Belton City Council Meeting
July 13, 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 and Guy O'Banion. Councilmembers John R. Holmes, Sr. and Daniel Bucher were absent. Staff present included Sam Listi, Gene Ellis, John Messer, Amy Casey, Wes Gilbreath, 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 Mayor Wayne Carpenter, and the pledge to the Texas Flag was led by Director of Public Works Angellia Points. The Invocation was given by Mayor Pro Tem David K. Leigh.

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

2. **Public Comments.** *(Audio 2:03)*

   Steve Lauthen, 1625 Lacy Ridge Drive, spoke regarding a utility issue he had and asked that an emergency contact number for Public Works be provided.

   Troy Finley spoke regarding a problem he has with construction inspections and permits for 702 S. Pearl.

   Randy Pittenger of the Belton Area Chamber of Commerce thanked the City Council and City Staff for the roles they played in the 4th of July Celebration.

3. **Proclamations and Recognitions.**

   A. Proclamation: Recognize Ashton Vanderveer on achieving the rank of Eagle Scout. *(Audio 11:36)*

   Ashton Vanderveer was not present, so the presentation of this proclamation will be rescheduled.

   B. Proclamation: Recognize outgoing Director of Public Works Angellia Points. *(Audio 12:21)*

   Angellia Points received this proclamation commemorating her time with the City. Her last day is July 16, 2021.

   C. Recognize the City of Belton's Finance Department for receiving the Distinguished Budget Presentation Award from the Government Finance Officers Association (GFOA) for the 29th consecutive year. *(Audio 16:27)*

   Director of Finance Mike Rodgers and Senior Accountants Amanda Cox and Christina Sparks were recognized for their work in receipt of this award.

Consent Agenda

Items 4-6 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. *(Audio 19:38)*

4. **Consider minutes of June 22, 2021, City Council Meeting.**

5. **Consider authorizing the City Manager to approve a 20-year Lease Agreement for Miller Springs Nature Center property between the City of Belton, City of Temple, and U.S. Army Corps of Engineers.**

6. **Consider authorizing the City Manager to extend for an additional five-year period those Non-Annexation Development Agreements expiring in November 2021, located generally along South IH-35.**

Upon a motion by Mayor Pro Tem Leigh, and a second by Councilmember Pearson, the Consent Agenda was unanimously approved upon a vote of 5-0.

Work Session

7. **Conduct a work session on the use of golf carts on public roads within the City limits of Belton.** *(Audio 21:23)*

   Assistant City Manager/Chief of Police Gene Ellis presented Exhibit "A" seeking input from the Council on whether to pursue action to allow golf carts on public roads within the City limits of Belton.

FY2022 Budget

8. **Receive a report on the FY 2022 – FY 2026 Capital Improvement Program (CIP) and provide input on projects and scheduling for inclusion in the FY 2022 budget.** *(Audio 31:02)*

   Director of Finance Mike Rodgers presented Exhibit "B." No action was required of the Council at this time other than project input and scheduling.

There being no further business, the Mayor adjourned the meeting at 6:19 p.m.

Wayne Carpenter, Mayor

ATTEST:

Amy M. Casey, City Clerk

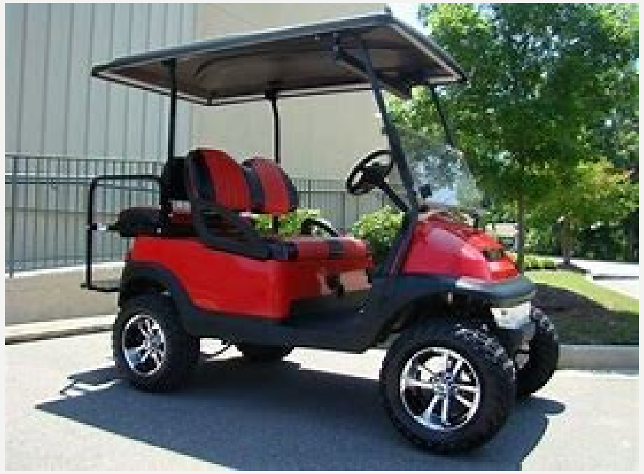
EXHIBIT "A"

