



City of Belton, Texas

City Council Meeting Agenda
Tuesday, November 8, 2022 - 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 Mayor Wayne Carpenter.

Texas Pledge. The Pledge of Allegiance to the Texas Flag will be led by City Clerk Amy Casey.

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

Invocation. The Invocation will be given by Mayor Pro Tem David K. Leigh.

1. Call to order.
2. Public Comments.

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

3. Recognition of United Way of Central Texas, Helping Hands Ministry, Belton Senior Center, Meals on Wheels and UMHB Food Pantry for their partnerships in the distribution of American Rescue Plan Act Funds.

Consent Agenda

Items 4-7 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.

4. Consider minutes of previous meetings:
 - A. October 25, 2022 - Joint Workshop of City Council and Library Board of Directors
 - B. October 25, 2022 – Regular City Council Meeting.
5. Consider a resolution authorizing the submission of a grant application to the National Trust for Historic Preservation – Preserving Black Churches Grant Program in partnership with Mount Zion United Methodist Church located at 218 N. Alexander Street.
6. Consider authorizing the purchase of portable radios for the Police Department.
7. Consider authorizing the following purchases of vehicles and equipment as provided for in the Capital Equipment Replacement Fund:
 - A. 5/6 Yard Dump Truck for the Public Works Street Department
 - B. 5/6 Yard Dump Truck for the Parks and Recreation Department
 - C. Box Blade Tractor for the Public Works Department

The Belton City Council will recess the Regular City Council Meeting and convene a meeting of the Belton Employee Benefits Trust.

City of Belton Employee Benefits Trust Agenda

1. Call to Order.
2. Consider minutes of the City of Belton Employee Benefits Trust meeting dated November 23, 2021.
3. Consider action awarding contracts for employee insurance products.
4. Adjourn.

The Employee Benefits Trust will adjourn the City of Belton Employee Benefits Trust Meeting and reconvene the Belton City Council Meeting.

Miscellaneous

8. Consider approval of funding for employee insurance contracts awarded by the Board of the Employee Benefits Trust and authorizing the transfer of funds from the City's operating funds to the Employee Benefits Trust account.
9. Consider an ordinance adopting Budget Amendment #2 to the City of Belton FY2022 Annual Budget.

10. Consider the reallocation of capital project funding in the TIRZ FY 2023 Annual Budget.

11. Hold a public hearing and consider adoption of an ordinance approving the proposed Extension and Boundary Expansion amendment to the City of Belton Tax Increment Reinvestment Zone (TIRZ) #1.

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.

If interpreter services for the deaf or hearing impaired are required, please contact the City Clerk at (254) 933-5817 at least 48 hours in advance.



City of Belton, Texas

City Council Meeting Agenda
Tuesday, November 8, 2022 - 5:30 p.m.
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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 Mayor Wayne Carpenter.

Texas Pledge. The Pledge of Allegiance to the Texas Flag will be led by City Clerk Amy Casey.

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

Invocation. The Invocation will be given by Mayor Pro Tem David K. Leigh.

1. Call to order.
2. Public Comments.

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

3. **Recognition of United Way of Central Texas, Helping Hands Ministry, Belton Senior Center, Meals on Wheels and UMHB Food Pantry for their partnerships in the distribution of American Rescue Plan Act Funds.**

Representatives from these agencies will be in attendance to be recognized for their participation in ARPA Funds distribution.

Consent Agenda

Items 4-7 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.

4. Consider minutes of previous meetings:

- A. October 25, 2022 - Joint Workshop of City Council and Library Board of Directors**
- B. October 25, 2022 – Regular City Council Meeting.**

Copies of the minutes are attached. Recommend approval.

5. Consider a resolution authorizing the submission of a grant application to the National Trust for Historic Preservation – Preserving Black Churches Grant Program in partnership with Mount Zion United Methodist Church located at 218 N. Alexander Street.

See Staff Report from Grants and Special Projects Coordinator Jo-Ell Guzman. Recommend authorization of the grant application as presented.

6. Consider authorizing the purchase of portable radios for the Police Department.

See Staff Report from Assistant City Manager/Chief of Police Gene Ellis. Recommend authorization of the purchase of portable radios from Dailey Wells.

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

- A. 5/6 Yard Dump Truck for the Public Works Street Department**
- B. 5/6 Yard Dump Truck for the Parks and Recreation Department**
- C. Box Blade Tractor for the Public Works Department**

See Staff Report from Director of Public Works Matt Bates. Recommend authorization to purchase the vehicles as presented.

The Belton City Council will recess the Regular City Council Meeting and convene a meeting of the Belton Employee Benefits Trust.

City of Belton Employee Benefits Trust Agenda

- 1. Call to Order.

2. Consider minutes of the City of Belton Employee Benefits Trust meeting dated November 23, 2021.

A copy of the minutes is attached. Recommend approval.

3. Consider action awarding contracts for employee insurance products.

See Staff Report from Director of Finance Mike Rodgers and Director of Human Resources Charlotte Walker. Recommend award of contracts as presented.

4. Adjourn.

The Employee Benefits Trust will adjourn the City of Belton Employee Benefits Trust Meeting and reconvene the Belton City Council Meeting.

Miscellaneous

8. Consider approval of funding for employee insurance contracts awarded by the Board of the Employee Benefits Trust and authorizing the transfer of funds from the City's operating funds to the Employee Benefits Trust account.

See Staff Report from Director of Finance Mike Rodgers. Recommend funding of contracts awarded by the Employee Benefits Trust.

9. Consider an ordinance adopting Budget Amendment #2 to the City of Belton FY2022 Annual Budget.

See Staff Report from Director of Finance Mike Rodgers. Recommend authorization of Budget Amendment #2 to the FY2022 Annual Budget.

10. Consider the reallocation of capital project funding in the TIRZ FY 2023 Annual Budget.

See Staff Report from Director of Finance Mike Rodgers. Recommend reallocation of FY2023 TIRZ capital project funding.

11. Hold a public hearing and consider adoption of an ordinance approving the proposed Extension and Boundary Expansion amendment to the City of Belton Tax Increment Reinvestment Zone (TIRZ) #1.

See Staff Report from City Manager Sam Listi. Recommend adoption of the ordinance authorizing the term extension and boundary expansion for TIRZ #1.



Staff Report – City Council Agenda Item

Agenda Item #3

Recognition of United Way of Central Texas, Helping Hands Ministry, Belton Senior Center, Hill Country Community Action Association/Meals on Wheels and UMHB Food Pantry for their partnerships in the distribution of American Rescue Plan Act Funds.

Originating Department

Administration – Sam A. Listi, City Manager

Background

We want to recognize the important and significant work done through September 2022 by several local agencies that were awarded a total \$600,000 in Federal ARPA funds. These include:

Agency/ Administrator	Awarded	Spent	Description of Expenditures
United Way of Central Texas Stephanie O'Banion	\$300,000	\$269,932.65 \$30,000.00 (\$41,566.20 actual)	-Broad Support Program -212 Households with 584 people -Admin. Costs
Helping Hands Ministry Alicia Jallah	\$150,000	\$18,143.55	-Electric pallet jack -Electric pallet stacker -Utility cart -578 pounds of food for pantry
Belton Area Center for Senior Citizens Jay Taggart	\$100,000	\$39,520.91	-1,448 bags of groceries -Increased energy costs and staff support
Hill Country Community Action Association/Meals on Wheels Ashley Johnson & Kimbra Hobbs	\$45,000	\$4,635.14	3,669 meals for seniors and staff support
UMHB Rebecca O'Banion	\$5,000	\$2,100.00	7 students \$300/semester=75 meals (Sodexo reduced meal plan cost from \$950 to \$300)

In addition to these social service agency programs, the Council also allocated \$850,000 for small business support for a total 67 businesses. A total of \$309,591.31 has been reimbursed to 32 businesses to date. The next reporting period will be January 31, 2023.

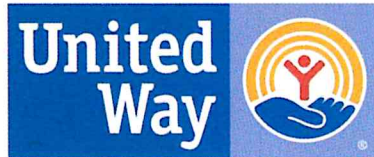
Attachments

COB ARPA Community Aid Fund Report
Expenditure Reports for Award Recipients

City of Belton

ARPA-Community Aid Fund

Individual & Family Assistance



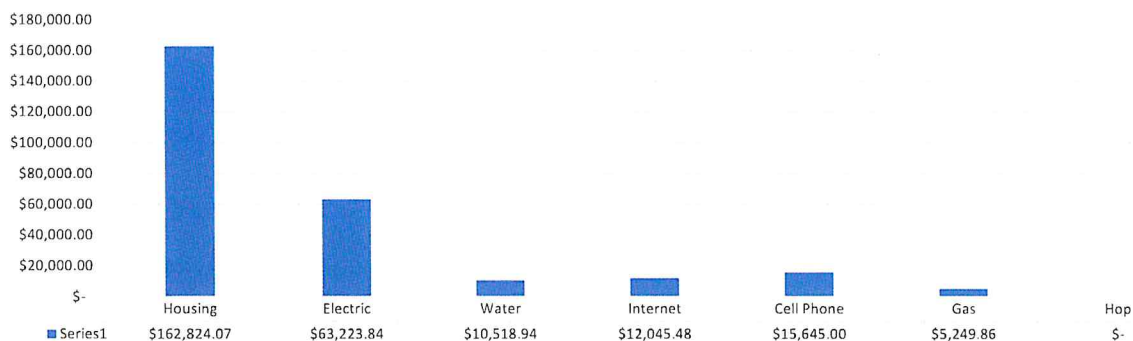
United Way of
Central Texas



In May 2022, The City of Belton and the United Way of Central Texas partnered to administer the Community Aid Fund which met the immediate needs of individuals and families residing in the city of Belton. As a part of the American Rescue Plan Act, these funds provided assistance with housing, utilities (electric, gas, & water), internet, phone, and HOP bus services.

City of Belton – Community Aid Fund Report

Since May 2022, **\$269,932.65** has impacted
212 Households 584 Individuals
 with housing, electric, water, internet, cell phone and natural gas assistance
 (\$67.35 remains available)



The City of Belton allotted 10% (\$30,000) to offset UWCT costs for administering the program.

3 staff dedicated to the program part time – 780 hours spent (over 4.5 months) –
 \$41,566.20 total UWCT expenses

Words of appreciation from citizens receiving assistance....

(Copied exactly as sent)

- *Thank you so much for considering and approving my application for utility assistance. I found the process for applying to be user friendly and I could not have asked for better communication and directions.*
- *For a program like this to help seniors is so appreciated and a great community service. I will greatly benefit from this because of my low monthly income as utilities services continue to rise.*
- *Thank You so much for your assistance.. I greatly appreciate you helping me ... my electric bill is \$138 too much for me... Thank you*
- *Words cannot express my gratitude and sigh of relief. This will help ease a great burden for my family. My daughter and myself thank you for all your help and work to make this happen for us.*
- *This is wonderful news. The sense of relief I had reading this email was pure joy. I was so far behind and I'd make payments whenever I could but it almost didn't matter, because I kept getting charged late fees. I work full time, I go to college, and my daughter is in high school, and plays sports and life was pulling me in all the directions. I can breathe a whole lot easier knowing that for the first time in months we are ahead. I cannot express my gratitude for the help. Thank you*

Words of appreciation from citizens receiving assistance....

- *Thank you so much. It has been really hard these past few months on trying to get them ready for back to school & trying to find a job. Unfortunately we all 3 back to back got covid & got really sick. It was a horrible month & seeing this electric bill be so high literally I felt like I fell in a big black hole. It means so much that places like this are here. To help when someone is in need. We all need help from time to time. God bless you so much & thank you once again. It means ALOT!!*
- *Aww Thank y'all so much!! I'm so thankful y'all's organization is able to help people like me. I'll be able to catch up on all my utilities now and nothing is getting shut off! I appreciate it so much from the*
- *Thank y'all so much y'all are sent from the angels above helping my family means the world it takes a big stress off of me I don't have to worry so bad thank y'all from the bottom of my heart.*
- *Thank you so much. What a true blessing for my children and I. I appreciate all of your hard work.*
- *Wow! This means alot to me and my family. We appreciate you and we are so grateful for United Way of Central Texas. Thank you so much, it is a huge relief. God bless!!!*
- *Thank you so much. My husband just lost his grandma on Friday. This is a huge relief for us. We have had so much added stress, as well as health issues.*

Words of appreciation from citizens receiving assistance....

- *Wow!! What a blessing! Thank you guys so much! We have had such a hard year this year financially we are just trying to catch a break. We are behind on every single bill we have as well as negative accts. Thank you guys so freaking much man. I can't say what a blessing this is to our family. Literally crying! Thank you again!*
- *Thank you so much! I greatly appreciate you guys so much... Ya are the BEST! I don't know what I would of done without ya! May God bless each and every one of you! And may ya have a very very blessed day!!!*
- *Thank you so much! I am so thankful for assisting me through the process of getting approved for the COVID-19 Community Relief Fund. This will allow my family and I do get back on track and prepare for our future!*
- *I want to thank ya so very much. This means the world to me, I have been so worried, now I will have a peaceful rest, thank you all very much. Thanks to your team I am able to take care of the bill. Glory to God! My prayers have come to pass and I can do what I need to do. I had other bills that can finally be paid because of your help. It's people like yourself that make a huge impact on other lives, and it changes hearts to know there is good people available to us.*
- *I am so grateful for your help , I was praying and was in need and God provided through you all. Thank you!!*

Words of appreciation from citizens receiving assistance....

- *You have no idea how much you have helped me and my family, It is such a blessing. We didn't know where to turn when we got behind on bills, we tried so many things and then we finally found y'all and saw hope. I can't thank y'all enough for everything, you have saved me and my family from being out of our home.*
- *I am so very thankful for this assistance. Without it, our electricity would have been shut off. The economy seems to be spiraling, and while I once felt like I could get my head above water, recently I have felt like I am drowning. I really do appreciate the help! Y'all have been a lifesaver!*
- *Oh my goodness, thank you Jesus! I was born and raised in Belton and to see that after 57 years (tomorrow is my birthday) Belton is giving back to me. I love my Belton and am so happy to know that my application was approved!! Thank you to all of you who had part in bringing this ARPA to Belton, for all of you who helped and are still helping process these applications, thank you seems so lame, but my most sincere thanks to all of you!! I've been struggling with my finances since covid-19 hit here 2 years ago. I've been at my job for 24 years (in Oct) and my hours were cut from 44/52 to 27 hours per week. I had to try and pay the necessary bills, pray and keep the faith! I hadn't fell on hard times since I had to divorce my ex-husband back in 2008 with 5 teenagers! I have no words to express how this helped me and how blessed I consider myself to be a Beltonian!!! Seems like right when you feel like you're losing hope, your prayer is answered! BELTON IS A GREAT PLACE TO LIVE!!*



Helping Hands Ministry

2210 HOLLAND ROAD, BELTON, TX 76513 | 254-939-7355

October 17, 2022

To Whom It May Concern,

Please see the table below for how ARPA funds were spent from June 29, 2022 – September 30, 2022.

June 29, 2022	Electric Pallet Jack	\$6,154.97	Equipment for Warehouse – allows HHM to operate more efficiently
June 29, 2022	Utility Cart	\$140.00	Equipment for Warehouse – allows HHM to operate more efficiently
August 15, 2022	Electric Pallet Stacker	\$11,500.00	Equipment for Warehouse – allows HHM to operate more efficiently
September 26, 2022	Food for Food Pantry	\$348.58	Purchased food for the pantry to make up some of the difference in supply chain issues from the Central Texas Food Bank. This was approximately 575 lbs of food.

Please let me know if there are any questions or concerns about the way these funds have been spent. We are so grateful for the partnership between Helping Hands Ministry and the City of Belton!

Bekah Prince

Bekah Prince – Director of Operations



BACFS, Inc.
Serving Belton Area Seniors

**A 501 C - 3
Corporation**

**842 S. Mitchell
Belton, Texas 76513**

October 17, 2022

Sam Listi, City Manager
City of Belton
333 Water Street
P. O. Box 120
Belton, TX 76513

RE: American Rescue Plan Act – Community Aid Funds

Dear Sam:

In response to your request, and in accordance with our Memorandum of Understanding for a quarterly reporting of the \$100,000 grant we received from the City of Belton, please note the following for expenditures through September 30, 2022:

1. We have dispensed a total of 1,448 bags of groceries at a total cost of \$39,520.91.
2. The vast majority of expenses covered the cost of the bags of food including milk, bread, eggs, toilet paper, paper towels, and usually some type of snack food, ex., fruit cups, peanut butter crackers, pudding, etc. These items were delivered weekly by Ben E. Keith, distributor. We also order more meal-oriented items from HEB including some type of meat, a starch, and a vegetable to build a meal around. Judy orders from both Ben E. Keith and HEB on Mondays, receives delivery from Ben E. Keith on Thursdays, and then picks up from HEB on Thursdays. HEB loads for her, and then she has help unloading at the Center. Coming up with these menu items is a weekly challenge! We could not do without our volunteers who assist in packing the bags each Friday morning, and we start dispensing the bags around 10:30. You are welcome to join us any time!
3. Expenses also included assistance with our increased energy costs and to supplement Judy's salary for the extra work involved.

We appreciate the opportunity to serve our community in this way and value the faith you have placed in us. Please let me know if you have any questions or need additional information.

Sincerely,

Jay Taggart
Board President

Hill Country Community Action Association, Inc.

Statement of Revenues and Expenditures - Nut-City of Belton ARPA - Unposted Transactions Included In Report
From 6/1/2022 Through 9/30/2022

		Current Period Actual	Current Year Actual	Total Budget Variance - Revised
REVENUES				
CITY DONATIONS	4912	45,000.00	45,000.00	0.00
Total REVENUES		45,000.00	45,000.00	0.00
EXPENSES				
SALARIES	5100	3,793.06	3,793.06	14,206.94
FRINGE	5200	842.08	842.08	5,157.92
FOOD-RETHERM MEALS	5512	0.00	0.00	5,000.00
FOOD - PREPARED MEALS	5514	0.00	0.00	5,000.00
RAW FOOD	5520	0.00	0.00	5,000.00
FOOD- SHELF STABLE MEALS	5522	0.00	0.00	4,000.00
NON-FOOD CONSUMABLES	5535	0.00	0.00	2,000.00
Total EXPENSES		4,635.14	4,635.14	40,364.86
EXCESS (DEFICIT)		40,364.86	40,364.86	40,364.86



Hill Country Community Action Association, Inc.

Ashley Johnson, Interim Chief Executive Officer

2905 W. Wallace, P.O. Box 846, San Saba, TX 76877

Telephone: 325.372.5167 FAX: 325.372.3526

E-mail: hccaainc@hccaa.com

website: www.hccaa.com

Case Management, Energy Assistance, Weatherization, Aging Services, Senior Nutrition, RSVP, Head Start

October 26, 2022

Sam Listi, City Manager
City of Belton
PO Box 120
Belton, TX 76513

Dear Mr. Listi:

Enclosed please find the expenditure report through September 30, 2022. From July 1, 2022 – September 30, 2022, we have served 3,669 meals to senior residents in Belton.

Thank you for the opportunity to help serve the senior citizens of Belton that have been impacted by COVID-19. If you have any questions concerning this report, please do not hesitate to contact me.

Sincerely,

Kimbra Hobbs

Kimbra Hobbs
HR Director

**Dedicated to providing opportunities and resources to improve the lives of
low-income children and families and the elderly in Central Texas**

A United Way Agency





October 31, 2022

City of Belton
Attn: Sam Listi
333 Water Street
Belton, Texas 76513

Re: American Rescue Plan Act – Community Aid Funds

Dear Mr. Listi and Belton City Council,

We are proud to report seven students have received City of Belton meal grants totaling \$2,100 in this first quarter. The grants are \$300 per semester which covers 75 balanced meals in the Sodexo cafeteria in the fall semester. These grants provide healthy meals for students who reported to counseling services they did not know where they would get their next meal. This met a physical need, but also met emotional and social needs for these students. Three of the seven students who were served this semester were non-traditional students who are City of Belton residents, not living on campus.

There is a remaining balance of \$2,900 which will allow us to serve these and/or other students who may be identified as suffering from meal insecurity in the spring semester.

As a reminder, Sodexo agreed to partner in the project and cut its charge for the meal plan from \$950 per semester to \$300 per semester to allow more students to be helped in the meal grant program.

Each of these recipients has been identified as someone with food insecurity. They are able to afford to attend school because of a Pell Grant, but may not know where they will get their next meal. Through these meal grants, these students are able to focus on their studies and perform better in school.

The recipients are grateful for the generosity of the City of Belton. As you all know, food insecurity is a very personal issue and when this need is met, it builds confidence and creates a sense of belonging. Thank you for making UMHB students feel at home in Belton.

If you have any other questions, feel free to let me know.

Gratefully,

A handwritten signature in purple ink that reads "Rebecca O'Banion". The signature is fluid and cursive, with the first name being the most prominent.

Rebecca O'Banion, Ed.D.
Vice President for Advancement

**JOINT MEETING OF THE
BELTON CITY COUNCIL
AND LIBRARY BOARD OF DIRECTORS
OCTOBER 25, 2022 – 4:30 P.M.**

The Belton City Council met in joint session with the following members present: Mayor Wayne Carpenter, Mayor Pro Tem David K. Leigh and Councilmembers Craig Pearson, Dan Kirkley, John R. Holmes, Sr., and Daniel Bucher. Councilmember Stephanie O'Banion was absent. Library Board members present included: Frances Crawford, Janice Pustka, Sandra Velo, Roxanne Sanders and Chad Green. Board Members Kari Martin and Melinda Lanham were absent. Staff present included Sam Listi, Gene Ellis, Amy Casey, Kim Kroll, Mike Rodgers, Matt Bates, Chris Brown, Paul Romer, and Bob van Til.

1. **Call to order.** Mayor Wayne Carpenter called the City Council meeting to order at 4:31 p.m., and Library Board Chair Frances Crawford called the Library Board meeting to order at 4:31 p.m.
2. **Public Comments.** (*Audio _____*) There were none.
3. **Receive a presentation and discuss possible expansion of the City of Belton's Lena Armstrong Public Library.** (*Audio _____*)

The Library Board Members introduced themselves. Assistant City Manager/Chief of Police Gene Ellis summarized the planning process utilized in developing a Strategic Plan for the Library leading to the selection of a firm to provide a space needs assessment for the library. He introduced Maureen Arndt of 720 Design who presented the architect's recommended changes to the library's interior.

4. **Adjourn.** Upon a motion for adjournment by Janice Pustka and a second by Sandra Velo, Library Board Chair Frances Fennessy adjourned the Library Board meeting at 5:17 p.m. Upon a motion for adjournment by Councilmember Pearson and a second by Mayor Pro Tem Leigh, Mayor Carpenter adjourned the Council meeting at 5:17 p.m.

Wayne Carpenter, Mayor

ATTEST:

Amy M. Casey, City Clerk

**Belton City Council Meeting
October 25, 2022 – 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, John R. Holmes, Sr., Daniel Bucher and Stephanie O'Banion (Zoom). Staff present included Sam Listi, Gene Ellis, John Messer, Amy Casey, Mike Rodgers, Jon Fontenot, Chris Brown, Matt Bates, Bob van Til, Tina Moore, Allen Fields, Charlotte Walker, Cynthia Hernandez, Kim Kroll and Jo-El Guzman.

The Pledge of Allegiance to the U.S. Flag was led by Councilmember Dan Kirkley, and the pledge to the Texas Flag was led by Director of Finance Mike Rodgers. The Invocation was given by Mayor Wayne Carpenter.

1. **Call to order.** Mayor Carpenter called the meeting to order at 5:34 p.m.

2. **Public Comments.** *(Audio 1:39)*

There were none.

3. **Presentation of National Night Out Block Party Awards.** *(Audio 1:50)*

Assistant City Manager/Chief of Police Gene Ellis, Support Services Manager Candice Griffin and Sergeant Wayne Cooley of the Belton Police Department presented the following awards:

- **Rookie of the Year** – Brenda Lane, Host: Sherry Pilgrim
- **Community Camaraderie Award** – Liberty Valley, Host: Catelyn Spurgeon, Amanda Roberts, Meredith Duke
- **Best Neighborhood Block Party** – The Belton Housing Authority, Host: Belton Housing Authority, VFW Post 6008

Consent Agenda *(Audio 7:29)*

Items 4-7 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.

4. **Consider minutes of October 11, 2022, City Council Meeting.**

5. **Consider reappointments to the Buildings and Standards Commission.**

Reappointment of Johner Martin, Priscilla Linnemann, Samantha Crumbaugh and Cindy Black. Moved Ricardo DeLeon from an alternate member to a regular member.

6. **Consider an amendment to the purchase order for patrol vehicles for the Police Department.**

7. **Consider authorizing the City Manager to execute a contract with Target Solutions for the replacement of windows at the Harris Community Center through The Interlocal Purchasing System (TIPS) purchasing cooperative.**

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

Planning and Zoning

8. **Z-22-20 – Hold a public hearing and consider a zoning change from Single Family District to Planned Development-Single Family-2 District for approximately 1.3494 acres located on East Avenue R, located between Wall Street and Miller Street.**
(Audio 8:29)

Planner Tina Moore presented this item.

Public Hearing:

- Larry Guess (applicant), 504 Mitchell – spoke in favor of the zoning change.
- No one else spoke for or against the zoning change.

Upon a motion for approval of the rezoning by Mayor Pro Tem Leigh, and a second by Councilmember Kirkley, the following captioned ordinance was approved upon a vote of 6-1 (Councilmember Holmes dissenting) with the following conditions:

- The use of the property shall conform to the Single Family-2 Zoning District in all respects, except as follows:
 - A minimum lot area of 5,785 square feet is allowed.
 - A minimum depth of 89' is allowed.
 - A side yard setback of 5'.
 - One covered parking space and three uncovered parking spaces is allowed for Lots 1,3,5, and 7.
- Approval of the subdivision replat is required.
- Two 20' paved accessways shall be provided for the rear flag lots from Avenue R in the joint access easements. Each accessway shall be constructed to support a minimum of 75,000 pounds for emergency fire access. Each access shall be striped as a fire lane and shall be inspected and approved by the City of Belton.

