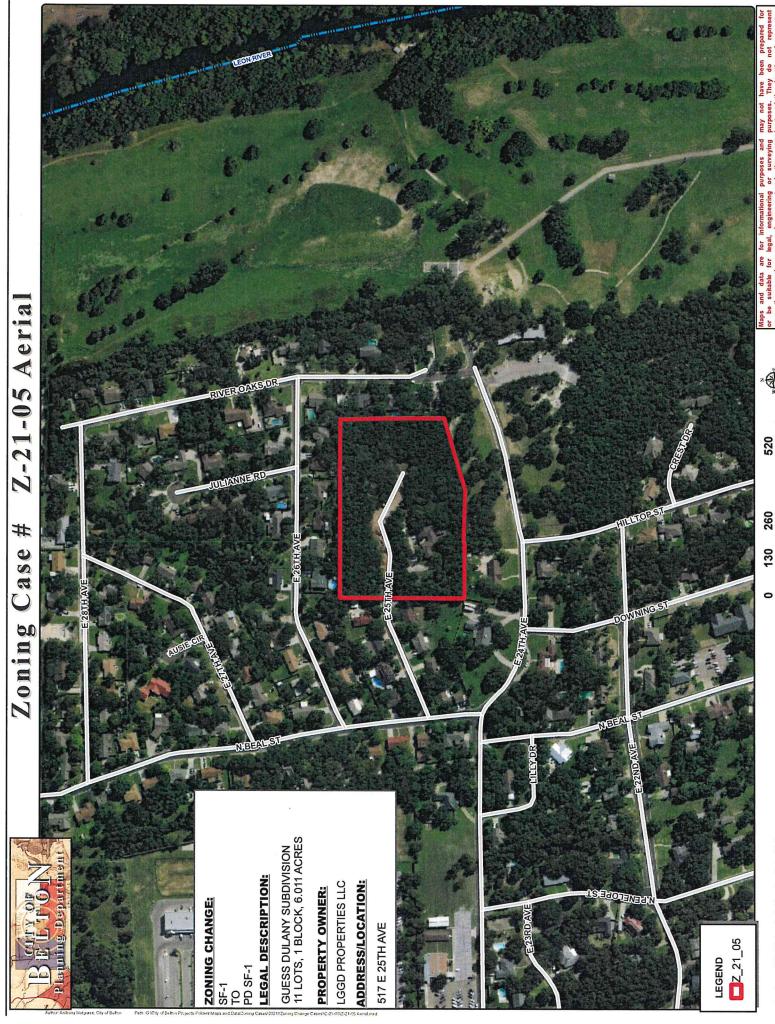




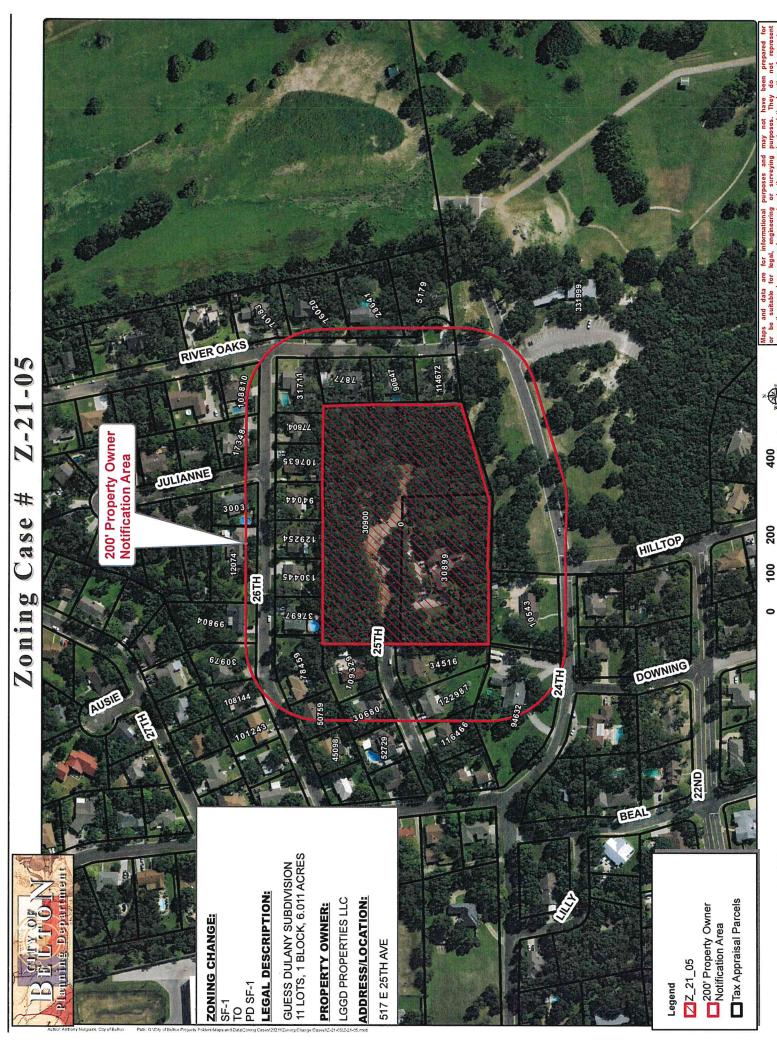


Map Date: 4/27/2021 Aerial Imagery Date: 2018





Map Date: 4/27/2021 Aerial Imagery Date: 2018



Map Date: 4/27/2021 Aertal Imagery Date: 2018

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

ZONING DISTRICT,

CITY OF BELTON P. O. BOX 120

254-933-5812

BELTON, TEXAS 76513

ZONING DISTRICT

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: LGGD PROPERTIES, LLC.

TO A(N) PLANNED DEVELOPMENT – SINGLE FAMILY 1

FROM A(N) SINGLE FAMILY 1

TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: GUESS DULANY SUBDIVISION LOTS 1-11, BLOCK 1

	circle one INTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE ATION ABOVE FOR THE REASONS EXPRESSED BELOW: (FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)
APPLICATION 1.	INTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE
APPLICATION APPLIC	INTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE
APPLIC	INTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE
	INTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE
port of the light	
CLERK	IF YOU REQUIRE INTERPRETER SERVICES FOR THE DEAF OR HEARING IMPAIRED, PLEASE CONTACT THE CITY AT CITY HALL AT LEAST 48 HOURS BEFORE THESE MEETINGS.
	As an interested property owner, the City of Belton invites you to make your views known ding this zoning change. You may submit written comments by completing this form and returning the address below or via email to Planning@beltontexas.gov , prior to 1:00 p.m. on June 15 , 2021.
	IF APPROVED BY THE PLANNING & ZONING COMMISSION, THIS ITEM WILL BE PLACED ON THE AGENDA FOR A E HEARING BY THE CITY COUNCIL. THAT MEETING WILL BE AT <u>5:30 P.M., Tuesday, June 22nd, 2021</u> , AT THE T. RRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.
BELTO	THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING ANT TO THIS REQUEST AT <u>5:30 P.M., Tuesday, June 15, 2021</u> , AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, N, TEXAS.
PURSUA	The Dr. Common C

94044 50759 34516 PESCHEL, BEVERLY RASMUSSEN, JENNIFER J FALSONE, WILLIAM C II ETUX 615 E 26TH AVE 509 E 26TH AVE 509 E 25TH AVE **BELTON, TX 76513 BELTON, TX 76513** BELTON, TX 76513 7877 31711 45098 BEHM, ROBERT G ETUX DUVALL, JAY ALAN & ELISA MOESA CREEK, LINDA 2510 RIVER OAKS DR TRUST 505 E 26TH AVE **BELTON, TX 76513** 2512 RIVER OAKS DR BELTON, TX 76513 BELTON, TX 76513 90647 130445 109329 NEISER, LUKE P ETUX AMBER L SCARBOROUGH, VIRGINIA L ETVIR PHILLIPS, WILLIAM ETUX GENESSA A 2506 RIVER OAKS DR LLOYD DALE 514 E 25TH ST BELTON, TX 76513 609 E 26TH ST BELTON, TX 76513 BELTON, TX 76513 52729 116466 107635 HUGGINS, ROBERT L ETUX KAREN A THOMPSON, CECIL TREADWAY, WILBERT LEE ETUX BETTY 506 E 25TH AVE 503 E 25TH AVE **BELTON, TX 76513 BELTON, TX 76513** 4913 LEDGESTONE TRL **TEMPLE, TX 76502** 122987 37697 77804 VERNON, BETTY J FRARY, MARK S ETUX WINONA L MUSACCHIO, GEORGE L ETUX 505 E 25TH AVE 607 E 26TH AVE 619 E 26TH AVE BELTON, TX 76513 BELTON, TX 76513 **BELTON, TX 76513** 114672 78459 30680 ZINKE, MICHAEL SR ETUX TERESA DONNELLY, RONALD K ETUX DEBRA LAKEY, BRANDON A ETUX KATELYN 513 E 26TH AVE BLACK 510 E 25TH AVE 2500 RIVER OAKS DR **BELTON, TX 76513** BELTON, TX 76513 BELTON, TX 76513 129254 99804 108144 PRATT, CHRISTIE ETVIR MERRITT ROSEBROCK, JAMES D ETUX BETHANY SKAGGS, BRANDON G & SARA J **JASON** 210 E 23RD 312 E 22ND AVE 104 OAK STONE DR BELTON, TX 76513 BELTON, TX 76513 JARRELL, TX 76537 30979 108810 3003 CHAPA, ALICIA ETVIR AMADEO SOTTOSANTI, VINCENT J ETUX ANGELL, KENNETH E ETUX REGINA FERNANDO JR 2602 RIVER OAKS DR 2600 JULIANNE RD 602 E 26TH AVE **BELTON, TX 76513** BELTON, TX 76513 BELTON, TX 76513 17348 76020 28641 MUCHA-WELLMAN, CHRISTEL MAYFIELD, MILTON ETUX VIRGINIA BATCHELOR, JOSHUA 2601 JULIANNE RD 2511 RIVER OAKS DR 2507 RIVER OAKS DR BELTON, TX 76513 BELTON, TX 76513 **BELTON, TX 76513**

12074

610 E 26TH AVE

BELTON, TX 76513

CRAWFORD, FLORENCE LYNETTE

101243

ROURKE, MYRA

1307 GREEN TERRACE

ROUND ROCK, TX 78664

70183

MCCARTY, DEWEY W JR ETUX

2601 RIVER OAKS DR

BELTON, TX 76513

94632 POTTS, ROBERT ROY JR ETUX ASHLEY JENEE 221 E CENTRAL BELTON, TX 76513

30900 LGGD PROPERTIES LLC 202 E BARTON AVE TEMPLE, TX 76501

SUPERINTENDENT BELTON I.S.D. P O BOX 269 BELTON TEXAS 76513 10543 WATSON, TIMOTHY CHARLES ETUX JENNIFER A 504 E 24TH BELTON, TX 76513

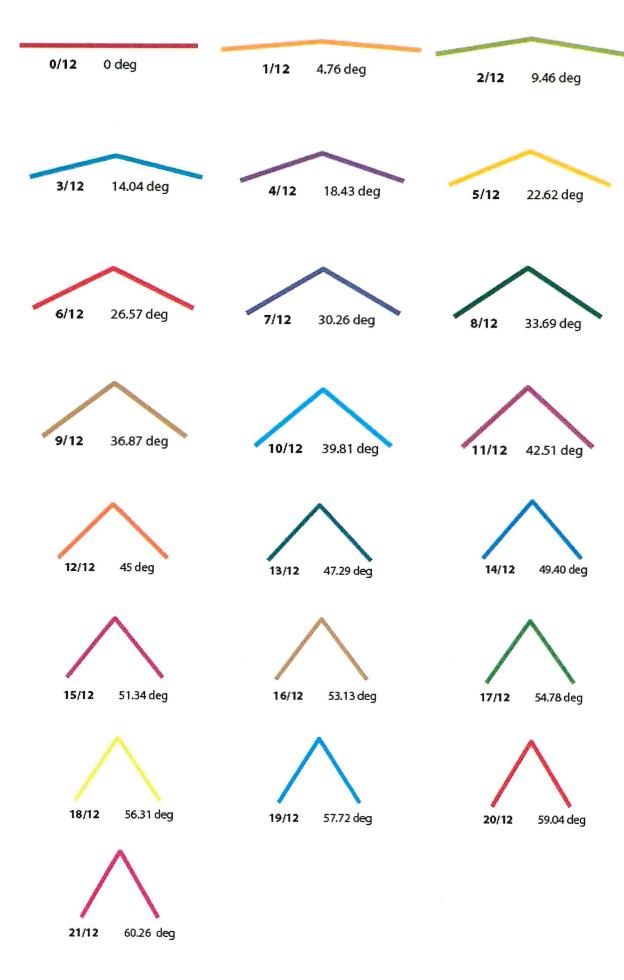
5179 FISHER, WILLIAM R & GWENDOLYN Y PO BOX 362 BELTON, TX 76513 30899 LGGD PROPERTIES LLC 202 E BARTON AVE TEMPLE, TX 76501

331999 CITY OF BELTON PO BOX 120 BELTON, TX 76513

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: LGGD PROPERTIES, LLC.	
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: GUESS DULANY SUBDIVISION LOTS 1-11, BLOCK	
FROM A(N) SINGLE FAMILY 1	ZONING DISTRICT,
TO A(N) PLANNED DEVELOPMENT – SINGLE FAMILY 1 TO ALLOW FOR NEW HOMES TO BE BUILT WITH A FLAT OR SHALLOW PITCH ROOF.	ZONING DISTRICT
TO ALLOW FOR NEW HOMES TO BE BUILT WITH A FLAT OR SHALLOW FITCH ROOF.	
The Planning & Zoning Commission of the City of Belton, Texas will hold a pursuant to this request at <u>5:30 P.M., Tuesday, June 15, 2021</u> , at the T.B. Harris Center, 4 Belton, Texas.	
If APPROVED BY THE PLANNING & ZONING COMMISSION, THIS ITEM WILL BE PLACED ON TO PUBLIC HEARING BY THE CITY COUNCIL. THAT MEETING WILL BE AT <u>5:30 P.M., Tuesday, June 221</u> B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.	THE AGENDA FOR A ad, 2021, AT THE T.
As an interested property owner, the City of Belton invites you to make yor regarding this zoning change. You may submit written comments by completing this for it to the address below or via email to Planning@beltontexas.gov , prior to 1:00 p.m. on Planning@beltontexas.gov , p.m. on Planning@beltontexas.gov , p	RM AND RETURNING
IF YOU REQUIRE INTERPRETER SERVICES FOR THE DEAF OR HEARING IMPAIRED, PLEASE CLERK AT CITY HALL AT LEAST 48 HOURS BEFORE THESE MEETINGS.	CONTACT THE CITY
AS AN INTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT APPLICATION ABOVE FOR THE REASONS EXPRESSED BELOW:	PRESENTED IN THE
1. Traffic Flow	
2. Property values	
3. Water (sewer capabilities to handle)	
(FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)	
DATE: JUNE 6, 2021 SIGNATURE SCHILLER PASM	MISSON
	G DEPARTMENT
CITY OF F P. O. BOX	
	TEXAS 76513
254-933-58	

50759 RASMUSSEN, JENNIFER J 509 E 26TH AVE BELTON, TX 76513



Belton Residential Roofing Requirement Summary

Governed by:

- 1. 2015 International Residential Code (Ordinance 2018-20)
- 2. Appendix 7.1 of the Belton Zoning Code, Design Standards, Section IV.C.4.c.i. (e) (Ordinance 2014-17).

2015 International Residential Code (IRC) Requirements

Pitch/Slope – **R905.9.1**: depending on the roof construction, the slope may be as shallow as 1% (coal-tar built up roofs). Typically, minimum slope is 2%.

Structural – **R802**: wood roof framing

Insulation – **R302.10.2**: attic insulation **R906**: roof insulation

Ventilation – R806: roof and attic ventilation

Materials – **R905.6**. (Slate); **R905.2** (asphalt shingle); American Society of Testing Materials (ASTM D3462) (composite/asphalt shingles).

R905.9: built up roofing. This is defined as: "two or more layers of felt cemented together and surfaced with a cap sheet, mineral aggregate, smooth coating or similar surfacing material."

Energy Conservation – these requirements are governed by the 2015 International Energy Conservation Code (IECC). The U.S. is divided into numerous Areas as defined by the climate of the Area. The Area affects which energy conservation criteria apply for walls, roofs, windows, doors, and HVAC systems. Belton is in 'Area 2A' (moist, warm, and humid).

Appendix 7.1 of the Belton Zoning Code, Design Standards, Section IV.C.4.c.i. (e).

"Minimum roof pitch shall be at least 6:12, unless otherwise stated in the applicable zoning district." No residential zoning districts or Section 35, Special and Conditional Supplementary Regulations, address roof pitch/slope.

https://codes.iccsafe.org/content/IRC2018

File location - T:\Planning\Plan Reviews\Guess Dulaney 2015 International Resi......

TABLE R905.8.6
WOOD SHAKE WEATHER EXPOSURE AND ROOF SLOPE

ROOFING MATERIAL	LENGTH	GRADE	EXPOSURE (Inches) 4:12 pitch or steeper	
	(inches)	GRADE		
Shakes of naturally durable wood	18	No. 1	71/2	
Shakes of haterary durable wood	24	No. 1	10ª	
	18	No. 1	71/2	
Preservative-treated tapersawn	24	No. 1	10	
shakes of Southern Yellow Pine	18	No. 2	51/2	
	24	No. 2	71/2	
	18	No. 1	71/2	
Taper-sawn shakes of naturally	24	No. 1	10	
durable wood	18	No. 2	51/2	
	24	No. 2	71/2	

For SI: 1 inch = 25.4 mm.

a. For 24-inch by $^3/_8$ -inch handsplit shakes, the maximum exposure is $7^1/_2$ inches.

tener shall penetrate through the sheathing. Fastener packaging shall bear a label indicating the appropriate grade material or coating weight.

R905.8.7 Shake placement. The starter course at the eaves shall be doubled and the bottom layer shall be either 15-inch (381 mm), 18-inch (457 mm) or 24-inch (610 mm) wood shakes or wood shingles. Fifteen-inch (381 mm) or 18-inch (457 mm) wood shakes shall be permitted to be used for the final course at the ridge. Shakes shall be interlaid with 18-inch-wide (457 mm) strips of not less than No. 30 felt shingled between each course in such a manner that no felt is exposed to the weather by positioning the lower edge of each felt strip above the butt end of the shake it covers a distance equal to twice the weather exposure.

R905.8.8 Valley flashing. Roof valley flashing shall be not less than No. 26 gage [0.019 inch (0.5 mm)] corrosion-resistant sheet metal and shall extend not less than 11 inches (279 mm) from the centerline each way. Sections of flashing shall have an end lap of not less than 4 inches (102 mm).

R905.8.9 Label required. Each bundle of shakes shall be identified by a *label* of an *approved* grading or inspection bureau or agency.

R905.9 Built-up roofs. The installation of built-up roofs shall comply with the provisions of this section.

R905.9.1 Slope. Built-up roofs shall have a design slope of not less than one-fourth unit vertical in 12 units horizontal (2-percent slope) for drainage, except for coal-tar built-up roofs, which shall have a design slope of a minimum one-eighth unit vertical in 12 units horizontal (1-percent slope).

R905.9.2 Material standards. Built-up roof covering materials shall comply with the standards in Table R905.9.2 or UL 55A.

R905.9.3 Application. Built-up roofs shall be installed in accordance with this chapter and the manufacturer's instructions.

R905.10 Metal roof panels. The installation of metal roof panels shall comply with the provisions of this section.

R905.10.1 Deck requirements. Metal roof panel roof coverings shall be applied to solid or spaced sheathing, except where the roof covering is specifically designed to be applied to spaced supports.

R905.10.2 Slope. Minimum slopes for metal roof panels shall comply with the following:

- 1. The minimum slope for lapped, nonsoldered-seam metal roofs without applied lap sealant shall be three units vertical in 12 units horizontal (25-percent slope).
- 2. The minimum slope for lapped, nonsoldered-seam metal roofs with applied lap sealant shall be one-half unit vertical in 12 units horizontal (4-percent slope). Lap sealants shall be applied in accordance with the approved manufacturer's installation instructions.
- 3. The minimum slope for standing-seam roof systems shall be one-quarter unit vertical in 12 units horizontal (2-percent slope).