GOLF CARTS

AS A CRIME PREVENTION TOOL

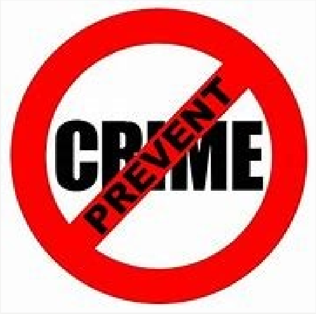
TTC 551.404 AND HB 1548

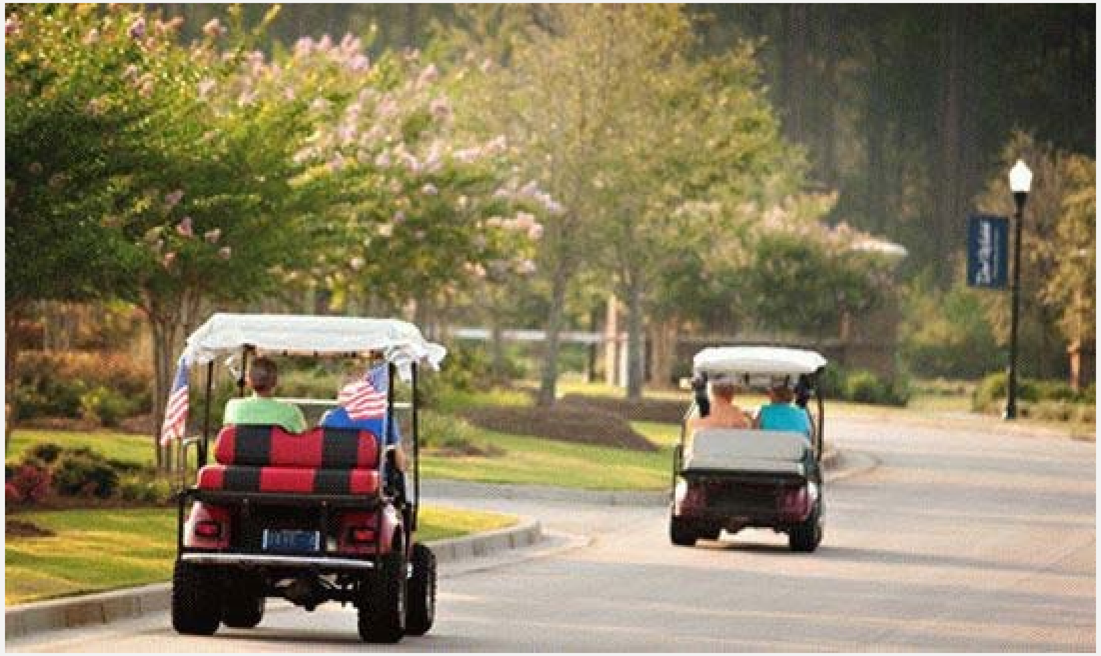
- Golf Cart: "means a motor vehicle designed by the manufacturer primarily for use on a golf course" TTC 551.401
- HB 1548 – added a provision for license plates for golf carts and off-highway vehicles
  - Cities can still regulate where they can be used.
    - SB 206 (87^{th}) removed license plate requirement in master planned communities.
- TTC 551.404 – Operation on Highway Authorized by Municipality
  - Inside the corporate boundaries of municipality; and
  - Has a posted speed limit of not more than 35 mph
- TTC 551.4041 – Equipment
  - Headlights, taillights, reflectors, parking brake, and mirrors



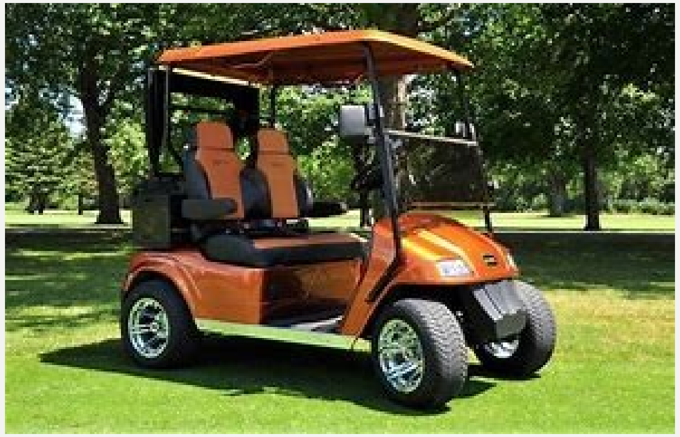
WHY ALLOW IN BELTON?