ORDINANCE NO. 2022-55

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM SINGLE FAMILY-2 RESIDENTIAL TO PLANNED DEVELOPMENT – SINGLE FAMILY-2 RESIDENTIAL ON APPROXIMATELY 1.349 ACRE PROPERTY LOCATED ON EAST AVENUE R, BETWEEN WALL STREET AND MILLER STREET.

9. **P-22-27 – Hold a public hearing and consider a replat of the Avenue R Subdivision, a replat of Lot 2, Block 1, Charlie Miller Addition, to create eight residential lots, on the north side of East Avenue R, between Wall Street and Miller Street. (Audio 33:28)**

Planner Tina Moore presented this item.

Public Hearing: No one spoke for or against the item.

Councilmember Pearson made a motion for approval of the replat including approval of a variance for a 15' minimum frontage to a public road. Councilmember Bucher seconded the motion, and the replat was approved upon a vote of 6-1 with Councilmember Holmes dissenting.

10. **Z-22-31 – Hold a public hearing and consider a zoning change from Agricultural District to Planned Development - Commercial Highway on approximately 10.92 acres located at 7379 W. Highway 190 Service Road, located south of Interstate 14 and east of Simmons Road. Due to inconsistency in address numbers, this property was recently reassigned from 6379 W. US 190 Service Road to 7379 W. US 190 Service Road. (Audio 35:47)**

Planner Tina Moore presented this item. Tommy Shaw, representing the owner/applicant, spoke in favor of the zoning change and provided information on the property owner's desires for the property.

Public Hearing:

- Kevin Nesby, 3011 Tanglewood Circle – spoke against the zoning change.
- SK (Steve) Foster, 2805 Simmons Road – spoke against the zoning change.
- Sudie Foster, 2805 Simmons Road – spoke against the zoning change.
- Francis Finney, 3125 Tanglewood Circle – spoke against the zoning change.
- Charles Finney, 3125 Tanglewood Circle – spoke against the zoning change.
- Candice Waugh, 2685 Tanglewood Circle – spoke against the zoning change.
- Ron Rice, 3599 Terrier – spoke in favor of the zoning change.
- Singava Vadivel, 7564 Delwood Street - spoke in favor of the zoning change.
- Archie Brooks, 2601 Tanglewood Circle – spoke against the zoning change.
- Evelyn Davis, 3140 Tanglewood Circle – spoke against the zoning change.
- Mitchell Nesby, 201 W. Upshaw (Temple) – spoke against the zoning change.
- Matthew Nesby, 12297 Oakalla Road (Copperas Cove) – spoke against the zoning change.
- Amanda Roberts, 2136 Hamilton – provided a different perspective on the issue speaking neither for nor against the zoning change.
- Tammy Nesby, 3011 Tanglewood Circle – spoke against the zoning change.
- Allison Robison, 911 Stonebrook (Temple) – spoke in favor of the zoning change.
- Dr. April Robison, 911 Stonebrook (Temple) – spoke in favor of the zoning change.
- Susan Robison, 7379 W. Highway 190 Service Road – spoke in favor of the zoning change.

- Louis Robison, Jr., 7379 W. Highway 190 Service Road – spoke in favor of the zoning change.
- Andrea Shaw, PO Box 10273 (Killeen) – spoke in favor of the zoning change.
- Karli Nesby, 12297 Oakalla (Copperas Cove) – spoke against the zoning change.
- No one else spoke for or against the zoning change.

Upon a motion for approval of the rezoning by Mayor Pro Tem Leigh, and a second by Councilmember Holmes, the rezoning to Planned Development – Commercial Highway was approved upon a vote of 7-0 with the following conditions:

- The use of this property shall conform to the Commercial Highway District in all respects.
- A solid screening fence, required along the property line adjacent to residential uses, shall be a minimum 8' in height, and shall be of an adequate height and with an appropriate setback and greenspace buffer to provide an effective screen to residential uses.
- The development of the property shall conform to all applicable Type Area 4 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
 - Site Development Standards
 - Landscape Design Standards
 - Tree Protection, Preservation and Mitigation Standards
- A subdivision plat and a building permit are required prior to development.

ORDINANCE NO. 2022-56

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM AGRICULTURAL TO PLANNED DEVELOPMENT – COMMERCIAL HIGHWAY ON APPROXIMATELY 10.92 ACRE PROPERTY LOCATED 7379 W. US 190 SERVICE ROAD.

11. **Z-22-36 – Hold a public hearing and consider a zoning change from Single Family District to Retail District on approximately 0.353 acres located at 2906 N. Main Street, located north of River Fair Boulevard.** (Audio 2:04:18)

Planner Tina Moore presented this item.

Public Hearing: No one spoke for or against the zoning change.

Upon a motion for approval of the rezoning by Councilmember Holmes, and a second by Councilmember Kirkley, the rezoning to Retail District was unanimously approved upon a vote of 7-0 with the following conditions:

- The development must conform to all applicable standards of the Retail Zoning District.
- The development of the property shall conform to all applicable Type Area 5 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
 - Site Development Standards
 - Landscape Design Standards
 - Tree Protection, Preservation and Mitigation Standards
- The property is required to be platted in accordance with the adopted Subdivision Ordinance.
- Civil site plans and construction plans in compliance with adopted standards are required.

ORDINANCE NO. 2022-57

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM SINGLE FAMILY-1 RESIDENTIAL TO RETAIL DISTRICT ON APPROXIMATELY 0.353 ACRE PROPERTY LOCATED AT 2906 N. MAIN STREET.

12. **Z-22-37 – Hold a public hearing and consider a zoning change from Commercial Highway District to Light Industrial District on approximately 0.886 acres located at 606 W. Avenue O, south of Interstate 14 and west of South Connell Street.** (Audio 2:07:20)

Planner Tina Moore presented this item.

Public Hearing: No one spoke for or against the zoning change.

Upon a motion for approval of the rezoning by Councilmember Holmes, and a second by Councilmember O'Banion, the rezoning to Light Industrial District was unanimously approved upon a vote of 7-0 with the following conditions:

- The development must conform to all applicable standards of the Light Industrial Zoning Districts.
- The development of the property shall conform to all applicable Type Area 2 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
 - Site Development Standards
 - Landscape Design Standards
 - Tree Protection, Preservation and Mitigation Standards.

- Civil site plans and construction plans in compliance with adopted standards are required.

ORDINANCE NO. 2022-58

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM COMMERCIAL HIGHWAY TO LIGHT INDUSTRIAL DISTRICT ON APPROXIMATELY 0.8863 ACRE PROPERTY LOCATED AT 606 W. AVENUE O.

13. **Z-22-38 – Hold a public hearing and consider a zoning change from Agricultural District to Commercial-2 District for approximately 3.0-acre property located on S. Loop 121, south of Interstate 14, north of Huey Drive and south of West Avenue O, on the east side of Loop 121. (Audio 2:10:37)**

Councilmember Daniel Bucher announced that he needed to abstain from this item and left the room.

Planner Tina Moore presented this item.

Public Hearing:

- The developer, Robert Horton, provided information on the project and requested approval of the zoning change.
- No one else spoke for or against the zoning change.

Upon a motion for approval of the rezoning by Councilmember Holmes, and a second by Councilmember Pearson, the rezoning to Commercial-2 District was approved upon a vote of 6-0-1 (Councilmember Bucher abstaining) with the following conditions:

- The development must conform to all applicable standards of the Commercial-2 (C-2) Zoning District.
- The development of the property shall conform to all applicable Type Area 2 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
 - Site Development Standards
 - Landscape Design Standards
 - Tree Protection, Preservation and Mitigation Standards
- A subdivision plat in accordance with adopted Subdivision Ordinance is required.
- Civil site plans and building plans in compliance with adopted standards are required.

ORDINANCE NO. 2022-59

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM AGRICULTURAL TO COMMERCIAL-2 DISTRICT ON APPROXIMATELY 3.0 ACRE PROPERTY LOCATED AT 1800 S. LOOP 121.

14. Z-22-39 – Hold a public hearing and consider a zoning change to Planned Development Light Industrial for approximately 27.561 acres for the following three properties:
- Tract 1 – approximately 8.39 acres located at 2570 W. Highway 190 – Agricultural to Planned Development – Light Industrial.
 - Tract 2 – approximately 2.83 acres located at 2238 W. Highway 190 – Agricultural to Planned Development – Light Industrial.
 - Tract 3 – approximately 16.20 acres located on Digby Drive – Light Industrial to Planned Development – Light Industrial. (*Audio 2:16:18*)

Planner Tina Moore presented this item.

Public Hearing:

- Cynthia Hernandez, Executive Director of the Belton Economic Development Corporation, spoke in favor of the zoning change.
- No one else spoke for or against the item.

The applicant provided information regarding the project.

Upon a motion for approval of the rezoning by Mayor Pro Tem Leigh, and a second by Councilmember Holmes, the rezoning to Planned Development – Light Industrial was unanimously approved upon a vote of 7-0 with the following conditions:

- The development must conform to all applicable standards of the Light Industrial Zoning District.
- A maximum ceiling height of 60' is allowed.
- A solid screening wall or fence, not less than 6' tall, shall be provided along the southwestern corner of the property for transition to the residential home located at 2606 W. US 190 Service Road.
- The development of the property shall conform to all applicable Type Area 1 and Area 2 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
 - Site Development Standards
 - Landscape Design Standards
 - Tree Protection, Preservation and Mitigation Standards

- A subdivision plat in accordance with adopted Subdivision Ordinance is required.
- Civil site plans and building plans in compliance with adopted standards are required.

ORDINANCE NO. 2022-60

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM AGRICULTURAL OR LIGHT INDUSTRIAL DISTRICT TO PLANNED DEVELOPMENT – LIGHT INDUSTRIAL DISTRICT FOR APPROXIMATELY 27.51 ACRES LOCATED AT 2570 W. HIGHWAY 190 SERVICE ROAD.

There being no further business, the Mayor adjourned the meeting at 7:56 p.m.

Wayne Carpenter, Mayor

ATTEST:

Amy M. Casey, City Clerk



Staff Report – City Council Agenda Item

Agenda Item #5

Consider a resolution authorizing the submission of a grant application to the National Trust for Historic Preservation – Preserving Black Churches Grant Program in partnership with Mount Zion United Methodist Church located at 218 N. Alexander Street.

Originating Department

Administration - Jo-Ell Guzman, Grants and Special Projects Coordinator

Background

Mount Zion United Methodist Church has served the Belton Community since 1893. The congregation began restoring the original sanctuary several years ago, with the most recent construction work in late August 2018. An invitation from the National Trust for Historic Preservation – Preserving Black Churches Grant Program was received on October 17, 2022, inviting the City of Belton to submit a formal application for funding. A total of 1,267 letters of inquiry to the National Trust for Historic Preservation – Preserving Black Churches Grant Program were received, and the Mt. Zion United Methodist Church project was one of 79 that received an invitation to submit a full grant application. The opportunity to apply to the National Trust for Historic Preservation – Preserving Black Churches Grant Program will provide the Church with much-needed funding to further preserve the original building. The City is partnering with Mount Zion as the grant applicant. The grant proposes to restore the building envelope and interior of the sanctuary to bring historic preservation and education to the community and to provide a place for community-related events.

Full restoration and rehabilitation of Mt. Zion UMC is estimated to cost \$367,048. The project is proposed to be funded from:

- (1) A \$75,000 Preservation Texas grant that was awarded Mt. Zion UMC on September 30, 2022;
- (2) The Preservation Texas grant match provided by Mt. Zion UMC in the amount of \$25,000;
- (3) This grant opportunity in the amount of \$200,000 with no required match. Funds requested are for the exterior and interior repair/restoration include siding, windows, roof, doors, flooring, lighting, bell tower interior, installation of a wood ceiling, heating/ventilation, furniture, landscaping, and audio/visual equipment; and
- (4) City funds will be utilized to cover expenses not included in the two grants such as installation of water lines, meters, a fire hydrant, a dedicated fire service line for a fire sprinkler system, architectural fees and contingency. Building permit fees will also be waived up to \$10,000.

The grant application deadline is November 14, 2022.

Fiscal Impact

The restoration and rehabilitation is estimated at \$367,048. This funding opportunity is for \$200,000 with no required match.

Budgeted: ☐ Yes ☒ No ☐ Capital Project Funds

If not budgeted: ☐ Budget Transfer ☐ Contingency ☐ Amendment Needed.

Funding Source(s): Detailed above

Recommendation

Staff recommends approval of the resolution.

Attachments

Resolution

RESOLUTION NO. 2022-32-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, IN PARTNERSHIP WITH MOUNT ZION UNITED METHODIST CHURCH AND IN SUPPORT OF A GRANT APPLICATION TO THE NATIONAL TRUST FOR HISTORIC PRESERVATION – PRESERVING BLACK CHURCHES GRANT PROGRAM FOR MOUNT ZION UNITED METHODIST CHURCH RESTORATION AND AUTHORIZING THE CITY MANAGER TO ACT AS THE CITY’S AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE CITY’S PARTICIPATION IN THE GRANT PROGRAM.

Whereas, the National Trust for Historic Preservation – Preserving Black Churches Grant Program announced a funding opportunity; and

Whereas, eligible project types include, but are not limited to, the restoration of properties on the National Register of Historic Places; and

Whereas, working with Belton’s Mount Zion United Methodist Church is an appropriate and productive partnership to preserve one of Belton’s local treasures; and

Whereas, the proposed project reflects the ongoing local commitment to historic preservation and community development.

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

Part 1: The City Council authorizes and supports the submission of an application to the National Trust for Historic Preservation – Preserving Black Churches Grant Program on behalf of Mount Zion United Methodist Church for grant funding.

Part 2: The City of Belton will waive permit fees up to \$10,000 and provide funds for City-approved items not covered by the grant such as installation of water lines, meters, a fire hydrant, a dedicated fire service line for a fire sprinkler system and architectural fees ensuring the success of this project.

Part 3: The City Council authorizes the City Manager to act on behalf of the City of Belton in all matters related to the submittal of the grant application, the memorandum of understanding with Mount Zion United Methodist Church, the resulting contract following grant award, and any other appropriate and necessary activities related to this project.

PASSED AND APPROVED this the 8th day of November, 2022.

THE CITY OF BELTON, TEXAS

Wayne Carpenter, Mayor

ATTEST:

Amy M. Casey, City Clerk



Staff Report – City Council Agenda Item

Agenda Item #6

Consider authorizing the purchase of portable radios for the Police Department.

Originating Department

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

Background

On July 26, 2022, the City of Belton was notified we had been awarded a 2022 BJA-Byrne Discretionary Community Project grant in the amount of \$374,000. This grant was made possible through the efforts of Congressman John Carter's Office under a Federal Community Project Funding award. The components of this grant include funding for equipment in the areas of Communications, Crime Prevention and Community Outreach, Critical Incident Response, and Accountability and Training. Police portable radio upgrades were a component of the grant with a budget of \$75,000.

Dailey Wells Communications, Inc. is the sole source provider in Texas for Harris radios that are fully compatible with the Bell County Communications radio backbone. They are taking 24 of our non-serviceable older radios for trade-in credit. The total cost after trade-in credit for 31 new portable radios with accessories is \$58,799.47. Daily Wells has shipped the radios, and they are on hand. The invoice will not be paid until City Council authorization has been received.

Fiscal Impact

Amount: \$58,799.47

Budgeted: ☐ Yes ☒ No ☐ Capital Project Funds

If not budgeted: ☐ Budget Transfer ☐ Contingency ☐ Amendment Needed

Funding Source(s): **Grant Funds**

Recommendation

Recommend approval of the purchase of portable radios for the Police Department from Dailey Wells Communications, Inc.

Attachments

Invoice

Dailey Wells Communications, Inc.

Sales Invoice

3440 E. Houston Street
San Antonio, TX 78219
AR Manager: Catie Grier
Phone: (210) 893-6525 Fax: (210) 893-6591
E-mail: catie@dwcomm.com

Date	Sales Invoice #:
10/4/2022	22CC091304

Bill To:

CITY OF BELTON
P O BOX 120
BELTON, TEXAS 76513

Ship To:

CITY OF BELTON POLICE DEPT
ATTN: RECEIVING
711 E. 2ND AVENUE
BELTON, TX 76513

RECEIVED
OCT 05 2022
BY: _____

P.O. No.	Terms	Due Date
22-5870	Net 30	11/3/2022

Item	Description	Quantity	Net (Each)	Extended Total
DM-M78B	MOBILE, XG-25M, 700/800MHz, 35W	1	1,694.60	1,694.60
AN-125001-001	ANTENNA, BASE, STANDARD ROOF MOUNT	1	29.60	29.60
AN-225001-001	ANTENNA, ELEMENT 700/800MHz, 3DB GAIN	1	66.60	66.60
DM-PKGPT	FEATURE PACKAGE, P25 TRUNKING	1	610.50	610.50
DM-PL4F	FEATURE, P25 PHASE 2, TDMA	1	185.00	185.00
DM-PL9E	FEATURE, SINGLE-KEY AES ENCRYPTION	1	0.01	0.01
DM-PL4U	FEATURE, SINGLE-KEY-DES ENCRYPTION	1	0.01	0.01
DM-ZN9X	KIT, ACCESSORIES, XG-25M	1	144.30	144.30
DM-ZN9Z	KIT, CONVERSION, CH-25M REMOTE CONTROL HEAD, 30ft	1	525.40	525.40
DM-MN1D	SPEAKER, MOBILE, 4 OHM	1	19.98	19.98
DM-CL2X	CABLE, OPTION, XG-25M	1	210.90	210.90
DM-MC9R	MICROPHONE, STANDARD, XG-25M	1	59.90	59.90
SHIPPING & HA...	SHIPPING	1	35.00	35.00
XK-PF78B	PORTABLE, XL-45P, 7/800MHZ, GREY Radios include P25 Trunking (Phase 1)	31	1,628.00	50,468.00
XK-NC8F	ANTENNA, 1/4 WAVE, 762-870MHZ	31	29.60	917.60
XK-PL4F	FEATURE, P25 PHASE 2 TDMA	31	185.00	5,735.00
XK-PL9E	FEATURE, SINGLE-KEY AES ENCRYPTION	31	0.01	0.31
XK-PL4U	FEATURE, SINGLE-KEY DES ENCRYPTION	31	0.01	0.31
XK-PA3R	BATTERY, LI-ION, 3100MAH	31	77.70	2,408.70
XK-CH5X	CHARGER, 1-BAY, TRI-CHEMISTRY	31	111.00	3,441.00
XK-HC2G	BELT CLIP, STANDARD, XL-45	31	14.80	458.80
TRADE-IN CRE...	TRADE-IN CREDIT FOR MRK SYS PORTABLES & ACCESSORIES		-10,075.00	-10,075.00
XK-NC8F	ANTENNA, 1/4 WAVE, 762-870MHZ	18	29.60	532.80
DP-PA4V	BATTERY, LI-ION, 2400 MAH	8	77.70	621.60

Subtotal

Sales Tax (0.0%)

Total

Dailey Wells Communications, Inc.

Sales Invoice

3440 E. Houston Street
San Antonio, TX 78219
AR Manager: Catie Grier
Phone: (210) 893-6525 Fax: (210) 893-6591
E-mail: catie@dwcomm.com

Date	Sales Invoice #:
10/4/2022	22CC091304

Bill To:

CITY OF BELTON
P O BOX 120
BELTON, TEXAS 76513

Ship To:

CITY OF BELTON POLICE DEPT
ATTN: RECEIVING
711 E. 2ND AVENUE
BELTON, TX 76513

P.O. No.	Terms	Due Date
22-5870	Net 30	11/3/2022

Item	Description	Quantity	Net (Each)	Extended Total
XV-PA3V	BATTERY LI ION 3100 MAH	4	111.00	444.00
XV-NC8F	ANTENNA WHIP 1/4 WAVE 762-870MHZ	6	29.60	177.60
SHIPPING & HA...	SHIPPING	1	86.95	86.95
	DM-M78B XG25M S/N: A40153035005			
	XK-PF78B XL45P S/N's: A4019A001285, A4019A001286, A4019A001287, A4019A001288, A4019A001289, A4019A00128A, A4019A00128B, A4019A00128C, A4019A00128D, A4019A00128E, A4019A0012FD, A4019A0012FE, A4019A0012FF, A4019A001300, A4019A001301, A4019A00131B, A4019A00131C, A4019A00131D, A4019A00131E, A4019A00131F, A4019A001320, A4019A001321, A4019A001322, A4019A001323, A4019A001324, A4019A0015BB, A4019A0015C0, A4019A0015C1, A4019A001620, A4019A001621, A4019A001624			
	UPS TRK# 1Z 6W4 V64 42 3323 3817 1Z 6W4 V64 03 2626 4424 1Z 6W4 V64 03 9416 9203 1Z 6W4 V64 03 9375 6213 1Z 6W4 V64 03 2194 6438 1Z 6W4 V64 03 9496 1221			
	SHIPPED ON 10/4/2022			
			Subtotal	\$58,799.47
			Sales Tax (0.0%)	\$0.00
			Total	\$58,799.47

Staff Report – City Council Agenda Item



Agenda Item #7

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

- A. 5/6 Yard Dump Truck for the Public Works Street Department
- B. 5/6 Yard Dump Truck for the Parks and Recreation Department
- C. Box Blade Tractor for the Public Works Department

Originating Department

Public Works – Matt Bates, Director of Public Works

Summary Information

Under Texas State Procurement Law, products that are quoted through BuyBoard, Smart Buy, TIPS, or other cooperatives are not required to be bid, because these organizations have already performed the bidding process.

A. 5/6 Yard Dump Truck- Public Works

This 2024 Freightliner M2106 will replace V91, A 1999 Chevrolet Dump Truck that is scheduled to be replaced this fiscal year. Unit V91 has surpassed the replacement plan life span and allows the department the chance to acquire a nimbler Dump Truck that does not require the driver to have a CDL, expanding the number of employees who can use this vehicle.

The vehicle will be purchased from Doggett Freightliner of South Texas – Austin. The quote of **\$113,162.50** is slightly over the budgeted amount of \$112,210. The vehicle will be purchased using TIPS Contract #200206.

B. 5/6 Yard Dump Truck – Parks and Recreation

This 2024 Freightliner M2106 will replace V172b, A 2009 Dodge 3 YD Dump Truck that is scheduled to be replaced this fiscal year. Unit 172b was formally an ambulance vehicle within the FD department and routinely requires maintenance. This new vehicle allows department the chance to acquire a significantly larger and more nimble Dump Truck that does not require the driver to have a CDL, expanding the number of employees who can use this equipment.

The vehicle will be purchased from Doggett Freightliner of South Texas – Austin. The quote of **\$113,162.50** is slightly over the budgeted amount of \$112,210. The vehicle will be purchased using TIPS Contract #200206.

C. Box Blade Tractor – Public Works

This 2023 John Deere 210 Box Blade Tractor will replace Unit RS31 – a 1998 Case Box Blade Tractor. RS-31 has been a versatile and valuable piece of equipment within the PW department for over 20 years. In the past several years, more maintenance and repairs have been required, so replacing this unit with a newer model is timely.

Staff received a quote from RDO Equipment Company out of Hewitt, Texas, for **\$112,537.22**. Quoted amount is under the budgeted amount of \$122,210. This vehicle will be purchased using Sourcewell Contract #032119-JDC.

Fiscal Impact

Amount: \$338,862.22

Budgeted: ☒ Yes ☐ No

Funding Source(s): Capital Equipment Replacement Funds

Total budgeted amount for these ERP items was \$346,430, representing roughly \$7,500 in savings.

Recommendation

Recommend Council authorize the purchase of the vehicles and equipment as shown.

Attachments

Vehicle Quotes


DOGETT FREIGHTLINER OF SOUTH TEXAS LLC - AUSTIN

1701 Smith Rd.
Austin, Texas 78721

Bus: 512-389-0000
Fax: 512-389-2663

INV #:
DATE: 10/28/2022
INVOICE / BUYER'S ORDER

BUYER'S NAME CITY OF BELTON		TELEPHONE 254-933-5818	
ADDRESS PO BOX 120		CITY BELTON	STATE TX
YEAR 2024	MAKE FREIGHTLINER	MODEL/BODY M2106	VIN TBD
		ZIP CODE 76513	LICENSE PLATE

A DOCUMENTARY FEE IS NOT AN OFFICIAL FEE. A DOCUMENTARY FEE IS NOT REQUIRED BY LAW, BUT MAY CHARGED TO BUYER FOR HANDLING DOCUMENTS RELATING TO THE SALE. A DOCUMENTARY FEE MAY NOT EXCEED A REASONABLE AMOUNT AGREED TO BY THE PARTIES. THIS NOTICE IS REQUIRED BY LAW.

UN PAGO DOCUMENTAL NO ES UN CARGO OFFICIAL. LA LEYNO EXIGUE SE IMPONGA UN CARGO DOCUMENTAL. PERO ESTE PODRIA COBRARSE A LOS COMPRADORES POR EL MANEJO DE LA DOCUMENTACION EN RELACION CON LE VENTA. UN CARGO DOCMENTAL NO PUEDE EXCEDER UNA CANIDAD PAZONABLE ACORDADA POR LAS PARTES. ESTA NOTIFICACION SE EXIGUE POR LA LEY.

Disclaimer of Warranties

The above described vehicle sold by Freightliner of Austin is sold as is, without either express or implied warranties of any kind by Freightliner of Austin, including warranties of merchantability or fitness, and Buyer will bear the entire expense of repairing or correcting any defects that presently exist or that may occur in the vehicle, unless a written warranty by, or service contract with Freightliner of Austin covering the described vehicle is delivered to Buyer in conjunction with or within 90 days following the time of sale, but such vehicle or any of its component parts may be subject to warranty by the manufacturer thereof.