R905.10.3 Material standards. Metal-sheet roof covering systems that incorporate supporting structural members shall be designed in accordance with the *International Building Code*. Metal-sheet roof coverings installed over structural decking shall comply with Table R905.10.3(1). The materials used for metal-sheet roof coverings shall be naturally corrosion resistant or provided with corrosion resistance in accordance with the standards and minimum thicknesses shown in Table R905.10.3(2).

R905.10.4 Attachment. Metal roof panels shall be secured to the supports in accordance with this chapter and the manufacturer's installation instructions. In the absence of manufacturer's installation instructions, the following fasteners shall be used:

- 1. Galvanized fasteners shall be used for steel roofs.
- Copper, brass, bronze, copper alloy and 300-series stainless steel fasteners shall be used for copper roofs.
- Stainless steel fasteners are acceptable for metal roofs.

CHAPTER 8

ROOF-CEILING CONSTRUCTION

SECTION R801 GENERAL

R801.1 Application. The provisions of this chapter shall control the design and construction of the roof-ceiling system for buildings.

R801.2 Requirements. Roof and ceiling construction shall be capable of accommodating all loads imposed in accordance with Section R301 and of transmitting the resulting loads to the supporting structural elements.

R801.3 Roof drainage. In areas where expansive or collapsible soils are known to exist, all *dwellings* shall have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface not less than 5 feet (1524 mm) from foundation walls or to an *approved* drainage system.



٠,

SECTION R802 WOOD ROOF FRAMING

R802.1 General. Wood and wood-based products used for load-supporting purposes shall conform to the applicable provisions of this section.

R802.1.1 Sawn lumber. Sawn lumber shall be identified by a grade mark of an accredited lumber grading or inspection agency and have design values certified by an accreditation body that complies with DOC PS 20. In lieu of a grade mark, a certificate of inspection issued by a lumber grading or inspection agency meeting the requirements of this section shall be accepted.

R802.1.1.1 End-jointed lumber. Approved end-jointed lumber identified by a grade mark conforming to Section R802.1 shall be permitted to be used interchangeably with solid-sawn members of the same species and grade. End-jointed lumber used in an assembly required elsewhere in this code to have a fire-resistance rating shall have the designation "Heat-Resistant Adhesive" or "HRA" included in its grade mark.

R802.1.2 Structural glued laminated timbers. Glued laminated timbers shall be manufactured and identified as required in ANSI/AITC A190.1 and ASTM D 3737.

R802.1.3 Structural log members. Structural log members shall comply with the provisions of ICC 400.

R802.1.4 Structural composite lumber. Structural capacities for structural composite lumber shall be established and monitored in accordance with ASTM D 5456.

R802.1.5 Fire-retardant-treated wood. Fire-retardant-treated wood (FRTW) is any wood product that, when impregnated with chemicals by a pressure process or other means during manufacture, shall have, when tested in accordance with ASTM E 84 or UL 723, a listed flame spread index of 25 or less and shows no evidence of signif-

icant progressive combustion where the test is continued for an additional 20-minute period. In addition, the flame front shall not progress more than 10.5 feet (3200 mm) beyond the center line of the burners at any time during the test.

R802.1.5.1 Pressure process. For wood products impregnated with chemicals by a pressure process, the process shall be performed in closed vessels under pressures not less than 50 pounds per square inch gauge (psig) (344.7 kPa).

R802.1.5.2 Other means during manufacture. For wood products produced by other means during manufacture the treatment shall be an integral part of the manufacturing process of the wood product. The treatment shall provide permanent protection to all surfaces of the wood product.

R802.1.5.3 Testing. For wood products produced by other means during manufacture, other than a pressure process, all sides of the wood product shall be tested in accordance with and produce the results required in Section R802.1.3. Testing of only the front and back faces of wood structural panels shall be permitted.

R802.1.5.4 Labeling. Fire-retardant-treated lumber and wood structural panels shall be *labeled*. The *label* shall contain:

- 1. The identification *mark* of an *approved agency* in accordance with Section 1703.5 of the *International Building Code*.
- 2. Identification of the treating manufacturer.
- 3. The name of the fire-retardant treatment.
- 4. The species of wood treated.
- 5. Flame spread index and smoke-developed index.
- 6. Method of drying after treatment.
- 7. Conformance to applicable standards in accordance with Sections R802.1.5.5 through R802.1.5.10.
- 8. For FRTW exposed to weather, or a damp or wet location, the words "No increase in the listed classification when subjected to the Standard Rain Test" (ASTM D 2898).

R802.1.5.5 Strength adjustments. Design values for untreated lumber and wood structural panels as specified in Section R802.1 shall be adjusted for fire-retardant-treated wood. Adjustments to design values shall be based upon an *approved* method of investigation that takes into consideration the effects of the anticipated temperature and humidity to which the fire-retardant-treated wood will be subjected, the type of treatment and redrying procedures.

R802.1.5.6 Wood structural panels. The effect of treatment and the method of redrying after treatment, and exposure to high temperatures and high humidities on the flexure properties of fire-retardant-treated softwood plywood shall be determined in accordance with ASTM D 5516. The test data developed by ASTM D 5516 shall be used to develop adjustment factors, maximum loads and spans, or both for untreated plywood design values in accordance with ASTM D 6305. Each manufacturer shall publish the allowable maximum loads and spans for service as floor and roof sheathing for their treatment.

R802.1.5.7 Lumber. For each species of wood treated, the effect of the treatment and the method of redrying after treatment and exposure to high temperatures and high humidities on the allowable design properties of fire-retardant-treated lumber shall be determined in accordance with ASTM D 5664. The test data developed by ASTM D 5664 shall be used to develop modification factors for use at or near room temperature and at elevated temperatures and humidity in accordance with ASTM D 6841. Each manufacturer shall publish the modification factors for service at temperatures of not less than 80°F (27°C) and for roof framing. The roof framing modification factors shall take into consideration the climatological location.

R802.1.5.8 Exposure to weather. Where fire-retardant-treated wood is exposed to weather or damp or wet locations, it shall be identified as "Exterior" to indicate there is not an increase in the listed flame spread index as defined in Section R802.1.5 when subjected to ASTM D 2898.

R802.1.5.9 Interior applications. Interior fire-retardant-treated wood shall have a moisture content of not over 28 percent when tested in accordance with ASTM D 3201 procedures at 92 percent relative humidity. Interior fire-retardant-treated wood shall be tested in accordance with Section R802.1.5.6 or R802.1.5.7. Interior fire-retardant-treated wood designated as Type A shall be tested in accordance with the provisions of this section.

R802.1.5.10 Moisture content. Fire-retardant-treated wood shall be dried to a moisture content of 19 percent or less for lumber and 15 percent or less for wood structural panels before use. For wood kiln dried after treatment (KDAT) the kiln temperatures shall not exceed those used in kiln drying the lumber and plywood submitted for the tests described in Section R802.1.5.6 for plywood and R802.1.5.7 for lumber.

R802.1.6 Cross-laminated timber. Cross-laminated timber shall be manufactured and identified as required by ANSI/APA PRG 320.

R802.1.7 Engineered wood rim board. Engineered wood rim boards shall conform to ANSI/APA PRR 410 or shall be evaluated in accordance with ASTM D 7672. Structural capacities shall be in accordance with ANSI/APA PRR 410 or established in accordance with ASTM D 7672. Rim boards conforming to ANSI/APA PRR 410 shall be marked in accordance with that standard.

R802.2 Design and construction. The framing details required in Section R802 apply to roofs having a minimum slope of three units vertical in 12 units horizontal (25-percent slope) or greater. Roof-ceilings shall be designed and constructed in accordance with the provisions of this chapter and Figures R606.11(1), R606.11(2) and R606.11(3) or in accordance with AWC NDS. Components of roof-ceilings shall be fastened in accordance with Table R602.3(1).

R802.3 Framing details. Rafters shall be framed not more than $1^{1}/_{2}$ -inch (38 mm) offset from each other to ridge board or directly opposite from each other with a gusset plate as a tie. Ridge board shall be not less than 1-inch (25 mm) nominal thickness and not less in depth than the cut end of the rafter. At valleys and hips there shall be a valley or hip rafter not less than 2-inch (51 mm) nominal thickness and not less in depth than the cut end of the rafter. Hip and valley rafters shall be supported at the ridge by a brace to a bearing partition or be designed to carry and distribute the specific load at that point. Where the roof pitch is less than three units vertical in 12 units horizontal (25-percent slope), structural members that support rafters and ceiling joists, such as ridge beams, hips and valleys, shall be designed as beams.

R802.3.1 Ceiling joist and rafter connections. Ceiling joists and rafters shall be nailed to each other in accordance with Table R802.5.1(9), and the rafter shall be nailed to the top wall plate in accordance with Table R602.3(1). Ceiling joists shall be continuous or securely joined in accordance with Table R802.5.1(9) where they meet over interior partitions and are nailed to adjacent rafters to provide a continuous tie across the building where such joists are parallel to the rafters.

Where ceiling joists are not connected to the rafters at the top wall plate, joists connected higher in the *attic* shall be installed as rafter ties, or rafter ties shall be installed to provide a continuous tie. Where ceiling joists are not parallel to rafters, rafter ties shall be installed. Rafter ties shall be not less than 2 inches by 4 inches (51 mm by 102 mm) (nominal), installed in accordance with the connection requirements in Table R802.5.1(9), or connections of equivalent capacities shall be provided. Where ceiling joists or rafter ties are not provided, the ridge formed by these rafters shall be supported by a wall or girder designed in accordance with accepted engineering practice.

Collar ties or ridge straps to resist wind uplift shall be connected in the upper third of the *attic* space in accordance with Table R602.3(1).

Collar ties shall be not less than 1 inch by 4 inches (25 mm by 102 mm) (nominal), spaced not more than 4 feet (1219 mm) on center.

R802.3.2 Ceiling joists lapped. Ends of ceiling joists shall be lapped not less than 3 inches (76 mm) or butted over bearing partitions or beams and toenailed to the bearing member. Where ceiling joists are used to provide resistance to rafter thrust, lapped joists shall be nailed together in accordance with Table R802.5.1(9) and butted joists shall be tied together in a manner to resist such thrust. Joists that do not resist thrust shall be permitted to be nailed in accordance with Table R602.3(1).

R302.9.2 Smoke-developed index. Wall and ceiling finishes shall have a smoke-developed index of not greater than 450.

R302.9.3 Testing. Tests shall be made in accordance with ASTM E 84 or UL 723.

R302.9.4 Alternative test method. As an alternative to having a flame spread index of not greater than 200 and a smoke-developed index of not greater than 450 where tested in accordance with ASTM E 84 or UL 723, wall and ceiling finishes shall be permitted to be tested in accordance with NFPA 286. Materials tested in accordance with NFPA 286 shall meet the following criteria:

The interior finish shall comply with the following:

- 1. During the 40 kW exposure, flames shall not spread to the ceiling.
- 2. The flame shall not spread to the outer extremity of the sample on any wall or ceiling.
- Flashover, as defined in NFPA 286, shall not occur.
- 4. The peak heat release rate throughout the test shall not exceed 800 kW.
- The total smoke released throughout the test shall not exceed 1,000 m².

R302.10 Flame spread index and smoke-developed index for insulation. Flame spread and smoke-developed index for insulation shall be in accordance with Sections R302.10.1 through R302.10.5.

R302.10.1 Insulation. Insulation materials, including facings, such as vapor retarders and vapor-permeable membranes installed within floor-ceiling assemblies, roof-ceiling assemblies, wall assemblies, crawl spaces and *attics* shall have a flame spread index not to exceed 25 with an accompanying smoke-developed index not to exceed 450 where tested in accordance with ASTM E 84 or UL 723.

Exceptions:

- Where such materials are installed in concealed spaces, the flame spread index and smoke-developed index limitations do not apply to the facings, provided that the facing is installed in substantial contact with the unexposed surface of the ceiling, floor or wall finish.
- 2. Cellulose fiber loose-fill insulation, that is not spray applied, complying with the requirements of Section R302.10.3, shall not be required to meet the smoke-developed index of not more than 450 and shall be required to meet a smoke-developed index of not more than 450 where tested in accordance with CAN/ULC S102.2.
- Foam plastic insulation shall comply with Section R316.

R302.10.2 Loose-fill insulation. Loose-fill insulation materials that cannot be mounted in the ASTM E 84 or UL 723 apparatus without a screen or artificial supports shall comply with the flame spread and smoke-developed limits

of Section R302.10.1 where tested in accordance with CAN/ULC S102.2.

Exception: Cellulosic fiber loose-fill insulation shall not be required to be tested in accordance with CAN/ ULC S102.2, provided such insulation complies with the requirements of Sections R302.10.1 and R302.10.3.

R302.10.3 Cellulosic fiber loose-fill insulation. Cellulosic fiber loose-fill insulation shall comply with CPSC 16 CFR, Parts 1209 and 1404. Each package of such insulating material shall be clearly *labeled* in accordance with CPSC 16 CFR, Parts 1209 and 1404.

R302.10.4 Exposed attic insulation. Exposed insulation materials installed on *attic* floors shall have a critical radiant flux not less than 0.12 watt per square centimeter.

R302.10.5 Testing. Tests for critical radiant flux shall be made in accordance with ASTM E 970.

R302.11 Fireblocking. In combustible construction, fireblocking shall be provided to cut off both vertical and horizontal concealed draft openings and to form an effective fire barrier between stories, and between a top *story* and the roof space.

Fireblocking shall be provided in wood-framed construction in the following locations:

- In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
 - 1.1. Vertically at the ceiling and floor levels.
 - 1.2. Horizontally at intervals not exceeding 10 feet (3048 mm).
- At interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
- 3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.
- 4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E 136 requirements.
- 5. For the fireblocking of chimneys and fireplaces, see Section R1003.19.
- 6. Fireblocking of cornices of a two-family *dwelling* is required at the line of *dwelling unit* separation.

R302.11.1 Fireblocking materials. Except as provided in Section R302.11, Item 4, fireblocking shall consist of the following materials.

- 1. Two-inch (51 mm) nominal lumber.
- 2. Two thicknesses of 1-inch (25.4 mm) nominal lumber with broken lap joints.
- 3. One thickness of ²³/₃₂-inch (18.3 mm) wood structural panels with joints backed by ²³/₃₂-inch (18.3 mm) wood structural panels.

R905.16.2 Deck slope. Photovoltaic shingles shall be used only on roof slopes of two units vertical in 12 units horizontal (2:12) or greater.

R905.16.3 Underlayment. Unless otherwise noted, required underlayment shall conform to ASTM D 4869 or ASTM D6757.

R905.16.4 Underlayment application. Underlayment shall be applied shingle fashion, parallel to and starting from the eave, lapped 2 inches (51 mm) and fastened sufficiently to hold in place.

R905.16.4.1 Ice barrier. In areas where there has been a history of ice forming along the eaves causing a backup of water, as designated in Table R301.2(1), an ice barrier that consists of not less than two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet shall be used in lieu of normal underlayment and extend from the lowest edges of all roof surfaces to a point not less than 24 inches (610 mm) inside the exterior wall line of the building.

Exception: Detached accessory structures that contain no conditioned floor area.

R905.16.4.2 Underlayment and high winds. Underlayment applied in areas subject to high winds [above 140 mph (63 m/s), in accordance with Figure R301.2(4)A] shall be applied with corrosion-resistant fasteners in accordance with the manufacturer's installation instructions. Fasteners are to be applied along the overlap not farther apart than 36 inches (914 mm) on center.

Underlayment installed where the ultimate design wind speed equals or exceeds 150 mph (67 m/s) shall comply with ASTM D 4869 Type IV, or ASTM D 6757. The underlayment shall be attached in a grid pattern of 12 inches (305 mm) between side laps with a 6-inch (152 mm) spacing at the side laps. Underlayment shall be applied as required for asphalt shingles in accordance with Table R905.1.1(2). Underlayment shall be attached using metal or plastic cap nails with a head diameter of not less than 1 inch (25 mm) with a thickness of not less than 32-gage sheet metal. The capnail shank shall be not less than 12 gage (0.105 inches) with a length to penetrate through the roof sheathing or not less than 3 /4 inch (19 mm) into the roof sheathing.

Exception: As an alternative, adhered underlayment complying with ASTM D 1970 shall be permitted.

R905.16.5 Material standards. Photovoltaic shingles shall be listed and labeled in accordance with UL 1703.

R905.16.6 Attachment. Photovoltaic shingles shall be attached in accordance with the manufacturer's installation instructions.

R905.16.7 Wind resistance. Photovoltaic shingles shall be tested in accordance with procedures and acceptance criteria in ASTM D 3161. Photovoltaic shingles shall

comply with the classification requirements of Table R905.2.4.1 for the appropriate maximum basic wind speed. Photovoltaic shingle packaging shall bear a label to indicate compliance with the procedures in ASTM D 3161 and the required classification from Table R905.2.4.1.



R906.1 General. The use of above-deck thermal insulation shall be permitted provided such insulation is covered with an *approved* roof covering and complies with FM 4450 or UL 1256.

R906.2 Material standards. Above-deck thermal insulation board shall comply with the standards in Table R906.2.

TABLE R906.2 MATERIAL STANDARDS FOR ROOF INSULATION

Cellular glass board	ASTM C 552	
Composite boards	ASTM C 1289, Type III, IV, V or VI	
Expanded polystyrene	ASTM C 578	
Extruded polystyrene board	ASTM C 578	
Perlite board	ASTM C 728	
Polyisocyanurate board	ASTM C 1289, Type I or II	
Wood fiberboard	ASTM C 208	
Fiber-reinforced gypsum board	ASTM C 1278	
Glass-faced gypsum board	ASTM C 1177	

SECTION R907 ROOFTOP-MOUNTED PHOTOVOLTAIC SYSTEMS

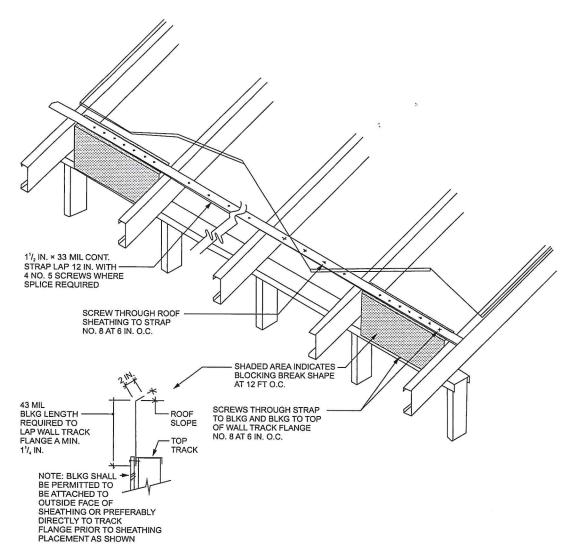
R907.1 Rooftop-mounted photovoltaic systems. Rooftop-mounted photovoltaic panels or modules shall be installed in accordance with this section, Section R324 and NFPA 70.

R907.2 Wind resistance. Rooftop-mounted photovoltaic panel or modules systems shall be installed to resist the component and cladding loads specified in Table R301.2(2), adjusted for height and exposure in accordance with Table R301.2(3).

R907.3 Fire classification. Rooftop-mounted photovoltaic panels or modules shall have the same fire classification as the roof assembly required in Section R902.

R907.4 Installation. Rooftop-mounted photovoltaic panels or modules shall be installed in accordance with the manufacturer's instructions.

R907.5 Photovoltaic panels and modules. Rooftop-mounted photovoltaic panels and modules shall be listed and labeled in accordance with UL 1703 and shall be installed in accordance with the manufacturer's printed instructions.



For SI: 1 mil = 0.0254 mm, 1 inch = 25.4 mm.

FIGURE R804.3.7(2) ROOF BLOCKING DETAIL

R804.3.8 Roof tie-down. Roof assemblies shall be connected to walls below in accordance with Table R804.3. A continuous load path shall be provided to transfer uplift loads to the foundation.

SECTION R805 CEILING FINISHES

R805.1 Ceiling installation. Ceilings shall be installed in accordance with the requirements for interior wall finishes as provided in Section R702.



R806.1 Ventilation required. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the

entrance of rain or snow. Ventilation openings shall have a least dimension of ${}^{1}I_{16}$ inch (1.6 mm) minimum and ${}^{1}I_{4}$ inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than ${}^{1}I_{4}$ inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth or similar material with openings having a least dimension of ${}^{1}I_{16}$ inch (1.6 mm) minimum and ${}^{1}I_{4}$ inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802.7. Required ventilation openings shall open directly to the outside air.

R806.2 Minimum vent area. The minimum net free ventilating area shall be $\frac{1}{150}$ of the area of the vented space.