- Promotes a sense of community
- Efficient means of local transportation
- Reduced parking needs in our parks
- Crime Prevention Tool





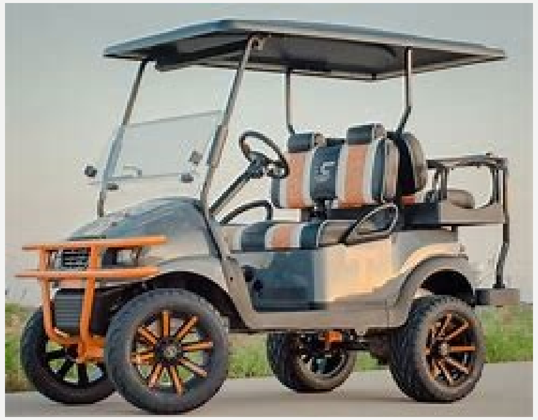
PROPOSED BELTON LIMITATIONS

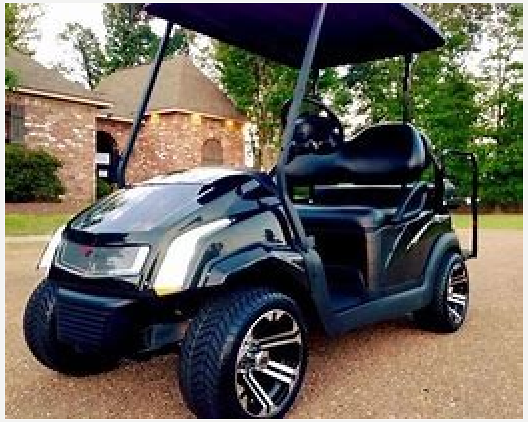


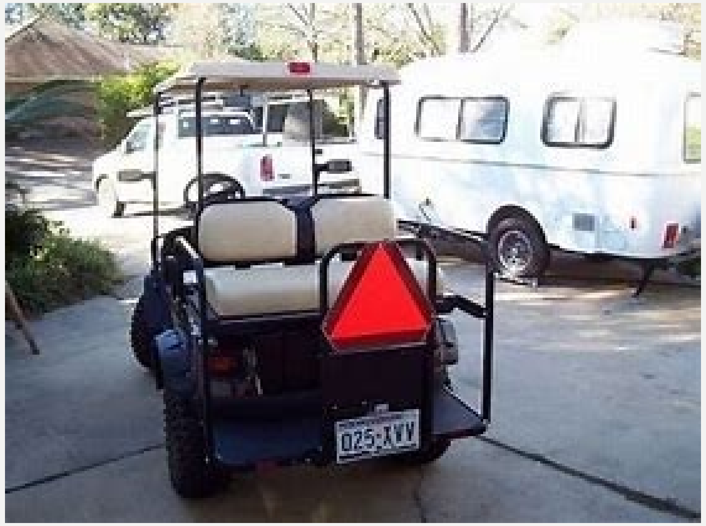
- Only licensed drivers (State Issued Driver's License)
- Daytime Use Only (dusk to dawn)
- CITY streets only (includes retail adjacent to residential)
- Streets with speed limit of 35 mph or less
- No FM roads or state highways (317, 439, 436, 121, 93, 1670, 2271, etc.)
- May cross an FM/State Highway at traffic-controlled intersection only
- Allowed on trail system but must yield ROW to pedestrians and bicycles
- Must move to the right and yield ROW to faster moving vehicles on streets

EQUIPMENT

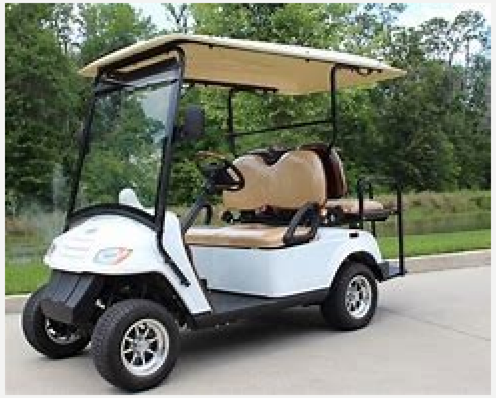
- Headlights
- Taillights
- Reflectors
- Mirrors
- Parking Brake
- Slow moving vehicle sign
- Horn
- If gas, exhaust system in good working condition
- License plate issued by TxDMV (SB 206)