MILEAGE:	
TIPS CONTRACT #200206	
CHASSIS BASE MODEL PRICE	\$82,719.00
OPTION CONTENT	\$8,088.50
OX 10' 5-6 YD DUMP BODY, ELCTRIC FLIP TARP	\$22,355.00
PINTLE HITCH & ELETRIC BRAKE CONTROLLER	

CUSTOMER COPY

MILEAGE:	YEAR	MAKE	MODEL/BODY	VIN																																																				
MILEAGE:	YEAR	MAKE	MODEL/BODY	VIN																																																				
<table border="1"> <tr> <td>PAYOFF TO:</td> <td></td> <td>TOTAL</td> <td>\$113,162.50</td> </tr> <tr> <td>ADDRESS:</td> <td></td> <td>(Trade Allowance)</td> <td>(\$0.00)</td> </tr> <tr> <td>TELEPHONE:</td> <td>FAX:</td> <td>TRADING DIFFERENCE</td> <td>\$113,162.50</td> </tr> <tr> <td>GOOD UNTIL:</td> <td></td> <td>SALES TAX</td> <td>\$0.00</td> </tr> <tr> <td>QUOTED BY:</td> <td></td> <td>DEALER'S INVENTORY TAX</td> <td>\$0.00</td> </tr> <tr> <td>SHOW LIEN TO:</td> <td>Body Type:</td> <td>LICENSE FEE</td> <td>\$0.00</td> </tr> <tr> <td>ADDRESS:</td> <td>License Wt.:</td> <td>DOCUMENTARY FEE</td> <td>\$0.00</td> </tr> <tr> <td></td> <td>State Insp.:</td> <td>FEDERAL EXCISE TAX</td> <td>\$0.00</td> </tr> <tr> <td>DATED:</td> <td>LIEN AMOUNT \$</td> <td>TOTAL SALE PRICE</td> <td>\$113,162.50</td> </tr> <tr> <td>DRAFT FOR \$</td> <td></td> <td>PAYOFF ON TRADE</td> <td>\$0.00</td> </tr> <tr> <td>DRAFT THRU:</td> <td></td> <td>EXT. WARRANTY</td> <td>\$0.00</td> </tr> <tr> <td>ADDRESS:</td> <td></td> <td>LESS DEPOSIT</td> <td>\$0.00</td> </tr> <tr> <td></td> <td></td> <td>Total Balance Due</td> <td>\$113,162.50</td> </tr> </table>					PAYOFF TO:		TOTAL	\$113,162.50	ADDRESS:		(Trade Allowance)	(\$0.00)	TELEPHONE:	FAX:	TRADING DIFFERENCE	\$113,162.50	GOOD UNTIL:		SALES TAX	\$0.00	QUOTED BY:		DEALER'S INVENTORY TAX	\$0.00	SHOW LIEN TO:	Body Type:	LICENSE FEE	\$0.00	ADDRESS:	License Wt.:	DOCUMENTARY FEE	\$0.00		State Insp.:	FEDERAL EXCISE TAX	\$0.00	DATED:	LIEN AMOUNT \$	TOTAL SALE PRICE	\$113,162.50	DRAFT FOR \$		PAYOFF ON TRADE	\$0.00	DRAFT THRU:		EXT. WARRANTY	\$0.00	ADDRESS:		LESS DEPOSIT	\$0.00			Total Balance Due	\$113,162.50
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DATED:	LIEN AMOUNT \$	TOTAL SALE PRICE	\$113,162.50																																																					
DRAFT FOR \$		PAYOFF ON TRADE	\$0.00																																																					
DRAFT THRU:		EXT. WARRANTY	\$0.00																																																					
ADDRESS:		LESS DEPOSIT	\$0.00																																																					
		Total Balance Due	\$113,162.50																																																					

****The Dealer's Inventory Tax charge is intended to reimburse the dealer for ad valorem taxes on its motor vehicle inventory. The charge, which is paid by the Dealer to the county tax assessor-collector, is not a tax imposed on a consumer by the government, and is not required to be charged by the dealer to the consumer.**

The information you see on the window form for this vehicle is part of this contract. Information on the window form overrides any contrary provisions on the contract of sale.

La informacion que aparece en la ventanilla de este vehiculo forma parte de este contrato. La informacion contenida en el formulario de la ventanilla anula cualquier prevision que establezca el contrato y que aparezca en el contrato de venta. If a credit purchase, this is an offer to purchase only. Buyer offers to purchase vehicle on credit terms described herein and no contractual relationship is created. This order does not constitute an agreement for the extension of credit. Manufacturer/Distributor reserves the right to change the price of new vehicles to Seller without notice. In the event that the price to Seller of the new vehicle ordered hereunder is changed prior to delivery to Buyer, Buyer agrees and accepts that the cash delivered price will be changed accordingly. If the Buyer's used vehicle trade-in is not delivered to the Seller until delivery of the new vehicle, the trade-in will be reappraised at that time and Buyer agrees that such reappraised value shall determine the allowance, if any, made for the trade-in. Buyer agrees to deliver the original bill of sale and the title to an trade-in along with the delivery of the trade-in and further agrees to execute and all documents necessary or required to transfer legal title and ownership to Seller or its assigns. Buyer warrants the trade-in to be his property and free and clear of all liens and encumbrances except as otherwise noted herein. Buyer further warrants that the trade-in has not been declared rebuilt salvage, reconditioned, nonrepairable, or flood damaged and that the emission systems have not been tampered with and are in the condition as originally manufactured, except for ordinary wear, unless so disclosed. Seller makes no representations, concerning fuel economy of the sale unit and any information posted on the sale unit or contained in literature relating to the same reflect the results of tests performed, required or prescribed by government agency, upon which Seller has relied. It is expressly agreed to and understood by Buyer and Seller that in the event of a non-credit transaction, Seller retains a security interest in the purchased vehicle until such time as Buyer has paid the Seller for the vehicle. Buyer agrees to all the above listed charges.

BUYER'S SIGNATURE: _____ **SELLER'S SIGNATURE:** _____ **DATE** _____



DOGETT FREIGHTLINER OF SOUTH TEXAS LLC - AUSTIN

1701 Smith Rd.
Austin, Texas 78721

Bus: 512-389-0000
Fax: 512-389-2663

INV #:

DATE: 10/13/2022

INVOICE / BUYER'S ORDER

BUYER'S NAME CITY OF BELTON		TELEPHONE 254-933-5818	
ADDRESS PO BOX 120		CITY BELTON	STATE TX
YEAR 2024	MAKE FREIGHTLINER	MODEL/BODY M2106	VIN TBD
		ZIP CODE 76513	LICENSE PLATE

A DOCUMENTARY FEE IS NOT AN OFFICIAL FEE. A DOCUMENTARY FEE IS NOT REQUIRED BY LAW, BUT MAY CHARGED TO BUYER FOR HANDLING DOCUMENTS RELATING TO THE SALE. A DOCUMENTARY FEE MAY NOT EXCEED A REASONABLE AMOUNT AGREED TO BY THE PARTIES. THIS NOTICE IS REQUIRED BY LAW.

UN PAGO DOCUMENTAL NO ES UN CARGO OFICIAL. LA LEYNO EXIGUE SE IMPONGA UN CARGO DOCUMENTAL. PERO ESTE PODRIA COBRARSE A LOS COMPRADORES POR EL MANEJO DE LA DOCUMENTACION EN RELACION CON LE VENTA. UN CARGO DOCMENTAL NO PUEDE EXCEDER UNA CANIDAD PAZONABLE ACORDADA POR LAS PARTES. ESTA NOTIFICACION SE EXIGUE POR LA LEY.

Disclaimer of Warranties

The above described vehicle sold by Freightliner of Austin is sold as is, without either express or implied warranties of any kind by Freightliner of Austin, including warranties of merchantability or fitness, and Buyer will bear the entire expense of repairing or correcting any defects that presently exist or that may occur in the vehicle, unless a written warranty by, or service contract with Freightliner of Austin covering the described vehicle is delivered to Buyer in conjunction with or within 90 days following the time of sale, but such vehicle or any of its component parts may be subject to warranty by the manufacturer thereof.

MILEAGE:

TIPS CONTRACT #200206

CHASSIS BASE MODEL PRICE

\$82,719.00

OPTION CONTENT

\$8,088.50

OX 10' 5-6 YD DUMP BODY, ELCTRIC FLIP TARP

\$22,355.00

PINTLE HITCH & ELETRIC BRAKE CONTROLLER

CUSTOMER COPY

MILEAGE:			
YEAR	MAKE	MODEL/BODY	VIN
MILEAGE:		TRADE-IN	
YEAR	MAKE	MODEL/BODY	VIN
PAYOFF TO:			
ADDRESS:			
TELEPHONE:		FAX:	
GOOD UNTIL:			
QUOTED BY:			
SHOW LIEN TO:		Body Type:	
ADDRESS:		License Wt.:	
		State Insp.:	
DATED:		License:	
DRAFT FOR \$		Title:	
DRAFT THRU:		Transfer:	
ADDRESS:			
		TOTAL	\$113,162.50
		(Trade Allowance)	(\$0.00)
		TRADING DIFFERENCE	\$113,162.50
		SALES TAX	\$0.00
		DEALER'S INVENTORY TAX	\$0.00
		LICENSE FEE	\$0.00
		DOCUMENTARY FEE	\$0.00
		FEDERAL EXCISE TAX	\$0.00
		TOTAL SALE PRICE	\$113,162.50
		PAYOFF ON TRADE	\$0.00
		EXT. WARRANTY	\$0.00
		LESS DEPOSIT	\$0.00
		Total Balance Due	\$113,162.50

**The Dealer's Inventory Tax charge is intended to reimburse the dealer for ad valorem taxes on its motor vehicle inventory. The charge, which is paid by the Dealer to the county tax assessor-collector, is not a tax imposed on a consumer by the government, and is not required to be charged by the dealer to the consumer.

The information you see on the window form for this vehicle is part of this contract. Information on the window form overrides any contrary provisions on the contract of sale.

La informacion que aparece en la ventanilla de este vehiculo forma parte de este contrato. La informacion contenida en el formulario de la ventanilla anula cualquier prevision que establezca el contrato y que aparezca en el contrato de venta. If a credit purchase, this is an offer to purchase only. Buyer offers to purchase vehicle on credit terms described herein and no contractual relationship is created. This order does not constitute an agreement for the extension of credit. Manufacturer/Distributor reserves the right to change the price of new vehicles to Seller without notice. In the event that the price to Seller of the new vehicle ordered hereunder is changed prior to delivery to Buyer, Buyer agrees and accepts that the cash delivered price will be changed accordingly. If the Buyer's used vehicle trade-in is not delivered to the Seller until delivery of the new vehicle, the trade-in will be reappraised at that time and Buyer agrees that such reappraised value shall determine the allowance, if any, made for the trade-in. Buyer agrees to deliver the original bill of sale and the title to an trade-in along with the delivery of the trade-in and further agrees to execute and all documents necessary or required to transfer legal title and ownership to Seller or its assigns. Buyer warrants the trade-in to be his property and free and clear of all liens and encumbrances except as otherwise noted herein. Buyer further warrants that the trade-in has not been declared rebuilt salvage, reconditioned, nonrepairable, or flood damaged and that the emission systems have not been tampered with and are in the condition as originally manufactured, except for ordinary wear, unless so disclosed. Seller makes no representations, concerning fuel economy of the sale unit and any information posted on the sale unit or contained in literature relating to the same reflect the results of tests performed, required or prescribed by government agency, upon which Seller has relied. It is expressly agreed to and understood by Buyer and Seller that in the event of a non-credit transaction, Seller retains a security interest in the purchased vehicle until such time as Buyer has paid the Seller for the vehicle. Buyer agrees to all the above listed charges.

BUYER'S SIGNATURE: _____

SELLER'S SIGNATURE: _____

DATE: _____



JOHN DEERE

Retail Purchase Order

RDO Equipment Co.
215 Enterprise
Hewitt TX, 76643
Phone: (254) 666-3900 - Fax: (254) 666-7466

Bill To:
CITY OF BELTON
PO BOX 120
BELTON, TX, 765130120
BELL ()
(254) 933-5825

Purchase Order Date: 10/27/2022
Purchase Order #: 1603330
Purchaser Account #: 5825002

Customer Purchaser Type: Governmental - City/Town/Village
Customer Market Use: Underground - Sewer/Water
Location of First Working Use: BELTON, TX, 765130120
Dealer Account Number: 177418
Sales Professional: Colin Duecy
Phone: (254) 666-3900
Fax: (254) 666-7466
Email: CDuecy@rdoequipment.com

Comments

Machine will have to be ordered. If ordered today (11/1/2022) machine will arrive in early May 2023.

C/o Belton Sourcwell Member ID# 31859

Equipment Information

Quantity	Serial Number Stock Number	Hours (approx.)	Status / Year / Make / Model Additional Items	Cash Price
1	TBD TBD	0	New 2023 JOHN DEERE 210G	\$160,324.00
			MFG Program Sourcwell Contract# 032119-JDC	(\$62,526.36)
			Freight in Factory Freight	\$3,470.00
			Freight Out Delivery to Belton	\$530.00
			Prep / Reconditioning Pre-Delivery Setup	\$2,124.50
			Warranty -John Deere Power Train & Hyd.-72 Months, 3000 Hours,Deductible: 0, Exp Date: 11/1/2028	\$4,282.00
1	TBD TBD	0	New 2023 JOHN DEERE 60FORKS	\$5,628.00
			Freight in Factory Freight	\$900.00
			MFG Program Sourcwell Contract# 032119-JDC	(\$2,194.92)
Equipment Subtotal:				\$112,537.22

Purchase Order Totals

Balance: \$112,537.22
Total Taxable Amount: \$0.00
TX STATE TAX: \$0.00
TX COUNTY TAX: \$0.00
TX CITY TAX: \$0.00
Sales Tax Total: \$0.00
HEI: \$213.82
Sub Total: \$112,751.04
Cash with Order: \$0.00
Balance Due: \$112,751.04

Legal Information

For the Construction Product(s)

ACKNOWLEDGMENTS - Purchaser offers to sell, transfer, and convey the item(s) listed as "Trade In" to the Dealer at or prior to the time of delivery of the above Product(s), as a "trade-in" to be applied against the cash price. Purchaser represents that each "trade-in" item shall be free and clear of all security interests, liens, and encumbrances at the time of transfer to the Dealer except to the extent shown below. The price to be allowed for each "trade-in" item is listed on this document. The Purchaser promises to pay the balance due shown hereon in cash, or to execute a Time Sale Agreement (Retail Installment Contract), or a Loan Agreement for the purchase price of the Product(s), plus additional charges shown thereon, or to execute a Lease Agreement, on or before delivery of the Product(s) ordered herein. Despite delivery of the Product(s) to the Purchaser, title shall remain with the Seller until one of the foregoing is accomplished. Except as provided herein and as necessary to protect RDO Equipment from the claims of a bankruptcy trustee or a buyer in the ordinary course of business, the Purchaser and the Dealer agree that this Purchase Order is not a security agreement and that delivery of the Product(s) to the Purchaser pursuant to this Purchase Order will not constitute possession of the Product(s) by the Purchaser, as a debtor, for the purposes of the purchase money security provisions in any statutes relating to personal property security or its equivalent. Purchaser understands that its rights in connection with this purchase are limited as set forth in this Purchase Order. I (we) hereby grant a security interest to RDO Equipment in the Product.

DISCLOSURE OF REGULATION APPLICABILITY - When operated in California, any off-road diesel vehicle may be subject to the California Air Resources Board In-Use Off-Road Diesel Vehicle Regulation. It therefore could be subject to retrofit or accelerated turnover requirements to reduce emissions of air pollutants. More information is available on the California Air Resources Board website at <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>.

IMPORTANT WARRANTY NOTICE - The Standard Warranty for new John Deere construction and forestry products is set forth in a separate document provided by the dealer. Please read the Standard Warranty carefully before signing. No express warranty is made unless specified in the Warranty Statement. PURCHASER'S RIGHTS AND REMEDIES PERTAINING TO THIS PURCHASE ARE LIMITED AS INDICATED IN THE STANDARD WARRANTY AND PURCHASE ORDER. WHERE PERMITTED BY LAW, NO IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS IS MADE.

Telematics: Orders of telematic devices include only the hardware. Where available, telematics software, including JDLink™ connectivity service, may be enabled from your local John Deere Operations Center or JDLink website. Please see your authorized John Deere dealer for assistance.

The undersigned purchaser(s) (the "Purchaser") hereby orders the product (the "Product") described above from the Dealer. The Dealer shall not be liable for failure to provide the Product or for any delay in delivery if such failure or delay is due to the Dealer's inability to obtain such Product from the manufacturer or supplier or other cause beyond the Dealer's control. The cash price shown above is subject to the Dealer receiving the Product from the manufacturer or supplier prior to any change in price by the manufacturer or supplier and is also subject to any new or increased taxes being imposed upon the sale of the Product after the date of this Purchase Order.

Upon signature of delivery acknowledgment, customer is accepting the equipment, including attachments, in "AS IS" condition, agreeing to notify RDO Equipment Co. within 24 hours of any damages or discrepancies found upon receipt of equipment.

Signature Area

Purchase Order Accepted By:

(Customer's Signature)

(Date Accepted)

(Authorized Signature of Dealer)

(Date Accepted)

Delivery of Equipment Acknowledgement:

(Customer's Signature)

_____/_____/_____
Date Accepted

Standard Warranty Acknowledgement:

(Delivered On)

(Warranty Begins)

Extended Warranty Oil Sampling Acknowledgement:

(Customer's Initials)

(deal owner's title's Initials)

Equipment Options

Qty	Serial Number	Year / Make / Model	Description
1	TBD	2023 JOHN DEERE 210G	17G0T 210 G-tier Tractor Loader 0202 United States 0259 English 1002 Canopy (ROPS/FOPS) 1054 Seat - Suspension Vinyl Enhanced with Tilt Steering for Canopy 8030 Fire Extinguisher Mounting Bracket 8159 Machine Security (Software Installed) 8283 Hand Throttle 183E JDLink™ 3006 Powershift Transmission - Mechanical Front Wheel Drive (MFWD) with Open Differential 6151 Single Battery 8176 Premium LED Light Package 6522 Dual Tilt Cylinders 8271 Rear Weight - 700 lb. 8273 Wheel Weights 7038 Two-Function Loader Hydraulics, Single Lever with Coupler 7860 92 in. (2.34 m.) Wide, 1.3 cu. yd. (1.0 cu. m.) Long-Lip Coupler Bucket 8274 84 in. (2.13 m.) Box Blade 8282 Single Position Drawbar 8115 MFWD Driveshaft Guard 8284 Transmission Guard
1	TBD	2023 JOHN DEERE 60FORKS	AT308139 FORKS, PALLET (2) 60 IN.(1.52M) WITH 60 IN. (1.52

STANDARD WARRANTY FOR NEW JOHN DEERE CONSTRUCTION, UTILITY, CCE AND FORESTRY PRODUCTS – US & Canada

- **Construction, Forestry & Compact Construction Equipment (CCE) Products***: 12 months Full Machine Standard Warranty
- *** Compact Construction Equipment Products** Delivered and settled on or after 01 June 2018: 24 months or 2000 hours (whichever comes first) Full Machine Standard Warranty
- **C&E Series Pull-Type Scrapers**: 6 months Full Machine Standard Warranty
- **DC & DE Series Pull-Type Scrapers**: 12 months Full Machine Standard Warranty
- **Scraper Tractors**: 24 Months or 2000 Hours (whichever occurs first) Full Machine Standard Warranty
- **Forestry Attachments**: 12 Months or 2000 Hours (whichever occurs first) Full Machine Standard Warranty
- **Frontier Equipment**: 6 months Full Machine Standard Warranty (90 days in rental applications)

The "Standard Warranty" is part of the warranty protection package available from John Deere Construction & Forestry Company (John Deere Limited in Canada) ("John Deere") to purchasers of new John Deere products ("product"):

STANDARD Warranty is John Deere's standard new product warranty, described in this document, provided at no additional charge to the purchaser.

EXTENDED Warranty is a separate repair contract made available by John Deere for purchasers who wish to complement their Standard Warranty coverage. Complete Extended Warranty details, including coverage options and limitations, are set forth in the Application for Extended Warranty, which is available from authorized John Deere dealers.

STRUCTURAL Warranty applies to certain structural components as listed below and as described in this document.

FACTORY-INSTALLED UNDERCARRIAGE Warranty applies to certain undercarriage components as listed below and as described in this document.

A. STANDARD WARRANTY - GENERAL PROVISIONS

John Deere will repair or replace, at its option, any parts (except those specified below) of a new John Deere product that, as delivered to the original retail purchaser(s), are defective in material or workmanship. Performance of this warranty will be free of charge for parts and labor/labour, except as otherwise stated below. Standard Warranty applies only to purchases from John Deere and authorized John Deere dealers and, except as otherwise provided in the next sentence and section L below, is extended only to the original retail purchaser of the product. Remaining Standard Warranty applicable to a used John Deere product is transferred to a subsequent purchaser of the product only if the subsequent purchaser requests a transfer from an authorized John Deere dealer before the product's Standard Warranty expires. Coverage begins on the date of delivery of the product to the original retail purchaser. For purposes of this warranty, a product that has been rented, used for demonstration purposes for 150 or more hours, or otherwise used prior to its original retail purchase has been "used" for the total duration of such use. Warranty statements required by law covering engine emissions-related parts and components are found on a separate written warranty certificate provided to the purchaser at the time of the original retail purchase.

B. WHAT IS COVERED BY STANDARD WARRANTY -

All parts of a new John Deere product (except those noted in Sections D and E below) are covered during the Standard Warranty period set out above.

C. EXCLUSIVE REMEDY -

The repair or replacement of covered parts or components that are defective, as provided in Sections A, B, D.2 and D.3 herein, shall be the purchaser's exclusive remedy for any defect in the product. However, if after repeated attempts such repair or replacement fails to correct the performance problem caused by the defect, the purchaser's sole remedy shall be a refund of the amount paid for the product (in exchange for a return of the product), excluding any transportation charges, license fees, taxes and insurance premiums, and less a reasonable allowance for use of the product prior to its return. In no event will the dealer, John Deere or any company affiliated with John Deere be liable for any incidental or consequential damages, including but not limited to loss of profits, rental of substitute equipment or other commercial loss. Correction of defects in the manner provided above shall constitute fulfillment of all liabilities of the Dealer, John Deere, or any company affiliated with John Deere to the purchaser or any other

person, whether based upon contract, tort, strict liability, or otherwise. This limitation does not apply to claims for personal injury.

D. ITEMS COVERED SEPARATELY -

1. Standard Warranty does not apply to batteries, radios, tires, cameras, or to Cummins, MTU or Detroit Diesel Engines installed in John Deere products, which are covered by separate written warranties.
2. Factory-Installed Undercarriage Warranty covers all non-rubberized factory-installed undercarriage wear components for 3 years or 4,000 hours from the date of delivery to the original retail purchaser, whichever occurs first (unless terminated earlier under Section F, below). For purposes of this warranty, a product that has been rented, used for demonstration purposes for 150 or more hours, or otherwise used prior to its original retail purchase has been "used" for the total duration of such use. In addition to the items listed in section E below, Factory-Installed Undercarriage Warranty does not cover: failures due to wear, machine application, maintenance practices, or improper machine configuration; removal and installation labor/labour; transportation or hauling costs; unapproved parts; non-wear items; and rubberized undercarriage components such as rubber tracks. Warranty claims will be pro-rated based upon wear of the failed component and whether track shoe width is approved by John Deere. Factory-Installed Undercarriage Warranty does not apply to Scraper Tractors.
3. StructurALL Warranty for new John Deere Products (except Compact Excavators & Loaders, Skid-Steer Loaders, Compact Track Loaders, Scraper Tractors, Pull-Type Scrapers, and Forestry Attachments, which are not eligible for StructurALL Warranty) begins at the date of delivery to the original retail purchaser and ends (unless terminated earlier under Section F, below) after three (3) years, or 10,000 hours (whichever occurs first). For purposes of this warranty, a product that has been rented, used for demonstration purposes for 150 or more hours, or otherwise used prior to its original retail purchase has been "used" for the total duration of such use. **StructurALL Warranty applies only to the following structural components listed below as installed on the product at the time of original manufacture.** If a particular component is not listed below it is not covered by StructurALL Warranty.

Arm; Articulation Joint (incl. pins & bushings); Bin Frame; Boom; Carbody; C-Frame*; Circle Frame; Coupler (John Deere built ONLY); Dipperstick; Draft Frame; Engine Frame; Equipment Frame; Grapple Arch and Grapple Boom; Loader Arm; Loader Frame; Mainframe; Moldboard Lift Arm; NeverGrease™ Pin Joints [Includes steering pin and bushing joints (standard equipment), roller elements (roller bearings) in bucket to boom joints and sliding elements (bushing) for boom and linkage joints (optional equipment)]; Rollover Protection Structure (ROPS); Side Frame; Swing Frame; Track Frame; Undercarriage Frame; X-Frame; Z-bar loader linkage (including bell crank and bucket driver link); Specialty booms and arms marketed as "heavy duty" by John Deere.

Items Covered by StructurALL for Cut-to-Length Forestry Machines: Front frame (welded assembly); Rear frame (welded assembly); Crane king post with basement; Middle joint frame; Cabin swing frame; Main Boom

StructurALL Warranty does not apply to:

1. Any product used primarily in extreme duty or severe duty applications such as but not limited to: demolition and wrecking, chemical plant (including fertilizer plants), salt mines, steel mill, land fill and transfer stations, scrap handling, scarifying and other applications that are similarly destructive or similarly heavy duty except specialty booms and arms as stated in Section D.3 above.
2. C-Frames on H-Series & J-Series Crawlers equipped with root rakes or used in forestry applications unless equipped with an "extreme duty" reinforcement package.
3. Cut-to-Length Forestry Heads and Slash Bundler Units.
4. Crawlers equipped with optional side booms.
5. Cut-to-Length Forestry, Excavator, and Log Loader swing bearings.
6. Motor Graders equipped with front- or rear-mounted snow wings.