Exception: The minimum net free ventilation area shall be $^{1}/_{300}$ of the vented space provided one or more of the following conditions are met:

1. In Climate Zones 6, 7 and 8, a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling.

2. Not less than 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet (914 mm) below the ridge or highest point of the space, measured vertically, with the balance of the required ventilation provided by eave or cornice vents. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet (914 mm) below the ridge or highest point of the space shall be permitted.

R806.3 Vent and insulation clearance. Where eave or cornice vents are installed, insulation shall not block the free flow of air. Not less than a 1-inch (25 mm) space shall be provided between the insulation and the roof sheathing and at the location of the vent.

R806.4 Installation and weather protection. Ventilators shall be installed in accordance with manufacturer's instructions. Installation of ventilators in roof systems shall be in accordance with the requirements of Section R903. Installation of ventilators in wall systems shall be in accordance with the requirements of Section R703.1.

R806.5 Unvented attic and unvented enclosed rafter assemblies. Unvented attics and unvented enclosed roof framing assemblies created by ceilings that are applied directly to the underside of the roof framing members and structural roof sheathing applied directly to the top of the roof framing members/rafters, shall be permitted where all the following conditions are met:

- 1. The unvented *attic* space is completely within the *building thermal envelope*.
- No interior Class I vapor retarders are installed on the ceiling side (attic floor) of the unvented attic assembly or on the ceiling side of the unvented enclosed roof framing assembly.
- Where wood shingles or shakes are used, a minimum ¹/₄inch (6.4 mm) vented airspace separates the shingles or
 shakes and the roofing underlayment above the structural sheathing.
- 4. In Climate Zones 5, 6, 7 and 8, any *air-impermeable insulation* shall be a Class II vapor retarder, or shall have a Class II vapor retarder coating or covering in direct contact with the underside of the insulation.
- 5. Insulation shall be located in accordance with the following:
 - 5.1. Item 5.1.1, 5.1.2, 5.1.3 or 5.1.4 shall be met, depending on the air permeability of the insulation directly under the structural roof sheathing.
 - 5.1.1. Where only air-impermeable insulation is provided, it shall be applied in direct contact with the underside of the structural roof sheathing.
 - 5.1.2. Where *air-permeable insulation* is provided inside the building thermal envelope, it shall be installed in accordance

- with Section 5.1. In addition to the air-permeable insulation installed directly below the structural sheathing, rigid board or sheet insulation shall be installed directly above the structural roof sheathing in accordance with the R-values in Table R806.5 for condensation control.
- 5.1.3. Where both air-impermeable and air-permeable insulation are provided, the air-impermeable insulation shall be applied in direct contact with the underside of the structural roof sheathing in accordance with Item 5.1.1 and shall be in accordance with the R-values in Table R806.5 for condensation control. The air-permeable insulation shall be installed directly under the air-impermeable insulation.
- 5.1.4. Alternatively, sufficient rigid board or sheet insulation shall be installed directly above the structural roof sheathing to maintain the monthly average temperature of the underside of the structural roof sheathing above 45°F (7°C). For calculation purposes, an interior air temperature of 68°F (20°C) is assumed and the exterior air temperature is assumed to be the monthly average outside air temperature of the three coldest months.
- 5.2. Where preformed insulation board is used as the air-impermeable insulation layer, it shall be sealed at the perimeter of each individual sheet interior surface to form a continuous layer.

TABLE R806.5 INSULATION FOR CONDENSATION CONTROL

- William Programme and the pr		
CLIMATE ZONE	MINIMUM RIGID BOARD ON AIR- IMPERMEABLE INSULATION R-VALUE ^{a, b}	
2B and 3B tile roof only	0 (none required)	
1, 2A, 2B, 3A, 3B, 3C	R-5	
4C	R-10	
4A, 4B	R-15	
5	R-20	
6	R-25	
7	R-30	
8	R-35	

- a. Contributes to but does not supersede the requirements in Section N1102.
- b. Alternatively, sufficient continuous insulation shall be installed directly above the structural roof sheathing to maintain the monthly average temperature of the underside of the structural roof sheathing above 45°F (7°C). For calculation purposes, an interior air temperature of 68°F (20°C) is assumed and the exterior air temperature is assumed to be the monthly average outside air temperature of the three coldest months.

R905.5.5 Application. Mineral-surfaced roll roofing shall be installed in accordance with this chapter and the manufacturer's instructions.

R905.6 Slate shingles. The installation of slate shingles shall comply with the provisions of this section.

R905.6.1 Deck requirements. Slate shingles shall be fastened to solidly sheathed roofs.

R905.6.2 Deck slope. Slate shingles shall be used only on slopes of four units vertical in 12 units horizontal (33-percent slope) or greater.

R905.6.3 Underlayment. Underlayment shall comply with Section R905.1.1.

R905.6.3.1 Ice barrier. Where required, ice barriers shall comply with Section R905.1.2.

R905.6.4 Material standards. Slate shingles shall comply with ASTM C 406.

R905.6.5 Application. Minimum headlap for slate shingles shall be in accordance with Table R905.6.5. Slate shingles shall be secured to the roof with two fasteners per slate. Slate shingles shall be installed in accordance with this chapter and the manufacturer's instructions.

TABLE R905.6.5 SLATE SHINGLE HEADLAP

SLOPE	HEADLAP (inches)	
4:12 ≤ slope < 8:12	4	
8:12 ≤ slope < 20:12	3	
Slope ≤ 20:12	2	

For SI: 1 inch = 25.4 mm.

R905.6.6 Flashing. Flashing and counterflashing shall be made with sheet metal. Valley flashing shall be not less than 15 inches (381 mm) wide. Valley and flashing metal shall be a minimum uncoated thickness of 0.0179-inch (0.5 mm) zinc coated G90. Chimneys, stucco or brick walls shall have not less than two plies of felt for a cap flashing consisting of a 4-inch-wide (102 mm) strip of felt set in plastic cement and extending 1 inch (25 mm) above the first felt and a top coating of plastic cement. The felt shall extend over the base flashing 2 inches (51 mm).

R905.7 Wood shingles. The installation of wood shingles shall comply with the provisions of this section.

R905.7.1 Deck requirements. Wood shingles shall be installed on solid or spaced sheathing. Where spaced sheathing is used, sheathing boards shall be not less than 1-inch by 4-inch (25 mm by 102 mm) nominal dimensions and shall be spaced on centers equal to the weather exposure to coincide with the placement of fasteners.

R905.7.1.1 Solid sheathing required. In areas where the average daily temperature in January is 25°F (-4°C)

or less, solid sheathing is required on that portion of the roof requiring the application of an ice barrier.

R905.7.2 Deck slope. Wood shingles shall be installed on slopes of three units vertical in 12 units horizontal (25-percent slope) or greater.

R905.7.3 Underlayment. Underlayment shall comply with Section R905.1.1.

R905.7.3.1 Ice barrier. Where required, ice barriers shall comply with Section R905.1.2.

R905.7.4 Material standards. Wood shingles shall be of naturally durable wood and comply with the requirements of Table R905.7.4.

TABLE R905.7.4
WOOD SHINGLE MATERIAL REQUIREMENTS

MATERIAL	MINIMUM GRADES	APPLICABLE GRADING RULES
Wood shingles of natu- rally durable wood	1, 2 or 3	Cedar Shake and Shingle Bureau

R905.7.5 Application. Wood shingles shall be installed in accordance with this chapter and the manufacturer's instructions. Wood shingles shall be laid with a side lap not less than 1¹/₂ inches (38 mm) between joints in courses, and two joints shall not be in direct alignment in any three adjacent courses. Spacing between shingles shall be not less than $\frac{1}{4}$ inch to $\frac{3}{8}$ inch (6.4 mm to 9.5 mm). Weather exposure for wood shingles shall not exceed those set in Table R905.7.5(1). Fasteners for untreated (naturally durable) wood shingles shall be box nails in accordance with Table R905.7.5(2). Nails shall be stainless steel Type 304 or 316 or hot-dipped galvanized with a coating weight of ASTM A 153 Class D (1.0 oz/ft²). Alternatively, two 16-gage stainless steel Type 304 or 316 staples with crown widths $\frac{7}{16}$ inch (11.1 mm) minimum, $\frac{3}{4}$ inch (19.1 mm) maximum, shall be used. Fasteners installed within 15 miles (24 km) of salt water coastal areas shall be stainless steel Type 316. Fasteners for fireretardant-treated shingles in accordance with Section R902 or pressure-impregnated-preservative-treated shingles of naturally durable wood in accordance with AWPA U1 shall be stainless steel Type 316. All fasteners shall have a minimum penetration into the sheathing of ³/₄ inch (19.1 mm). For sheathing less than $\frac{3}{4}$ inch in (19.1 mm) thickness, each fastener shall penetrate through the sheathing. Wood shingles shall be attached to the roof with two fasteners per shingle, positioned in accordance with the manufacturer's installation instructions. Fastener packaging shall bear a label indicating the appropriate grade material or coating weight.

R905.1.2 Ice barriers. In areas where there has been a history of ice forming along the eaves causing a backup of water as designated in Table R301.2(1), an ice barrier shall be installed for asphalt shingles, metal roof shingles, mineral-surfaced roll roofing, slate and slate-type shingles, wood shingles and wood shakes. The ice barrier shall consist of not fewer than two layers of underlayment cemented together, or a self-adhering polymer-modified bitumen sheet shall be used in place of normal underlayment and extend from the lowest edges of all roof surfaces to a point not less than 24 inches (610 mm) inside the exterior wall line of the building. On roofs with slope equal to or greater than 8 units vertical in 12 units horizontal, the ice barrier shall also be applied not less than 36 inches (914 mm) measured along the roof slope from the eave edge of the building.

Exception: Detached accessory structures not containing conditioned floor area.

R905.2 Asphalt shingles. The installation of asphalt shingles shall comply with the provisions of this section.

R905.2.1 Sheathing requirements. Asphalt shingles shall be fastened to solidly sheathed decks.

R905.2.2 Slope. Asphalt shingles shall be used only on roof slopes of two units vertical in 12 units horizontal (2:12) or greater. For roof slopes from two units vertical in 12 units horizontal (2:12) up to four units vertical in 12 units horizontal (4:12), double underlayment application is required in accordance with Section R905.1.1.

R905.2.3 Underlayment. Underlayment shall comply with Section R905.1.1.

R905.2.4 Asphalt shingles. Asphalt shingles shall comply with ASTM D 3462.

R905.2.4.1 Wind resistance of asphalt shingles. Asphalt shingles shall be tested in accordance with ASTM D 7158. Asphalt shingles shall meet the classification requirements of Table R905.2.4.1 for the appro-

priate ultimate design wind speed. Asphalt shingle packaging shall bear a label to indicate compliance with ASTM D 7158 and the required classification in Table R905.2.4.1.

Exception: Asphalt shingles not included in the scope of ASTM D 7158 shall be tested and labeled to indicate compliance with ASTM D 3161 and the required classification in Table R905.2.4.1.

R905.2.5 Fasteners. Fasteners for asphalt shingles shall be galvanized steel, stainless steel, aluminum or copper roofing nails, minimum 12-gage [0.105 inch (3 mm)] shank with a minimum $^{3}/_{8}$ -inch-diameter (9.5 mm) head, complying with ASTM F 1667, of a length to penetrate through the roofing materials and not less than $^{3}/_{4}$ inch (19.1 mm) into the roof sheathing. Where the roof sheathing is less than $^{3}/_{4}$ inch (19.1 mm) thick, the fasteners shall penetrate through the sheathing.

R905.2.6 Attachment. Asphalt shingles shall have the minimum number of fasteners required by the manufacturer, but not less than four fasteners per strip shingle or two fasteners per individual shingle. Where the roof slope exceeds 21 units vertical in 12 units horizontal (21:12, 175-percent slope), shingles shall be installed as required by the manufacturer.

R905.2.7 Ice barrier. Where required, ice barriers shall comply with Section R905.1.2.

R905.2.8 Flashing. Flashing for asphalt shingles shall comply with this section.

R905.2.8.1 Base and cap flashing. Base and cap flashing shall be installed in accordance with manufacturer's instructions. Base flashing shall be of either corrosion-resistant metal of minimum nominal 0.019-inch (0.5 mm) thickness or mineral-surfaced roll roofing weighing not less than 77 pounds per 100 square feet (4 kg/m²). Cap flashing shall be corrosion-resistant metal of minimum nominal 0.019-inch (0.5 mm) thickness.

TABL	E R905.2.4	.1	
CLASSIFICATION OF	ASPHALT	ROOF	SHINGLES

MAXIMUM ULTIMATE DESIGN WIND SPEED, V _{ult} FROM FIGURE R301.2(4)A (mph)	MAXIMUM BASIC WIND SPEED, $V_{\scriptscriptstyle ASD}$ FROM TABLE R301.2.1.3 (mph)	ASTM D 7158 ⁴ SHINGLE CLASSIFICATION	ASTM D 3161 SHINGLE CLASSIFICATION
110	85	D, G or H	A, D or F
116	90	D, G or H	A, D or F
129	100	G or H	A, D or F
142	110	G or H	F
155	120	G or H	F
168	130	Н	F
181	140	Н	F
194	150	Н	F

For SI: 1 foot = 304.8 mm; 1 mph = 0.447 m/s.

a. The standard calculations contained in ASTM D 7158 assume Exposure Category B or C and building height of 60 feet or less. Additional calculations are required for conditions outside of these assumptions.

R905.2.8.2 Valleys. Valley linings shall be installed in accordance with the manufacturer's instructions before applying shingles. Valley linings of the following types shall be permitted:

- 1. For open valleys (valley lining exposed) lined with metal, the valley lining shall be not less than 24 inches (610 mm) wide and of any of the corrosion-resistant metals in Table R905.2.8.2.
- 2. For open valleys, valley lining of two plies of mineral-surfaced roll roofing, complying with ASTM D 3909 or ASTM D 6380 Class M, shall be permitted. The bottom layer shall be 18 inches (457 mm) and the top layer not less than 36 inches (914 mm) wide.
- 3. For closed valleys (valley covered with shingles), valley lining of one ply of smooth roll roofing complying with ASTM D 6380 and not less than 36 inches wide (914 mm) or valley lining as described in Item 1 or 2 shall be permitted. Self-adhering polymer modified bitumen underlayment complying with ASTM D 1970 shall be permitted in lieu of the lining material.

R905.2.8.3 Sidewall flashing. Base flashing against a vertical sidewall shall be continuous or step flashing and shall be not less than 4 inches (102 mm) in height and 4 inches (102 mm) in width and shall direct water away from the vertical sidewall onto the roof or into the gutter. Where siding is provided on the vertical sidewall, the vertical leg of the flashing shall be continuous under the siding. Where anchored masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with this section and counterflashing shall be provided in accordance with Section R703.7.2.2. Where exterior plaster or adhered masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with this section and Section R703.6.3.

R905.2.8.4 Other flashing. Flashing against a vertical front wall, as well as soil stack, vent pipe and chimney

flashing, shall be applied in accordance with the asphalt shingle manufacturer's printed instructions.

R905.2.8.5 Drip edge. A drip edge shall be provided at eaves and rake edges of shingle roofs. Adjacent segments of drip edge shall be overlapped not less than 2 inches (51 mm). Drip edges shall extend not less than $^{1}/_{4}$ inch (6.4 mm) below the roof sheathing and extend up back onto the roof deck not less than 2 inches (51 mm). Drip edges shall be mechanically fastened to the roof deck at not more than 12 inches (305 mm) o.c. with fasteners as specified in Section R905.2.5. Underlayment shall be installed over the drip edge along eaves and under the underlayment along rake edges.

R905.3 Clay and concrete tile. The installation of clay and concrete tile shall comply with the provisions of this section.

R905.3.1 Deck requirements. Concrete and clay tile shall be installed only over solid sheathing or spaced structural sheathing boards.

R905.3.2 Deck slope. Clay and concrete roof tile shall be installed on roof slopes of two and one-half units vertical in 12 units horizontal $(2^{1}/_{2}:12)$ or greater. For roof slopes from two and one-half units vertical in 12 units horizontal $(2^{1}/_{2}:12)$ to four units vertical in 12 units horizontal (4:12), double underlayment application is required in accordance with Section R905.3.3.

R905.3.3 Underlayment. Underlayment shall comply with Section R905.1.1.

R905.3.4 Clay tile. Clay roof tile shall comply with ASTM C 1167.

R905.3.5 Concrete tile. Concrete roof tile shall comply with ASTM C 1492.

R905.3.6 Fasteners. Nails shall be corrosion resistant and not less than 11 gage, ${}^{5}/{}_{16}$ -inch (11 mm) head, and of sufficient length to penetrate the deck not less than ${}^{3}/{}_{4}$ inch (19 mm) or through the thickness of the deck, whichever is less. Attaching wire for clay or concrete tile shall not be smaller than 0.083 inch (2 mm). Perimeter fastening areas include three tile courses but not less than 36 inches (914

TABLE R905.2.8.2 VALLEY LINING MATERIAL

MATERIAL	MINIMUM THICKNESS (inches)	GAGE	WEIGHT (pounds)
Cold-rolled copper	0.0216 nominal	_	ASTM B 370, 16 oz. per square foot
Lead-coated copper	0.0216 nominal	_	ASTM B 101, 16 oz. per square foot
High-yield copper	0.0162 nominal	_	ASTM B 370, 12 oz. per square foot
Lead-coated high-yield copper	0.0162 nominal	_	ASTM B 101, 12 oz. per square foot
Aluminum	0.024	_	
Stainless steel	_	28	
Galvanized steel	0.0179	26 (zinc coated G90)	
Zinc alloy	0.027	_	_
Lead	_	_	21/2
Painted terne	_	=	20

For SI: 1 inch = 25.4 mm, 1 pound = 0.454 kg.

TABLE I	R905.8.6
WOOD SHAKE WEATHER EX	POSURE AND ROOF SLOPE

ROOFING MATERIAL	LENGTH (inches)	GRADE	EXPOSURE (inches)
			4:12 pitch or steeper
Shakes of naturally durable wood	18	No. 1	71/2
Graces of flaturally durable wood	24	No. 1	10ª
	18	No. 1	71/2
Preservative-treated tapersawn	24	No. 1	10
shakes of Southern Yellow Pine	18	No. 2	51/2
	24	No. 2	71/2
Taper-sawn shakes of naturally durable wood	18	No. 1	71/2
	24	No. 1	10
	18	No. 2	5 ¹ / ₂
	24	No. 2	71/2

For SI: 1 inch = 25.4 mm.

a. For 24-inch by $\frac{3}{8}$ -inch handsplit shakes, the maximum exposure is $7\frac{1}{2}$ inches.

tener shall penetrate through the sheathing. Fastener packaging shall bear a label indicating the appropriate grade material or coating weight.

R905.8.7 Shake placement. The starter course at the eaves shall be doubled and the bottom layer shall be either 15-inch (381 mm), 18-inch (457 mm) or 24-inch (610 mm) wood shakes or wood shingles. Fifteen-inch (381 mm) or 18-inch (457 mm) wood shakes shall be permitted to be used for the final course at the ridge. Shakes shall be interlaid with 18-inch-wide (457 mm) strips of not less than No. 30 felt shingled between each course in such a manner that no felt is exposed to the weather by positioning the lower edge of each felt strip above the butt end of the shake it covers a distance equal to twice the weather exposure.

R905.8.8 Valley flashing. Roof valley flashing shall be not less than No. 26 gage [0.019 inch (0.5 mm)] corrosion-resistant sheet metal and shall extend not less than 11 inches (279 mm) from the centerline each way. Sections of flashing shall have an end lap of not less than 4 inches (102 mm).

R905.8.9 Label required. Each bundle of shakes shall be identified by a *label* of an *approved* grading or inspection bureau or agency.

R905.9 Built-up roofs. The installation of built-up roofs shall comply with the provisions of this section.

R905.9.1 Slope. Built-up roofs shall have a design slope of not less than one-fourth unit vertical in 12 units horizontal (2-percent slope) for drainage, except for coal-tar built-up roofs, which shall have a design slope of a minimum one-eighth unit vertical in 12 units horizontal (1-percent slope).

R905.9.2 Material standards. Built-up roof covering materials shall comply with the standards in Table R905.9.2 or UL 55A.

R905.9.3 Application. Built-up roofs shall be installed in accordance with this chapter and the manufacturer's instructions.

R905.10 Metal roof panels. The installation of metal roof panels shall comply with the provisions of this section.

R905.10.1 Deck requirements. Metal roof panel roof coverings shall be applied to solid or spaced sheathing, except where the roof covering is specifically designed to be applied to spaced supports.