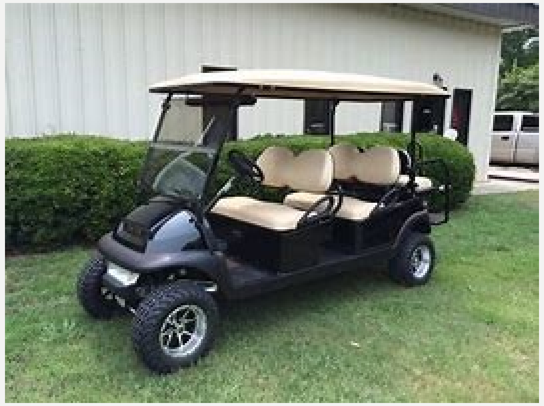




OTHER CONDITIONS



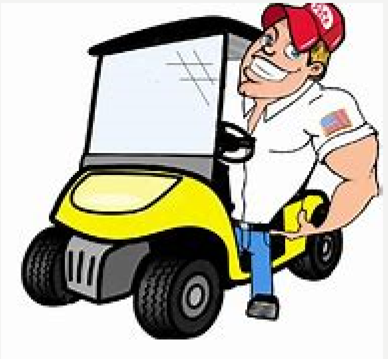
- Must comply with traffic laws
- All passengers must be seated
- May not be operated in a negligent manner
  - "the use or operation of a golf cart in such a manner as to endanger any person or property; or to obstruct, hinder or impede the lawful course of travel of any motor vehicle or the lawful use by any pedestrian of public streets, sidewalks, paths, trails, walkways, or parks."



OTHER TEXAS CITIES ALLOWING GOLF CARTS

- Port Aransas
- Highland Village
- Granbury
- Fairview
- League City
- Trophy Club
- Fulshear
- Crowell
- Nassau Bay
- Galveston

- Aransas Pass
- Nederland
- El Paso
- Albany
- Little Elm
- Melissa
- Crawford
- Tiki Island
- Pasadena
- Salado



QUESTIONS AND COMMENTS

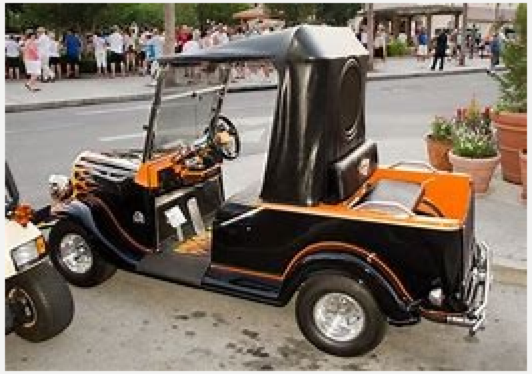
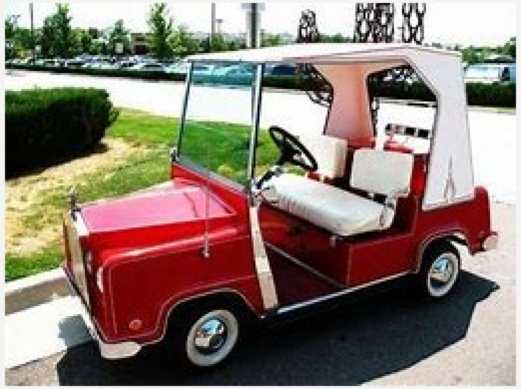
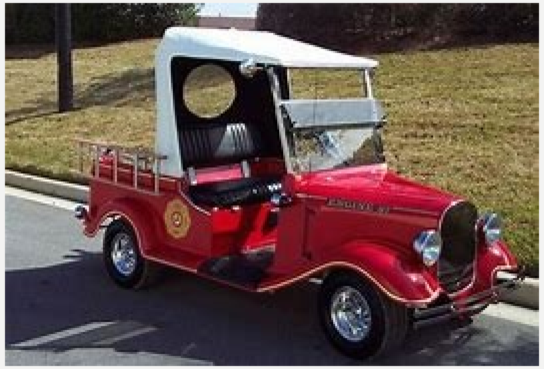
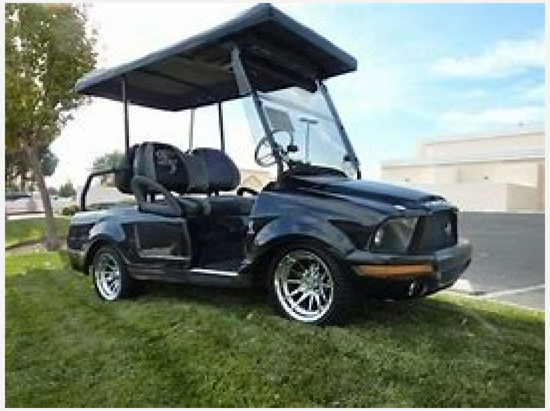
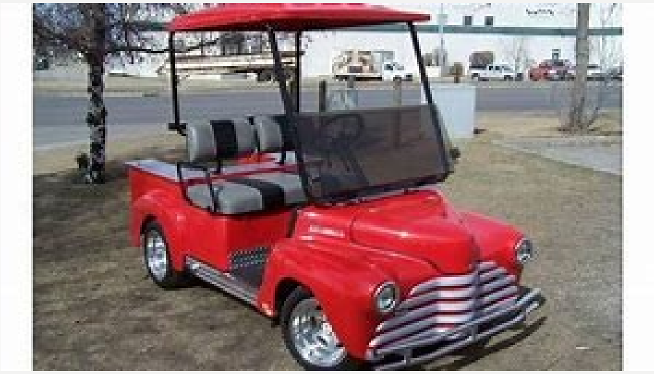