E. ITEMS NOT COVERED -

John Deere is NOT responsible for the following:

1. Freight
2. Adjustments to compensate for wear, for periodic maintenance or adjustments that result from normal wear and tear.
3. Damage caused by unapproved adjustments (electronic or mechanical) to machine or machine components outside of published specifications including but not limited to engine, hydraulic components and relief valves.
4. Program updates, calibrations, and pressure adjustments.
5. Diagnostic Time
6. Additional Labor/Labour Time - Above SPG/Labor/Labour Rate
7. Additional Cleaning - Above SPG/Labor/Labour Rate
8. Rental Fees
9. Depreciation or damage caused by normal wear or application, lack of reasonable and proper maintenance, failure to follow operating instructions, misuse, negligence, collision or other accidents.
10. Premiums charged for Overtime Labor/Labour
11. Transportation to and from the dealership.
12. Travel time, mileage or service calls by the dealer.
13. Non-John Deere components or modifications, Rotobec grapples, and attachments installed aftermarket.
14. Shop supplies and maintenance items such as, but not limited to: filters, fuels, oil, hydraulic fluid, lubricants, coolants, conditioners, shop towels, cleaners and degreasers. Note: Reimbursement for refills of oils/coolants lost due to a warrantable failure is covered when a system failure occurs outside the boundaries of a normal oil change (within 25% of specified change interval as provided in the Operator's Manual).
15. Torn, cut, or worn hoses.
16. Wear items, such as, but not limited to: body liner, belts, blades, bulbs, lubricated joints (including pins and bushings), dry brakes, brake linings, dry clutch linings, saw blades, chains, skidder grapple shocks, color marking nozzles, and articulation bumpers.
17. Items such as cutting-edge parts, delimbing knives, bucket teeth and rubber track are not warranted for depreciation or damage caused by normal wear, lack of proper maintenance, misuse, failure to follow operating instructions, the elements or accident.
18. Any defect in a non-covered component, or damage to or failure of a covered component caused by a defect in a non-covered component.
19. Secondary damage which occurs from continued operation of a product after recognition of the occurrence of a failure.
20. Parts supplied or modifications done by third party suppliers.
21. Topping off fluids when fluid levels fall in the range between low and full
22. Parts/Kits not ordered on machine and installed aftermarket. These parts will be covered by any applicable parts warranty.
23. Attachments installed aftermarket – i.e. Winch not installed at factory.
24. Custom options installed outside the factory – i.e. G.R. Manufacturing option packages.
25. Used Products (except as otherwise provided in section L below).

F. TERMINATION OF WARRANTY-

John Deere is relieved of its obligations under Standard Warranty, StructurALL Warranty, Factory-Installed Undercarriage Warranty and/or Extended Warranty if:

1. Service (other than normal maintenance and replacement of service items) is performed by someone other than an authorized John Deere dealer; or
2. The product is modified or altered in ways not approved by John Deere; or
3. Any unapproved or improperly sized attachment is installed on the product. Approval and attachment size shall be at John Deere's sole discretion. (Consult dealer prior to installing attachments or product modification).
4. The product is moved outside the US and/or Canada.

G. PARTS REPLACED UNDER WARRANTY -

Only new or remanufactured parts or components furnished or approved by John Deere, will be used if John Deere elects to repair the product. If any such part or component is defective in material or workmanship when installed in the product, John Deere will repair or replace, as it elects, such defective part or component, provided the defect is

reported to an authorized John Deere dealer within 90 days of installation or before expiration of the applicable Standard Warranty, Factory-Installed Undercarriage Warranty and/or StructurALL Warranty whichever is later.

H. TELEMATICS

NOTICE: Products may be equipped with telematics hardware and software ("Telematics") that transmit data to John Deere/ Dealer. Purchaser may deactivate Telematics at www.jdlink.com.

Notwithstanding Purchaser's right, title or interest in the Products, Purchaser agrees that John Deere and Dealer (their affiliates, successors and assigns), without further notice to Purchaser have the right to:

1. Access, use, collect and disclose any data generated by, collected by, or stored in, Products or any hardware or devices interfacing with Products ("Machine Data");
2. Access Machine Data directly through data reporting devices integrated within, or attached to, Products, including Telematics ("Data Reporting Systems"); and
3. Update the Data Reporting Systems software from time to time. Machine Data will only be used in accordance with John Deere's Machine Data Policy, located at www.JohnDeere.com/MachineDataPolicy.

I. OBTAINING WARRANTY SERVICE -

To obtain warranty service, the purchaser must request warranty service from a John Deere dealer authorized to sell the product to be serviced. When making such a request, the purchaser must present evidence of the product's delivery date, make the product available at the dealer's place of business, and inform the dealer in what way the purchaser believes the product to be defective. Standard Warranty, Factory-Installed Undercarriage Warranty and/or StructurALL Warranty repairs may be made in the field if the purchaser and servicing dealer so desire. However, John Deere will not be responsible for any charges (such as dealer travel time, mileage or extra labor/labour) that would not have been incurred had the product been repaired at the dealer's place of business.

J. NO IMPLIED WARRANTY, CONDITIONS OR OTHER REPRESENTATION -

Where permitted by law, neither John Deere nor any company affiliated with it makes any warranties, representations, conditions or promises, express or implied, as to the quality, performance, or freedom from defect of its products, other than those set forth in this document and **NO IMPLIED WARRANTY OF MERCHANTABILITY, CONDITIONS OR FITNESS IS MADE.**

K. NO DEALER WARRANTY -

The selling dealer makes no warranty of its own on any item covered by this warranty, and makes no warranty on other items unless the dealer delivers to the purchaser a separate written warranty certificate specifically warranting the item. **The dealer has no authority to make any representation or promise on behalf of John Deere, or to modify the terms or limitations of this warranty in any way.**

L. USED JOHN DEERE PRODUCTS ONLY -

John Deere will transfer remaining Standard Warranty, Factory-Installed Undercarriage Warranty and/or StructurALL Warranty to the purchaser of a used John Deere construction and/or forestry product that has been used for less than the full warranty period provided at the product's original retail purchase. This transfer is not effective until change of ownership is registered by a John Deere dealer. **ALL THE TERMS, INCLUDING LIMITATIONS AND EXCLUSIONS, OF THE JOHN DEERE STANDARD WARRANTY, FACTORY-INSTALLED UNDERCARRIAGE WARRANTY, AND/OR STRUCTURALL WARRANTY ORIGINALLY PROVIDED FOR THE PRODUCT REMAIN IN EFFECT AND APPLICABLE.**

**Meeting of the
Belton Employee Benefits Trust
November 23, 2021 – 5:30 P.M.**

The Belton Employee Benefits Trust met in regular session in the Wright Room at the Harris Community Center with the following members present: Chair Wayne Carpenter, Vice Chair David K. Leigh and Trustees Craig Pearson, Dan Kirkley, John R. Holmes, Sr., Guy O'Banion and Daniel Bucher. Staff present included Sam Listi, John Messer, Amy Casey, Gene Ellis, Alex Munger, Mike Rodgers, Jon Fontenot, Cynthia Hernandez, Tina Moore, Scott Hodde, James Grant, Charlotte Walker (Zoom), Bob van Til, Paul Romer and Jo-Ell Guzman.

1. Call to Order. *(Audio 1:15:37)*

Chair Carpenter called the meeting to order at 6:49 p.m.

2. Consider minutes of the City of Belton Employee Benefits Trust meeting dated November 10, 2020. *(Audio 1:15:42)*

Upon a motion for approval by Trustee Holmes, and a second by Trustee Bucher, the November 10, 2020, Employee Benefits Trust minutes were unanimously approved upon a vote of 7-0.

3. Consider action awarding contracts for employee insurance products. *(Audio 1:16:03)*

Upon a motion for approval by Trustee Holmes, and a second by Trustee O'Banion, the contracts for employee insurance products were unanimously approved upon a vote of 7-0.

4. Adjourn. Chair Carpenter adjourned the meeting at 6:57 p.m.

Wayne Carpenter, Chair

ATTEST:

Amy M. Casey, City Clerk

Staff Report – Employee Benefits Trust Agenda Item



City of Belton Employee Benefits Trust Meeting – Agenda Item 3

Consider action awarding contracts for employee insurance products.

Originating Department

Finance – Mike Rodgers, Director of Finance
Human Resources – Charlotte Walker, Director of Human Resources

Summary Information

HUB International, the City's benefits consultant, conducted an RFP for medical, and three proposals were returned. Submitting proposals were our current provider, Scott & White Health Plan (SWHP), Blue Cross Blue Shield of Texas (BCBS), and United HealthCare (UHC.) SWHP returned the most competitive proposal, with an overall increase of 4%, and no changes in our plan designs. While the plans do not change, modifications to the employer and employee contribution percentages are recommended.

Other lines of coverage:

Dental (Principal) – In rate guarantee until 01/01/2024.

Vision (United Healthcare) – In rate guarantee until 01/01/2024.

Life/Disability (Ochs, Inc.) – Includes Basic Life, Voluntary Life, and Long-Term Disability. In rate guarantee until 01/01/2024.

Health Savings Account (Flores & Associates) – In rate guarantee until 01/01/2026.

Employee Assistance Program (UTEAP) – In rate guarantee until 01/01/2024.

Voluntary Worksite Products (AFLAC) – Includes Accident, Critical Illness, Cancer, Whole Life, Hospital Indemnity, and Short Term Disability – In rate guarantee until 01/01/2025.

Voluntary Identity Theft Protection (LegalShield) – In rate guarantee until 01/01/2024.

Fiscal Impact

The FY 2023 budget includes funding of \$1,389,030 for insurance premiums based on the current distribution of plan types and tiers with the recommended City contribution rates.

Budgeted: X Yes No

Funding Source(s): Funds for employee insurance programs will be transferred to the Employee Benefits Trust from City operating funds as they are paid.

Recommendation

Staff recommends approval of contract with the following benefit providers:

Health Insurance	Scott & White Health Plan
Dental Insurance	Principal Life Insurance Company
Vision	United HealthCare
Life / Disability	Ochs, Inc
Heath Savings Account	Flores & Associates
Employee Assistance Program	UTEAP
Voluntary Worksite Products	AFLAC
Identity Theft Protection	LegalShield

Attachments

Presentation from HUB International



Advocacy. Tailored Insurance Solutions. Peace of Mind

City of Belton Council Update



Andrew Weegar – Senior Account Executive – Public Sector

This presentation summarizes the initial results of an RFP conducted by HUB International on behalf of the City of Belton to assess vendors to administer the following benefits effective January 1, 2023:

- Medical (Fully Insured)

The RFP was conducted with the following objectives in mind:

- Aligns with the City's objectives and is supported by management;
- Demonstrated superior member service and claims processing;
- Ability to proactively meet the City's service needs;
- Willingness, experience and capability to effectively administer the programs;
- Support during the implementation process;
- Options to manage costs.

Health Plan Financials



Date	Subscribers	Medical Cost	Rx Cost	Total Cost	Premium Cost	Loss Ratio
21-Jan	134	\$197,865	\$13,256	\$211,121	\$90,955	232.0%
21-Feb	135	\$109,067	\$9,480	\$118,547	\$90,698	131.0%
21-Mar	137	\$51,671	\$20,080	\$71,751	\$90,955	79.0%
21-Apr	133	\$87,927	\$10,027	\$97,954	\$87,331	112.0%
21-May	136	\$87,926	\$7,961	\$95,887	\$90,701	105.7%
21-Jun	140	\$73,039	\$34,923	\$107,962	\$92,198	117.1%
21-Jul	136	\$74,419	\$43,695	\$118,114	\$90,111	131.1%
21-Aug	137	\$68,911	\$51,638	\$120,549	\$91,278	132.1%
21-Sep	138	\$46,537	\$43,332	\$89,869	\$93,194	96.4%
21-Oct	136	\$36,289	\$20,996	\$57,285	\$91,509	62.6%
21-Nov	136	\$45,771	\$26,944	\$72,715	\$92,189	78.9%
21-Dec	140	\$52,484	\$36,740	\$89,224	\$92,882	96.1%
Plan Year Total	135	\$931,906	\$319,072	\$1,250,978	\$1,094,001	114.3%
Per Capita		\$6,903	\$2,363	\$9,267	\$8,104	
22-Jan	146	\$33,251	\$18,242	\$51,493	\$108,326	47.5%
22-Feb	146	\$61,259	\$41,932	\$103,191	\$108,660	95.0%
22-Mar	146	\$69,885	\$35,079	\$104,964	\$108,454	96.8%
22-Apr	147	\$108,824	\$39,122	\$147,946	\$109,048	135.7%
22-May	144	\$64,911	\$59,257	\$124,168	\$107,266	115.8%
22-Jun	142	\$94,415	\$43,000	\$137,415	\$106,284	129.3%
22-Jul	142	\$94,137	\$33,975	\$128,112	\$105,586	121.3%
Plan Year Total (YTD)	145	\$526,682	\$270,607	\$797,289	\$753,624	105.8%
Annualized		\$902,883	\$463,898	\$1,366,781	\$1,291,927	
Annualized Per Capita		\$6,239	\$3,206	\$9,445	\$8,927	
\$ Difference from Prior Year		-\$29,023	\$144,826	\$115,803	\$197,926	
% Change from Prior Year		-3%	45%	9%	18%	

2023 Proposed Scott & White Medical Benefits



MEDICAL BENEFITS	Scott & White		
Carrier	PPO1	PPO2	HSA Plan
	Current / Renewal	Current / Renewal	Current / Renewal
Deductible			
In-Network	\$1,500 Ind./ \$3,000 Fam.	\$500 Ind./ \$1,000 Fam.	\$3,000 Ind./ \$5,600 Fam.
Non-Network	\$3,000 Ind./ \$6,000 Fam.	\$1,000 Ind./ \$2,000 Fam.	\$5,400 Ind./ \$10,000 Fam.
Out Of Pocket Max	Includes Deductible, Coin., Copays	Includes Deductible, Coin., Copays	Includes Deductible, Coin., Copays
In-Network	\$3,000 Ind. / \$6,000 Fam.	\$3,000 Ind. / \$6,000 Fam.	\$4,000 Ind. / \$8,000 Fam.
Non-Network	\$6,000 Ind. / \$12,000 Fam.	\$6,000 Ind. / \$12,000 Fam.	\$8,000 Ind. / \$16,000 Fam.
Coinsurance			
In-Network	80%	80%	80%
Non-Network	60%	60%	60%
Lifetime Max	Unlimited	Unlimited	Unlimited
Emergency Room			
In-Network	\$250 Copay / 20%	\$200 Copay / 20%	Ded./ 20%
Non-Network	\$250 Copay / 20%	\$200 Copay / 20%	Ded./ 20%
Physician Office Visit			
In-Network	\$30 Copay	\$25 Copay	Ded./ 20%
Non-Network	Ded./ 40%	Ded./ 40%	Ded./ 40%
Specialist Office Visit			
In-Network	\$30 Copay	\$50 Copay	Ded./ 20%
Non-Network	Ded./ 40%	Ded./ 40%	Ded./ 40%
Preventive Care			
In-Network	100%	100%	100%
Non-Network	Ded./ 40%	Ded./ 40%	Ded./ 40%
Urgent Care			
In-Network	\$75 Copay	\$75 Copay	Ded./ 20%
Non-Network	\$75 Copay	\$75 Copay	Ded./ 20%
In-Patient Hospital			
In-Network	Ded./ 20%	Ded./ 20%	Ded./ 20%
Non-Network	Ded./ 40%	Ded./ 40%	Ded./ 40%
Out-patient Hospital			
In-Network	Ded./ 20%	Ded./ 20%	Ded./ 20%
Non-Network	Ded./ 40%	Ded./ 40%	Ded./ 40%
Prescriptions			Deductible, then
Network Retail Pharmacy	\$5/\$25/\$50	\$5/\$25/\$50	\$5/\$25/\$50
Mail Order	\$10/50/\$100	\$10/50/\$100	\$10/50/\$100
90 Day Supply	\$12.50/\$62.50/\$125	\$12.50/\$62.50/\$125	\$12.50/\$62.50/\$125
Specialty Drugs	15%/15%/25%	15%/15%/25%	15%/15%/25%

2023 IRS Minimum Deductible for HSA Plans : \$3,000 (\$2,800 in 2022)

2023 Proposed Total Rates



				1	2	3	4	5	6
MEDICAL BENEFITS				Scott & White			Scott & White		
				Enrollment					
				PPO1	PPO2	HSA Plan	PPO1	PPO2	HSA Plan
				Current	Current	Current	Renewal	Renewal	Renewal
Financials	PPO 1	PP O2	HSA	Current	Current	Current	Renewal	Renewal	Renewal
Employee Only	0	78	21	\$524.22	\$594.12	\$387.91	\$545.16	\$617.85	\$403.41
Employee + Spouse	1	4	0	\$1,310.55	\$1,485.33	\$969.81	\$1,362.90	\$1,544.67	\$1,008.55
Employee + Children	22	7	3	\$943.58	\$1,069.44	\$698.25	\$981.27	\$1,112.17	\$726.15
Employee + Family	8	1	2	\$1,572.66	\$1,782.40	\$1,163.77	\$1,635.48	\$1,853.61	\$1,210.26
	31	90	26						
Total Enrollment	147								
Monthly Premium				\$34,651	\$61,551	\$12,568	\$36,035	\$64,010	\$13,071
Annual Premium				\$415,807	\$738,614	\$150,821	\$432,416	\$768,117	\$156,847
Combined Annual Premium				\$1,305,242			\$1,357,380		
\$ Change From Current				n/a			\$52,139		
% Change from Current				n/a			4.0%		
Effective Date				01/01/22			01/01/23		
Network Name				Scott & White Health Plan (BSW Plus HMO)			Scott & White Health Plan (BSW Plus PPO)		
Network Website				www.swhp.com			www.swhp.com		
AM Best Rating				A			A		
Notes				N/A			9.9% Rate Cap / Gain Share for 2nd Year		

Note: This is a brief summary and not intended to be a contract.

2023 Benefit Recommendations

Medical – Scott & White (Recommended)

Scott & White presented a +4%, or \$52,139 increase to total premiums with no plan designs to the PPO plans. The HSA plan will see a slight increase to the individual deductible to be compliant with IRS rules and regulations.

HUB's actuarial projections at mid-year called for a +18.7% increase due to the City's loss ratio exceeding 105% over the last twelve months. The only other medical response received was from UHC, which was +20% higher than current premiums.

Scott & White will cap the rate increase in 2024 at 9.9%, regardless of the City's loss ratio. Furthermore, they provided the City a Gain Sharing Arrangement. Meaning, if the City performs better than 85.5% next plan year, the City is eligible for reimbursement from Scott & White.

2023 Benefit Recommendations

Other Lines of Coverage

- **Dental (Principal)** – In rate guarantee until 1/1/2024
- **Vision (UHC)** – In rate guarantee until 1/1/2024
- **Life / Disability (Ochs, Inc.)** – In rate guarantee until 1/1/2024
- **HSA (Flores & Associates)** – In rate guarantee until 1/1/2026
- **Employee Assistance Program (UTEAP)** – In rate guarantee until 1/1/2024
- **Voluntary Worksite (AFLAC)** – In rate guarantee until 1/1/2025
- **Voluntary Identity Theft Protection (LegalShield)** – In rate guarantee until 1/1/2024

Thank you.



Staff Report – City Council Agenda Item

Agenda Item #8

Consider approval of funding for employee insurance contracts awarded by the Board of the Employee Benefits Trust, and authorizing the transfer of funds from the City's operating funds to the Employee Benefits Trust account.

Originating Department

Finance – Mike Rodgers, Director of Finance

Summary Information

It is recommended that the City Council vote to approve funding for employee insurance plans for the 2023 calendar year, as approved by the Board of the Employee Benefits Trust. The two-step process of (1) establishing benefits within the Employee Benefits Trust and (2) funding the Trust by the City makes premiums paid to insurers not subject to the health and accident insurance premium tax per Texas Insurance Code section 222.002(b)(5)(a). The annual savings is approximately \$24,000.

The monthly health insurance premiums will increase by 4% in 2023. During the plan review, management considered the market comparability of city and employee contributions using the recently completed compensation study and HUB International benchmarks. Because the current PPO2 plan does not reflect the current market, the City seeks to limit participation in this plan by reducing its contribution to 51% of the monthly premium. The PPO1 plan is more in line with the market, so the City will pay 60%, 75%, or 100% of the monthly premium depending upon the type of coverage selected by the employee. The City will pay an even greater amount towards the high-deductible HSA plan and deposit \$1,000 per year into an employee's health savings account if that coverage is selected. As a result of these changes, City expenditures for insurance may decrease by \$50,000 to \$100,000.

Fiscal Impact

The FY 2023 budget includes funding of \$1,389,030 for insurance premiums based on the current distribution of plan types and tiers with the recommended City contribution rates.

Budgeted: X Yes No

Funding Source(s): Funds for employee insurance programs will be transferred to the Employee Benefits Trust from City operating funds as they are paid.

Recommendation

Recommend approval of funding for employee insurance contracts.

Attachments

Schedule of Monthly Rates for 2023

Schedule of Monthly Rates for 2022 (for comparison)

City of Belton Medical - SWHP Monthly Rates for 2023				
Tiers & Options	Monthly Premium Paid	Monthly City Contribution	Monthly Employee Contribution	Employee Contribution Per Pay Period
<u>PPO 1</u>				
Employee Only	\$ 545.16	\$ 545.16	\$ -	\$ -
Employee/Spouse	\$ 1,362.90	\$ 817.74	\$ 545.16	\$ 272.58
Employee/Children	\$ 981.27	\$ 735.95	\$ 245.32	\$ 122.66
Employee/Family	\$ 1,635.48	\$ 981.29	\$ 654.19	\$ 327.10
<u>PPO 2</u>				
Employee Only	\$ 617.85	\$ 315.10	\$ 302.75	\$ 151.38
Employee/Spouse	\$ 1,544.67	\$ 787.78	\$ 756.89	\$ 378.45
Employee/Children	\$ 1,112.17	\$ 567.21	\$ 544.96	\$ 272.48
Employee/Family	\$ 1,853.61	\$ 945.34	\$ 908.27	\$ 454.14
<u>HDHP (HSA)</u>				
Employee Only*	\$ 403.41	\$ 403.41	\$ -	\$ -
Employee/Spouse*	\$ 1,008.55	\$ 705.99	\$ 302.56	\$ 151.28
Employee/Children*	\$ 726.15	\$ 617.23	\$ 108.92	\$ 54.46
Employee/Family*	\$ 1,210.26	\$ 786.67	\$ 423.59	\$ 211.80

*City will contribute \$1,000 into HSA (Health Savings Account) in addition to premiums paid.

City of Belton Dental - Principal Monthly Rates for 2023				
Tiers & Options	Monthly Premium Paid	Monthly City Contribution	Monthly Employee Contribution	Employee Contribution Per Pay Period
<u>Standard</u>				
Employee Only	\$ 21.48	\$ 21.48	\$ -	\$ -
Employee/Spouse	\$ 42.75	\$ 21.48	\$ 21.27	\$ 10.64
Employee/Children	\$ 52.79	\$ 21.48	\$ 31.31	\$ 15.66
Employee/Family	\$ 78.31	\$ 21.48	\$ 56.83	\$ 28.42
<u>Standard Plus</u>				
Employee Only	\$ 21.82	\$ 21.48	\$ 0.34	\$ 0.17
Employee/Spouse	\$ 43.46	\$ 21.48	\$ 21.98	\$ 10.99
Employee/Children	\$ 59.04	\$ 21.48	\$ 37.56	\$ 18.78
Employee/Family	\$ 87.60	\$ 21.48	\$ 66.12	\$ 33.06

City of Belton Vision - United Healthcare Monthly Rates for 2023				
Tiers & Options	Monthly Premium Paid	Monthly City Contribution	Monthly Employee Contribution	Employee Contribution Per Pay Period
Employee Only			\$ 4.56	\$ 2.28
Employee/Spouse			\$ 8.65	\$ 4.33
Employee/Children			\$ 10.16	\$ 5.08
Employee/Family			\$ 14.28	\$ 7.14

INSURANCE PREMIUMS FOR 2022 CALENDAR YEAR

City of Belton Medical - SWHP Monthly Rates for 2022				
Tiers & Options	Cost Per Month	City Contribution	Employee Cost	Per Pay Period
<u>PPO 1</u>				
Employee Only	\$ 524.22	\$ 524.22	\$ -	\$ -
Employee/Spouse	\$ 1,310.55	\$ 795.88	\$ 514.67	\$ 257.34
Employee/Children	\$ 943.58	\$ 756.56	\$ 187.02	\$ 93.51
Employee/Family	\$ 1,572.66	\$ 823.96	\$ 748.70	\$ 374.35
<u>PPO 2</u>				
Employee Only	\$ 594.12	\$ 594.12	\$ -	\$ -
Employee/Spouse	\$ 1,485.33	\$ 814.60	\$ 670.73	\$ 335.37
Employee/Children	\$ 1,069.44	\$ 770.04	\$ 299.40	\$ 149.70
Employee/Family	\$ 1,782.40	\$ 846.43	\$ 935.97	\$ 467.99
<u>HDHP (HSA)</u>				
Employee Only	\$ 387.91	\$ 572.02	\$ (184.11)	\$ (92.06)
Employee/Spouse	\$ 969.81	\$ 759.37	\$ 210.44	\$ 105.22
Employee/Children	\$ 698.25	\$ 730.27	\$ (32.02)	\$ (16.01)
Employee/Family	\$ 1,163.77	\$ 780.15	\$ 383.62	\$ 191.81

*Negative employee costs represent City contributions to HSA (Health Savings Account)

City of Belton Dental - Principal Monthly Rates for 2022				
Tiers & Options	Cost Per Month	City Contribution	Employee Cost	Per Pay Period
<u>Standard</u>				
Employee Only	\$ 20.41	\$ 20.41	\$ -	\$ -
Employee/Spouse	\$ 40.62	\$ 19.35	\$ 21.27	\$ 10.64
Employee/Children	\$ 50.15	\$ 18.84	\$ 31.31	\$ 15.66
Employee/Family	\$ 74.40	\$ 17.57	\$ 56.83	\$ 28.42
<u>Standard Plus</u>				
Employee Only	\$ 20.73	\$ 20.39	\$ 0.34	\$ 0.17
Employee/Spouse	\$ 41.29	\$ 19.31	\$ 21.98	\$ 10.99
Employee/Children	\$ 56.09	\$ 18.53	\$ 37.56	\$ 18.78
Employee/Family	\$ 83.22	\$ 17.10	\$ 66.12	\$ 33.06

City of Belton Vision - United Healthcare Monthly Rates for 2022				
Tiers & Options			Employee Cost Monthly	Per Pay Period
Employee Only			\$ 4.56	\$ 2.28
Employee/Spouse			\$ 8.65	\$ 4.33
Employee/Children			\$ 10.16	\$ 5.08
Employee/Family			\$ 14.28	\$ 7.14



Staff Report – City Council Agenda Item

Agenda Item #9

Consider an Ordinance adopting Budget Amendment #2 to the City of Belton FY 2022 Annual Budget.