R905.10.2 Slope. Minimum slopes for metal roof panels shall comply with the following:

- 1. The minimum slope for lapped, nonsoldered-seam metal roofs without applied lap sealant shall be three units vertical in 12 units horizontal (25-percent slope).
- The minimum slope for lapped, nonsoldered-seam metal roofs with applied lap sealant shall be one-half unit vertical in 12 units horizontal (4-percent slope). Lap sealants shall be applied in accordance with the approved manufacturer's installation instructions.
- 3. The minimum slope for standing-seam roof systems shall be one-quarter unit vertical in 12 units horizontal (2-percent slope).

R905.10.3 Material standards. Metal-sheet roof covering systems that incorporate supporting structural members shall be designed in accordance with the *International Building Code*. Metal-sheet roof coverings installed over structural decking shall comply with Table R905.10.3(1). The materials used for metal-sheet roof coverings shall be naturally corrosion resistant or provided with corrosion resistance in accordance with the standards and minimum thicknesses shown in Table R905.10.3(2).

R905.10.4 Attachment. Metal roof panels shall be secured to the supports in accordance with this chapter and the manufacturer's installation instructions. In the absence of manufacturer's installation instructions, the following fasteners shall be used:

- 1. Galvanized fasteners shall be used for steel roofs.
- 2. Copper, brass, bronze, copper alloy and 300-series stainless steel fasteners shall be used for copper roofs.
- Stainless steel fasteners are acceptable for metal roofs.

Minutes of the Planning and Zoning Commission (P&ZC)

City of Belton 333 Water Street Tuesday, June 15, 2021

The Planning and Zoning Commission met at 5:30 P.M. at the Harris Community Center, 401 North Alexander Street. Commission members who were present: Chair Brett Baggerly, Vice Chair Dave Covington, Quinton Locklin, David Jarratt, Ty Hendrick and Josh Knowles. The following members were absent: Stephanie O'Banion, Luke Potts and Zach Krueger. The following staff members were present: Director of Planning Bob van Til, Planner Tina Moore, Building Official Bruce Ebbert, Planning Clerk Laura Livingston and IT Specialist Alex Munger.

4. Z-21-05 Hold a public hearing and consider a zoning change from Single Family-1 (SF-1) to Planned Development-Single Family-1 – to allow for new homes to be built with a flat or shallow roof – on approximately 6.011 acres located on East 25th Avenue, described as Guess Dulany Subdivision, Block 1, Lots 1-11. (Audio 1:48)

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

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

Commission Member Mr. Josh Knowles asked if neighbors were again notified. Ms. Moore said yes and one letter in protest was received by Staff, regarding the change in use of the property not the flat roof. Commission members commented on the style of homes in the neighborhood.

Commission Member Mr. Hendrick made a motion to approve item Z-21-05 as recommended by Staff. Commission Member Mr. Jarratt seconded the motion. The motion was approved with 6 ayes, 0 nays.

ORDINANCE NO. 2021-12

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM SINGLE FAMILY RESIDENTIAL-1 DISTRICT TO A PLANNED DEVELOPMENT – SINGLE FAMILY RESIDENTIAL-1 DISTRICT 6.011 ACRES LOCATED ON EAST 25TH AVENUE, DESCRIBED AS THE GUESS DULANY SUBDIVISION, BLOCK 1, LOTS 1-11.

WHEREAS, Larry Guess, the property owner and developer of the subdivision, has presented a petition duly signed, to the City Planning & Zoning Commission and filed said petition with the City Clerk of the City of Belton, and due notice of filing of said petition and hearing on said petition has been given as required by the City Zoning Ordinance and by law, and a hearing on said petition before the City Planning & Zoning Commission of the City of Belton was set for the 15th day of June, 2021, at 5:30 p.m. for hearing and adoption, said district being described as follows:

Guess Dulany subdivision, Block 1, Lots 1-11. (location map attached as Exhibit "A")

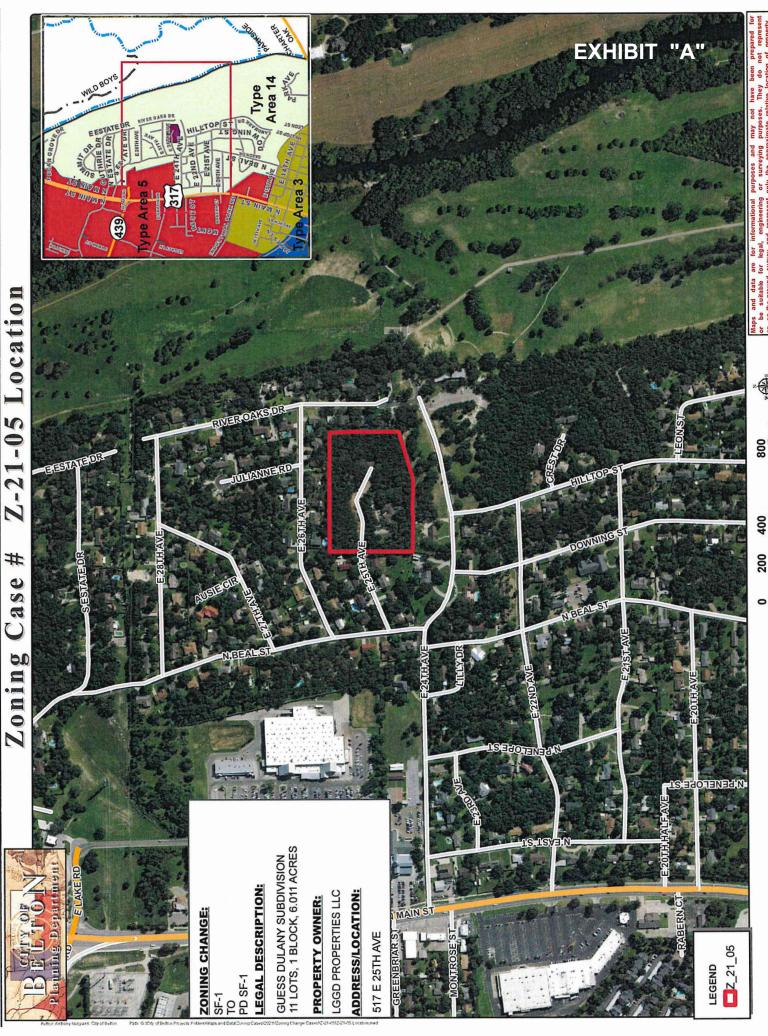
WHEREAS, said application for such amendment was duly recommended by the said City Planning & Zoning Commission and the date, time and place of the hearing on said application by the City Council of the City of Belton was set for the 22nd day of June 2021, at 5:30 p.m. at the Harris Community Center and due notice of said hearing was given as required by ordinances and by law; and

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

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Belton, Texas, that the said district located on a tract of land as more fully and completely described above, be and is hereby changed from Single Family Residential-1 District to a Planned Development – Single Family Residential-1 District in accordance to Section 10, Single Family Two Zoning District, and Section 32 – Planned Development District, and the Design Standards in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance.. The Zoning Ordinance of the City of Belton is hereby amended, subject to the following conditions:

- 1. The use of the property shall conform to the SF-1 District in all aspects.
- 2. The development of the property shall conform to all applicable Type Area 14 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance with the exception of:
 - a. Section IV.C.4, *Minimum Exterior Construction Designs*, and requirements for a minimum roof pitch of 6:12 to allow for an alternative roof pitch that meets the requirement of the adopted International Residential Codes.

This ordinance was presented at the stated meeting and upon reading was passed and adopted by the 2021, by a vote of ayes and nays.	e City Council on the 22nd day of June
SIGNED AND APPROVED by the Mayor an 22 nd day of June, 2021.	nd attested by the City Clerk on this the
ATTEST:	Wayne Carpenter, Mayor
Amy M. Casey, City Clerk	



Map Dafe: 4/27/2021 Aerial Imagery Dafe: 2018

Staff Report – City Council Agenda Item

Date: June 22, 2021

Case No.: Z-21-07

Request: CH – PD CH and SF-2

Applicant/Owners: City of Belton

Agenda Item #8

Hold a public hearing and consider a zoning change from Commercial Highway to Planned Development - Commercial Highway and Single Family-2 District — to allow for commercial uses and single-family homes — for properties located at the northwest corner of South Wall Street and East Avenue R described as the Cameron Subdivision, Block 1, Lots 1-8 and Block 2, Lots 1-4.

Originating Department: Planning Department - Tina Moore - Planner

<u>Current Zoning</u>: Commercial Highway (CH)

Proposed Zoning: Planned Development - Commercial Highway and Single Family-2 District

Future Land Use Map (FLUM) Designation: Commercial

<u>Design Standards Type Areas 2</u>: This Type Area includes various blocks along the IH 35 and US 190 corridor. The existing and projected growth of this area is primarily commercial highway frontage uses. Opportunities are mixed uses, hotels, restaurants, new car dealerships, multistory office and other similar commercial uses.

Background/Case Summary

This is a City-Initiated zoning change. The intent is to change the non-conforming status of an existing residential subdivision currently within the Commercial Highway Zoning District. The Cameron Subdivision plat, approved in 1955, consists of 11 lots located near the IH 35 corridor. Residential uses are considered legal non-conforming within the CH zoning district. Existing residential uses are permitted and allowed to be expanded and remodeled. However, in case a natural disaster or a fire destroys more than 60% of the reasonable value of the home, it cannot be reconstructed and must comply with the CH zoning requirements.

Staff was recently contacted by a property owner attempting to sell her property in this subdivision. She was notified by the loan underwriter that the home is a legal non-conforming use and could not be sold unless it was rezoned in the event the home needs to be reconstructed after a fire or other disaster.

The 1972 City of Belton Official Zoning Map shows properties west of South Penelope as zoned CH and property east of South Penelope as SF-2 in this subdivision. The 2002 updated zoning map, depicted the entire subdivision as CH.

The Planning and Zoning Commission held a work session with the staff on May 18th. Staff suggested a zoning change from CH to Planned Development Commercial Highway and Single Family-2 to cure the nonconforming status concerns. The commission recommended that staff proceed with a City-initiated zoning change to allow residential uses in this neighborhood. The commission also recommended that staff look at other residential areas within the CH zoning district and provide possible solutions to prevent similar issues in the future.

Project Analysis and Discussion

<u>Existing Conditions</u>: This subdivision is developed with single family residences. The properties to the west and south are zoned CH. The property north is zoned C-1 with a SUP for Mini-Storage Warehouse. The properties east are zoned SF-2.

Direction	Zoning	Use
North	C-1 w/ SUP Mini-Storage	AAA Mini -Storage
	Warehouse	
South	CH	Undeveloped
West	CH	CEFCO Truck Stop
West	CH w/ SUP Auto Sales	
East	SF-2	Single Family Homes

<u>Land Use Table/Allowable Uses</u>: The requested zoning change would allow for both CH and SF-2 uses as identified below:

CH	SF-2			
Any uses permitted in the Retail District	Single Family detached homes			
Auto and Motorcycle Sales	Greenhouse and Garden			
Auto Service/Repair	Keeping of dogs, and cats and other normal household pets			
Commercial Amusement exclude drag strips	Municipally owned facilities and uses (no			
and motorcycle and go cart racing	open storage or repair)			
Community or Exposition Center	Telephone Exchange			
Hotel or Motel	Sewage Treatment Plant or Pump Station			
Hospital or Nursing Home	Utilities			
Multi-Family	Accessory Structures and Accessory			
	Dwelling Units as permitted in Section 36			
Municipal Owned Structures				
Off-Road Vehicle Sales, Service and Repair				
Restaurant with drive in service				
Truck Stop/Parking				

Area & Setback Requirements:

	СН	SF-2
Minimum Lot area	7,200	7,500
Lot width	60'	60'
Lot Depth	120'	100'
Minimum Front Yard Setback	60'	25'
Minimum Side Yard Setback	20'	6'/15' from Street Right of
		Way
Minimum Rear Yard Setback	20'	20'
Maximum Lot Coverage	50%	45%

The lot sizes in this neighborhood are approximately 7,500 sq. ft. and meet the requirements for the CH and SF-2 District. The smallest lot size is approximately 61' wide by 124' deep or 7,594 sq. ft. Lots 1-4, Block 1 were reconfigured into three lots instead of the four and measure at 82' wide by 124' deep or 10,168 sq. ft. New residential construction projects will be required to meet the SF-2 zoning standards with the approval of this zoning change.

Future Land Use Map

The Future Land Use Map (FLUM) identifies this area as projected for a Mixed-Use Center with uses including a regional shopping destination, potential regional mall site, multi-family, and other dense residential uses on perimeter, along with entertainment and lifestyle features.

Recommendation

The Planning and Zoning Commission heard this item at their meeting on June 15, 2021, and unanimously recommended approval of the requested a zoning change from Commercial Highway to Planned Development - Commercial Highway and Single Family-2.

Attachments

Property Location Map Zoning map

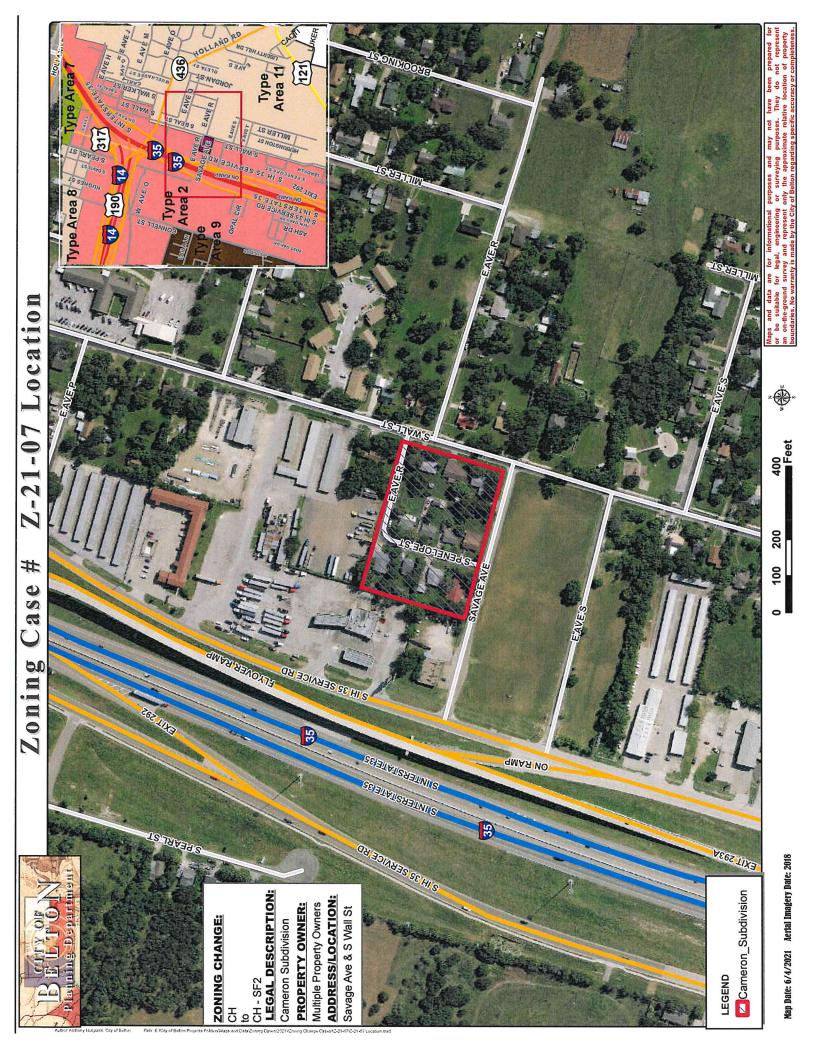
Aerial photo

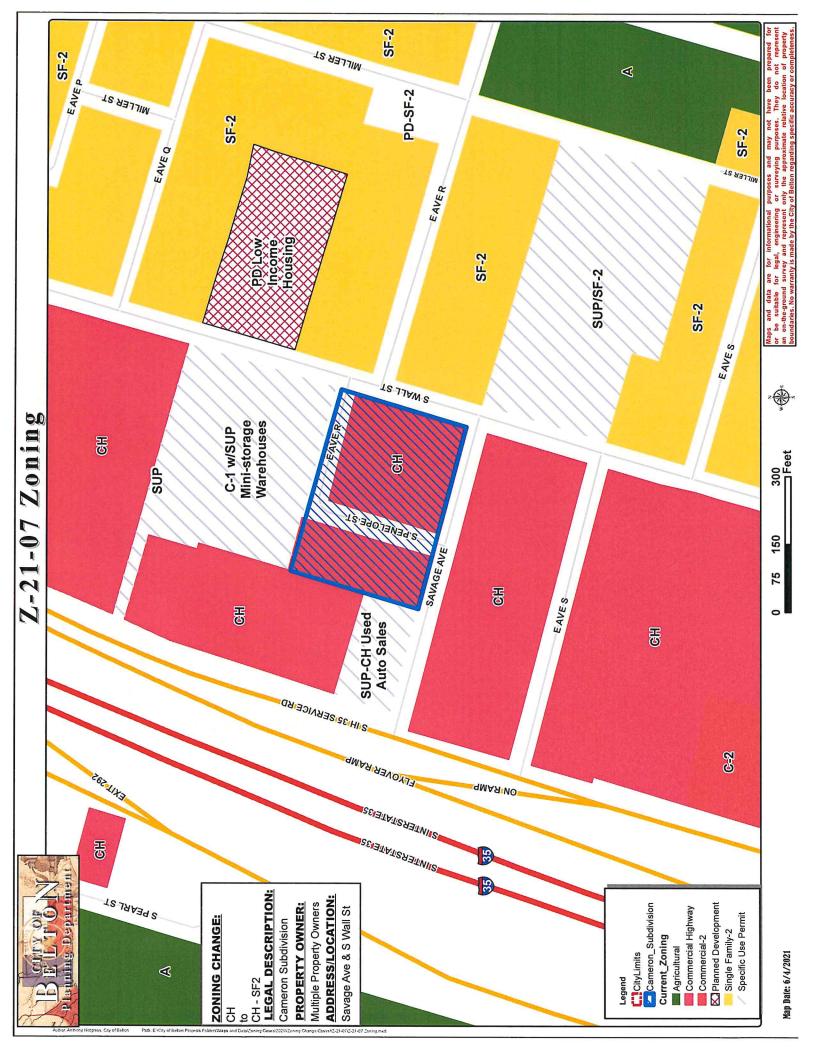
Letters to Cameron Subdivision Property Owners

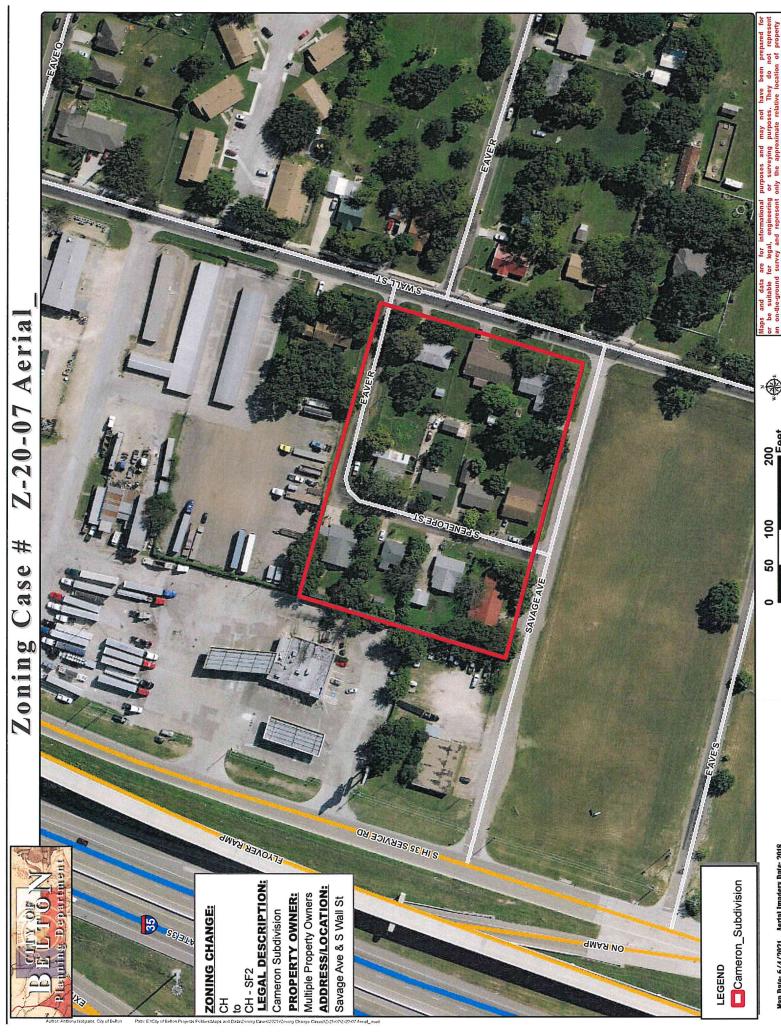
Zoning notice to owners/Owner notification list/Map with zoning notice boundary (200')