EXHIBIT "B"

FY 2022 – 2026 CAPITAL IMPROVEMENTS PROGRAM

Presented on July 13, 2021

WHAT IS A CAPITAL IMPROVEMENTS PROGRAM (CIP)?

- A Capital Improvements Program represents the City's plan for infrastructure development over a specific period – here, five years.
- Plan is reviewed annually to reflect changing priorities and to provide a framework for identifying capital requirements.
- The CIP consists of three sections:
  - Project name and cost estimate
  - Possible sources of funding
  - Effect upon future operations and maintenance costs

WHY CREATE A CIP?

- Capital planning ensures that essential government services can be provided in the future.

- It helps ensure the continued financial health of the City and represents a government "Best Practice."

- It implements capital components of the Strategic Plan.

HOW IS A CIP DEVELOPED?

- Management assembles projects anticipated for the next five years.
- Costs are estimated and possible funding sources are recognized.
- Changes to operations and maintenance costs are projected.

ADVANCING PROJECTS WITH CASH FUNDING

- The City's Financial Advisor recommends maintaining fund balance above 30% based upon Standard & Poor's rationale for assigning its 'AA-' long-term rating in 2019.
  - *"Belton's budgetary flexibility is very strong, in our view, with an available fund balance in fiscal 2018 of 41% of operating expenditures. We expect the available fund balance to remain above 30% of expenditures for the current and next fiscal years, which we view as a positive credit factor."*
  - *"The city's very strong reserve position is primarily derived from Belton's history of balancing revenues and expenditures after building up the reserve to the current level. We believe the general fund balance will continue to exceed $5 million, consistent with the historical trend and officials stated goal to maintain it at this level."*

ADVANCING PROJECTS WITH CASH FUNDING

- The General Fund may end FY21 with $7,000,000 of spendable reserves.
  - 41% of budgeted expenditures
  - $2,800,000 greater than the 25% minimum fund balance that is required by policy
  - $1,972,000 greater than the 30% recommended level
- If the 30% level is used, approximately $2,000,000 could be utilized to fund projects instead of issuing debt.