Originating Department

Finance Department – Mike Rodgers, Director of Finance

Summary Information

Section 8.09 of the City Charter allows the City Council to amend the annual budget by Ordinance as necessary. As the 2022 fiscal year wraps up, a budget amendment is needed as a housekeeping measure to account for expenditures that surpassed the budgeted appropriations during the year. Below is a brief description of each proposed revision.

Revision #1

City policy requires the payout of accumulated sick, vacation, comp earned, and holiday leave to civil service employees upon separation of employment. One employee in the Police Department retired in September, while another resigned his position. Revision #1 increases appropriations to cover these additional personnel costs.

Fiscal Impact

See Ordinance

Budgeted: ___ Yes **X** No

If not budgeted: ___ Budget Transfer ___ Contingency **X** Amendment Needed ___ Capital Project Funds

Funding Source(s): See ordinance

Recommendation

Staff recommends approval of the Ordinance adopting Budget Amendment #2 to the City of Belton FY 2022 Annual Budget

Attachments:

Proposed Ordinance

ORDINANCE NO. 2022-61

AN ORDINANCE ADOPTING AMENDMENT NO. 2 TO THE BUDGET OF THE CITY OF BELTON, TEXAS, FOR ITS FISCAL YEAR 2022 BY PROVIDING DETAILED LINE INCREASES; BY MAKING SUPPLEMENTAL APPROPRIATIONS; DECLARING THIS A MATTER OF PUBLIC NECESSITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF

WHEREAS, the City of Belton Fiscal Year 2022 Annual Budget was adopted within the time and in the manner required by State Law; and

WHEREAS, the City Council hereby finds and determines that certain transfers of unencumbered appropriation balances from one department or division to another are allowed; and

WHEREAS, the City Council hereby finds and determines that there are sufficient revenues available for appropriation; and

WHEREAS, the City Council finds and determines that the proposed changes in the budget are for municipal purposes, and that the amendment to the budget is a matter of public necessity requiring adoption of the amendment to the budget at this time.

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

Section 1. The facts and matters set forth in the preamble of this ordinance are found to be true and correct.

Section 2. The City of Belton Fiscal Year 2022 Annual Budget is hereby amended by the adoption of "Amendment No. 2 to the Budget of the City of Belton, Texas, for the Fiscal Year 2022," a copy of which is attached hereto. "Amendment No. 2 to the Budget of the City of Belton, Texas, for the Fiscal Year 2022" shall be attached to and made a part of the Original Budget by the City Clerk and filed as required by State Law.

Section 3. All ordinances or parts of ordinances inconsistent with the terms of this ordinance are hereby repealed; provided however, that such repeal shall be only to the extent of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

Section 4. This ordinance shall become effective after its approval and adoption upon first and final reading and its publication pursuant to law.

Ordinance No. 2022-61
FY 2022 Amendment No. 2

PASSED, APPROVED, AND ADOPTED on first and final reading this 8th day of November 2022.

Wayne Carpenter, Mayor

ATTEST:

Amy M. Casey, City Clerk

**AMENDMENT NO. 2 TO THE BUDGET OF THE CITY OF BELTON, TEXAS
FOR THE FISCAL YEAR 2022**

Division Name	General Ledger Account Number	General Ledger Account Name	FY 2022 Current Budget	Amendment Amount	FY 2022 Amended Budget
<u>Revision #1</u>					
Police - Support Service	101-4-053-1030	Supervisory Salaries	163,360	30,640	194,000
To increase appropriations for payout of accumulated leave due to separation					



Staff Report – City Council Agenda Item

Agenda Item #10

Consider the reallocation of capital project funding in the TIRZ FY 2023 Annual Budget.

Originating Department

Finance Department – Mike Rodgers, Director of Finance

Summary Information

The FY 2023 Annual Budget includes the transfer of \$2,200,000 into the TIRZ Capital Projects Fund for three capital projects: Connell Street, Southwest Parkway, and Lena Armstrong Library. On August 2, 2022, the TIRZ Board approved the reallocation of funding from Southwest Parkway to Heritage Park improvements. The Board was concerned, however, that reallocating funding for Southwest Parkway could delay the construction of a roadway that will provide improved circulation around the expanding Justice Center Complex.

Understanding the Board's concern, the Belton City Council approved on August 23, 2022, the transfer of \$454,000 from the City's Water & Sewer Capital Projects Fund into the TIRZ Capital Projects Fund to pay for the water infrastructure within Heritage Park. That action reduced the need for TIRZ funding for Heritage Park from \$750,000 to \$366,500.

On August 11, 2022, the City of Belton received notice that it was not awarded a RAISE grant for Connell Street reconstruction. The RAISE grant would have provided funding for 80% of the \$9,400,000 project cost. The \$1,200,000 included in the TIRZ Fund budget for FY 2023 would have been used for the non-Federal grant match. Because the grant was denied, the Connell Street funding could instead be repurposed for Southwest Parkway construction.

Management recommends redirecting Connell Street funding to Southwest Parkway, raising the FY 2023 contribution for Southwest Parkway to \$1,583,500. This will fully fund the Southwest Parkway project. Because the project has already been designed, construction can occur in 2023. Without grant funding, the Connell Street project must be postponed until future funding becomes available. It remains an unscheduled project in the proposed TIRZ Project Plan.

Fiscal Impact: The total amount budgeted in FY 2023 will not change with this action.

Recommendation: Approve the reallocation of capital project funding in the TIRZ FY 2023 Annual Budget

Attachments

Presentation



Southwest Parkway Discussion

November 8, 2022

1

1

TIRZ Board Meeting on August 2, 2022

- The FY 2023 budget includes the transfer of \$2,200,000 into the TIRZ Capital Projects Fund for three capital projects
 - Connell Street \$1,200,000 (partial grant match)
 - Southwest Parkway \$ 750,000
 - Lena Armstrong Library \$ 250,000
- The TIRZ Board was asked to repurpose \$750,000 from Southwest Parkway to Heritage Park with the Water/Sewer Fund providing the remaining \$70,500 to cover the \$820,500 funding deficit for Heritage Park improvements
- The Board was concerned that reallocating funding for Southwest Parkway could delay the construction of a roadway that will provide improved circulation around the expanding Justice Center Complex

2

2

City Council Action on August 23, 2022

- City Council approved the transfer of \$454,000 from the Water & Sewer Capital Project Fund into the TIRZ Capital Projects Fund to pay for the water infrastructure within Heritage Park
 - \$366,500 of TIRZ funds are needed to fund the Heritage Park improvements
- This results in four capital projects receiving funding in FY 2023

○ Connell Street	\$1,200,000 (partial grant match)
○ Southwest Parkway	\$ 383,500
○ Lena Armstrong Library	\$ 250,000
○ Heritage Park	\$ 366,500

3

3



Southwest Parkway

Traffic Circulation and Project Funding

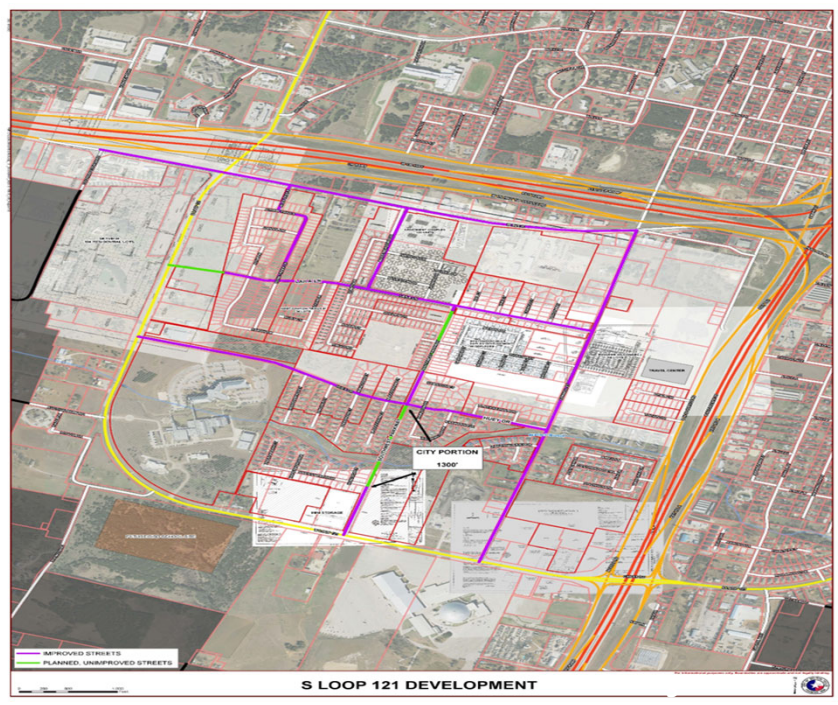
- Will connect Huey Drive to W Loop 121 over drainage structure
- Provides alternate route for neighborhood and Justice Center
- Northern extension (by developer) will connect Huey Drive to Laila Lane
- Construction cost is estimated to be \$1,900,000
- \$650,000 has been funded by the TIRZ to date
- \$162,000 has been spent for design, leaving \$488,000 of available funds
- **\$1,412,000 is needed to achieve the \$1,900,000 estimate**

4

4

South Loop 121 Development Area Circulation

Avenue O
Connell Street
Laila Lane
Huey Drive
SW Parkway



5

Connell Street Update

- On August 11, 2022, the City of Belton received notice that it was not awarded a RAISE grant for Connell Street reconstruction
- The RAISE grant would have provided funding for 80% of the \$9,400,000 reconstruction project
- The \$1,200,000 that is included in the TIRZ Fund budget for FY 2023 would have been used for the non-Federal grant match
- The Connell Street funding could instead be repurposed for Southwest Parkway construction

6

6

Recommendation

- Connell Street funding should be redirected to Southwest Parkway
- Three capital projects would be allocated funding in FY 2023 with no increase to the total annual budget
 - Southwest Parkway \$1,583,500
 - Lena Armstrong Library \$ 250,000
 - Heritage Park \$ 366,500
- Southwest Parkway construction could commence in 2023
- Without grant funding, the \$9,400,000 Connell Street project must be postponed until future funding becomes available



Staff Report – City Council Agenda Item

Agenda Item #11

Hold a public hearing and consider adoption of an ordinance approving the proposed Extension and Boundary Expansion amendment to the City of Belton Tax Increment Reinvestment Zone (TIRZ) #1.

Originating Department

Administration – Sam A. Listi, City Manager

Summary Information

Belton's Tax Increment Reinvestment Zone (TIRZ) has been an incredibly successful tool during the last 20 years. The TIRZ has helped facilitate the funding of public improvements and the enhancement of investments benefitting the City of Belton and Bell County. A total of \$13,000,000 in TIRZ funding has been allocated to public projects since the TIRZ was established in 2004.

During the past twenty-four months, we have been exploring adjustments to Belton's TIRZ. The consideration has focused on adjustments in the TIRZ boundary and extension of its term for another 20 years. With the pending expiration of Belton's TIRZ in 2024, we approached Bell County and BISD for consideration of the future of the TIRZ. BISD concluded it could not participate due to the negative impact on its revenues, yet the TIRZ Board, the Bell County Commissioners Court, and the Belton City Council reached the consensus that expansion and extension meet our mutual best interests. The City contracted with KPA Engineers to develop an amended Plan and, in coordination with City Staff, it is attached.

Key elements of the amended Belton TIRZ Plan as proposed include:

- The TIRZ Plan life is extended for 20 years, to 2042.
- The TIRZ Plan boundary is extended from 3,215 acres to 4,384 acres, an increase of 1,169 acres, with four additional areas added.
- A 3.5% annual growth rate is used to estimate future revenue, resulting in a new Finance Plan. A new Project Plan is proposed with current priority projects identified totaling \$85,800,000 and with a secondary list of projects should revenues become available totaling \$94,300,000. The Project and Finance Plans may be amended each year to reflect changing needs over time.

Fiscal Impact

Based on current City of Belton and Bell County tax rates, the expanded TIRZ is projected to generate an estimated \$90,000,000 for public improvements over its 20-year life.

Recommendation

The TIRZ Board recommended approval on November 1, 2022. Bell County Commissioners Court action is scheduled for November 7, 2022. Recommend approval of the amended TIRZ Plan for 2023-2042 including boundary expansion.

Attachments

Ordinance with TIRZ Extension and Boundary Expansion Proposal
Presentation

ORDINANCE NO. 2022-62

AN ORDINANCE EXTENDING THE TERM AND EXPANDING THE BOUNDARY OF TAX INCREMENT REINVESTMENT ZONE #1, CITY OF BELTON, TEXAS, AND OTHER MATTERS RELATED THERETO.

WHEREAS, the general laws of the State of Texas authorize governmental taxing entities to join other taxing jurisdictions in the establishment of a Tax Increment Reinvestment Zone (TIRZ) under the Tax Increment Finance Act, Chapter 311, of the Texas Tax Code (the "Act"), to provide incentive for the development and redevelopment of properties that might not be undertaken without such incentive; and

WHEREAS, the Belton City Council approved Resolution No. 2004-16 on October 12, 2004, expressing its intent to create a TIRZ and scheduling a public hearing for December 14, 2004, to consider the creation of the TIRZ; and

WHEREAS, the City of Belton Tax Increment Reinvestment Zone #1 (TIRZ) was created following Belton City Council approval of Ordinance No. 2004-64 on December 14, 2004, and the Bell County Commissioners Court approval of a Bell County Order of Support on December 13, 2004; and

WHEREAS, the TIRZ Board desired to expand the boundary of the TIRZ on March 27, 2017; and the Belton City Council approved Ordinance No. 2017-11 expanding the TIRZ boundary on May 9, 2017; and the Bell County Commissioners Court approved a Bell County Order of Support expanding the TIRZ boundary on June 19, 2017;

WHEREAS, the TIRZ Board again desired to expand the boundary of the TIRZ on July 25, 2018; and the Belton City Council approved Ordinance No. 2018-26 expanding the TIRZ boundary on August 14, 2018; and the Bell County Commissioners Court approved a Bell County Order of Support expanding the TIRZ boundary on August 27, 2018; and

WHEREAS, on November 1, 2022, the TIRZ Board approved a recommendation to amend the term of the TIRZ beginning on January 1, 2023, and ending on December 31, 2042, and to adjust the boundary of the TIRZ to include the additional areas shown in Exhibits "A" and "B"; and

WHEREAS, the Belton City Council and the Bell County Commissioners Court recognize that Belton and Bell County's continued participation in the extension and expansion of the TIRZ will have the desired effect of developing and redeveloping portions of the City to the benefit of all taxing units which levy taxes in the TIRZ; and

WHEREAS, the Bell County Commissioners Court, through its appointed representatives has participated with the City of Belton in development of the TIRZ Extension and Boundary Expansion Proposal shown in Exhibit “A” including those parcels shown in Exhibit “B”; and

WHEREAS, the Belton City Council, through its appointed representatives, made a presentation to the Bell County Commissioners Court on November 7, 2022, regarding the proposed TIRZ Extension and Boundary Expansion Proposal which was approved as proposed; and

WHEREAS, the Belton City Council desires to extend the term and amend the boundary of Tax Increment Reinvestment Zone #1 which was created in accordance with the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, Vernon’s Texas Codes Annotated (the “Act”).

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

SECTION 1: That the facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct.

SECTION 2: That the Belton City Council has made the following findings and determinations based on the evidence presented to it:

- a) That the extension of the term and adjustment of the boundary of Tax Increment Reinvestment Zone #1, as described by the maps/descriptions in Exhibits “A” and “B,” will result in benefits to the City, its residents and property owners.
- b) That the adjusted boundary of the reinvestment zone, as defined in Exhibits “A” and “B”, meets the criteria for a reinvestment zone set forth in the Act in that:
 1. The areas are contiguous geographic areas located wholly within the corporate limits of the City.
 2. The areas to be included in the new alignment are predominately open, and because of obsolete platting or deterioration of structures or lack of site improvements or other factors, this substantially impairs or arrests the sound growth of the City.
- c) That the improvements in the TIRZ will significantly enhance the value of all taxable real property in the reinvestment zone.

SECTION 3. That the City hereby extends the term of the TIRZ beginning January 1, 2023, and ending December 31, 2042, and adjusts the boundary of Tax Increment Reinvestment Zone #1 as described in Exhibits "A" and "B" attached.

SECTION 4: That if any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 5: This Ordinance shall take effect immediately from and after its passage and it is accordingly so ordained.

PASSED AND APPROVED this 8th day of November, 2022, at a regular meeting of the City Council of the City of Belton, Texas.

Wayne Carpenter, Mayor

ATTEST:

Amy M. Casey, City Clerk

EXHIBIT "A"

CITY OF BELTON, TEXAS TAX INCREMENT REINVESTMENT ZONE #1 EXPANSION AND EXTENSION NOVEMBER 8, 2022

HISTORY OF CITY OF BELTON TIRZ #1

The City of Belton Tax Increment Reinvestment Zone (TIRZ) #1 was created on December 14, 2004, with the adoption of City of Belton Ordinance No. 2004-64. The original TIRZ boundary consisted of 2,884.92 contiguous acres located wholly within the corporate limits of the city. The area was predominantly open and, because of obsolete platting or deterioration of structures or lack of site improvements, or other factors, substantially impaired the sound growth of the city. The Ordinance established a twenty-year term for TIRZ #1, beginning on December 14, 2004, and ending on December 13, 2024, or at an earlier time designated by subsequent ordinance of the City Council. Both the City of Belton and Bell County agreed to participate in the TIRZ, contributing its share of property taxes collected on the incremental growth within the Zone. As determined on January 1, 2004, the base value of the Zone was \$61,896,623 and \$59,231,454 for the City and County, respectively.

Sub-Zone 2

On March 27, 2017, the Board of Directors of the Tax Increment Reinvestment Zone #1 approved a recommendation to adjust the boundary of the Zone by adding 39.20 acres of publicly owned, nontaxable property along a portion of IH-35. The expansion provided funds for the extension of the City's existing hike and bike trail system. The base value for Sub-Zone 2 was \$167,596 for both taxing entities. The Belton City Council approved the addition of Sub-Zone 2 with the adoption of Ordinance No. 2017-11 on May 9, 2017.

Sub-Zone 3

The TIRZ Board of Directors recommended the addition of 291.54 acres to the Zone on July 23, 2018. Comprised of publicly owned, nontaxable properties, the additional acreage would provide funding for two public sites: Heritage Park and the historic water standpipe. On August 14, 2018, the Belton City Council approved the expansion by adopting Ordinance #2018-26. The base value for Sub-Zone 3 was \$836,735 for both taxing entities.

CITY OF BELTON TIRZ #1 EXPANSION AND EXTENSION

The term of the City of Belton Tax Increment Reinvestment Zone #1 is set to expire on December 13, 2024. Prior to that, the Board of Directors seeks to amend the TIRZ boundaries and extend its term for another twenty years. Sub-Zone 4 would consist of 84 parcels totaling 1,168.34 acres of land that will raise the total acreage of TIRZ #1 to 4,384.00. The newly added parcels meet the criteria for inclusion within the Zone in that they are predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the municipality or county. No more than thirty percent of the property in the proposed zone, excluding publicly owned property, will be used for residential purposes. The expanded TIRZ boundary will not exceed fifty percent of the total appraised value of taxable real property in the municipality and in the industrial district created by the municipality. A project plan has been developed that will incorporate the necessary improvements to the area. The proposed improvements will significantly increase the value of all taxable real property in the zone and will be of general benefit to the municipality and county.

The expiration date of the City of Belton Tax Increment Reinvestment Zone #1 shall also be extended from December 13, 2024, to November 7, 2042. The Zone may be terminated at an earlier date designated by ordinance of the City Council due to insufficient private investment, accelerated private investment, or other good cause, or at such time as all project costs and tax increment bonds, if any, and the interest thereon, have been paid in full.

The City of Belton and Bell County agree to participate in the expanded and extended TIRZ #1. The base value of Sub-Zone 4 for each taxing entity will be the taxable value of the additional property as of January 1, 2022, which is \$16,703,151 for the City of Belton and \$16,656,461 for Bell County. Taxes paid on the incremental increase over the base value shall be deposited into the Tax Increment Fund.

PROJECT PLAN – CITY OF BELTON TIRZ #1

The Board of Directors of the City of Belton Tax Increment Reinvestment Zone #1 proposes an expansion of the boundaries and extension of the term of the Zone for the purpose of dedicating the increase in tax revenue generated within the TIRZ to provide funds for public infrastructure to encourage accelerated development and redevelopment in several areas of the City. The expanded TIRZ will consist of 4,384.00 acres and is more fully described in *Project Plan Exhibit A*. It is expected that the TIRZ will continue for a twenty-year period after effective date of the expansion – November 8, 2022 to November 7, 2042 – or the date when all project costs are paid, whichever comes first.

As set forth in Section 311.011 of the Texas Tax Code, the Project Plan for City of Belton Tax Increment Reinvestment Zone #1 includes the following elements:

1) a description and map showing existing uses and conditions of real property in the zone and proposed uses of that property

- a. The boundaries of the expanded TIRZ are shown on the map labeled *Project Plan Exhibit B*.
- b. *Project Plan Exhibit C* shows existing land use within the TIRZ. Currently, the area is generally undeveloped except for the downtown and northern areas. The area contains less than thirty percent residential properties.
- c. A listing of public improvements is shown in *Project Plan Exhibit D-1* and *Project Plan Exhibit D-2*.
- d. *Project Plan Exhibit E* shows anticipated future land use within the TIRZ.

2) proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable

- a. Any changes to codes, ordinances, or master plan as a result of the creation or expansion of the TIRZ will be made through the standard process and procedures of the City.

3) a list of estimated non-project costs

- a. Non-project costs within the TIRZ are those development costs not paid for by the TIRZ. These costs include, but are not limited to, new private development and some redevelopment. These costs cannot be reasonably estimated at this time.

4) a statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan

- a. In the process of developing the TIRZ, any relocations will be made through the standard process and procedures of the City, State, and Federal law.

PROJECT PLAN EXHIBIT A
TAX INCREMENT REINVESTMENT ZONE
CITY OF BELTON, BELL COUNTY, TEXAS

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FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.

June 1, 2022

Surveyor's Field Notes for:

4,552 ACRES, more or less, situated in the **CHRISTOPHER CRUISE SURVEY, ABSTRACT 166**, the **JAMES BENNETT SURVEY, ABSTRACT 71**, the **M. F. CONNELL SURVEY, ABSTRACT 6**, the **O. T. TYLER SURVEY, ABSTRACT 20**, the **F. MADRIGAL SURVEY, ABSTRACT 554**, the **G. F. LANKFORD SURVEY, ABSTRACT 510**, the **A. CERVANTES SURVEY, ABSTRACT 204**, the **JAMES P. WALLACE SURVEY, ABSTRACT 906**, the **J. T. TOWNSEND SURVEY, ABSTRACT 818**, the **S. H. HARVEY SURVEY, ABSTRACT 407**, the **I. T. BEAN SURVEY, ABSTRACT 116**, and the **JOHN LEWIS SURVEY, ABSTRACT 512**, City of Belton, Bell County, Texas, and being more particularly described as follows:

BEGINNING at a point on the north bank of the Leon River and being on the east line of State Highway 317, also known as North Main Street, said point being on the northernmost extents of the current City Limits of the City of Belton, for the northernmost northeast corner of the herein described tract;

THENCE, in a southerly direction, with the east line of said North Main Street, **4153'**, more or less, to a point on the north line of Estate Drive;

THENCE, in an easterly direction, with the north line of said Estate Drive, **433'**, more or less, to the intersection of said Estate Drive, with the projected intersection of the northeast line of South Estate Drive;

THENCE, in a southeasterly direction, with the northerly line of said Estate Drive, **1031'** more or less, to a point of intersection with the north line of said South Estate Drive and the east line of North Beal Street;

THENCE, in a southerly direction, with the east line of said North Beal Street, **997'**, more or less, to a point on the north line of East 27th Avenue, being the southwest corner of Lot 1, Block 9, Oak View, an addition in the City of Belton, according to the plat of record in Cabinet A, Slide 264-D, Plat Records of Bell County, Texas;

THENCE, in a westerly direction, crossing over said North Beal Street, **60'**, more or less, to a point at the northeast corner of Lot 1, Block 1, Rutland Addition, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet A, Slide 334-B, Plat Records of Bell County, Texas;

THENCE, continuing in said westerly direction, with the north line of said Lot 1, Block 1, Rutland Addition, **186'**, more or less, to a point on the east line of Lot 1, Block 1, HEB Sparta Road Subdivision, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 357-C, Plat Records of Bell County, Texas;

PROJECT PLAN EXHIBIT A
TAX INCREMENT REINVESTMENT ZONE
CITY OF BELTON, BELL COUNTY, TEXAS

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a southerly direction, with the east line of HEB Sparta Road Subdivision and the east line of a called 4.74 Acre tract in the name of the Catholic Diocese of Austin, **705'**, more or less, to a point on the north line of East 24th Avenue;

THENCE, in an easterly direction, with the north line of said East 24th Avenue, **809'**, more or less, to a point on the west line of Hilltop Street, being the southeast corner of a called 0.80 Acre tract in the name of Frederick George Pollnitz, same being on the west line of a called 149.8 Acre tract in the name of the City of Belton (Heritage Park);

THENCE, in a northerly direction, with the west line of said Heritage Park tract, **176'**, more or less, to the northwest corner of said park tract, being on the south line of Lot 10, Block 1, Guess Dulany Subdivision, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Document No. 2020025504, Official Public Records of Real Property, Bell County, Texas;

THENCE, in an easterly direction, with the north line of said park tract, **1766'**, more or less, to a point at the northeast corner of said park tract, being on the west bank of the Leon River;

THENCE, in a southerly direction, with the west bank of said Leon River, being the east line of said park tract, **4159'**, more or less, to a point at the northeast corner of a called 4.63 Acre tract in the name of DGPM Properties, LLC, said tract being Summer Fun Water Park;

THENCE, in a southwesterly direction, following the northwestern boundary line of said Summer Fun Water Park, being the southern boundary of said 149.8 Acre tract, **1328'**, more or less, to a point on the northern line of East 13th Avenue;

THENCE, in a southeasterly direction, with the northeast line of said East 13th Avenue, **296'**, more or less, to a point on the northwest line of Waco Road, also known as Charter Oak;