P&Z Minute Excerpt

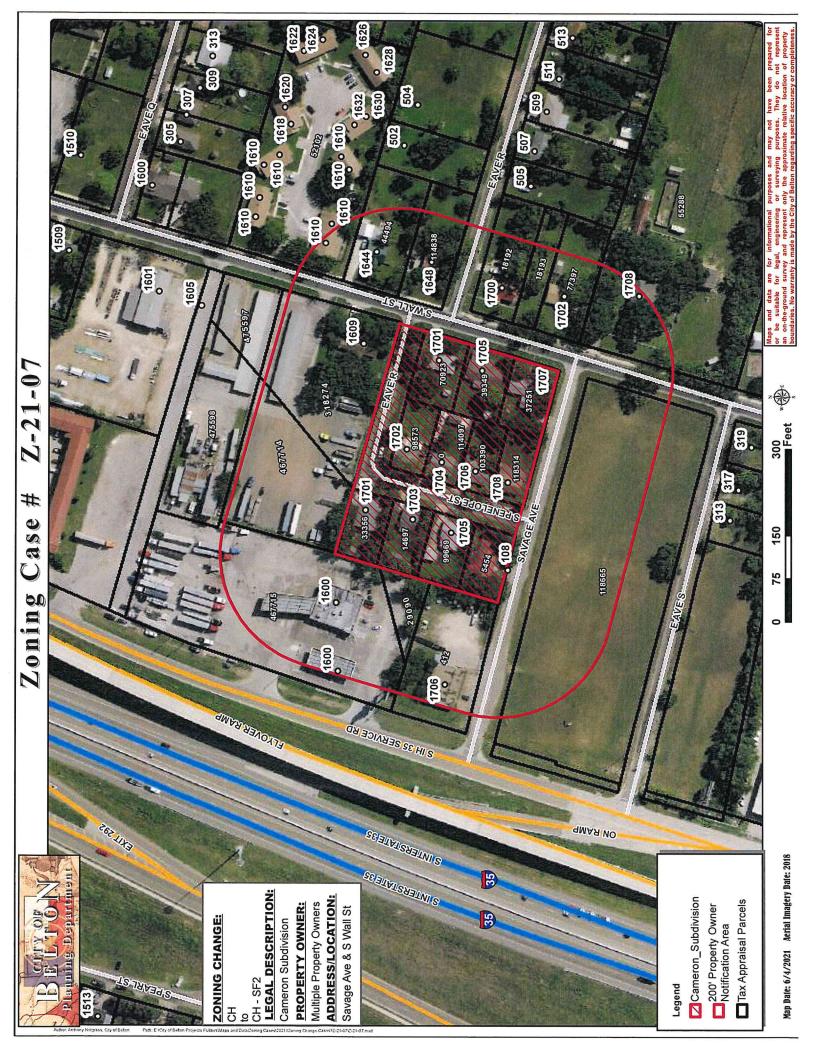
Ordinance







Map Date: 6/4/2021 Aerial Imagery Date: 2018





City of Belton

-Founded 1850 -

June 2, 2021

Example Letter

Dear Mr. and Ms. Property Owner,

Your property located at 108 Savage Ave. is currently zoned Commercial Highway (CH). Residential properties in the CH Zoning District are considered legal non-conforming, commonly referred to as "grandfathered".

Existing homes in this zoning district can be remodeled and can add an addition to expand the home. However, in case of a natural disaster or if a fire destroys more than 60% of the reasonable value of the home, it cannot be reconstructed and must comply with the zoning requirements.

The City is initiating a Zoning Change for your neighborhood to permit residential homes in the CH zoning district, which would allow for reconstruction in the event of a fire, for instance. The proposed new zoning is Planned Development - Commercial Highway/Single Family District – 2, to allow for both commercial uses and single-family homes.

This proposed zoning will be considered by the Planning and Zoning Commission on Tuesday, June 15th at 5:30 pm. After the Planning and Zoning Commission's consideration, this item will be placed on the City Council agenda for a Public Hearing on Tuesday, June 22nd at 5:30 pm. You are invited to attend both meetings, which are open to the public. Both meetings will take place at the Harris Community Center located at 401 N. Alexander Drive.

City staff is available to meet with you to discuss this zoning change and potential impacts. Please call Tina Moore at 254.933.5891 or email tmoore@beltontexas.gov to ask questions or to arrange a time for a meeting.

Sincerely,

Tina Moore, Planner



City of Belton

-Founded 1850 -

June 9, 2021

Property owner

Estimado Señor,

Su propiedad ubicada en 1701 S. Penelope Ave. actualmente está dividida en zonas como Carretera Comercial (CH). Las propiedades residenciales en el Distrito de Zonificación de CH se consideran no conformes legales, comúnmente conocidas como "protegidas".

Las casas existentes en este distrito de zonificación se pueden remodelar y agregar una adición para expandir la casa. Sin embargo, en caso de un desastre natural o si un incendio destruye más del 60% del valor razonable de la vivienda, no se puede reconstruir y debe cumplir con los requisitos de zonificación.

La Ciudad está iniciando un Cambio de Zonificación para su vecindario para permitir viviendas residenciales en el distrito de zonificación CH, lo que permitiría la reconstrucción en caso de incendio, por ejemplo. La nueva zonificación propuesta es Desarrollo planificado - Carretera comercial / Distrito unifamiliar - 2, para permitir tanto los usos comerciales como las viviendas unifamiliares.

Esta zonificación propuesta será considerada por la Comisión de Planificación y Zonificación el martes 15 de junio a las 5:30 pm. Después de la consideración de la Comisión de Planificación y Zonificación, este tema se incluirá en la agenda del Concejo Municipal para una Audiencia Pública el martes 22 de junio a las 5:30 pm. Está invitado a asistir a ambas reuniones, que están abiertas al público. Ambas reuniones se llevarán a cabo en el Harris Community Center ubicado en 401 N. Alexander Drive.

El personal de la ciudad está disponible para reunirse con usted para discutir este cambio de zonificación y los impactos potenciales. Llame a Tina Moore al 254.933.5891 o envíe un correo electrónico a tmoore@beltontexas.gov para hacer preguntas o concertar una cita para una reunión.

Atentamente,

Tina Moore, Planificadora

BALES, WALTER R ETUX MARY P 108 SAVAGE AVE BELTON, TX 76513-4369 DARDEN, DOLORES A 1702 S PENELOPE ST BELTON, TX 76513-4367 DOOLEY, MARY E 1708 S PENELOPE ST BELTON, TX 76513-4367

EMILIANO, ELIAS BUENO 1701 S PENELOPE ST BELTON, TX 76513-4366 HERNANDEZ, CIRILO AGUIRRE 1704 S PENELOPE ST BELTON, TX 76513-4367

RODRIGUEZ, TAMARA KAYE 1705 S PENELOPE ST BELTON, TX 76513

SOLIS, MARIA 1706 S PENELOPE ST BELTON, TX 76513-4367 GARCIA, RAY F ETUX SHERRY C 1705 S WALL ST BELTON, TX 76513-4372

MCELWAIN, ALMA 1701 S WALL ST BELTON, TX 76513-4372

BULLS, ROGER WAYNE ETUX KIMBERLY KAY 1707 S WALL ST BELTON, TX 76513-4372 EVANS, TODD & NARJIS SAFVI 2700 SPARTA LN BELTON, TX 76513

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

То сна	ry of Belton is initiating this request nge the following described property: <u>Cameron Subdivision, Block 1, lot 1-8 and Block 2, Lots 1-4.</u> (n) <u>Commercial highway</u> Zoning District.
TO A(N)	PLANNED DEVELOPMENT – COMMERCIAL HIGHWAY AND SINGLE FAMILY 2 ZONING DISTRICT
TO ALLO	DW FOR BOTH COMMERCIAL AND SING FAMILY USES.
PURSUA	THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING NT TO THIS REQUEST AT <u>5:30 P.M., Tuesday, June 15, 2021</u> , AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, TEXAS.
PUBLIC	IF APPROVED BY THE PLANNING & ZONING COMMISSION, THIS ITEM WILL BE PLACED ON THE AGENDA FOR A HEARING BY THE CITY COUNCIL. THAT MEETING WILL BE AT <u>5:30 P.M., Tuesday, June 22nd, 2021</u> , AT THE TRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.
REGARD	As an interested property owner, the City of Belton invites you to make your views known ding this zoning change. You may submit written comments by completing this form and returning ie address below or via email to Planning@beltontexas.gov , prior to 1:00 p.m. on June 15 , 2021.
	IF YOU REQUIRE INTERPRETER SERVICES FOR THE DEAF OR HEARING IMPAIRED, PLEASE CONTACT THE CITY AT CITY HALL AT LEAST 48 HOURS BEFORE THESE MEETINGS.
	circle one
	NTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE ATION ABOVE FOR THE REASONS EXPRESSED BELOW:
1.	
2.	
3.	
J.	(FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)
DATE:	SIGNATURE:
_	ANAPORT CONTRACTOR CON

PLANNING DEPARTMENT CITY OF BELTON P. O. BOX 120 BELTON, TEXAS 76513 254-933-5812 5454 44494

BALES, WALTER R ETUX MARY P BOUNDS, DOYLE 108 SAVAGE AVE **1644 S WALL ST**

BELTON, TX 76513-4369 BELTON, TX 76513-4371

37251 77397 98573

BULLS, ROGER WAYNE ETUX KIMBERLY KAY CARLSON, TRACY DARDEN, DOLORES A 1707 S WALL ST 1702 S WALL ST 1702 S PENELOPE ST BELTON, TX 76513-4372 BELTON, TX 76513-4373 BELTON, TX 76513-4367

118314 33356 14697

DOOLEY, MARY E EMILIANO, ELIAS BUENO **EVANS, TODD & NARJIS SAFVI** 1708 S PENELOPE ST 1701 S PENELOPE ST 2700 SPARTA LN

BELTON, TX 76513-4367 BELTON, TX 76513-4366 BELTON, TX 76513

29090 467715 114838

FIKES WHOLESALE INC FIKES WHOLESALE INC GARCIA, ERNESTO & MARIA G

PO BOX 1287 PO BOX 1287 1648 S WALL ST TEMPLE, TX 76503-1287 TEMPLE, TX 76503-1287 BELTON, TX 76513

39349 114097 52102

18192

55288

P O Box 269

BELTON TEXAS 76513

GARCIA, RAY F ETUX SHERRY C HERNANDEZ, CIRILO AGUIRRE HOUSING AUTHORITY CITY OF BELTON

1705 S WALL ST 1704 S PENELOPE ST 715 SAUNDERS ST BELTON, TX 76513-4372 BELTON, TX 76513-4367 BELTON, TX 76513

18193 KURZINSKY, ASHLEY NICOLE & RICHARD JAMES KUSAK LECHUGA, PATRICIA LECHUGA, PATRICIA

1700 S WALL ST 1700 S WALL ST 1124 PRESWICK DR

BELTON, TX 76513-4373 BELTON, TX 76513-4373 HARKER HEIGHTS, TX 76548

318274 467714 475597

MARNAN LIVING TRUST MARNAN LIVING TRUST MARNAN LIVING TRUST 122 CLIFFSIDE DR 122 CLIFFSIDE DR 122 CLIFFSIDE DR

SHAVANO PARK, TX 78231-1509 **SHAVANO PARK, TX 78231-1509** SHAVANO PARK, TX 78231-1509

475598 70923 118665

MARNAN LIVING TRUST MCELWAIN, ALMA MCLEOD, PAULA GAYLE 122 CLIFFSIDE DR 1701 S WALL ST 3524 BEVERLY DR

SHAVANO PARK, TX 78231-1509 BELTON, TX 76513-4372 DALLAS, TX 75205

99669 103390 412

ROBERTS, BETTY LYNN SOLIS, MARIA STOKES, PAUL 1705 S PENELOPE ST 1706 S PENELOPE ST 8385 KNOB CREEK

BELTON, TX 76513 BELTON, TX 76513-4367 **TEMPLE, TX 76501**

SUPERINTENDENT BELTON I.S.D.

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

THE CITY OF BELTON IS INITIATING THIS REQUEST TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: CAMERON SURDIVISION, BLOCK L. LOT 1-8 AND BLOCK 2, LOTS 1-4. FROM ALM) COMMERCIAL HIGHWAY ZONING DISTRICT, TO ALM PLANNED DE VELOPMENT - COMMERCIAL HIGHWAY AND SINGLE FAMILY 2 ZONING DISTRICT TO ALLOW FOR BOTHS COMMERCIAL AND SINGLE FAMILY USES.

THE PLANNING & ZUNING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PUBLICANT TO THIS REQUEST AT \$30 P.M., THEMAN, June 15, 2021, AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, BILLION, TEXAS.

IS AFFECUED BY THE PLANNING & ZONING COMMISSION, THIS ITEM WILL BE PLACED ON THE AGENDA FOR A POINT HE AGENDA FOR A POINT HE AGENDA FOR A POINT HE AGENDA FOR A POINT OF THE THE TAXABLE COMMITTY CENTER, 401 ALEXANDER STREET, BELION, TEXAS.

AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN RESPRESSED THE ZONING CHANGE. YOU MAY SUBMIT WRITTEN COMMENTS BY COMPLETING THIS FORM AND RETURNING IT TO THE ADDRESS BELOW OR VIA EMAIL TO PLANSING BELTONTEXAS COV., PRIOR TO 1:00 P.M. ON JUNE 15, 2021.

DE YOU REQUIRE INTERPRETER SERVICES FOR THE DEAF OR HEARING IMPAIRED, PLEASE CONTACT THE CITY CLERE AT CITY HALL AT LEAST 48 HOLES SEFORE THESE MERITINGS.

as an interested property owner I (property harmon) the requested zoning amendment presented in the application above for the reasons expressed before

a lithware lived since Aug 1970 - but were meyer informed by

the proming change. It will soon be over 50 years - it was a magnitured grained until mot allow one to rebuild may have in Core of a magnitude way to expressed on a separate special may have in Core of a magnitude dispated. There cannot be growing to include Single span 7 2001

Secondature Many P. Bales to analy.

PLANNING BEPARTMENT CITY OF BELTON P. O. BOX 120 BELTON, TEXAS 76513 254-933-5812

SASA BOLES, MOLETER H ETEN AGARY S DOS SAGRES AND BOLTON, TO HOOSE AND

Notice of Application for an amendment to the Zoning Ordinance of the City of Belton

D6-14-21
Received
after P+2
Packets.

The City of Belton is initiating this request Γ o change the following described property:	CAMERON SUBDIVISION, BLOCK 1, LOT 1-8 AND BLOCK 2, LOTS 1
From A(n) <u>Commercial highway</u>	ZONING DISTRICT,
To a(n) Planned Development – Comme	RCIAL HIGHWAY AND SINGLE FAMILY 2 ZONING DISTRICT
TO ALLOW FOR BOTH COMMERCIAL AND SING FAMILY	USES.

The Planning & Zoning Commission of the City of Belton, Texas will hold a public hearing pursuant to this request at 5:30 P.M., Tuesday, June 15, 2021, at the T.B. Harris Center, 401 N. Alexander, Belton, Texas.

If approved by the Planning & Zoning Commission, this item will be placed on the Agenda for a Public Hearing by the City Council. That meeting will be at <u>5:30 P.M., Tuesday, June 22nd, 2021</u>, at the T. B. Harris Community Center, 401 Alexander Street, Belton, Texas.

As an interested property owner, the City of Belton invites you to make your views known regarding this zoning change. You may submit written comments by completing this form and returning it to the address below or via email to , prior to 1:00 p.m. on $\underline{June\ 15,2021}$.

If you require interpreter services for the deaf or hearing impaired, please contact the City Clerk at City Hall at least 48 hours before these meetings.

As an interested property owner, I (protest) (Approve) the requested zoning amendment presented in the application above for the reasons expressed below:

1. Always believed to be single family!

2. Trying to sell and underwriter will not approve loan because of it not being single family

3. If any of us was to have our house burn more than 60% (Further comments may be expressed on a separate sheet of paper)

Date: 6-14-21 SIGNATURE: Dania Rodriguez

PLANNING DEPARTMENT
CITY OF BELTON
P. O. Box 120

Belton, Texas 76513

254-933-5812

EVEN if we have Insurance to Corer the rebuild, the Commercial Highway Zone would not allow You to rebuild your own home back as was. Very disappointing to learn of this.

Minutes of the Planning and Zoning Commission (P&ZC)

City of Belton 333 Water Street Tuesday, June 15, 2021

The Planning and Zoning Commission met at 5:30 P.M. at the Harris Community Center, 401 North Alexander Street. Commission members who were present: Chair Brett Baggerly, Vice Chair Dave Covington, Quinton Locklin, David Jarratt, Ty Hendrick and Josh Knowles. The following members were absent: Stephanie O'Banion, Luke Potts and Zach Krueger. The following staff members were present: Director of Planning Bob van Til, Planner Tina Moore, Building Official Bruce Ebbert, Planning Clerk Laura Livingston and IT Specialist Alex Munger.

5. Z-21-07 Hold a public hearing and consider a zoning change from Commercial Highway to Planned Development-Commercial Highway and Single Family-2 District – to allow for commercial uses and single-family homes – for properties located at the northwest corner of South Wall Street and East Avenue R described as the Cameron Subdivision, Block 1, Lots 1-8 and Block 2, Lots 1-4. (Audio 6:45)

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

Chair Baggerly opened the public hearing. Mary Bales, 108 Savage Avenue, Belton, TX, said she was shocked to discover that her home was zoned commercial and that if a natural disaster occurred and her home was destroyed, then she would not be able to rebuild.

With no one else requesting to speak, Chair Baggerly closed the public hearing.

Commission Member Mr. Covington made a motion to approve item Z-21-07 as recommended by Staff. Commission Member Mr. Hendrick seconded the motion. The motion was approved with 6 ayes, 0 nays.

ORDINANCE NO. 2021-13

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM COMMERCIAL HIGHWAY DISTRICT TO PLANNED DEVELOPMENT – COMMERCIAL HIGHWAY AND SINGLE FAMILY RESIDENTIAL–2 DISTRICTS FOR PROPERTIES DESCRIBED AS CAMERON SUBDIVISION, BLOCK 1, LOTS 1-8 AND BLOCK 2, LOTS 1-4, WITH DEVELOPMENT TO BE REGULATED UNDER TYPE AREA 2 DESIGN STANDARDS.