ADVANCING PROJECTS WITH CASH FUNDING

- Management recommends using $1,889,000 in General Fund cash reserves to advance these projects:
  - W. 13th Avenue and N. College Reconstruction ($1,350,000)
  - Police Department Roof Replacement ($325,000)
  - Exercise and Playground Equipment for Parks ($88,000)
  - Splash Pad Improvements ($90,000)
  - Nolan Creek Hike & Bike Trail Replacement ($36,000)

	Estimated Funding Amount by Fiscal Year					
Sources of Funding	**2022**	**2023**	**2024**	**2025**	**2026**	**Total**
Bond Issuances	$ -	$ -	$ 5,260,000	$ 4,700,000	$ 1,000,000	$ 10,960,000
Grants	750,000	342,000	75,000	-	-	1,167,000
Operating Fund Revenues	1,889,000	30,000	175,000	250,000	-	2,344,000
BEDC Funding	-	-	-	1,760,000	-	1,760,000
TIRZ Funding	3,583,850	1,223,000	3,733,000	-	-	8,539,850
Other Funding	215,000	220,000	5,185,000	-	-	5,620,000
Total Funding For All Projects	**$ 6,437,850**	**$ 1,815,000**	**$ 14,428,000**	**$ 6,710,000**	**$ 1,000,000**	**$ 30,390,850**

GENERAL GOVERNMENT PROJECTS

Project Type/	Estimated Project Expenditures by Fiscal Year Ending					
Project Summary	2022	2023	2024	2025	2026	Total
Public Safety Projects						
Police Department South Parking Lot	$ -	$ 30,000	$ -	$ -	$ -	$ 30,000
Police Department Secured Parking	-	-	30,000	-	-	30,000
Police Department Roof Replacement	325,000	-	-	-	-	325,000
City Facility Generators	105,000	-	-	-	-	105,000
Total Public Safety Projects	**430,000**	**30,000**	**30,000**	**-**	**-**	**490,000**
Parks and Recreation Projects						
Heritage Park and Park Lane Improvements	4,308,850	-	-	-	-	4,308,850
Library Interior Renovation	25,000	250,000	-	-	-	275,000
Standpipe Park	-	-	195,000	-	-	195,000
Historic Standpipe Restoration	-	-	240,000	-	-	240,000
Exercise and Playground Equipment for Parks	88,000	-	-	-	-	88,000
Splash Pad Improvements	90,000	-	-	-	-	90,000
Nolan Creek Hike & Bike Trail Replacement	36,000	-	-	-	-	36,000
Total Parks and Recreation Projects	**4,547,850**	**250,000**	**435,000**	**-**	**-**	**5,232,850**
Streets and Sidewalks Projects						
W Avenue D Extension	-	-	-	1,760,000	-	1,760,000
Southwest Pkwy Extension over Mitchell Branch	-	-	1,346,000	-	-	1,346,000
W 13th Avenue and N College Reconstruction	1,350,000	-	-	-	-	1,350,000
S Pearl and E Avenue J Reconstruction	-	-	-	750,000	-	750,000
Connell Street Reconstruction	-	973,000	6,527,000	-	-	7,500,000
Brenda Lane Reconstruction	-	-	1,000,000	-	-	1,000,000
E 13th Avenue Sidewalks	110,000	562,000	-	-	-	672,000
S Penelope Sidewalks	-	-	40,000	250,000	-	290,000
E 24th Avenue Widening at Main Street	-	-	-	-	1,000,000	1,000,000
Toll Bridge Road Reconstruction	-	-	5,050,000	3,950,000	-	9,000,000
Total Streets and Sidewalks Projects	**1,460,000**	**1,535,000**	**13,963,000**	**6,710,000**	**1,000,000**	**24,668,000**
Total Expenditures For All Projects	**$ 6,437,850**	**$ 1,815,000**	**$ 14,428,000**	**$ 6,710,000**	**$ 1,000,000**	**$ 30,390,850**

ADVANCING PROJECTS WITH CASH FUNDING

- The Water & Sewer Fund may end FY21 with $7,300,000 (81%) of spendable reserves.
  - $3,500,000 greater than the minimum fund balance policy of 25% plus one year of debt service.
  - $3,000,000 greater than the recommended balance of 30% plus one year of debt service.
- If the 30% level is used, approximately $3,000,000 could be utilized to fund projects instead of issuing debt.

ADVANCING PROJECTS WITH CASH FUNDING

- Management recommends using $3,000,000 in Water & Sewer Fund cash reserves to advance the North Belton Elevated Storage Tank project ($3,000,000).
- An additional $1,900,000 is proposed in the Water & Sewer Fund operating budget for a total of $4,900,000.