THENCE, in a southwesterly direction, with the north line of said Charter Oak, **80'**, to a point on the southwest line of said East 13th Avenue, being the southeast corner of a called 0.78 Acre tract in the name of MBC Texas, LLC;

THENCE, in a northwesterly direction, with the southwest line of said East 13th Avenue, **553'**, more or less, to a point where the west line of Park Drive would intersect with the south line of said East 13th Avenue;

THENCE, in a northerly direction, crossing over said East 13th Avenue and with the west line of said Park Drive, **890'**, more or less, to a point at the northwest corner of said Park Drive;

THENCE, in an easterly direction, with the north end of said Park Drive, **138'**, more or less to a point on the west line of said park tract;

THENCE, in a northerly direction, with the west line of said Park tract, **1745'**, more or less, to a point being the northeast corner of a called 10.665 Acre tract in the name of Don H. Cast;

PROJECT PLAN EXHIBIT A
TAX INCREMENT REINVESTMENT ZONE
CITY OF BELTON, BELL COUNTY, TEXAS

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a westerly direction, with the north line of said 10.665 Acre tract, **452'**, more or less, to a point at the southeast corner of Lot 1, Block 6, Normand Heights Addition, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet A, Slide 260-D, Plat Records of Bell County, Texas;

THENCE, in a northerly direction, following the east line of said Normand Heights Addition, same being the west line of said park tract, **1005'**, more or less, to a point on the east line of said Hilltop Street, being the northwest corner of Lot 11, Block 6, said Normand Heights;

THENCE, continuing in said northerly direction, with the east line of said Hilltop Street, **153'**, more or less, to a point;

THENCE, in an easterly, northerly, then westerly direction, following the eastern line of Block 7, said Normand Heights Addition, same being the western line of said park tract, **1051'**, more or less to a point on the east line of said Hilltop Street, being at the intersection on said Hilltop Street and the south line of East 22nd Avenue;

THENCE, in a westerly direction, with the south line of said East 22nd Avenue, **2063'**, more or less, to a point on the east line of said North Main Street;

THENCE, in a southerly direction, with the east line of said North Main Street, **5342'**, more or less, to a point on the north line of East 7th Avenue, being the southwest corner of Block 61, Original Town of Belton;

THENCE, in an easterly direction, with the north line of said East 7th Avenue, **1920'**, more or less, to a point on the northwest line of Waco Road, being the southeast corner of a called 1.4 Acre tract in the name of Won P. Seo;

THENCE, in a northeasterly direction, with the northwest line of said Waco Road, **463'**, more or less, to a point at the southwest corner of Lot 5, Block 1, Wallace Addition, Phase II, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet C, Slide 223-C, Plat Records of Bell County, Texas;

THENCE, in a southeasterly direction, crossing over said Waco Road, and with the northeast line of East 8th Street, same being the southwest line of Block 3, Eastland Addition, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Volume 573, Page 543, Deed Records of Bell County, Texas, **1082'**, more or less, to a point at the southernmost corner of Lot 1, Block 3, said Eastland Addition, and being on the north line of East 6th Avenue;

THENCE, in an easterly direction, with the north line of said East 6th Avenue, **2021'**, more or less, to a point on the northwest line of Interstate Highway 35 (service road), being the southeast corner of a called 3.74 Acre tract in the name of Lew Hartmut Wallace, and wife, Susana Sibal Wallace, said tract being the River Forest Motel;

PROJECT PLAN EXHIBIT A
TAX INCREMENT REINVESTMENT ZONE
CITY OF BELTON, BELL COUNTY, TEXAS

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a northeasterly direction, with the northwest line of said Interstate Highway 35, **538'**, more or less, to a point on the north bank of the Leon River, being the existing city limits of said City of Belton;

THENCE, in an easterly direction, with the north line of said Leon River, with the existing city limits of said City of Belton, **6507'**, more or less, to a point at the easternmost northeast corner of said City of Belton city limits;

THENCE, in a southerly direction, with the existing city limits, **3481'**, more or less, to a point on the south line of Taylors Valley Road;

THENCE, in an easterly direction, with the south line of said Taylors Valley Road, **999'**, more or less, to a point on the west bank of the Leon River;

THENCE, in a southerly direction, with the west bank of said Leon River, **6066'**, more or less, to the south bank of Nolan Creek;

THENCE, in a westerly direction, with the meanders of the south bank of said Nolan Creek, **16,349'**, more or less, to the east line of Interstate Highway 35;

THENCE, in a southwesterly direction, with the eastern side of said Interstate Highway 35, **2679'**, more or less, to a point on the east line of South Wall Street;

THENCE, in a southerly direction, with the east line of said South Wall Street, at **1361'**, more or less, crossing over F. M. 436, also known as Holland Road, and continuing in said southerly direction, and continuing with the east line of said South Wall Street, for a total distance of **5431'**, more or less, to point at the northwest corner of Lot 4, Block 1, Mayfield Addition, Phase V, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 127-A, Plat Records of Bell County, Texas;

THENCE, in an easterly direction, with the north line of said Lot 4, Block 1 and the boundary of Tract A, Mayfield, Phase Four, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 38-B, Plat Records of Bell County, Texas, then severing said Tract A, **797'**, more or less, to a point of intersection with the east line of said Tract A, and being on the west line of a called 3.03 Acre tract conveyed to the City of Belton in Volume 5853, Page 429, Official Public Records of Real Property, Bell County, Texas;

THENCE, in a southerly direction, with the west line of said City of Belton tract, **164'**, more or less, to a point at the northwest corner of Lot 16, Block 1, Replat of Bella Rose Subdivision, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Plat Year 2015, Plat #98, Plat Records of Bell County, Texas;

THENCE, in an easterly direction, with the northern line of said Replat of Bella Rose Subdivision, same being the south line of said City of Belton tract, **566'**, more or less, to a point on the northwest line of Loop 121;

PROJECT PLAN EXHIBIT A
TAX INCREMENT REINVESTMENT ZONE
CITY OF BELTON, BELL COUNTY, TEXAS

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a northeasterly direction, with the northwest line of said Loop 121, **234'**, more or less, to a point at the northeast corner of said City of Belton tract;

THENCE, in a westerly direction, with the north line of said City of Belton tract, **760'**, more or less, to a point at the southeast corner of Lot 7A, Block 1, Golden Acres, Phase Three, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 27-C, Plat Records of Bell County, Texas;

THENCE, in a northerly direction, with the east line of said Golden Acres, Phase Three and the east line of Block 2 of Golden Acres II, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet A, Slide 371-B, Plat Records of Bell County, Texas, **712'**, more or less, to a point at the westernmost southwest corner of a called 50.20 Acre tract in the name of R & L Equity, LLC;

THENCE, in an easterly direction, with the boundary line of said 50.20 Acre tract, and severing said tract, **1100'**, more or less, to a point of intersection on the east line of said 50.20 Acre tract, being the west line of a called 2.11 Acre tract in the name of Tommy L. Richter;

THENCE, in a northerly direction, with the west line of said 2.11 Acre tract and the west line of a called 0.44 Acre tract in the name of Glenn A. Ogle, **452'**, more or less, to the southwest corner of Lot 16, Block 2, Liberty Hill Addition Amended, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 37-D, Plat Records of Bell County, Texas;

THENCE, in an easterly direction, with the south line of said Liberty Hill Addition Amended, **481'**, more or less, to a point at the southeast corner of said Liberty Hill Addition Amended;

THENCE, in a northerly direction, with the east line of said Liberty Hill Addition Amended, **1583'**, more or less, to a point on the southwest line of said F. M. 436 (Holland Road);

THENCE, in a southeasterly direction, with the southwest line of said Holland Road, **982'**, more or less, to a point on the northwest cutback on the northwest line of said Loop 121;

THENCE, in a southerly direction, with said cutback and crossing over said Loop 121, **348'**, more or less, to a point at the northernmost corner of a called 1.03 Acre tract in the name of David Matthew Sherburne, being on the southeast line of said Loop 121;

THENCE, in a southwesterly direction, with the southeast line of said Loop 121, **3989'**, more or less, to a point at the northwest corner of a called 0.55 Acre tract in the name of the Erschen Notgrass Trust;

PROJECT PLAN EXHIBIT A
TAX INCREMENT REINVESTMENT ZONE
CITY OF BELTON, BELL COUNTY, TEXAS

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a southerly direction, with the west line of said 0.55 Acre tract and crossing over Decker Road, **114'**, more or less, to a point on the west line of Capital Way, being the northeast corner of Lot 1, Block 1, Capital Seating Subdivision, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet C, Slide 51-D, Plat Records of Bell County, Texas;

THENCE, in a southerly direction, with the west line of said Capital Way, **1937'**, more or less, to a point at the southwest corner of said Capital Way, being the northeast corner of a called 0.23 Acre tract in the name of Armstrong Water Supply Corporation;

THENCE, in an easterly direction, with the south end of said Capital Way, same being the north line of a tract in the name of Bell County Joint Venture, **60'**, more or less, to a point on the west line of a called 153.84 Acre tract in the name of Kaeljo Properties, LLC;

THENCE, in a southerly direction, with the west line of said 153.84 Acre tract, **4024'**, more or less, to a point at the southwest corner of said 153.84 Acre tract;

THENCE, in an easterly direction, with the south line of said 153.84 Acre tract, **912'**, more or less, to the approximate center of the Lampasas River;

THENCE, in a southerly direction, with the approximate center of said Lampasas River, **2563'**, more or less, to a point at the northeast corner of a called 26.38 Acre tract in the name of Donald R. Growbowsky;

THENCE, in a westerly direction, with the north line of said 26.38 Acre tract, **1752'**, more or less, to a point on the east line of Toll Bridge Road;

THENCE, continuing in said westerly direction, crossing over said Toll Bridge Road, **70'**, more or less, to a point on the west line of said Toll Bridge Road;

THENCE, in a southerly direction, with the west line of said Toll Bridge Road, **3493'**, more or less, to a point at the southeast corner of a tract of land in the name of Janet Michele Stone;

THENCE, in an easterly direction, again crossing over said Toll Bridge Road, **78'**, more or less, to a point on the east line of said Toll Bridge Road;

THENCE, in a southerly direction, with the east line of said Toll Bridge Road, **1278'**, more or less, to a point at the approximate center of the Lampasas River;

THENCE, in a southwesterly direction, continuing with the east line of said Toll Bridge Road, crossing over Elmer King Road, **2713'**, more or less, to a point at the northwest corner of a tract of land in the name of Jamie L. Stall and husband, Alfred G. Stall, being on the east line of the city limits of the City of Belton as it was prior to 2004;

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a southerly direction, along the eastern line of said previous city limit line, **2966'**, more or less, to a point that would intersect with the south line of Dillard Road;

THENCE, in a westerly line, with the south line (if extended) of Dillard Road, crossing over Interstate Highway 35, and with the south line of said Dillard Road, **970'**, more or less, to a point on the western line of said previous city limit as it existed in 2004;

THENCE, in a northerly direction, with the west line of said previous city limit, **3975'**, more or less, to a point on the south line of Tahuaya Road;

THENCE, in a northwesterly direction, crossing over said Tahuaya Road, **198'**, more or less, to a corner of a called 10.495 Acre tract in the name of Karl Wagner Sr. Testamentary Trust;

THENCE, in a westerly direction, with the north line of said Tahuaya Road, **859'**, more or less, to a point at the southeast corner of a called 47.46 Acre tract in the name of Gary Logsdon, etal;

THENCE, in a northerly direction, with the east line of said Logsdon tract, **3371'**, more or less, to a point on the north bank of said Lampasas River;

THENCE, in a westerly direction, with the north bank of said Lampasas River, **1031'**, more or less, to a point on the east line of a called 11.385 Acre tract in the name of Rayford C. Harmon and wife, Carla J. Harmon;

THENCE, in a northerly direction, with the east line of said Harmon tract and the east line of Lampasas Lane, **3741'**, more or less, to a point on the south line of Shanklin Road;

THENCE, in an easterly direction, with the south line of said Shanklin Road, **3257'**, more or less, to a point of intersection with said previous city limits as it existed in 2004;

THENCE, in a northeasterly direction, with the west line of said previous city limits line, **3664'**, more or less, to a point on the south line of called 12.34 Acre tract in the name of Barbara J. Johnson, being 225', more or less west of the southeast corner of said 12.34 Acre tract;

THENCE, in a westerly direction, with the south line of said 12.34 Acre tract, the south line of a tract owned by Bell County (Bell County Expo Center), the south line of a called 41.492 Acre tract in the name of WSD HY MEADOW RANCH, LP, and continuing for a total distance of **3169'**, more or less, to the southeast corner of a called 109.18 Acre tract in the name of Belton Independent School District;

THENCE, in a northerly direction, with the east line of said 109.18 Acre tract, **2411'**, more or less, to the northeast corner of said 109.18 Acre tract, being on the south line of Loop 121;

THENCE, in a westerly direction, with the south line of said Loop 121, **1305'**, more or less, to a point on the east end of Shanklin Road;

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a western northwest direction, still with the southern line of said Loop 121, **235'**, more or less, to a point at the southeast corner of a called 5.74 Acre tract in the name of MMM Asset Holdings, LLC, and being on the north line of said Shanklin Road;

THENCE, in a westerly direction, with the north line of said Shanklin Road, **544'**, more or less, to a point which would intersect with the east line of said Shanklin Road as it goes south;

THENCE, in a southerly direction, passing the northeast corner of said 109.18 Acre Belton Independent School District Tract and with the east line of said Shanklin Road, **1984'**, more or less, to a point;

THENCE, in a westerly direction, crossing over said Shanklin Road and with the south line of a called 5.32 Acre tract in the name of Alejandro & Yolanda Rodriguez and the south line of a called 40.386 Acre tract in the name of Alejandro Rodriguez Robles, **1432'**, more or less, to a point on the eastern line of a called 101.52 Acre tract in the name of Trey Gallaway and wife, Julie Gallaway;

THENCE, in a northerly direction, with the east line of said 101.52 Acre tract, **1706'**, more or less, to a point on the south line of a tract of land in the name of M. E. Taylor, being the northwest corner of the remainder of said 40.386 Acre Robles tract;

THENCE, in an easterly direction, with the north line of said Robles tract, **654'**, more or less, to a point at the southeast corner of said M. E. Taylor tract;

THENCE, in a northerly direction, with the east line of said M. E. Taylor tract, **971'**, more or less, to a point at the southwest corner of Lot 2, Block 1, The Piazza Replat, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 383-D, Plat Records of Bell County, Texas;

THENCE, in an easterly direction, with the south line of said Lot 2, **328'**, more or less, to a point on the west line of Piazza Drive;

THENCE, in a northerly direction, with the west line of said Piazza Drive, **311'**, more or less, to a point on the south line of Auction Barn Road;

THENCE, in an easterly direction, with the south line of said Auction Barn Road, **185'**, more or less, to a point;

THENCE, in a northerly direction, crossing over said Auction Barn Road and with the east line of a called 1.125 Acre tract in the name of Abigail J. Jimenez, Dominique Jimenez, and Helen C. Jimenez, **496'**, more or less, to a point;

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a westerly direction, with the north line of said 1.125 Acre tract and the north line of a called 3.37 Acre tract in the name of Daniel Sebek and wife, Susan Sebek, **509'**, more or less, to a point at the southwest corner of a called 2.166 Acre tract in the name of Jean Alexander Smith;

THENCE, in a northerly direction, with the east line of said 2.166 Acre tract, **60'**, more or less, to a point at the southwest corner of a called 1.148 Acre tract in the name of Clyde F. Tamplen and wife, Lillie L. Tamplen;

THENCE, in an easterly direction, with the south line of said 2.166 Acre tract, **250'**, more or less, to a point at the southeast corner of said 2.166 Acre tract;

THENCE, in a northerly direction, with the east line of said 2.166 Acre tract, **199'**, more or less, to a point;

THENCE, in a westerly direction, with the north line of said 2.166 Acre tract, **200'**, more or less, to a point at the southeast corner of the remainder of a called 4.656 Acre tract in the name of Charles B. Swindoll and wife, Pauline Swindoll;

THENCE, in a northerly direction, with the east line of said Swindoll tract, **272'**, more or less, to a point at the northeast corner of said Swindoll tract, being on the south line of a called 7.915 Acre tract in the name of Kasi R. Hunter;

THENCE, in a westerly direction, with the south line of said 7.915 Acre tract, **217'**, more or less, to a point at the southeast corner of a called 4.927 Acre tract in the name of Kimberly Jacko Faber and Michael Wayne Faber;

THENCE, in a northerly direction, with the east line of said 4.927 Acre tract, **460'**, more or less, to a point at the northeast corner of said 4.927 Acre tract, same being an interior corner of a called 2.199 Acre tract in the name of Pinnacle Towers, Inc;

THENCE, in a westerly direction, with the north line of said 4.927 Acre tract, **63'**, more or less, to a point at the southeast corner of a called 0.9 Acre tract in the name of Juan C. Dominguez and wife, Elsa L. Dominguez;

THENCE, in a northerly direction, with the east line of said 0.9 Acre tract, **200'**, more or less, to a point at the northeast corner of said 0.9 Acre tract, being on the south line of a called 53.04 Acre tract in the name of Arit Investments, LLC;

THENCE, in a westerly direction, with the south line of said 53.04 Acre tract, **208'**, more or less, to a point on the east line of Old Golf Course Road, being the southwest corner of said 53.04 Acre tract;

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a northerly direction, with the east line of said Old Golf Course Road, **1790'**, more or less, to a point at the northwest corner of a called 1.5 Acre tract in the name of Martin and Dora Servin;

THENCE, in a westerly direction, crossing over said Old Golf Course Road and with the north line of a called 15.848 Acre tract in the name of Russell K. Larson, severing a called 15.395 Acre tract in the name of Hatem Chouchane, with the south line of a called 8.35 Acre tract in the name of Ambrosio and Beth Bautista, severing the remainder of a called 58 Acre tract in the name of Fred Muelhause and Louise Muelhause (Mary Louise Huckabee), and crossing over 190 Lane, **3460'**, more or less, to a point at the southeast corner of a called 0.8 Acre tract in the name of Maria Frias;

THENCE, in a northerly direction, with the west line of said 190 Lane, **212'**, more or less, to a point at the northeast corner of a called 0.792 Acre tract in the name of Robert H. Fouse and Jackie K. Fouse;

THENCE, in a westerly direction, with the north line of said 0.792 Acre tract, **316'**, more or less, to a point at an interior corner of a called 0.968 Acre tract in the name of Danny Douglas Barkley, being the northwest corner of said 0.792 Acre tract;

THENCE, in a southerly direction, with the west line of said 0.792 Acre and the west line of said 0.8 Acre tract, **218'**, more or less, to a point on the north line of a called 9.959 Acre tract in the name of Harold F. Speights and wife, Carrie S. Speights;

THENCE, in a westerly direction, with the north line of said 9.959 Acre tract, **167'**, more or less, to a point at the southeast corner of Lot 2, Block 1, Hanusch Subdivision, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 231-B, Plat Records of Bell County, Texas;

THENCE, in a northerly direction, with the east line of said Lot 2, Block 1, **200'**, more or less, to a point at the southeast corner of Lot 1, Block 1, said Hanusch Subdivision;

THENCE, in a westerly direction, with the north line of said Lot 2, **150'**, more or less, to a point on the east line of a called 5.075 Acre tract in the name of Weldon R. Schraeder;

THENCE, in a southerly direction, with the east line of said 5.075 Acre tract, **836'**, more or less, to a point at the northeast corner of the O. T. Tilley Addition, an addition in Bell County, Texas, according to the plat of record in Cabinet A, Slide 265-C, Plat Records of Bell County, Texas;

THENCE, in a westerly direction, with the north line of said O. T. Tilley Addition, **1183'**, more or less, to a point at the southeast corner of a called 0.215 Acre tract in the name of Joseph Lee Cramer;

THENCE, in a northerly direction, with the east line of said 0.215 Acre tract, **125'**, more or less, to a point at the northeast corner of said 0.215 Acre tract;

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a westerly direction, with the north line of said 0.215 Acre tract, **74'**, more or less, to a point on the east line of F. M. 1670;

THENCE, in a southerly direction, with the east line of said F. M. 1670, **474'**, more or less, to a point at the southwest corner of said O. T. Tilley Addition, same being the northwest corner of a called 5.11 Acre tract in the name of Ronald and Elvia Skaggs;

THENCE, in an easterly direction, with the south line of said O. T. Tilley Addition, **805'**, more or less, to a point at the northwest corner of a called 16.573 Acre tract in the name of Robert Nathan Young, Jr.;

THENCE, in a southerly direction, with the west line of said 16.573 Acre tract, the west line of a called 15.0 Acre tract in the name of said Robert N. Young, Jr., and partially along the west line of a called 10.012 Acre tract in the name of Alfred J. Lee and wife, Deborah E. Lee, **1306'**, more or less, to a point at the northeast corner of Lot 1, Block 1, Beard Addition, an addition in Bell County, Texas, according to the plat of record in Cabinet C, Slide 167-A, Plat Records of Bell County, Texas;

THENCE, in a westerly direction, with the north line of said Beard Addition, **474'**, more or less, to a point at the northwest corner of said Beard Addition;

THENCE, in a southerly direction, with the west line of said Beard Addition, **524'**, more or less, to a point at the northeast corner of Village Hill Subdivision, an addition in Bell County, Texas, according to the plat of record in Cabinet A, Slide 77-B, Plat Records of Bell County, Texas;

THENCE, in a westerly direction, with the north line of said Village Hill Subdivision, **891'**, more or less, to a point on the east line of said F. M. 1670;

THENCE, in a northerly direction, with the east line of said F. M. 1670, **1051'**, more or less, to a point at the westernmost northwest corner of Ill Creeks Storage Subdivision, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Plat Year 2017, Plat # 118, Plat Records of Bell County, Texas;

THENCE, in a westerly direction, crossing over said F. M. 1670, **166'**, to a point at the northeast corner of a called 2 Acre tract in the name of Adam Shaub and wife, Isabel Shaub;

THENCE, in a westerly direction, with the north line of said 2 Acre tract, **139'**, more or less, to a point at the northwest corner of said 2 Acre tract;

THENCE, in a southerly direction, with the west line of said 2 Acre tract, **253'**, more or less, to a point at an interior corner of said 2 Acre tract;

THENCE, in a westerly direction, with the boundary of said 2 Acre tract, **183'**, more or less, to a point at the westernmost northwest corner of said 2 Acre tract;

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a southerly direction, with the western line of said 2 Acre tract, **160'**, more or less, to a point at the southwest corner of said 2 Acre tract, same being the southeast corner of the remainder of a called 96.2 Acre tract in the name of Lovic G. Baugh;

THENCE, in a westerly direction, with the south line of said 96.2 Acre tract, **166'**, more or less, to a point on the western line of a tract annexed into the City of Belton by Ordinance No. 2004-55;

THENCE, in a northerly direction, severing said Baugh tract, and with the west line of said Ordinance No. 2004-55 tract, **1196'**, more or less, to a point on the south line of the remainder of a called 15.00 Acre tract in the name of Lovic G. Baugh and wife, Margaret Baugh;

THENCE, in a westerly direction, with the south line of said 15.00 Acre tract, **239'**, more or less, to a point;

THENCE, in a northerly direction, severing said 15.00 Acre tract, and severing a called 13.968 Acre tract in the name of the Veteran's Land Board in care of Charles Stanley Kay, **735'**, to a point at the southwest corner of a called 2.76 Acre tract in the name of Eric A. Ruhlen;

THENCE, in an easterly direction, with the south line of said 2.76 Acre tract, **156'**, more or less, to a point at the southeast corner of said 2.76 Acre tract;

THENCE, in a northerly direction, with the east line of said 2.76 Acre tract, same being the west line of a called 6.112 Acre tract in the name of the Veteran's Land Board, in care of Leora Kay, **385'**, more or less, to a point at the northwest corner of said 6.112 Acre tract;

THENCE, in an easterly direction, with the north line of said 6.112 Acre tract, same being the south line of a called 1.34 Acre tract in the name of Fidel Aguilar, Jr. and wife, Oralia Aguilar, **142'**, more or less, to a point at the southeast corner of said 1.34 Acre tract, same being the southwest corner of a called 4.62 Acre tract in the name of Belton Hwy 190/FM 1670 Southwest Partnership, Ltd.;

THENCE, in a northerly direction, with the west line of said 4.62 Acre tract, **422'**, more or less, to a point on the south line of U. S. Highway 190, also known as Interstate Highway 14;

THENCE, in an easterly direction, with the south line of said U. S. Highway 190, **7615'**, more or less, to a point at the northeast corner of a called 5.259 Acre tract in the name of the City of Belton;

THENCE, in a southerly direction, with the east line of said 5.259, **208'**, more or less, to a point on the north line of West Canyon Trails, Phase I, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Plat Year 2019, Plat #192, Plat Records of Bell County, Texas;

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a westerly direction, with the north line of said West Canyon Trails, Phase I, **108'** more or less, to the northwest corner of said West Canyon Trails, Phase I;

THENCE, in a southerly direction, with the west line of said West Canyon Trails, Phase I and the west line of West Canyon Trails, Phase III, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Doc. No. 2021037037-A & B, Official Public Records of Real Property, Bell County, Texas, **2195'**, more or less, to a point on the north line of Lot 1, BSD Second Addition, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet C, Slide 217-A, Plat Records of Bell County, Texas;

THENCE, in an easterly direction, with the north line of said Lot 1, the north line of Liberty Valley, Phase I, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 169-C, Plat Records of Bell County, Texas, the north line of Liberty Valley, Phase II, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 278-A, Plat Records of Bell County, Texas, the north line of Liberty Valley, Phase III, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Plat Year 2014, Plat #48, Plat Records of Bell County, Texas, the north line of a called 3.55 Acre tract in the name of Rozella Butler Moon, and the north line of a called 0.45 Acre tract in the name of Debbie Sheppard, **3701'**, more or less, to a point at the northeast corner of said 0.45 Acre tract, being on the west line of Connell Street;

THENCE, in a northerly direction, with the west line of said Connell Street, and crossing over said U. S. Highway 190, **3529'**, more or less, to a point on the north line of said U. S Highway 190, also being on the west line of said Connell Street;

THENCE, continuing in said northerly direction, with the west line of said Connell Street, **1015'**, more or less, to a point on the north line of West Avenue I;