WHEREAS, the City of Belton received a petition from a property owner to change the status of a legal non-conforming structure in the Cameron Subdivision; and

WHEREAS, the City expanded the boundary of said petition to include other properties in the Cameron subdivision to allow the same opportunities. City Staff met with property owners and received supporting feedback to proceed with the petition; and

WHEREAS, the proposed recommendation recognizes an existing use, and the primary objective is to permit both commercial and residential uses and to establish development standards for future development; and

The City of Belton has presented the petition duly to the City Planning & Zoning Commission and filed said petition with the City Clerk of the City of Belton, and due notice of filing of said petition and hearing on said petition has been given as required by the City Zoning Ordinance and by law, and a hearing on said petition before the City Planning & Zoning Commission of the City of Belton was set for the 15th day of June, 2021, at 5:30 p.m. for hearing and adoption, said district being described as follows:

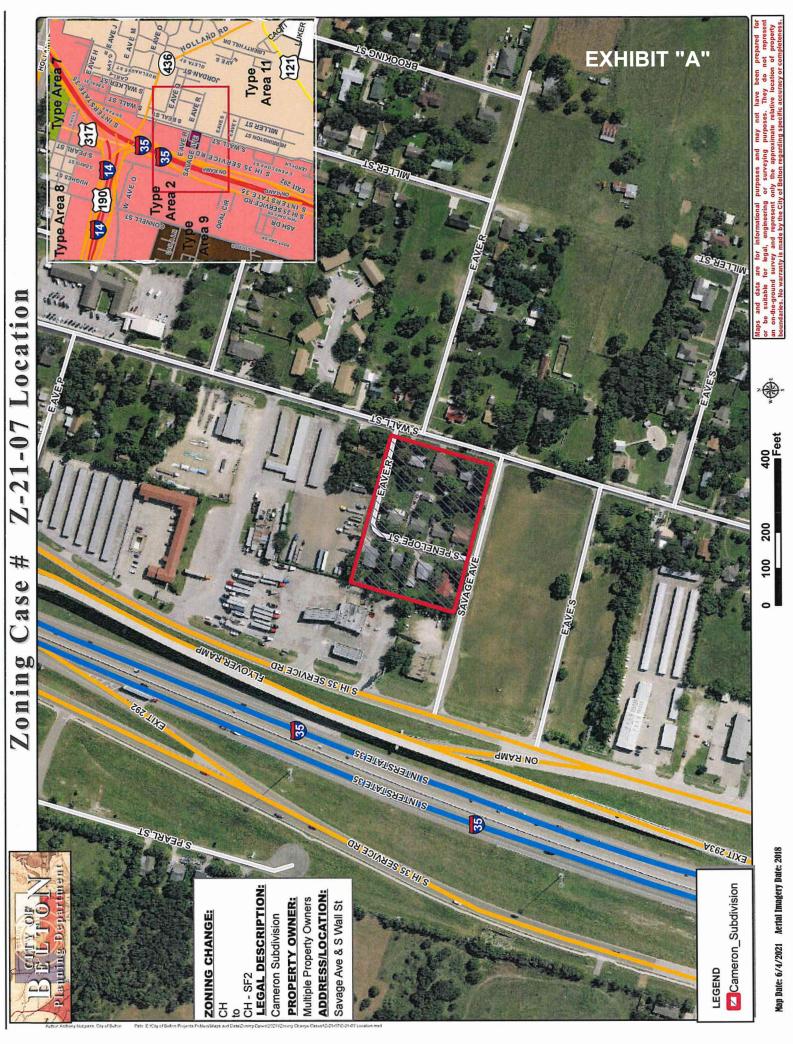
Cameron Subdivision, Block 1, Lots 1-8 and Block 2, Lots 1-4. (location map attached as Exhibit "A")

WHEREAS, said application for such amendment was duly recommended by the said City Planning & Zoning Commission and the date, time and place of the hearing on said application by the City Council of the City of Belton was set for the 22nd day of June 2021, at 5:30 p.m. at the Harris Community Center and due notice of said hearing was given as required by ordinances and by law; and

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

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Belton, Texas, that the said district located on a tract of land as more fully and completely described above, be and is hereby changed from Commercial Highway to Planned Development - Commercial Highway and Single Family-2 District in accordance to Section 11, Single Family – 2 District, Section 23, Commercial Highway District, and Section 32, Planned Development District of the Of the City of Belton Zoning Ordinance, and the Design

Standards in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance.
This ordinance was presented at the stated meeting of the City Council of the City of Belton and upon reading was passed and adopted by the City Council on the 22 nd day of June 2021, by a vote of ayes and nays.
SIGNED AND APPROVED by the Mayor and attested by the City Clerk on this the 22 nd day of June 2021.
ATTEST: Wayne Carpenter, Mayor
Amy M. Casey, City Clerk



Map Date: 6/4/2021 Aerial Imagery Date: 2018

Staff Report - City Council Agenda Item



Agenda Item #9

Receive a report and discuss the 2016 Non-Annexation Development Agreements.

Originating Department

Planning - Bob van Til, AICP, Director of Planning

Purpose

The purpose of this item is to discuss and receive direction on the pending expiration of the Non-Annexation Development Agreements that were approved on November 22, 2016.

Background

Chapter 43 of the Texas Local Government Code governs annexation for cities. In addition, Chapter 212 of the Texas Local Government Code, related to municipal regulation of subdivisions and property development, governs development agreements (see 212.172, Development Agreements).

Non-Annexation Development Agreements may be granted for up to 45 years from the original date of approval.

In 2019, the Texas Legislature changed annexation law with passage of HB 347 which took effect on May 24, 2021. This amendment shifted much of the authority to annex away from municipalities and vested much of the authority with property owners. However, this new law did not affect existing Non-Annexation Development Agreements. Existing Non-Annexation Development Agreements are 'grandfathered' under the rules that were in effect prior to the 2019 amendments.

On December 13, 2016, the City Council approved ordinances annexing 542.86 acres.

Prior to that time, on November 22, 2016, the City Council approved **50** Non-Annexation Development Agreements. Of the 50, **35** expire on November 22, 2021 (5 years), and **15** expire on November 22, 2026 (10 years). Please see Exhibit 1.

Infrastructure Investments and Development Activity

Public Improvements:

1. IH 35 has been widened to the south.

- 2. The City and the Belton EDC are completing a water line that extends from Groves Road to the northwest corner of River Farm on Toll Bridge Road. Please see Exhibit 2.
- 3. The City is also in the process of extending a sanitary sewer line from FM436/Loop 121 to River Farm and IH 35. Please see Exhibit 2.

Private Development:

The River Farm property, comprised of approximately 481 acres (see the brown colored tract on Exhibit 1), is located partly inside and partly outside of the city limits. The northmost 304 acres, located in Belton's ETJ, was originally subject to a Non-Annexation Development Agreement set to trigger annexation with development, but the City agreed to release the Agreement in May of 2021. The 177 acres located inside the City will remain in the City until the obligation for Toll Bridge Road is satisfied. The development agreement requires that all future River Farm owners waive the right to oppose future annexation by the City when the MUD bonds are paid off.

Beyond the River Farm property, staff has spoken to several owners, but no one has submitted any development permit applications, yet. Neither has there been any permit activity in the Sparta Road area.

The parcel located north of IH-14 is situated along the future alignment of the FM 2271 extension (Lake-to-Lake Road). There is a need to closely monitor development and plat activity in this corridor to ensure the path is not blocked by development.

Property owners maintain their qualification for Non-Annexation Development Agreements only if their property is exempt in accordance with State law by being limited in use to Agricultural, Timber, or Wildlife Management. In the last five years, one property owner lost their exempt status. That tract is indicated in red on the map.

Clearly, the South IH-35 corridor, and other areas previously studied for annexation, remain significant for future development review. The Agreements provide an important balance of interests between the City and property owners. Properties remain outside the City while no development is planned, but if development is contemplated, the City has an opportunity to evaluate annexation, given surrounding conditions.

Project Analysis and Discussion

Staff contacted TML and other cities to learn how they managed Non-Annexation Development Agreements. Below is a summary of the cities' responses:

The cities contacted were Temple, Killeen, Harker Heights, Salado, Nolanville, Georgetown, Hutto, Round Rock, Pflugerville, Taylor, Kyle, and Buda.

Many of the cities have active Non-Annexation Development Agreements, but their expiration dates are not in the near term. However, several of the municipalities have had to manage the process.

Pflugerville has followed the desires of the property owners. If the owner of a parcel wanted to be annexed, they annexed the property. If not, the City did not institute the annexation proceedings.

Temple reported that they recently extended their Non-Annexation Development Agreements for ten years.

Georgetown is preparing to manage the expiration of their Non-Annexation Development Agreements. As part of their process, they are prioritizing the subject parcels to see which may be highest priority in light of pending infrastructure extensions or other development pressure.

Possible Belton Options:

- 1. Allow the Agreements to run to the end of their term and exercise the agreed upon language to initiate the annexation process.
- 2. Allow the Agreements to run to the end of their term and allow properties to revert to the City's Extraterritorial Jurisdiction (ETJ), limiting the City to Plat review only.
- 3. Extend all the eligible Non-Annexation Development Agreements for another term (i.e., five years).

Suggested Belton Process:

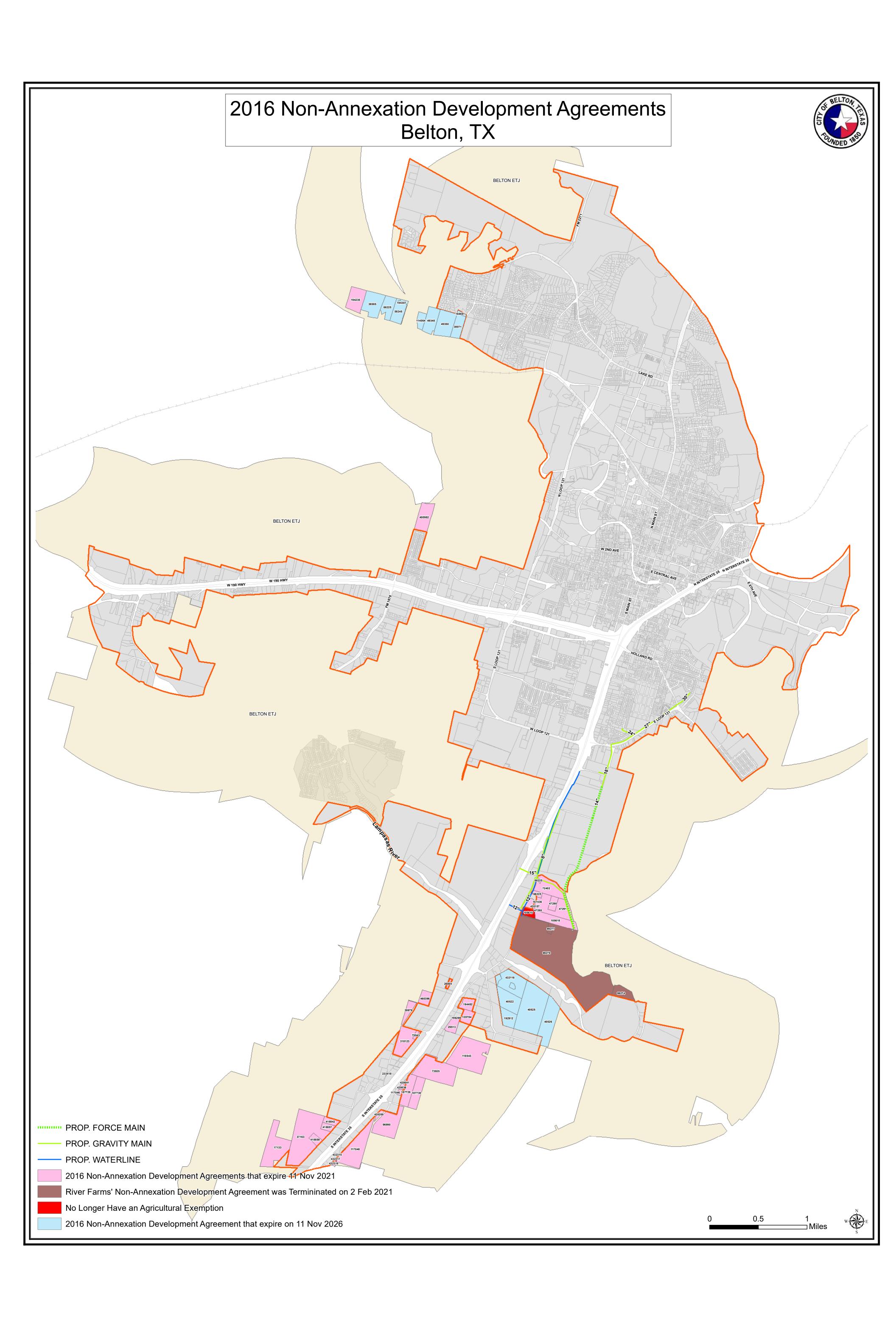
We suggest there may be merit to consider Option 3. If chosen, the following process is recommended:

- 6-22-2021 Council workshop and consensus.
- 7-13-2021 Council adopts a resolution authorizing the City Manager to process voluntary annexations after the 10-15-21 deadline or execute Non-Annexation Development Agreements for a specified additional period, such as five years.
- 7-14-2021 Send letters to the landowners.
- 9-20-2021 Send out new Non-Annexation Development Agreements to landowners with a deadline of 10-15-2021 for signatures.
- 10-15-2021 Deadline to sign the new Non-Annexation Development Agreements.
- 10-18-2021 Initiate the annexation process for those property owners who do not qualify for an extension of the Non-Annexation Development Agreement or those who did not sign the new agreement.
- 11-22-2021 Existing Non-Annexation Development Agreements expire.

Recommendation Discuss the proposed process and provide direction.

Exhibits

Map showing location of 2016 Non-Annexation Development Agreements
Water and Sanitary Sewer Projects along IH-35 south
List of property owners with Non-Annexation Development Agreements from 2016
Subchapter C-3, Chapter 43 of the Texas Local Government Code relating to annexation:
Individual Landowner Petition (Process).



Non-Annexation Development Agreements - City Clerk

Total	5-year	10-year	Property Owners	Geographic ID#	Property ID#	Date Signed by CM	Notarized	Term	Expiration Date
			Old Santa Fe Mill, LC; Noel Thomas Curb,						
1	1		President	544760101	26804	11/22/2016	11/22/2016	5 years	11/22/2021
	1		Elizabeth Mae Capps Foster, Virginia Capps Cosper	E44070200	27462	11/00/0016	11/00/0016	Evene	44/00/0004
1	1	1	Eugene D. Holle, Gloria M. Holle	544070200 601360201	37163 38071		11/22/2016 11/22/2016	,	11/22/2021 11/22/2026
1		1	John P. Fulwiler	601000001	38585		11/22/2016	_	11/22/2020
1		1	R.W. Gerstenberg	553710000	40522		11/22/2016	٠,	11/22/2026
1		1	Kenneth C. Gerstenberg	553700100	40525		11/22/2016		11/22/2026
1		1	Kenneth C. Gerstenberg	553690000	40526		11/22/2016	_	11/22/2026
1	1		Randy Alford, Laura Alford	553520101	47288		11/22/2016	5 years	11/22/2021
1	1		Randy Alford, Laura Alford	554250001	47290		11/22/2016	5 years	11/22/2021
1	1		Randy Alford, Laura Alford	554250101	47291	11/22/2016	11/22/2016	5 years	11/22/2021
1		1	Doug Franks, Melisa K. Franks	601100001	49348	11/22/2016	11/22/2016	10 years	11/22/2026
1		1	Vernon Hicks	601360101	49350	11/22/2016	11/22/2016	10 years	11/22/2026
1		1	George Dishon, Stacie Dishon	601000100	58245	11/22/2016	11/22/2016	10 years	11/22/2026
1		1	Ron's One Stop, Inc., David R. Beevers, V.P.	601000200	66225	11/22/2016	11/22/2016	10 years	11/22/2026
1	1		Donald R. Grobowsky	553900000	72402		11/22/2016	5 years	11/22/2021
1	1		Ronald Dean Mikeska, Emily Mikeska	544700101	73925		11/22/2016	5 years	11/22/2021
1	1		Richard W. Dillard, Peggy C. Dillard	544670000	75543		11/22/2016	5 years	11/22/2021
1	1		Mary M. Markham	544740001	96990		11/22/2016	5 years	11/22/2021
1	1		River Farm Ltd., Robert K. Utley, III	466420000	99274		11/22/2016	5 years	11/22/2021
1	1		River Farm Ltd., Robert K. Utley, III	553740000	99277		11/22/2016	5 years	11/22/2021
1	1		River Farm Ltd., Robert K. Utley, III	553740001	99278		11/22/2016	5 years	11/22/2021
1	1		Alton L. Sheppard, Elizabeth A. Sheppard Alton L. Sheppard, Elizabeth A. Sheppard	553520102	105615		11/22/2016	5 years	11/22/2021
1	1		Alton L. Sheppard, Elizabeth A. Sheppard	554250102	105616		11/22/2016	5 years	11/22/2021
1	1	- 4	William M. Talley	554250202	105618		11/22/2016	5 years	11/22/2021
1	1	1	Ray Lynn Renfro, Betty Renfro	601840100	114064		11/22/2016		11/22/2026 11/22/2021
1	1		Randy Alford, Laura Alford	543950200 553520300	135784 167436		11/22/2016 11/22/2016	5 years 5 years	11/22/2021
1	1	1	Eugene D. Holle, Gloria M. Holle	488690201	168881		11/22/2016		11/22/2021
		1	Zagenie z. Hene, Giena im Hene	400030201	100001	11/22/2010	11/22/2010	10 years	11/22/2020
1	1		Reginald D. Hargrove, Annette Cash Hargrove	433410000	187729	11/22/2016	11/22/2016	5 years	11/22/2021
1	1		Helga Venus	433410003	187730		11/22/2016	5 years	11/22/2021
1		1	Gilbert Gerstenberg	553710400	192912	11/22/2016	11/22/2016		11/22/2026
1		1	George Dishon, Stacie Dishon	601000102	194307	11/22/2016	11/22/2016	10 years	11/22/2026
1	1		Ray Lynn Renfro, Betty Renfro	543950401	194482	11/22/2016	11/22/2016	5 years	11/22/2021
1	1		Richard W. Dillard, Peggy C. Dillard	544670400	318123	11/22/2016	11/22/2016	5 years	11/22/2021
1	1		Fernando De Leon	601700100	400982	11/22/2016	11/22/2016	5 years	11/22/2021
1	1		Ronald Dean Mikeska, Emily Mikeska	544700101	417915	11/22/2016	11/22/2016	5 years	11/22/2021
1	1		Virginia Capps Cosper	544070400	418842	11/22/2016	11/22/2016	5 years	11/22/2021
1	1		Elizabeth Mae Capps Foster	544070500	418857	11/22/2016	11/22/2016	5 years	11/22/2021
			Elizabeth Mae Capps Foster, Virginia Capps						
1	1		Cosper	544070600	418859		11/22/2016		11/22/2021
1	1		James M. Kincaid, Dolores Kincaid	553520400	420157		11/22/2016	5 years	11/22/2021
1	1		Randy Alford, Laura Alford Randy Alford, Laura Alford	553520301	420158		11/22/2016		11/22/2021
1	1		James R. Macanliss, Mary M. Markham	553520103	420163		11/22/2016	5 years	11/22/2021
1	1	- 1	Audrey Fuller, David Fuller	544740014	420200		11/22/2016	5 years	11/22/2021
1	1	1	Virginia Capps Cosper	553710203 544081000	432118 432315		11/22/2016		11/22/2026 11/22/2021
1	1		Elizabeth Mae Capps Foster, Virginia Capps	344081000	432315	11/22/2016	11/22/2016	5 years	1 1/22/2021
1	1		Cosper	544081200	432317	11/22/2016	11/22/2016	5 years	11/22/2021
1	1		Elizabeth Mae Capps Foster	544081400	432319		11/22/2016	5 years	11/22/2021
Ė				011001100	102010	1 1/22/2010	7.7.2.7.2.010	o yours	TEETEGE I
1	1		Reginald D. Hargrove, Annette Cash Hargrove	433410002	440977	11/22/2016	11/22/2016	5 years	11/22/2021
1	1		Bobby Wilson, Patricia Potts Wilson	544911000	460396	11/22/2016	11/22/2016	5 years	11/22/2021
1		1	Cody Sulak, Jacqueline Sulak	601840200	471161	11/22/2016	11/22/2016	10 years	11/22/2026
50	35	15							
	50								

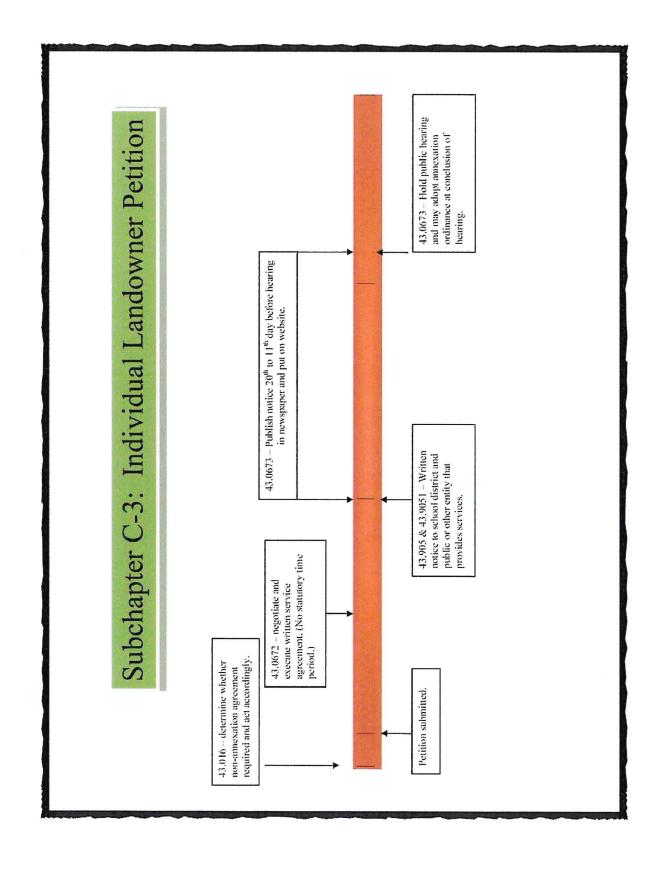
Non-Annexation Development Agreements - City Clerk