Sources of Funding	Estimated Funding Amount by Fiscal Year 2022	2023	2024	2025	2026	Total
Bond Issuances	$ -	$ 13,775,000	$ -	$ 2,979,000	$ 2,750,000	$ 19,504,000
Grants	-	-	-	-	-	-
Operating Fund Revenues	4,900,000	1,050,000	750,000	1,150,000	1,050,000	8,900,000
BEDC Funding	-	1,100,000	-			1,100,000
TIRZ Funding	-	-	-			-
Other Funding	-	-	-	-	-	-
Total Funding For All Projects	**$ 4,900,000**	**$ 15,925,000**	**$ 750,000**	**$ 4,129,000**	**$ 3,800,000**	**$ 29,504,000**

UTILITY PROJECTS

Project Type/ Project Summary	Estimated Project Expenditures by Fiscal Year Ending 2022	2023	2024	2025	2026	Total
Water Projects						
6th Avenue Water Line Replacement	$ -	$ 850,000	$ -	$ -	$ -	$ 850,000
Old Golf Course Road Water Line	-	-	-	1,179,000	-	1,179,000
North Main Street Water Line Relocation	-	-	-	-	500,000	500,000
North Belton Elevated Storage Tank	3,000,000	-	-	-	-	3,000,000
Mary Jane Water Line Replacement	-	-	350,000	-	-	350,000
E Central Water Line Upsize	-	-	-	250,000	-	250,000
20 1/2 Water Line Replacement	100,000	-	-	-	-	100,000
Boyles Water Line	-	750,000	-	-	-	750,000
S Pearl Water Line	-	-	-	150,000	-	150,000
N Blair/Flat/Walker Looped Water Service	-	-	-	-	300,000	300,000
Loop 121 Pump Station Pump and Motor	100,000	-	-	-	-	100,000
Loop 121 Pump Station Generator	310,000	-	-	-	-	310,000
Sparta Road Pump Replacements	-	-	-	-	750,000	750,000
Loop 121 Utility Relocations Phase II	-	-	-	-	2,000,000	2,000,000
Total Water Projects	**3,510,000**	**1,600,000**	**350,000**	**1,579,000**	**3,550,000**	**10,589,000**
Wastewater Projects						
Lift Station Generators	390,000	-	-	-	-	390,000
Temple-Belton WWTP Phase II	-	7,750,000	-	-	-	7,750,000
IH-14/FM 1670 Sewer Extension	-	1,100,000	-	-	-	1,100,000
Continental Lift Station Offload	-	600,000	-	-	-	600,000
Main Belton Lift Station Force Main	-	-	-	900,000	-	900,000
McFarland Estates Water/Sewer Improvements	1,000,000	-	-	-	-	1,000,000
Mary Jane and E Ave J Sewer	-	-	400,000	-	-	400,000
W Ave A Sewer Replacement	-	450,000	-	-	-	450,000
E Ave M Sewer Replacement	-	-	-	500,000	-	500,000
W Ave B near Mitchell Sewer Line	-	-	-	250,000	-	250,000
Hilltop Sewer Replacement	-	-	-	-	250,000	250,000
Mitchell Branch Sewer Upsize/Interceptor	-	3,300,000	-	-	-	3,300,000
Total Wastewater Projects	**1,390,000**	**13,200,000**	**400,000**	**1,650,000**	**250,000**	**16,890,000**
Drainage Projects						
E 4th Ave/N Blair Drainage	-	1,125,000	-	-	-	1,125,000
Liberty Hill Subdivision Culvert	-	-	-	500,000	-	500,000
Mesquite Road Drainage	-	-	-	400,000	-	400,000
Total Drainage Projects	**-**	**1,125,000**	**-**	**900,000**	**-**	**2,025,000**
Total Expenditures For All Projects	**$ 4,900,000**	**$ 15,925,000**	**$ 750,000**	**$ 4,129,000**	**$ 3,800,000**	**$ 29,504,000**

CONCLUSION

- Capital projects have been identified for the next five years
- At least 30% of operating reserves are recommended in all funds, especially General Fund and Water & Sewer Fund.
- $4,972,000 of project-designated cash funding may be available at the end of FY21 to eliminate or reduce the amount of debt that would otherwise be issued from 2022 to 2024.
- $11,244,000 of projects may be funded with cash over the five-year period.