THENCE, in an easterly direction, with the north line of said East Avenue I, **1635'**, more or less, to a point on the west line of South Main Street;

THENCE, in a northerly direction, with the west line of said South Main Street, **2221'**, more or less, to a point on the south line of West Avenue C;

THENCE, in a westerly direction, with the south line of said West Avenue C, **362'**, more or less, to a point on the west line of said South Pearl Street;

THENCE, in a northerly direction, with the west line of said South Pearl Street, **359'**, more or less, to a point on the south line of West Avenue B (not improved);

THENCE, in a westerly direction, with the south line of said West Avenue B, **334'**, more or less, to a point on the west line of South Davis Street;

THENCE, in a northerly direction, with the west line of said South Davis Street, **694'**, more or less, to a point;

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a northwesterly direction, around a curve, **181'**, more or less, to a point on the south line of West 1st Avenue;

THENCE, in a westerly direction, with the south line of said West 1st Avenue, **458'**, more or less, to a point on the west line of North Smith Street;

THENCE, in a northerly direction, with the west line of said North Smith Street, **1847'**, more or less, to a point on the south line of West 6th Avenue (not improved);

THENCE, in a westerly direction, with the south line of said West 6th Avenue, **292'**, more or less, to a point on the east line of North Burnett Street;

THENCE, in a northerly direction, with the east line of said North Burnett Street, **234'**, more or less, to a point on the north bank of Nolan Creek;

THENCE, in a southeasterly direction, with the meanders of the northern bank of said Nolan Creek, **2302'**, more or less, to a point on the north line of West 2nd Avenue, also known as F. M. 93;

THENCE, in an easterly direction, with the north line of said West 2nd Avenue, **550'**, more or less, to a point on the west line of North Main Street;

THENCE, in a northerly direction, with the west line of said North Main Street, **5718'**, more or less, to a point on the south line of Industrial Park Road;

THENCE, in a westerly direction, with the south line of said Industrial Park Road, **3569'**, more or less, to a point on the east line of Lots 2 and 3, Block 1, Fleetwood Homes Addition, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 253-D, Plat Records of Bell County, Texas;

THENCE, in a northerly direction, with the east line of said Fleetwood Homes Addition, **1675'**, more or less, to a point on the south line of Sparta Road;

THENCE, in a westerly direction, with the south line of said Sparta Road, **1328'**, to a point on the east line of Loop 121;

THENCE, in a northerly direction, with the east line of said Loop 121, **247'**, more or less, to a point at the northwest corner of Burns-Denman Subdivision, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet C, Slide 328-B, Plat Records of Bell County, Texas;

THENCE, in an easterly direction, with the north line of said Burns-Denman Subdivision, **1461'**, more or less, to a point on the west line of Lot 3, Block 1, Potts Commercial Northwest, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 347-C, Plat Records of Bell County, Texas;

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a northerly direction, with the west line of said Lot 3, **284'**, more or less, to a point at the southwest corner of a called 1.89 Acre tract in the name of Ken and Lali Ewan;

THENCE, in an easterly direction, with the north line of said Potts Commercial Northwest, **321'**, more or less, to a point at the southwest corner of a called 2.29 Acre tract in the name of Larry D. Jones;

THENCE, in a northerly direction, with the west line of said 2.29 Acre tract, and crossing over F. M. 439, also known as Lake Road, **566'**, more or less, to a point on the north line of said F. M. 439, being on the south line of a called 0.92 Acre tract in the name of Leo E. Michalka and wife, Marilyn Michalka;

THENCE, in a westerly direction, with the north line of said F. M. 439, **40'**, more or less, to a point at the southwest corner of said 0.92 Acre tract;

THENCE, in a northerly direction, with the west line of said 0.92 Acre tract, **201'**, more or less, to a point on the south line of a called 2.75 Acre tract in the name of Barge Ranch, Ltd.;

THENCE, in an easterly direction, with the south line of said 2.75 Acre tract, **21'**, more or less, to a point at the southeast corner of said 2.75 Acre tract;

THENCE, in a northerly direction, with the east line of said 2.75 Acre tract, **611'**, more or less, to a point at the southwest corner of Townhomes at River Fair, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 189-C, Plat Records of Bell County, Texas;

THENCE, in an easterly direction, with the south line of said Townhomes at River Fair, **876'**, more or less, to the southeast corner of said Townhomes at River Fair;

THENCE, in a northerly direction, with the east line of said Townhomes at River Fair, **268'**, more or less, to a point on the south line of River Fair Boulevard;

THENCE, in a northwesterly direction, crossing said River Fair Boulevard, **81'**, more or less, to a point at the southeast corner of a called 7.51 Acre tract in the name of Wells Branch Storage Center, Ltd.;

THENCE, in a westerly direction, with the north line of said River Fair Boulevard, **1063'**, more or less, to the southeast corner of River Place Estates, Phase IX, Section One, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Plat Year 2015, Plat #142, Plat Records of Bell County, Texas;

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a northerly direction, with the east line of said River Place Estates, Phase IX, Section One, and the east line of River Place Estates, Phase IX, Section, Two, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Plat Year 2016, Plat #68, Plat Records of Bell County, Texas, **1023'**, more or less, to a point at the northeast corner of said River Place Estates, Phase IX, Section Two;

THENCE, in a westerly direction, with the north line of said River Place Estates, Phase IX, Section Two, **609'**, more or less, to a point on the east line of Replat of Lot 1, Block 1, Red River Subdivision, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Plat Year 2016, Plat #150, Plat Records of Bell County, Texas;

THENCE, in a northerly direction, with the east line of said Replat of Lot 1, Block 1, Red River Subdivision, **162'**, more or less, to a point;

THENCE, in a westerly direction, with the northern line of said Replat of Lot 1, Block 1, Red River Subdivision and the north line of River Place Estates, Phase I, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet B, Slide 289-A, Plat Records of Bell County, Texas, **1274'**, more or less, to a point on the northeastern line of Lot 2, Block 2, River Place Estates, Phase Four, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet C, Slide 23-A, Plat Records of Bell County, Texas;

THENCE, in a northwesterly direction, with a northeastern line of said River Place Estates, Phase Four, **736'**, more or less, to the southeast corner of Lot 9, Block 2, said River Place Estates, Phase Four;

THENCE, in a northerly direction, with the east line of said River Place Estates, Phase Four, the east line of River Place Estates, Phase Five, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet C, Slide 92-A, Plat Records of Bell County, Texas, and the east line of River Place Estates, Phase Six, Section Two, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet C, Slide 346-D, Plat Records of Bell County, Texas, **3137'**, more or less, to a point at the easternmost northeast corner of said River Place Estates, Phase Six, Section Two;

THENCE, in a westerly direction, with the north line of said River Place Estates, Phase Six, Section Two and the north line of River Place Estates, Phase Six, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet C, Slide 235-D, Plat Records of Bell County, Texas, **1427'**, more or less, to a point at the northernmost corner of Lot 6, Block One, said River Place Estates, Phase Six;

THENCE, in a southerly direction, with the west line of said River Place Estates, Phase Six, **847'**, more or less, to a point at the southwest corner of Lot 1, Block One, said River Place Estates, Phase Six, being on the north line of Lot 15, Block 4, said River Place Estates, Phase Five;

PROJECT PLAN EXHIBIT A
TAX INCREMENT REINVESTMENT ZONE
CITY OF BELTON, BELL COUNTY, TEXAS

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a westerly direction, with the north line of said Lot 15, **126'**, more or less, to a point;

THENCE, in a southerly direction, with the westerly line of said Lot 15 and Lot 14, said Block 4, **263'**, more or less, to a point;

THENCE, in a westerly direction, with the boundary line of said Lot 14, Block 4, **210'**, more or less, to a point at the westernmost northwest corner of said River Place Estates, Phase Five, and being the westernmost southwest corner of said 47.216 Acre Barge tract;

THENCE, in a northerly direction, with the west line of said 47.216 Acre tract, same being the east line of a tract owned by The United States of America, known as "Lake Belton" or "Miller Springs Park", **995'**, more or less, to a point on the southern bank of the Leon River, for the northwest corner of the herein described tract;

THENCE, in a northeasterly direction, with the southern bank of said Leon River, **2296'**, more or less, to a point;

THENCE, in a southeasterly direction, continuing with the southern bank of said Leon River, **3266'** more or less, to a point;

THENCE, in a northerly direction, crossing said Leon River, **157'**, more or less, to a point on the north bank of said Leon River, being the north city limits of the City of Belton;

THENCE, in an easterly direction, with the existing city limits and the north bank of said Leon River, and crossing over said North Main Street, **952'**, more or less, to the **POINT OF BEGINNING** and containing 4,552 Acres of Land, more or less.

SAVE & EXCEPT THE FOLLOWING SEVEN (7) TRACTS:

Tract 1

55 ACRES, more or less, situated in the **JAMES BENNETT SURVEY, ABSTRACT 71** and the **M. F. CONNELL SURVEY, ABSTRACT 6**, and being more particularly described as follows:

BEGINNING at a point on the west line of North Main Street and the north line of Industrial Park Road, for the southeast corner of the herein described tract;

THENCE, in a westerly direction, with the north line of said Industrial Park Road, **826'**, more or less, to a point at the southeast corner of Lot 1, Block 1, Turtle Creek Planned Development, Phase IV, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 27-D, Plat Records of Bell County, Texas;

THENCE, in a northerly direction, with the east line of said Turtle Creek Planned Development, Phase IV, **1089'**, more or less, to its northeast corner;

PROJECT PLAN EXHIBIT A
TAX INCREMENT REINVESTMENT ZONE
CITY OF BELTON, BELL COUNTY, TEXAS

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a westerly direction, with the north line of said Turtle Creek Planned Development, Phase IV, **610'**, more or less, to a point on the east line of a called 4.00 Acre tract in the name of Montrose Apartments, Ltd.;

THENCE, in a southerly direction, with the east line of said 4.00 Acre tract, **317'**, to a point at the southeast corner of said 4.00 Acre tract;

THENCE, in a westerly direction, with the south line of said 4.00 Acre tract and the south line of a called 4.38 Acre tract in the name of Montrose-TCreek Apartments, Ltd., **991'**, more or less, to a point at the southeast corner of Lot 3A, Lots 3A and 3B, Block 2, Belton Industrial Park, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet C, Slide 282-B, Plat Records of Bell County, Texas;

THENCE, in a northerly direction, with the east line of said Lot 3A, **441'**, more or less, to a point at the northwest corner of a called 2.62 Acre tract in the name of Montrose Apartment, Ltd. Same being the south line of Lot 1, Block 1, Legacy Ranch, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 258-C, Plat Records of Bell County, Texas, for the westernmost northwest corner of the herein described tract;

THENCE, in an easterly direction, with the south line of said Legacy Ranch, **573'**, more or less, to a point at the southeast corner of said Legacy Ranch, same being the southwest corner of Lot 2, Block 1, Replat of Meredith Addition, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet C, Slide 238-C, Plat Records of Bell County, Texas;

THENCE, in a northerly direction, with the east line of said Legacy Ranch, **330'**, more or less, to a point at the southwest corner of a called 5.13 Acre tract in the name of First Presbyterian Church;

THENCE, in an easterly direction, with the south line of said 5.13 Acre tract and crossing over Church Street, **511'**, more or less, to a point at the southwest corner of a called 0.19 Acre tract in the name of Keith T. Maxwell and wife, Cheryl A. Maxwell;

THENCE, in a northerly direction, with the east line of said Church Street, **276'**, more or less, to a point at the northwest corner of a called 0.24 Acre tract in the name of Joseph Kukulski and Lanora Nell Kukulski Estate;

THENCE, in an easterly direction, with the north line of said Kukulski tract and the north line of Wademeadow Addition, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet A, Slide 302-A, Plat Records of Bell County, Texas, **920'**, more or less, to a point on the west line of said North Main Street, for the northeast corner of the herein described tract;

THENCE, in a southerly direction, with the west line of said North Main Street, **2198'**, more or less, to the **POINT OF BEGINNING** and containing 55 Acres of Land, more or less.

PROJECT PLAN EXHIBIT A
TAX INCREMENT REINVESTMENT ZONE
CITY OF BELTON, BELL COUNTY, TEXAS

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Surveyor's Field Notes for **4,552 ACRES** (continued):

Tract 2

22.2 ACRES, more or less, situated in the **M. F. CONNELL SURVEY, ABSTRACT 6**, Bell County, Texas, and being more particularly described as follows:

BEGINNING at a point on the east line of North Main Street and the south line of East 24th Avenue;

THENCE, in an easterly direction, with the south line of said East 24th Avenue, **2020'**, more or less, to the east line of Hilltop Street;

THENCE, in a southerly direction, with the east line of said Hilltop Street, **294'**, more or less, to a point on the north line of East 22nd Avenue;

THENCE, in a westerly direction, **1992'**, more or less, to a point on the east line of said North Main Street;

THENCE, in a northerly direction, with the east line of said North Main Street, **595'**, more or less, to the **POINT OF BEGINNING** and containing 22.2 Acres, more or less.

Tract 3

66 ACRES, more or less, situated in the **M. F. CONNELL SURVEY, ABSTRACT 6**, Bell County, Texas, and being more particularly described as follows:

BEGINNING at a point on the north line of East Avenue J and the east line of South Main Street;

THENCE, in a northerly direction, with the east line of said South Main Street, **2514'**, more or less, to a point on the south bank of Nolan Creek;

THENCE, in an easterly direction, with the south bank of said Nolan Creek, **1290'**, more or less, to a point at the northwest corner of Block 118, Original Town of Belton;

THENCE, in a southerly direction, with the west line of said Block 118, **261'**, more or less, to a point at the northwest corner of Lot 4, said Block 118;

THENCE, in an easterly direction, with the north line of said Lot 4, **126'**, more or less, to a point;

THENCE, in a southerly direction, **221'**, more or less, to a point on the north line of East Avenue C, not improved;

THENCE, in an easterly direction, with the north line of said East Avenue C, **161'**, more or less, to a point at the southeast corner of Lot 6, said Block 118;

PROJECT PLAN EXHIBIT A
TAX INCREMENT REINVESTMENT ZONE
CITY OF BELTON, BELL COUNTY, TEXAS

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a southerly direction, crossing over said East Avenue C, **64'**, more or less, to a point at the northeast corner of Block 10, Lee;

THENCE, in a southerly direction, **554'**, more or less, to a point on the northwest side of Interstate Highway 35;

THENCE, in a southwesterly direction, with the northwest line of said Interstate Highway 35, **2147'**, more or less, to a point on the north line of said East Avenue J;

THENCE, in a westerly direction, with the north line of said East Avenue J, **196'**, more or less, to the **POINT OF BEGINNING** and containing 66 Acres, more or less.

Tract 4

2.2 ACRES, situated in the **M. F. CONNELL SURVEY, ABSTRACT 6**, and being more particularly described as follows:

BEGINNING at a point at the southeast corner of Block 4, Connell, being on the north line of West Avenue J, and the west line of South Main Street;

THENCE, in a westerly direction, with the north line of said West Avenue J, **300'**, more or less, to a point on the east line of South Pearl Street;

THENCE, in a northerly direction, with the east line of North Pearl Street, **320'**, more or less, to a point on the south line of West Avenue I;

THENCE, in an easterly direction, with the south line of said East Avenue I, **300'**, more or less, to a point on the west line of said South Main Street;

THENCE, in a southerly direction, with the west line of said South Main Street, **320'**, more or less, to the **POINT OF BEGINNING** and containing 2.2 Acres, more or less.

Tract 5

1.8 ACRES, more or less, situated in the **M. F. CONNELL SURVEY, ABSTRACT 6**, Bell County, Texas, and being more particularly described as follows:

BEGINNING at a point on the north line of West Avenue J and the west line of South Pearl Street, being the southeast corner of Block 2, Bell-Air Addition;

THENCE, in a westerly direction, with the north line of said West Avenue J, **268'**, more or less, to a point on the east line of South Davis Street;

THENCE, in a northerly direction, with the east line of said South Davis Street, **290'**, more or less, to a point on the south line of West Avenue I;

PROJECT PLAN EXHIBIT A
TAX INCREMENT REINVESTMENT ZONE
CITY OF BELTON, BELL COUNTY, TEXAS

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in an easterly direction, with the south line of said West Avenue I, **268'**, more or less, to a point on the west line of said South Pearl Street;

THENCE, in a southerly direction, with the west line of said South Pearl Street, **290'**, more or less, to the **POINT OF BEGINNING** and containing 1.8 Acres more or less.

Tract 6

3.2 ACRES, situated in the **M. F. CONNELL SURVEY, ABSTRACT 6**, Bell County, Texas, and being more particularly described as follows:

BEGINNING at a point on the west line of South Hughes Street and the north line of West Avenue J;

THENCE, in a westerly direction, with the north line of said West Avenue J, **482'**, more or less, to the east line of Connell Street;

THENCE, in a northerly direction, with the east line of said Connell Street, **290'**, to a point on the south line of West Avenue I,

THENCE, in an easterly direction, with the south line of said West Avenue I, **482'**, to a point on the west line of said South Hughes Street;

THENCE, in a southerly direction, with the west line of said South Hughes Street, **290'**, more or less, to the **POINT OF BEGINNING** and containing 3.2 Acres of Land.

Tract 7

17.3 ACRES, situated in the **PETER CONRAD SURVEY, ABSTRACT 165** and the **M. F. CONNELL SURVEY, ABSTRACT 6**, Bell County, Texas, and being more particularly described as follows:

BEGINNING at a point on the north line of U. S. Highway 190, also known as Interstate Highway 14, and being on the east line of Connell Street;

THENCE, in a northerly direction, with the east line of said Connell Street, **633'**, more or less, to a point on the south line of West Avenue J;

THENCE, in an easterly direction, with the south line of said West Avenue J, **1214'**, more or less, to a point on the west line of South Pearl Street;

THENCE, in a southerly direction, with the west line of said South Pearl Street, **508'**, more or less, to a point on the north line of said U. S. Highway 190;

PROJECT PLAN EXHIBIT A
TAX INCREMENT REINVESTMENT ZONE
CITY OF BELTON, BELL COUNTY, TEXAS

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a westerly direction, with the north line of said U. S. Highway 190, **1223'**, more or less, to the **POINT OF BEGINNING** and containing 17.3 Acres of Land.

LEAVING A NET AREA OF 4,384 ACRES OF LAND.

This document was prepared under 22 Texas Administrative Code 138.95, DOES NOT reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

Any and all distances called out in this metes and bounds description ARE NOT the result of an "on the ground" survey and are approximate and are based on information obtained from maps available online or in person at the Bell County Tax Appraisal District and the City of Belton planning department.

This description to accompany a sketch of the herein described 4,552 Acre tract.

ALL COUNTY SURVEYING, INC.
1-800-749-PLAT
Tx. Firm Lic. No. 10023600
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Charles C. Lucko
Registered Professional Land Surveyor
Registration No. 4636

Charles C. Lucko
6.01.2022

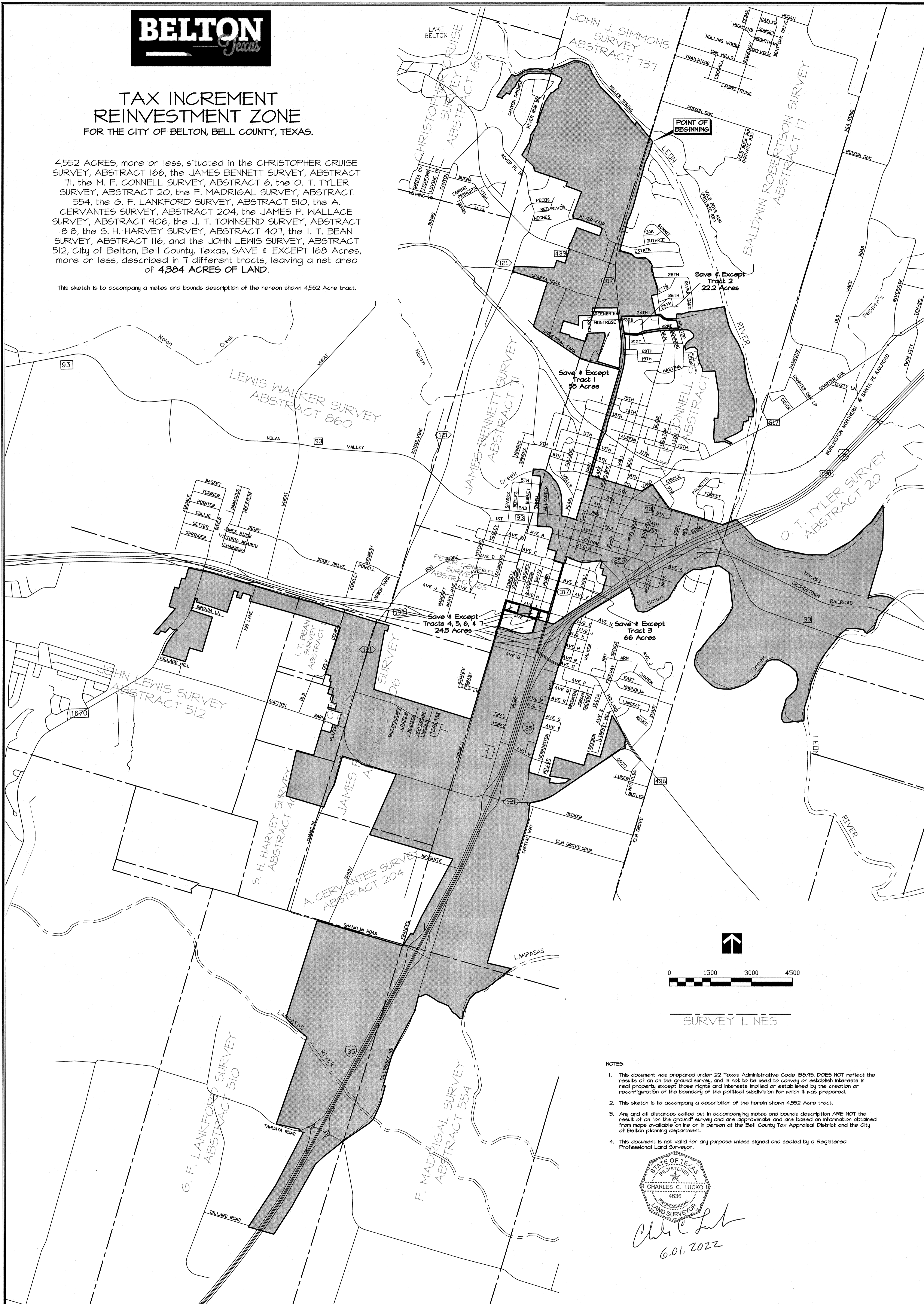
PROJECT PLAN EXHIBIT B

BELTON
Texas

TAX INCREMENT REINVESTMENT ZONE FOR THE CITY OF BELTON, BELL COUNTY, TEXAS.

4,552 ACRES, more or less, situated in the CHRISTOPHER CRUISE SURVEY, ABSTRACT 166, the JAMES BENNETT SURVEY, ABSTRACT 71, the M. F. CONNELL SURVEY, ABSTRACT 6, the O. T. TYLER SURVEY, ABSTRACT 20, the F. MADRIGAL SURVEY, ABSTRACT 554, the G. F. LANKFORD SURVEY, ABSTRACT 510, the A. CERVANTES SURVEY, ABSTRACT 204, the JAMES P. WALLACE SURVEY, ABSTRACT 906, the J. T. TOWNSEND SURVEY, ABSTRACT 818, the S. H. HARVEY SURVEY, ABSTRACT 407, the I. T. BEAN SURVEY, ABSTRACT 116, and the JOHN LEWIS SURVEY, ABSTRACT 512, City of Belton, Bell County, Texas, SAVE & EXCEPT 168 Acres, more or less, described in 7 different tracts, leaving a net area of **4,384 ACRES OF LAND**.

This sketch is to accompany a metes and bounds description of the herein shown 4,552 Acre tract.



NOTES:

1. This document was prepared under 22 Texas Administrative Code 138.95, DOES NOT reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
2. This sketch is to accompany a description of the herein shown 4,552 Acre tract.
3. Any and all distances called out in accompanying metes and bounds description ARE NOT the result of an "on the ground" survey and are approximate and are based on information obtained from maps available online or in person at the Bell County Tax Appraisal District and the City of Belton planning department.
4. This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.