Property Owners	Geographic ID#	Property ID#	Date Signed by CM	Notarized	Term	Expiration Da
Vincent Grillo, Nelda Grillo	494830000	94294	10/30/2017	10/30/2017	10 years	10/30/20
Charles Swindoll	532810000	1622	10/31/2017	10/31/2017	10 years	10/31/20
Charles Swindoll	532811700	113700	10/31/2017	10/31/2017	10 years	10/31/20
Charles Swindoll	532810002	113701	10/31/2017	10/31/2017	10 years	10/31/20
Charles Swindoll	532811903	113702	10/31/2017	10/31/2017	10 years	10/31/20
Charles Swindoll	595101701	113704	10/31/2017	10/31/2017	10 years	10/31/20
Gilbert Frank Golden, Patricia L. Golden	494620801	41513	11/6/2017	11/6/2017	10 years	11/6/2
Jay Lovorn	601410000	66293	11/6/2017	11/6/2017	10 years	11/6/2
Julius W. Habel, Linda L. Habel	545690701	169250	11/6/2017	11/6/2017	10 years	11/6/2
Michael A. Anderson, Susan Lynn Elrod	543990002	186773	11/8/2017	11/8/2017	10 years	11/8/2
Michael A. Anderson, Susan Lynn Elrod	543990400	186681	11/8/2017	11/8/2017	10 years	11/8/2
Michael A. Anderson, Susan Lynn Elrod	543990301	2826	11/8/2017	11/8/2017	10 years	11/8/2
Billy J. Long	494680100	65816	11/15/2017	11/15/2017	10 years	11/15/2
Billy J. Long	A494680100	412155	11/15/2017	11/15/2017	10 years	11/15/2
Brian J. Frosch, Katie E. Frosch	530840000	56787	11/15/2017	11/15/2017	10 years	11/15/2
Harley B. Hoover	494621000	51676	11/15/2017	11/15/2017	10 years	11/15/2
Harley B. Hoover	494620000	51675		11/15/2017	,	11/15/2
Hollis C. Lewis Jr., Elizabeth Trevino Lewis	494690301	64701	11/15/2017	11/15/2017	10 years	11/15/2
Hollis C. Lewis Jr., Elizabeth Trevino Lewis	494690300	64702	11/15/2017	11/15/2017	10 years	11/15/2
James A. Burr Jr., Robie L. Burr	494620403	198363	11/15/2017	11/15/2017	10 years	11/15/2
James F. Brooks, Dottie L. Brooks	494620500	22080	11/15/2017	11/15/2017	10 years	11/15/2
James F. Brooks, Dottie L. Brooks	494620501	22081	11/15/2017	11/15/2017	10 years	11/15/2
Jimmy D. Gage	494620901	38800	11/15/2017	11/15/2017		11/15/2
Jimmy D. Gage	494620900	38799	11/15/2017	11/15/2017	10 years	11/15/2
Julian Alvarado, Valerie M. Alvarado	494620302	2249	11/15/2017	11/15/2017		11/15/
Randall D. McKee, Tamara G. McKee	494620300	99803		11/15/2017		11/15/
Rayford Harmon, Carla Harmon	543990100	101742		11/15/2017		11/15/
Carwyn Lynn Smith	530810001	24806		11/15/2017		11/15/
Carwyn Lynn Smith	513710000			11/15/2017		11/15/
David Schuman, Alison Schuman	494620303	132158		11/15/2017	10 years	11/15/
Hatem Chouchane	482180001	101311		11/15/2017		11/15/
James R. Zuehlke, Theresa Long	494680000	49063	11/15/2017			11/15/
Cynthia R. Rose (daughter/future owner) (Leon			.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		,	,
E. Rose, deceased)	494680103	101016	11/15/2017	11/15/2017	10 years	11/15/2
Lore Meier	494620701	170519	11/15/2017	11/15/2017	10 years	11/15/
John Rance Dulaney, Janie Dulaney	545690101	183657		11/15/2017		11/15/
Sally Verrando	543990001	6761	11/15/2017	11/15/2017	10 years	11/15/2
Doris E. Graham	545690200	42607		11/15/2017		11/15/2
Harold F. Speights, Carrie S. Speights	545600100			11/15/2017		11/15/2
Jo Ann Sullivan	545690001	149567		11/15/2017		11/15/2
Jacqueline Kay Larson	482110001	15866		11/15/2017	,	11/15/2
Jimmy Parker, Caroline Parker	545930100			11/15/2017		11/15/2
Jimmy Parker, Caroline Parker	545930102			11/15/2017	,	11/15/2
Jimmy Parker, Caroline Parker	545930400			11/15/2017		11/15/2
John Mark Potts, Robin Potts	545680000			11/15/2017	,	11/15/2
John Mark Potts, Robin Potts	545680001	424123		11/15/2017	10 years	11/15/2
John Mark Potts, Robin Potts	545680002			11/15/2017	10 years	11/15/2
John Mark Potts, Robin Potts	545680003			11/15/2017	,	11/15/2
	2.2300000	103041 ; 0.468 Acre	, 10,2017		, 5415	. 1/ 10//
1	1	Access Portion of a				
Richard D. Savage, Cynthia K. Savage	545680200	9.669 Acre Tract	11/15/2017	11/15/2017	10 years	11/15/
Richard D. Savage, Cynthia K. Savage	545680300			11/15/2017		11/15/
Robert N. Young, Anne Young	545690500		11/15/2017	11/15/2017	10 years	11/15/2
Robert N. Young, Anne Young	545690600			11/15/2017		11/15/2
Robert N. Young, Anne Young	545690602			11/15/2017		11/15/
Robert N. Young, Anne Young	545690501	131712		11/15/2017		11/15/
Sonny Wooley	482170100	130769	11/15/2017	11/15/2017	10 years	11/15/
Sonny Wooley	482170101		11/15/2017		10 years	11/15/
Sonny Wooley	532850101	467756		11/15/2017		11/15/
Price H. Wharton Jr., Larry L. Wharton Sr.,						
Darrell R. Wharton; Wharton Family Trust	546300105	353230	11/15/2017	11/15/2017	10 years	11/15/
William J. Hardin, Blythe J. Hardin	545930000	114709	11/15/2017	11/15/2017	10 years	11/15/
William J. Hardin, Blythe J. Hardin	532840700	363834	11/15/2017	11/15/2017	10 years	11/15/
		135948; 1.94 Acre Portion and 0.221 Acre Access Portion of a 33.706 Acre				
M. E. Taylor, Betty J. Taylor	532840300			11/16/2017		11/16/
M. E. Taylor, Betty J. Taylor	530820001	114707	11/16/2017	11/16/2017	10 years	11/16/
IVI. E. Taylor, Delly J. Taylor						
M. E. Taylor, Betty J. Taylor Don Michael Miller	530820000	114706	11/16/2017	11/16/2017	10 years	11/16/

Non-Annexation Development Agreements - City Clerk

Total	5-year	10-year	Property Owners	Geographic ID#	Property ID#	Date Signed by CM	Notarized	Term	Expiration Date
		•	Mary Louise Huckabee	545940001	74607	11/16/2017	11/16/2017	10 years	11/16/2027
			Robert Shane Ford	530840100	56788	11/22/2017	11/22/2017	10 years	11/22/2027
			Robert Shane Ford	530840300	433925	11/22/2017	11/22/2017	10 years	11/22/2027
			James J. Allamon	530800100	1756	11/23/2017	11/23/2017	10 years	11/23/2027
			James J. Allamon	530800001	1754	11/23/2017	11/23/2017	10 years	11/23/2027
			Extraco Banks N.A. Trustee of the Michael W.						
			Thompson Retirement Account by Larry Turner, Sr. Vice President & Trust Officer	540740400	05700	44/07/0047	44/07/0047	40	44/07/0007
			Extraco Banks N.A. Trustee of the Michael W.	513710100	25708	11/27/2017	11/27/2017	10 years	11/27/2027
			Thompson Retirement Account by Larry Turner,						
			Sr. Vice President & Trust Officer	530810106	233087	11/27/2017	11/27/2017	10 years	11/27/2027
			Extraco Banks N.A. Trustee of the Michael W.			,,		,	.,_,,_,
			Thompson Retirement Account by Larry Turner,						
			Sr. Vice President & Trust Officer	530810104	167834	11/27/2017	11/27/2017		11/27/2027
			Michael W. Thompson	513710101	232919	11/27/2017	11/27/2017	10 years	11/27/2027
			Michael W. Thompson	530810105	232920	11/27/2017	11/27/2017	10 years	11/27/2027
			Chester E. Dickson, Linda Diane Dickson	601371000	29291	11/13/2018	11/13/2018		11/22/2028
			Chester E. Dickson, Linda Diane Dickson	601371001	29292	11/13/2018	11/13/2018		11/22/2028
			Chester E. Dickson, Linda Diane Dickson	601370000	29288		11/13/2018		11/22/2028
			Chester E. Dickson, Linda Diane Dickson	601360307	29278				11/22/2028
			Chester E. Dickson, Linda Diane Dickson	601360309	29283				11/22/2028
			Chester E. Dickson, Linda Diane Dickson	601360301	29274	11/13/2018	11/13/2018		11/22/2028
			Chester E. Dickson, Linda Diane Dickson	601360305	29282	11/13/2018	11/13/2018		11/22/2028
			Chester E. Dickson, Linda Diane Dickson	601360306	29276	11/13/2018	11/13/2018		11/22/2028
			Chester E. Dickson, Linda Diane Dickson	601360315	29285		11/13/2018		11/22/2028
			Chester E. Dickson, Linda Diane Dickson	601360312	10240		11/13/2018		11/22/2028
			Chester E. Dickson, Linda Diane Dickson	601360391	29286	11/13/2018			11/22/2028
			Chester E. Dickson, Linda Diane Dickson	601360392	25237		11/13/2018		11/22/2028
			Chester E. Dickson, Linda Diane Dickson	601370801	123231	11/13/2018	11/13/2018		11/22/2028
			Chester E. Dickson, Linda Diane Dickson	601370900	124431	11/13/2018	11/13/2018		11/22/2028
			Chester E. Dickson, Linda Diane Dickson	424890600	8672	11/13/2018	11/13/2018		11/22/2028
			Chester E. Dickson, Linda Diane Dickson	601360004	29280	11/13/2018	11/13/2018		11/22/2028
			Chester E. Dickson, Linda Diane Dickson	601360000	29279	11/13/2018	11/13/2018		11/22/2028
			Chester E. Dickson, Linda Diane Dickson Chester E. Dickson, Linda Diane Dickson	601360201	38071		11/13/2018		11/22/2028
			Chester E. Dickson, Linda Diane Dickson	488690201	168881	11/13/2018	11/13/2018		11/22/2028
			,	601360101	49350	11/13/2018	11/13/2018		11/22/2028
			Chester E. Dickson, Linda Diane Dickson	602100002	419292		11/13/2018		11/22/2028
			Chester E. Dickson, Linda Diane Dickson	602100003	419293	11/13/2018	11/13/2018		11/22/2028
			Chester E. Dickson, Linda Diane Dickson	602100004	419294	11/13/2018			11/22/2028
			Chester E. Dickson, Linda Diane Dickson	601030000	587	11/13/2018	11/13/2018		11/22/2028
			Chester E. Dickson, Linda Diane Dickson	488680000	107623	11/13/2018	11/13/2018		11/22/2028
			Chester E. Dickson, Linda Diane Dickson	601840200	471161	11/13/2018	11/13/2018		11/22/2028
			Chester E. Dickson, Linda Diane Dickson	601840300	477158	11/13/2018	11/13/2018		11/22/2028
			Chester E. Dickson, Linda Diane Dickson	397030000	107618		11/13/2018		11/22/2028
			Chester E. Dickson, Linda Diane Dickson	601360302	29275	11/13/2018	11/13/2018		11/22/2028
			Chester E. Dickson, Linda Diane Dickson	601360310	419252	11/13/2018	11/13/2018		11/22/2028

Expires in 2021



Staff Report - City Council Agenda Item



Agenda Item #10

Conduct a work session on FY2022 budget considerations including, but not limited to, the following funds:

- A. Water and Sewer Fund
- B. Drainage Fund
- C. Tax Increment Reinvestment Zone (TIRZ) Fund
- D. Belton Economic Development Corporation (BEDC) Fund

Originating Department

Finance Department – Mike Rodgers, Director of Finance

Summary Information

As work continues on the FY 2022 proposed annual budget, Staff will present the revenues and expenditures anticipated for several funds. We look forward to Council input on these components. The FY 2022 proposed annual budget must be filed at least thirty days prior to adoption. The date for adoption is currently scheduled for September 14, 2021.

As in prior years, Staff will upload budget detail documents to the "Budget Info" folder on DropBox for Council review if desired.

Fiscal Impact

None

Recommendation

Receive presentation

Attachments

Presentation



FY22 Budget Workshop June 22, 2021

Presented by:
Michael Rodgers, CPA
Director of Finance



Funds To Be Discussed

- Water and Sewer Fund
- Drainage Fund
- TIRZ
- BEDC



Water and Sewer Fund Year-End Forecast for FY21

FY21	FY21
Amended	Year-End
Budget	Estimate
\$ 9,003,733	\$ 9,914,379
(8,989,710)	(9,262,450)
\$ 14,023	\$ 651,929
	Budget \$ 9,003,733 (8,989,710)



Forecast for FY21

- Water and sewer revenue surplus is the result of greater than anticipated consumption compared to a COVID-influenced conservative budget
- Expenditures exceed budget due to BCWCID debt payments and carry-over (FY20) purchase orders for capital projects

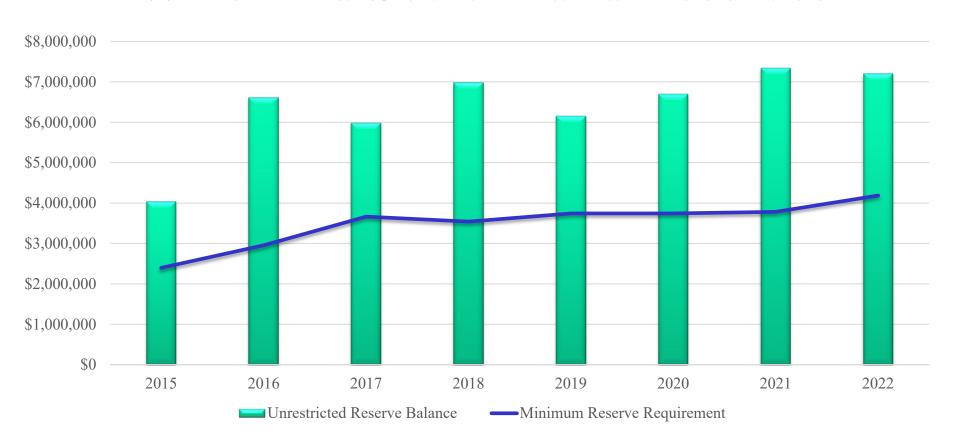


Water and Sewer Fund FY22 Statement of Fund Balance

Projected Unrestricted Balance, Sept 30, 2021	\$ 7,345,991
Increases/(Decreases) to Fund Balance:	
FY22 Revenue	10,460,630
FY22 Expenses	(10,604,060)
Net Increase/(Decrease) to Fund Balance	(143,430)
Projected Restricted Balance, Sept 30, 2022	\$ 7,202,561



Status of Water and Sewer Fund Reserves





Budget to Budget Comparison Revenue by Category

Water and Sewer Fund Revenue Category	FY21 Budget	FY21 Estimate	FY22 Budget	Increase / (Decrease)
Water Revenue	\$ 5,068,687	\$ 5,675,646	\$ 6,014,130	\$ 945,443
Sewer Revenue	3,319,370	3,612,873	3,829,650	510,280
Fees and Other Revenue	482,998	522,280	489,690	6,692
Miscellaneous	132,678	103,580	127,160	(5,518)
Total Revenue	\$ 9,003,733	\$ 9,914,379	\$10,460,630	\$ 1,456,897

Revenue increases by \$546,251 (5.5%) over FY21 estimate



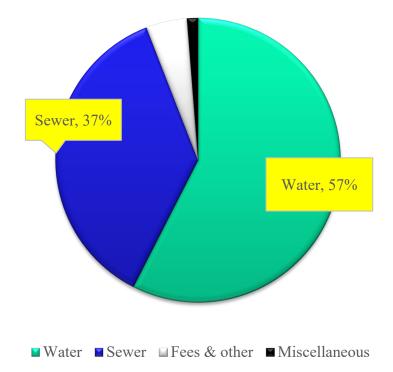
FY22 Water and Sewer Revenue

- Water and sewer revenue increases 6% with growth in customer count and consumption
- No rate increases are planned for FY22
- Fees and miscellaneous revenues remain relatively flat



FY22 Water and Sewer Fund Revenue

Water revenue Sewer revenue Fees and other Miscellaneous Total \$ 6,014,130 3,829,650 489,690 127,160 \$10,460,630





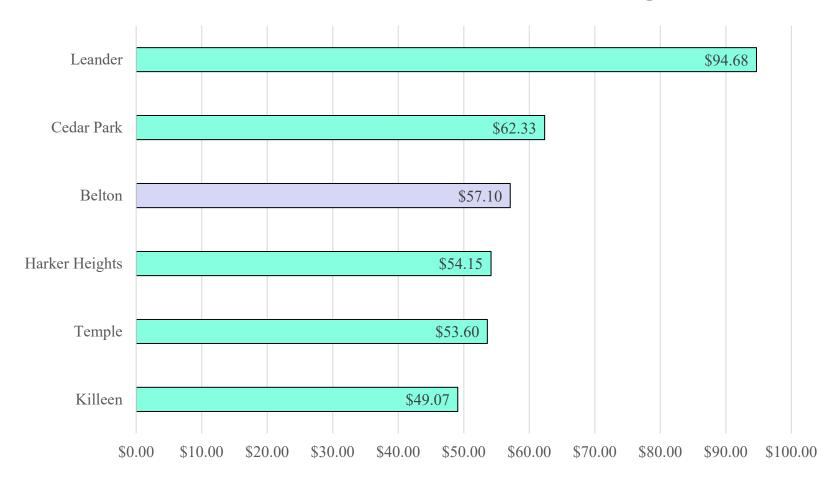
Utility Rates

Approved Water Rates							
	2015	2016	2017	2018	2019	2020	2021
Minimum Bill	\$15.00	\$15.50	\$16.00	\$16.50	\$17.00	\$17.00	\$17.00
Per 1,000 Gallons	\$3.49	\$3.49	\$3.70	\$3.70	\$3.70	\$3.70	\$3.70
	Ap	proved '	Wastewa	ter Rate	S		
	2015	2106	2017	2018	2019	2020	2021
Minimum Bill	\$12.00	\$12.50	\$13.00	\$13.50	\$14.00	\$14.00	\$14.00
Per 1,000 Gallons	\$4.00	\$4.50	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00

- Rates from the 2014 study were implemented
- No rate changes are proposed for FY22
- Rate study will be done next year to explore different rate models



TML Survey of Water and Sewer Charges*

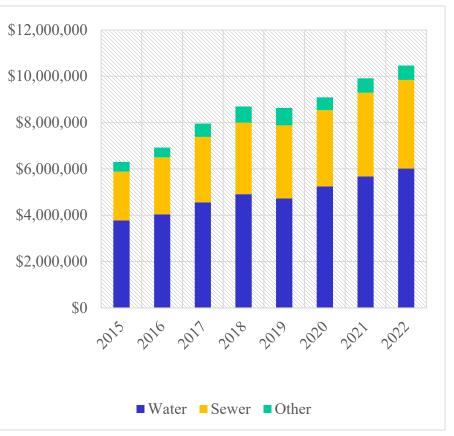


^{*}Amount charged by each city for residential consumption of 5,000 gallons



Water and Sewer Fund Revenue from FY15 to FY22

FY	Water	Sewer	Other
2015	\$3,780,854	\$2,100,850	\$ 413,554
2016	\$4,030,216	\$2,468,700	\$ 420,284
2017	\$4,557,170	\$2,827,928	\$ 567,997
2018	\$4,907,703	\$3,087,121	\$ 697,601
2019	\$4,725,361	\$3,155,709	\$ 750,217
2020	\$5,244,147	\$3,289,304	\$ 558,943
2021 Projected	\$5,675,646	\$3,612,873	\$ 625,860
2022 ^{Budget}	\$6,014,130	\$3,829,650	\$ 616,850





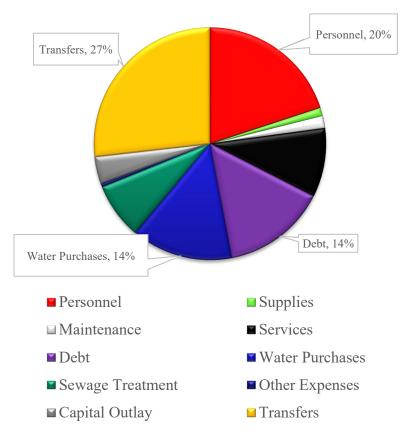
Budget to Budget Comparison Expenses by Division

Water and Sewer Fund Division	FY21 Amended Budget	FY21 Estimate	FY22 Budget	Increase / (Decrease)
Utility Administration	\$ 813,340	\$ 802,001	\$ 1,699,900	\$ 886,560
Utility Finance	558,008	587,628	2,184,010	1,626,002
Water	3,450,235	3,825,324	3,628,300	178,065
Sewer Collection	883,727	882,288	1,697,450	813,723
Sewer Lift Stations	981,852	1,123,251	1,394,400	412,548
Other Costs	2,302,548	2,041,958	0	(2,302,548)
Total Expenses	\$ 8,989,710	\$ 9,262,450	\$ 10,604,060	\$ 1,614,350



FY22 Water and Sewer Fund Expenses by Category

Personnel	\$ 2,120,690
Supplies	123,070
Maintenance	182,350
Services	1,017,220
Debt	1,536,880
Water Purchases	1,500,700
Sewage Treatment	829,340
Other Expenses	50,000
Capital Outlay	404,000
Transfers	2,839,810
Total	<u>\$10,604,060</u>





Budget to Budget Comparison Expenses by Category

Water/Sewer Fund Expense Category	FY21 Amended Budget	FY21 Estimate	FY22 Budget	Increase / (Decrease)
Personnel	\$ 1,882,602	\$ 1,869,527	\$ 2,120,690	\$ 238,088
Supplies	120,912	125,640	123,070	2,158
Maintenance	224,930	173,600	182,350	(42,580)
Services	473,514	510,481	1,017,220	543,706
Debt	1,802,548	1,541,958	1,536,880	(265,668)
Water Purchases	1,191,543	1,446,688	1,500,700	309,157
Sewage Treatment	831,516	898,707	829,340	(2,176)
Other Expenses	0	0	50,000	50,000
Capital Outlay	292,410	526,114	404,000	111,590
Transfers	2,169,735	2,169,735	2,839,810	670,075
Totals	\$ 8,989,710	\$ 9,262,450	\$10,604,060	\$ 1,614,350



Significant Changes

- Personnel costs increase due to position reclassifications, salary allocations, and performance-based merit adjustments
- Consulting expenses include \$400,000 to update the utility master plan and \$30,000 to perform a rate study
- The appropriation for anticipated debt service has been removed
- The cost of water rises by \$257,000 to reflect an entire year of payments on BCWCID-issued debt



Significant Changes

- Capital outlay includes \$159,000 for weather protection on buildings and \$75,000 for a new work order system
- Transfers for capital projects total \$1,900,000 in FY22 to cash fund several projects, including
 - E 20 ½ Avenue water line replacement
 - Loop 121 pump station pump and motor
 - Loop 121 pump station generator
 - Lift station generators
 - McFarland Estates water/sewer improvements

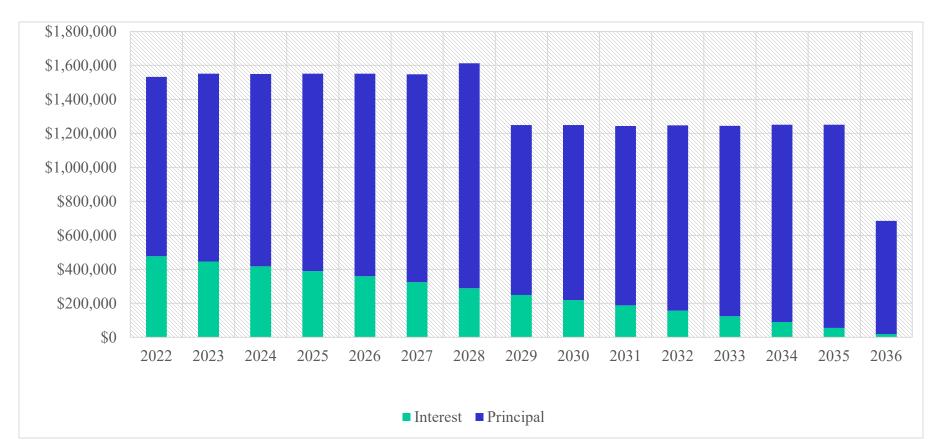


Outstanding Debt as of October 1, 2021

Bond Issuance Description	Outstanding Amount	
Certificates of Obligation, Series 2002	\$ 355,000	
Certificates of Obligation, Series 2008	\$ 79,200	
Certificates of Obligation, Series 2015	\$ 6,420,000	
Certificates of Obligation, Series 2016	\$ 8,955,000	
G.O. Refunding Bonds, Series 2017	\$ 695,000	
Revenue-Supported Debt Outstanding	\$ 16,504,200	



Annual Debt Service Payments on Revenue-Supported Debt





Drainage Fund



Drainage Fund Year-End Forecast for FY21

	FY21	Y	ear-End
	Budget]	Estimate
Revenue	\$ 548,061	\$	547,408
Expenditures	(531,260)		(476,935)
Incr/(Decr) to Reserve	\$ 16,801	\$	70,473



Forecast for FY21

• Revenue is in line with budget

• Expenses are under budget due to savings in salaries, employee insurance, and engineering



Drainage Fund FY22 Statement of Fund Balance

Projected Spendable Balance, Sept 30, 2021	\$ 304,929
Increases/(Decreases) to Fund Balance:	
FY22 Revenue	580,400
FY22 Expenditures	(558,180)
Net Increase/(Decrease) to Fund Balance	22,220
Spendable Fund Balance, Sept 30, 2022	\$ 327,149



Budget to Budget Comparison Revenue by Category

Drainage Fund	FY21	FY21	FY22	Increase /
Revenue Category	Budget	Estimate	Budget	(Decrease)
Storm Drainage Fees	\$546,121	\$547,008	\$580,000	\$33,879
Interest Income	1,940	400	400	(1,540)
Total Revenue	\$548,061	\$547,408	\$580,400	\$32,339



FY21 Drainage Fund Revenue

- No change to the City's drainage fee is proposed for FY22
- Storm drainage fee revenue increases by six percent over the year-end estimate for FY21 as the customer count continues to grow
- Interest income falls due to lower yields on investments



Drainage Fee Comparison

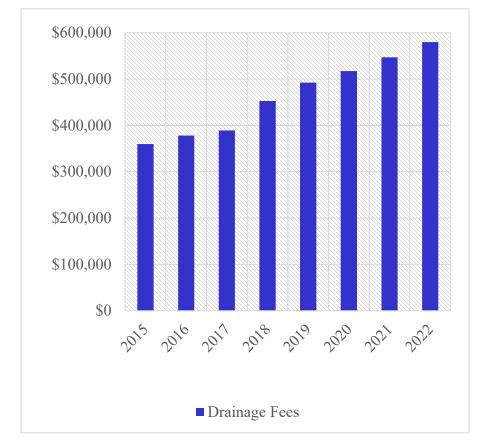






Drainage Fund Revenue from FY15 to FY22

FY	Drainage Fees
2015	\$360,021
2016	\$377,990
2017	\$389,230
2018	\$452,742
2019	\$492,639
2020	\$517,462
2021 ^{Projected}	\$547,008
2022 ^{Budget}	\$580,400





Budget to Budget Comparison Expenses by Category

Drainage Fund Expense Category	FY21 Budget	FY21 Estimate	FY22 Budget	Increase / (Decrease)	
Personnel	\$ 261,427	\$225,308	\$ 268,990	\$ 7,563	
Supplies	16,280	14,797	15,630	(650)	
Maintenance	19,160	14,632	31,260	12,100	
Services	30,243	18,130	30,090	(153)	
Debt	25,790	25,708	25,030	(760)	
Capital Outlay	0	0	8,000	8,000	
Transfers	178,360	178,360	179,180	820	
Totals	\$ 531,260	\$476,935	\$ 558,180	\$ 26,920	



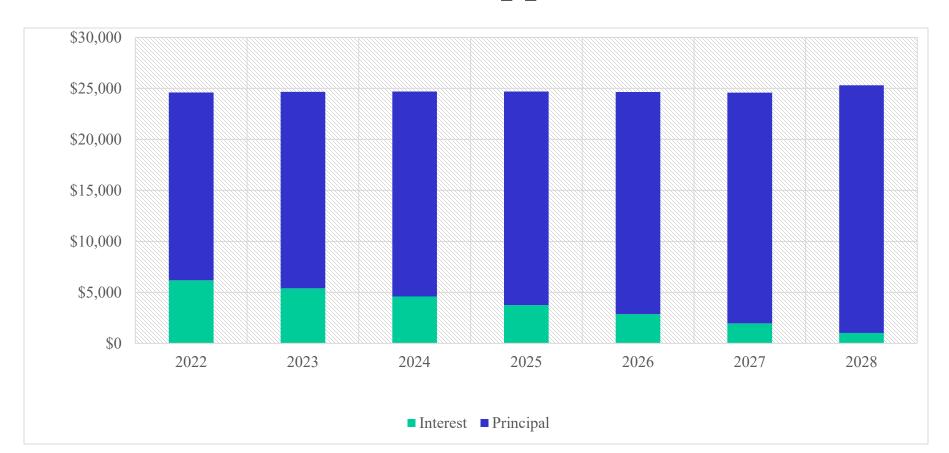
Significant Changes

• Flood warning expenses increase by \$10,400 to replace the first of three sensors at Paddy Hamilton

• Capital outlay includes the purchase of a zero-turn mower for \$8,000



Annual Debt Service Payments on Revenue-Supported Debt





Tax Increment Reinvestment Zone #1



TIRZ Operating Fund FY22 Statement of Fund Balance

Projected Spendable Balance, Sept 30, 2021 \$ 653,202

Increases/(Decreases) to Fund Balance:

FY22 Revenue 2,867,950

FY22 Expenditures (2,210,240)

Net Increase/(Decrease) to Fund Balance 657,710

Spendable Fund Balance, Sept 30, 2022 \$ 1,310,912



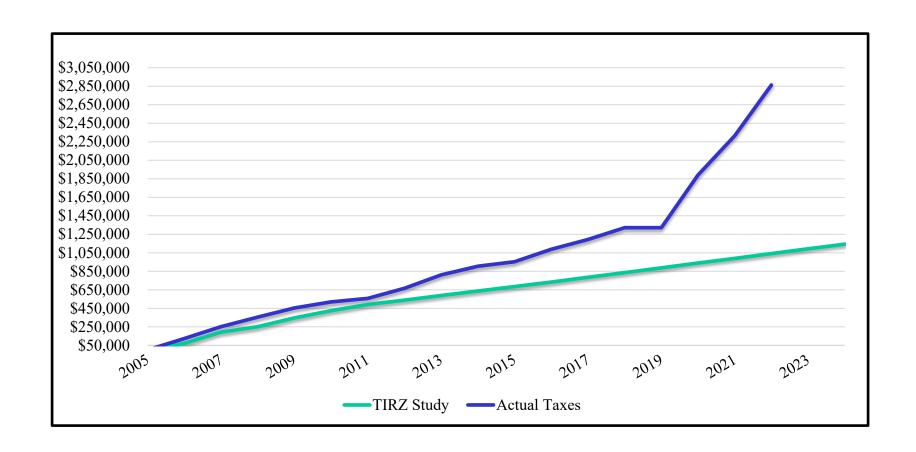
Budget to Budget Comparison TIRZ Operating Fund Revenue

TIRZ Fund	FY21	FY21	FY22	Increase / (Decrease)	
Revenue	Budget	Estimate	Budget		
City	\$1,630,640	\$1,421,889	\$1,757,200	\$ 126,560	
County	1,054,435	893,761	1,106,750	52,315	
Interest	4,700	4,000	4,000	(700)	
Total	\$2,689,775	\$2,319,650	\$2,867,950	\$ 178,175	

FY22 revenue assumes a 15% increase in TIRZ property value to \$278 million, along with a City tax rate of \$0.63/\$100 of taxable value.



Revenue Compared to Study



Budget to Budget Comparison TIRZ Operating Fund Expenditures

TIRZ Fund Expenditures	FY21 Budget	FY21 Estimate	FY22 Budget	Increase / (Decrease)	
Services	\$ 0	\$ 36,200	\$ 35,000	\$ 35,000	
Debt Service	413,685	414,055	402,710	(10,975)	
Grants	50,000	30,000	90,000	40,000	
Transfers	1,480,206	1,480,206	1,682,530	202,324	
Total	\$ 1,943,891	\$ 1,960,461	\$ 2,210,240	\$ 266,349	



Façade Grants

•	FY 2021 grants awarded	
	 Arusha Coffee Shop 	\$20,000
	 The Spa at Greenbriar 	\$10,000
•	FY 2022 approved/pending projects	
	 Jo Mapel, 108 N Central Ave 	\$20,000
	 Woodhouse Day Spa, 110 N Main St 	\$20,000
•	Potential projects	
	 Dusty Miller, 222 W Central Ave 	\$20,000
	 Bobby Spradley, 204 N East St 	\$20,000
	 Main Street Bridal, 100 N Main St 	\$10,000



Outstanding Debt as of October 1, 2021

Bond Issuance Description	Outstanding Amount	
G.O. Refunding Bonds, Series 2017	\$	140,000
G.O. Refunding Bonds, Series 2019	\$	495,000
Revenue-Supported Debt Outstanding	\$	635,000



TIRZ Capital Projects Fund

• The Capital Projects Fund provides funding for multi-year capital projects within the Zone that are approved by the Board and City Council

• On October 1, 2021, the cash balance is expected to be approximately \$2,000,000



TIRZ Capital Projects Fund Project Allocations

Project	Funding Provided through FY 2021	Funding Remaining through FY 2021	FY 2022 Allocation	FY 2023 Allocation	FY 2024 Allocation	Total Funding
Heritage Park	\$3,550,000	\$2,447,479	\$1,450,000	-	-	\$5,000,000
Southwest Parkway	450,000	280,855	200,000	750,000	-	1,400,000
South Belton SUP	432,114	-	-	-	-	432,114
Standpipe Park	120,000	120,000	-	-	-	120,000
Library	125,000	12,686	-	250,000	-	375,000
Connell Street	-	-	-	1,200,000	2,436,000	3,636,000
6 th Ave Beautification	100,000	14,740	-	-	-	100,000
Total	\$4,777,114	\$2,875,760	\$1,650,000	\$2,200,000	\$2,436,000	\$11,063,114



TIRZ Fund Long-Term Forecast

	FY 2020 Actual		FY 2021 Estimated	FY 2022 Budgeted	FY 2023 Forecasted	FY 2024 Forecasted
Beginning Fund Balance	\$ 304,842	\$	294,013	\$ 653,202	\$ 1,310,912	\$ 2,059,424
		١.				
Ad Valorem Taxes - City	\$ 1,155,204	\$	1,421,889	\$ 1,757,200	\$ 2,020,780	\$ 2,323,897
Ad Valorem Taxes - County	\$ 735,127	\$	893,761	\$ 1,106,750	\$ 1,272,763	\$ 1,463,677
Bond Proceeds	\$ 1,060,751	\$	-	\$ -	\$ -	\$ -
Other Misc. Income	\$ 5,324	\$	4,000	\$ 4,000	\$ 4,000	\$ 4,000
Total Revenue	\$ 2,956,406	\$	2,319,650	\$ 2,867,950	\$ 3,297,543	\$ 3,791,574
Grants	\$ 60,000	\$	30,000	\$ 90,000	\$ 50,000	\$ 50,000
Debt Service	\$ 1,456,382	\$	414,055	\$ 402,710	\$ 265,200	\$ -
Administrative Costs	\$ 26,174	\$	36,200	\$ 35,000	\$ -	\$ -
Transfer To General Fund	\$ 30,679	\$	30,206	\$ 32,530	\$ 33,831	\$ 35,184
Transfer To Capital Projects	\$ 1,394,000	\$	1,450,000	\$ 1,650,000	\$ 2,200,000	\$ 2,436,000
Total Expenditures	\$ 2,967,235	\$	1,960,461	\$ 2,210,240	\$ 2,549,031	\$ 2,521,184
·						
Fund Balance Impact	\$ (10,829)	\$	359,189	\$ 657,710	\$ 748,512	\$ 1,270,389
Ending Fund Balance	\$ 294,013	\$	653,202	\$ 1,310,912	\$ 2,059,424	\$ 3,329,814



Belton Economic Development Corporation



BEDC Operating Fund Year-End Forecast for FY21

	FY21	Year-End
	Budget	Estimate
Revenue	\$ 1,702,199	\$ 2,320,110
Expenditures	(546,643)	(452,311)
Incr/(Decr) to Reserve	\$ 1,155,556	\$ 1,867,799



Forecast for FY21

• Sales tax revenue of \$2,281,600 surpasses the unamended budget of \$1,659,081

 Expenditures are under budget due to savings in business park maintenance, marketing, training, special services, and capital outlay



BEDC Operating Fund FY22 Statement of Fund Balance

Projected Spendable Balance, Sept 30, 2021 \$ 4,548,021 Increases/(Decreases) to Fund Balance: FY22 Revenue 2,455,330 (685,260)FY22 Expenditures 1,770,070

Net Increase/(Decrease) to Fund Balance

\$ 6,318,091 Spendable Fund Balance, Sept 30, 2022

Budget to Budget Comparison BEDC Operating Fund Revenue

BEDC Fund	FY21	FY21	FY22	Increase /
Revenue	Budget	Estimate	Budget	(Decrease)
Sales Tax	\$1,659,081	\$2,281,600	\$2,418,500	\$759,419
Rental Income	27,600	27,600	27,600	0
Miscellaneous	15,518	10,910	9,230	(6,288)
Total	\$1,702,199	\$2,320,110	\$2,455,330	\$753,131

Budget to Budget Comparison BEDC Operating Fund Expenditures

BEDC Fund Expenditures	FY21 Budget	FY21 Estimate	FY22 Budget	Increase / (Decrease)
Personnel	\$ 200,468	\$ 211,200	\$ 218,600	\$ 18,132
Supplies	7,200	4,921	5,080	(2,120)
Maintenance	71,785	48,970	76,190	4,405
Services	217,190	150,083	185,390	(31,800)
Capital Outlay	50,000	37,137	50,000	0
Transfers	0	0	150,000	150,000
Total	\$ 546,643	\$ 452,311	\$ 685,260	\$ 138,617



BEDC Capital Project Fund

Project	Current Project Budget	Spent/ Encumbered To Date	Remaining Project Budget		
Avenue D Extension	\$ 2,070,000	\$ 310,000	\$ 1,760,000		
Rockwool Site Enhancements	80,000	0	80,000		
IH-35 Water Line	1,897,674	1,099,065	798,609		
IH-14 Water Line	500,000	81,530	418,470		
IH-14 Sewer Line	1,330,585	230,585	1,100,000		
Capitol Way Extension	150,000	0	150,000		
Total	\$ 6,028,259	\$ 1,721,180	\$ 4,307,079		



BEDC Incentives Fund

• The cash balance in the BEDC Incentives Fund is just over \$1,875,000

• This money is available to pay incentives that have been offered by BEDC, including CGI and Belltec



In Summary

- Water/Sewer Fund and Drainage Fund revenue continues to grow as more customers utilize City services
- No rate increases are planned for water, sewer or drainage
- Both utility funds will set aside significant funding for future capital projects
- The TIRZ and BEDC have been great partners for completing capital projects



Upcoming Budget Calendar

Meeting Date	Budget Item to be Presented
July 13	-Discuss the 2022-2026 Capital Improvements Program
July 27	-Present the FY22 Proposed Annual Budget to City Council -Call date for public hearing on the proposed budget -Presentation of fee schedule changes
August 10	-Propose a property tax rate -Call date for public hearing on the property tax rate -Present the Strategic Plan
September 7 (Special)	-Hold public hearings on budget and property tax rate -Receive public input on the Strategic Plan -Adopt fee schedule
September 14	-Adopt Strategic Plan, FY22 Annual Budget, and tax rate



Questions/Comments?