Charles C. Lucko
6.01.2022

ACS
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4330 South 5th Street
Temple, Texas 76702
254-718-2212 Killeen 254-634-4636
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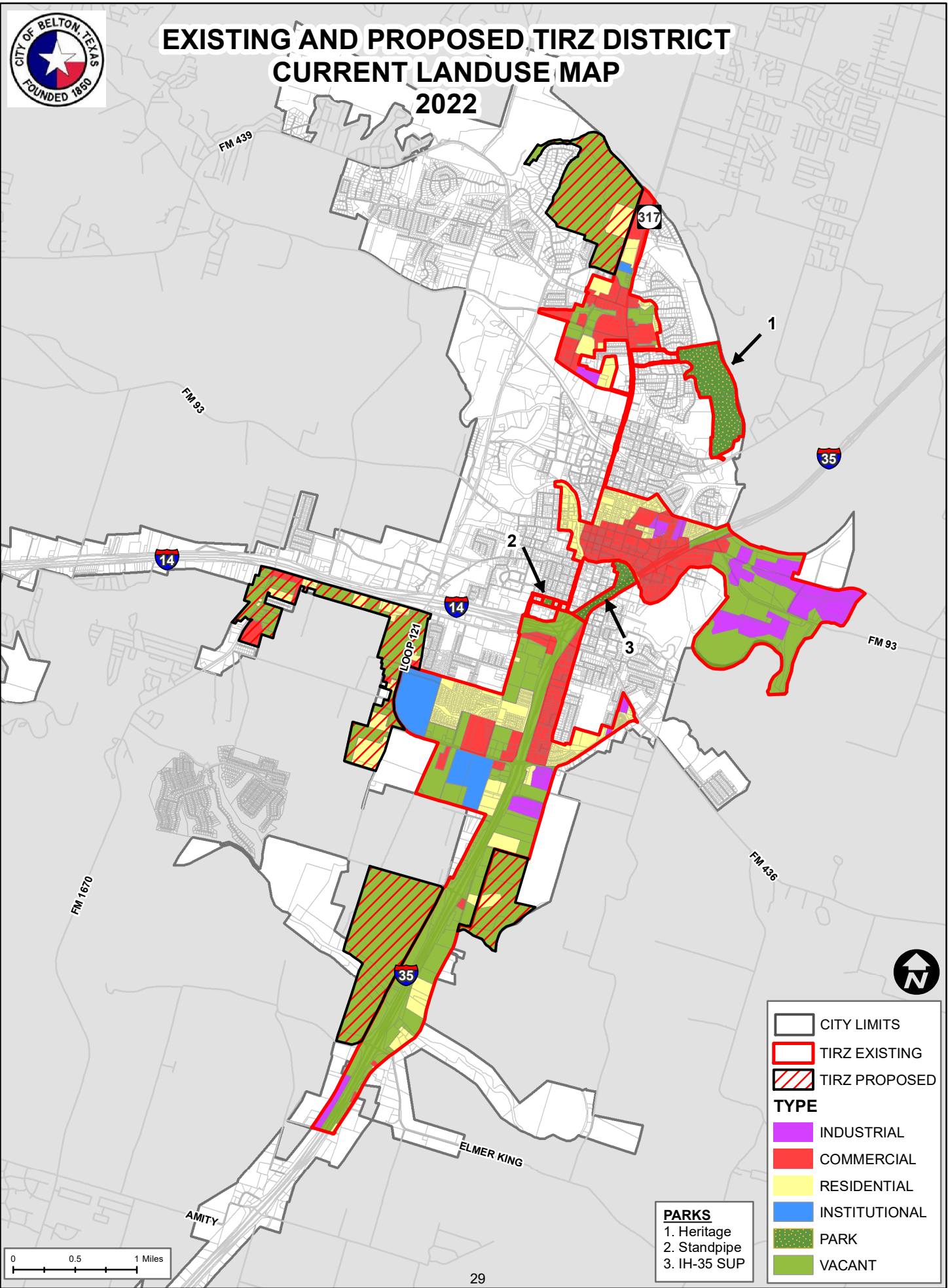
BELTON
Texas

TAX INCREMENT REINVESTMENT ZONE FOR THE CITY OF BELTON, BELL COUNTY, TEXAS.

Plot Date: 06-01-2022
Scale: 1" = 1500'
Job No. 211327
Dwg No. 211327.2
Drawn by SLN
Surveyor CCL #4636
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EXISTING AND PROPOSED TIRZ DISTRICT
CURRENT LANDUSE MAP
2022



PROJECT PLAN EXHIBIT D-1

The following is a list of public improvements that are proposed for the Zone.

Project Type	Project Name	Description	Total Cost
Streets	Southwest Parkway	Loop 121 to Huey Road	\$ 1,900,000
Streets	Connell Street	US 190 to Loop 121	9,400,000
Streets	Toll Bridge Road	Elmer King to Shanklin	7,500,000
Streets	Capitol Way	Grove to Shanklin (Future)	3,800,000
Streets	Loop 121	IH-14 to FM 436 ROW and Utilities	6,300,000
Streets	Shanklin (W)	Three Creeks Blvd to IH-35	15,000,000
Streets	Shanklin (N/S)	Loop 121 to Shanklin (E/W)	7,500,000
Streets	Southwest Parkway	Loop 121 to Shanklin	7,000,000
Total Street Projects			\$58,400,000
Sidewalks	Downtown sidewalks	Sidewalks along W. Central Avenue	\$ 3,800,000
Sidewalks	Sparta sidewalks	Loop 121 to Dunn's Canyon	1,900,000
Sidewalks	Commerce/Industrial	Sidewalk construction at this location	1,600,000
Sidewalks	Georgetown Rails	Shared use path along former rail line	2,600,000
Total Sidewalk Projects			\$ 9,900,000
Drainage	E 4 th /N Blair Drainage	Culverts and channels at this location	\$ 1,400,000
Drainage	E Central Relocation	Construct new road/bridge at this location	6,200,000
Total Drainage Projects			\$ 7,600,000
Facilities	Heritage Park	Park amenities	\$ 2,000,000
Facilities	Library Renovation	Interior renovation at Lena Armstrong	1,300,000
Facilities	Standpipe Park	Park surrounding historic water standpipe	800,000
Facilities	Bell County Expo	Expansion of the Bell County Expo facility	1,300,000
Total Facility Projects			\$ 5,400,000
Grants/Admin	Façade Grants/Match	\$150,000 per year for improvement grants	\$ 3,000,000
Grants/Admin	Administrative Costs	\$75,000 per year for administrative costs	1,500,000
Total Grants/Administrative Costs			\$ 4,500,000
Total Costs to be Incurred			\$85,800,000

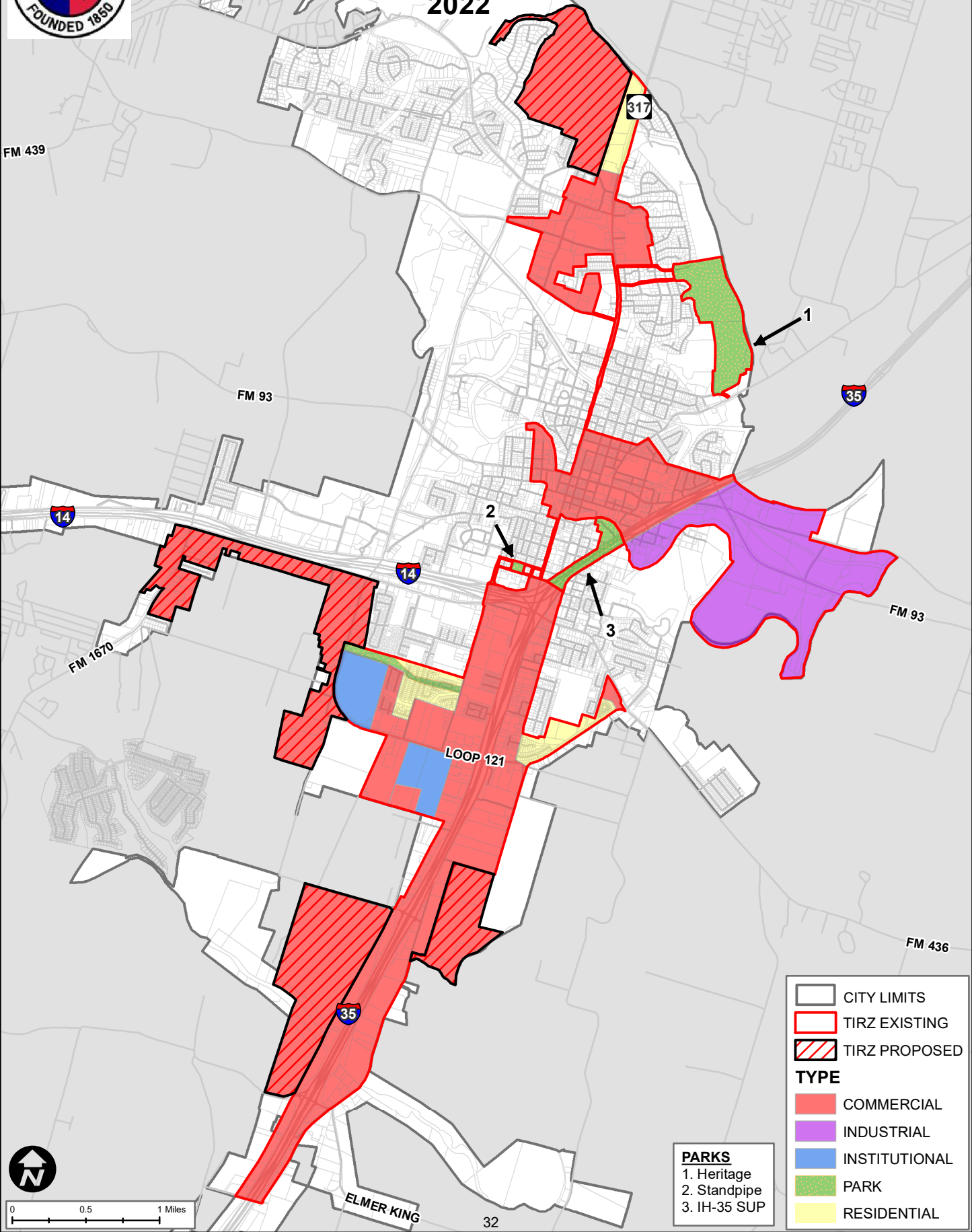
PROJECT PLAN EXHIBIT D-2

The following is a list of public improvements that are proposed if funding becomes available over the life of the Zone.

Project Type	Project Name	Description	Total Cost
Streets	E 6 th Avenue	Main Street to I-35	\$12,500,000
Streets	Wheat Road	Red Rock to Sparta and Sparta to Dunn's Canyon	10,000,000
Streets	Rocking M Lane	Three Creeks to Auction Barn	3,800,000
Streets	Mesquite Road	I-35 to Shanklin	6,600,000
Streets	E 24 th Avenue	Main Street to Beal	1,300,000
Streets	Wheat Road	Sparta to I-14	11,000,000
Streets	W Avenue D	Kennedy Court to Wheat Road	6,300,000
Streets	Outer Loop East	I-35/Shanklin to FM 436	15,100,000
Streets	George Wilson Ext	FM 93 to FM 439	1,800,000
Total Street Projects			\$68,400,000
Sidewalks	Avenue H / Pearl	Sidewalks located in this area	\$ 800,000
Sidewalks	FM 1670	I-14 to Three Creeks	1,500,000
Total Sidewalk Projects			\$ 2,300,000
Facilities	Land / Buildings	Land and buildings for public use, including various facilities and a regional park	\$22,600,000
Total Facility Projects			\$22,600,000
Grants/Admin	E 6 th Incentive Grants	Grants for developer incentives	\$ 1,000,000
Total Grants/Administrative Costs			\$ 1,000,000
Total Costs to be Incurred			\$94,300,000
Total Funded and Unfunded Projects			\$180,100,000



EXISTING AND PROPOSED TIRZ DISTRICT FUTURE LANDUSE MAP 2022



FINANCING PLAN – CITY OF BELTON TIRZ #1

The Financing Plan provides information on the projected monetary impact that the Tax Increment Financing Reinvestment Zone #1 (TIRZ) could have on the property described in *Finance Plan Exhibit A* and shown in *Finance Plan Exhibit B*. It will also describe how that impact can be utilized to enhance the area and region through leveraging the resources of each entity that participates in the project. Below is a summary of the Financing Plan items required by law.

1. The proposed public improvements in the TIRZ may include

- Capital costs, including the actual costs of the construction of public works, public improvements, new buildings, structures, and fixtures; and the actual costs of the acquisition of land and the clearing and grading of land.
- Financing costs, including all interest paid to holders of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity.
- Any real property assembly costs.
- Professional service costs, including those incurred for architectural, planning, engineering, and legal services.
- Any relocation costs.
- Organizational costs, including costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the TIRZ, and the cost of implementing the project plan for the TIRZ.
- Interest before and during construction and for one year after completion of construction, whether capitalized or not.
- The amount of any contributions made by the municipality from general revenue for the implementation of the project plan.
- Imputed administrative costs, including reasonable charges for the time spent by employees of the municipality in connection with the implementation of a project plan.

- The cost of operating the TIRZ and project facilities.
 - Payments made at the discretion of the governing body of the municipality that the municipality finds necessary or convenient to the creation of the TIRZ or to the implementation of the project plans for the TIRZ.
2. **Estimated project cost of TIRZ, including administrative expenses**
 - The specific capital improvement projects anticipated to be undertaken in the City of Belton TIRZ No. 1 are listed in *Finance Plan Exhibit C-1*. Project costs are estimated to be \$85,800,000, including administrative expenses of \$1,500,000. An additional \$94,300,000 of projects have been identified should funding become available. These possible projects are listed in *Finance Plan Exhibit C-2*.
 3. **Economic feasibility study**
 - An economic feasibility analysis has been completed and is included as *Finance Plan Exhibit F*.
 4. **The estimated amount of bonded indebtedness to be incurred**
 - No new debt is envisioned at this time; however, bonds could be issued in the future to advance projects.
 5. **The time when related costs or obligations are to be incurred**
 - Refer to *Finance Plan Exhibit D* for details regarding the phasing and type of improvement costs anticipated.
 6. **A description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs including the percentage of tax increment to be derived from the property taxes of each taxing unit on real property in the TIRZ**
 - Project costs will be financed through future debt obligations of the TIRZ

or with tax increment funds received on a pay-as-you-go basis. The revenue sources will be the real property taxes captured by the TIRZ, which will account for 100% of revenues used to fund project costs or bond debt service. For the Financing Plan, it is assumed that the City and County will each participate at 100% of its tax rate on incremental taxable value.

7. The current total appraised value of taxable real property in the TIRZ

- The appraised value of the taxable real property in the TIRZ using the 2022 values provided by the Bell County Tax Appraisal District is \$385,510,810 for the City of Belton and \$382,265,761 for Bell County. Base values of \$79,604,105 and \$76,892,246 for the City and County, respectively, are included in the total appraised value stated above.

8. The estimated appraised value of the improvements in the TIRZ during each year of its existence

- The estimated appraised value of the improvements and incremental funds captured with the TIRZ per year for the City of Belton and Bell County is shown in *Finance Plan Exhibit E-1* and *Finance Plan Exhibit E-2*.

9. The duration of the TIRZ

- Created on December 14, 2004, the original TIRZ is set to expire on December 31, 2024. It is proposed that the TIRZ be extended for twenty years from the November 8, 2022 effective date to November 7, 2042, or the date when all project costs are paid and any debt is retired, whichever comes first.

FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.

June 1, 2022

Surveyor's Field Notes for:

4,552 ACRES, more or less, situated in the **CHRISTOPHER CRUISE SURVEY, ABSTRACT 166**, the **JAMES BENNETT SURVEY, ABSTRACT 71**, the **M. F. CONNELL SURVEY, ABSTRACT 6**, the **O. T. TYLER SURVEY, ABSTRACT 20**, the **F. MADRIGAL SURVEY, ABSTRACT 554**, the **G. F. LANKFORD SURVEY, ABSTRACT 510**, the **A. CERVANTES SURVEY, ABSTRACT 204**, the **JAMES P. WALLACE SURVEY, ABSTRACT 906**, the **J. T. TOWNSEND SURVEY, ABSTRACT 818**, the **S. H. HARVEY SURVEY, ABSTRACT 407**, the **I. T. BEAN SURVEY, ABSTRACT 116**, and the **JOHN LEWIS SURVEY, ABSTRACT 512**, City of Belton, Bell County, Texas, and being more particularly described as follows:

BEGINNING at a point on the north bank of the Leon River and being on the east line of State Highway 317, also known as North Main Street, said point being on the northernmost extents of the current City Limits of the City of Belton, for the northernmost northeast corner of the herein described tract;

THENCE, in a southerly direction, with the east line of said North Main Street, **4153'**, more or less, to a point on the north line of Estate Drive;

THENCE, in an easterly direction, with the north line of said Estate Drive, **433'**, more or less, to the intersection of said Estate Drive, with the projected intersection of the northeast line of South Estate Drive;

THENCE, in a southeasterly direction, with the northerly line of said Estate Drive, **1031'** more or less, to a point of intersection with the north line of said South Estate Drive and the east line of North Beal Street;

THENCE, in a southerly direction, with the east line of said North Beal Street, **997'**, more or less, to a point on the north line of East 27th Avenue, being the southwest corner of Lot 1, Block 9, Oak View, an addition in the City of Belton, according to the plat of record in Cabinet A, Slide 264-D, Plat Records of Bell County, Texas;

THENCE, in a westerly direction, crossing over said North Beal Street, **60'**, more or less, to a point at the northeast corner of Lot 1, Block 1, Rutland Addition, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet A, Slide 334-B, Plat Records of Bell County, Texas;

THENCE, continuing in said westerly direction, with the north line of said Lot 1, Block 1, Rutland Addition, **186'**, more or less, to a point on the east line of Lot 1, Block 1, HEB Sparta Road Subdivision, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 357-C, Plat Records of Bell County, Texas;

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a southerly direction, with the east line of HEB Sparta Road Subdivision and the east line of a called 4.74 Acre tract in the name of the Catholic Diocese of Austin, **705'**, more or less, to a point on the north line of East 24th Avenue;

THENCE, in an easterly direction, with the north line of said East 24th Avenue, **809'**, more or less, to a point on the west line of Hilltop Street, being the southeast corner of a called 0.80 Acre tract in the name of Frederick George Pollnitz, same being on the west line of a called 149.8 Acre tract in the name of the City of Belton (Heritage Park);

THENCE, in a northerly direction, with the west line of said Heritage Park tract, **176'**, more or less, to the northwest corner of said park tract, being on the south line of Lot 10, Block 1, Guess Dulany Subdivision, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Document No. 2020025504, Official Public Records of Real Property, Bell County, Texas;

THENCE, in an easterly direction, with the north line of said park tract, **1766'**, more or less, to a point at the northeast corner of said park tract, being on the west bank of the Leon River;

THENCE, in a southerly direction, with the west bank of said Leon River, being the east line of said park tract, **4159'**, more or less, to a point at the northeast corner of a called 4.63 Acre tract in the name of DGPM Properties, LLC, said tract being Summer Fun Water Park;

THENCE, in a southwesterly direction, following the northwestern boundary line of said Summer Fun Water Park, being the southern boundary of said 149.8 Acre tract, **1328'**, more or less, to a point on the northern line of East 13th Avenue;

THENCE, in a southeasterly direction, with the northeast line of said East 13th Avenue, **296'**, more or less, to a point on the northwest line of Waco Road, also known as Charter Oak;

THENCE, in a southwesterly direction, with the north line of said Charter Oak, **80'**, to a point on the southwest line of said East 13th Avenue, being the southeast corner of a called 0.78 Acre tract in the name of MBC Texas, LLC;

THENCE, in a northwesterly direction, with the southwest line of said East 13th Avenue, **553'**, more or less, to a point where the west line of Park Drive would intersect with the south line of said East 13th Avenue;

THENCE, in a northerly direction, crossing over said East 13th Avenue and with the west line of said Park Drive, **890'**, more or less, to a point at the northwest corner of said Park Drive;

THENCE, in an easterly direction, with the north end of said Park Drive, **138'**, more or less to a point on the west line of said park tract;

THENCE, in a northerly direction, with the west line of said Park tract, **1745'**, more or less, to a point being the northeast corner of a called 10.665 Acre tract in the name of Don H. Cast;

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a westerly direction, with the north line of said 10.665 Acre tract, **452'**, more or less, to a point at the southeast corner of Lot 1, Block 6, Normand Heights Addition, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet A, Slide 260-D, Plat Records of Bell County, Texas;

THENCE, in a northerly direction, following the east line of said Normand Heights Addition, same being the west line of said park tract, **1005'**, more or less, to a point on the east line of said Hilltop Street, being the northwest corner of Lot 11, Block 6, said Normand Heights;

THENCE, continuing in said northerly direction, with the east line of said Hilltop Street, **153'**, more or less, to a point;

THENCE, in an easterly, northerly, then westerly direction, following the eastern line of Block 7, said Normand Heights Addition, same being the western line of said park tract, **1051'**, more or less to a point on the east line of said Hilltop Street, being at the intersection on said Hilltop Street and the south line of East 22nd Avenue;

THENCE, in a westerly direction, with the south line of said East 22nd Avenue, **2063'**, more or less, to a point on the east line of said North Main Street;

THENCE, in a southerly direction, with the east line of said North Main Street, **5342'**, more or less, to a point on the north line of East 7th Avenue, being the southwest corner of Block 61, Original Town of Belton;

THENCE, in an easterly direction, with the north line of said East 7th Avenue, **1920'**, more or less, to a point on the northwest line of Waco Road, being the southeast corner of a called 1.4 Acre tract in the name of Won P. Seo;

THENCE, in a northeasterly direction, with the northwest line of said Waco Road, **463'**, more or less, to a point at the southwest corner of Lot 5, Block 1, Wallace Addition, Phase II, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet C, Slide 223-C, Plat Records of Bell County, Texas;

THENCE, in a southeasterly direction, crossing over said Waco Road, and with the northeast line of East 8th Street, same being the southwest line of Block 3, Eastland Addition, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Volume 573, Page 543, Deed Records of Bell County, Texas, **1082'**, more or less, to a point at the southernmost corner of Lot 1, Block 3, said Eastland Addition, and being on the north line of East 6th Avenue;

THENCE, in an easterly direction, with the north line of said East 6th Avenue, **2021'**, more or less, to a point on the northwest line of Interstate Highway 35 (service road), being the southeast corner of a called 3.74 Acre tract in the name of Lew Hartmut Wallace, and wife, Susana Sibal Wallace, said tract being the River Forest Motel;

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a northeasterly direction, with the northwest line of said Interstate Highway 35, **538'**, more or less, to a point on the north bank of the Leon River, being the existing city limits of said City of Belton;

THENCE, in an easterly direction, with the north line of said Leon River, with the existing city limits of said City of Belton, **6507'**, more or less, to a point at the easternmost northeast corner of said City of Belton city limits;

THENCE, in a southerly direction, with the existing city limits, **3481'**, more or less, to a point on the south line of Taylors Valley Road;

THENCE, in an easterly direction, with the south line of said Taylors Valley Road, **999'**, more or less, to a point on the west bank of the Leon River;

THENCE, in a southerly direction, with the west bank of said Leon River, **6066'**, more or less, to the south bank of Nolan Creek;

THENCE, in a westerly direction, with the meanders of the south bank of said Nolan Creek, **16,349'**, more or less, to the east line of Interstate Highway 35;

THENCE, in a southwesterly direction, with the eastern side of said Interstate Highway 35, **2679'**, more or less, to a point on the east line of South Wall Street;

THENCE, in a southerly direction, with the east line of said South Wall Street, at **1361'**, more or less, crossing over F. M. 436, also known as Holland Road, and continuing in said southerly direction, and continuing with the east line of said South Wall Street, for a total distance of **5431'**, more or less, to point at the northwest corner of Lot 4, Block 1, Mayfield Addition, Phase V, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 127-A, Plat Records of Bell County, Texas;

THENCE, in an easterly direction, with the north line of said Lot 4, Block 1 and the boundary of Tract A, Mayfield, Phase Four, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 38-B, Plat Records of Bell County, Texas, then severing said Tract A, **797'**, more or less, to a point of intersection with the east line of said Tract A, and being on the west line of a called 3.03 Acre tract conveyed to the City of Belton in Volume 5853, Page 429, Official Public Records of Real Property, Bell County, Texas;

THENCE, in a southerly direction, with the west line of said City of Belton tract, **164'**, more or less, to a point at the northwest corner of Lot 16, Block 1, Replat of Bella Rose Subdivision, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Plat Year 2015, Plat #98, Plat Records of Bell County, Texas;

THENCE, in an easterly direction, with the northern line of said Replat of Bella Rose Subdivision, same being the south line of said City of Belton tract, **566'**, more or less, to a point on the northwest line of Loop 121;

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a northeasterly direction, with the northwest line of said Loop 121, **234'**, more or less, to a point at the northeast corner of said City of Belton tract;

THENCE, in a westerly direction, with the north line of said City of Belton tract, **760'**, more or less, to a point at the southeast corner of Lot 7A, Block 1, Golden Acres, Phase Three, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 27-C, Plat Records of Bell County, Texas;

THENCE, in a northerly direction, with the east line of said Golden Acres, Phase Three and the east line of Block 2 of Golden Acres II, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet A, Slide 371-B, Plat Records of Bell County, Texas, **712'**, more or less, to a point at the westernmost southwest corner of a called 50.20 Acre tract in the name of R & L Equity, LLC;

THENCE, in an easterly direction, with the boundary line of said 50.20 Acre tract, and severing said tract, **1100'**, more or less, to a point of intersection on the east line of said 50.20 Acre tract, being the west line of a called 2.11 Acre tract in the name of Tommy L. Richter;

THENCE, in a northerly direction, with the west line of said 2.11 Acre tract and the west line of a called 0.44 Acre tract in the name of Glenn A. Ogle, **452'**, more or less, to the southwest corner of Lot 16, Block 2, Liberty Hill Addition Amended, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 37-D, Plat Records of Bell County, Texas;

THENCE, in an easterly direction, with the south line of said Liberty Hill Addition Amended, **481'**, more or less, to a point at the southeast corner of said Liberty Hill Addition Amended;

THENCE, in a northerly direction, with the east line of said Liberty Hill Addition Amended, **1583'**, more or less, to a point on the southwest line of said F. M. 436 (Holland Road);

THENCE, in a southeasterly direction, with the southwest line of said Holland Road, **982'**, more or less, to a point on the northwest cutback on the northwest line of said Loop 121;

THENCE, in a southerly direction, with said cutback and crossing over said Loop 121, **348'**, more or less, to a point at the northernmost corner of a called 1.03 Acre tract in the name of David Matthew Sherburne, being on the southeast line of said Loop 121;

THENCE, in a southwesterly direction, with the southeast line of said Loop 121, **3989'**, more or less, to a point at the northwest corner of a called 0.55 Acre tract in the name of the Erschen Notgrass Trust;

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a southerly direction, with the west line of said 0.55 Acre tract and crossing over Decker Road, **114'**, more or less, to a point on the west line of Capital Way, being the northeast corner of Lot 1, Block 1, Capital Seating Subdivision, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet C, Slide 51-D, Plat Records of Bell County, Texas;

THENCE, in a southerly direction, with the west line of said Capital Way, **1937'**, more or less, to a point at the southwest corner of said Capital Way, being the northeast corner of a called 0.23 Acre tract in the name of Armstrong Water Supply Corporation;

THENCE, in an easterly direction, with the south end of said Capital Way, same being the north line of a tract in the name of Bell County Joint Venture, **60'**, more or less, to a point on the west line of a called 153.84 Acre tract in the name of Kaeljo Properties, LLC;

THENCE, in a southerly direction, with the west line of said 153.84 Acre tract, **4024'**, more or less, to a point at the southwest corner of said 153.84 Acre tract;

THENCE, in an easterly direction, with the south line of said 153.84 Acre tract, **912'**, more or less, to the approximate center of the Lampasas River;

THENCE, in a southerly direction, with the approximate center of said Lampasas River, **2563'**, more or less, to a point at the northeast corner of a called 26.38 Acre tract in the name of Donald R. Growbowsky;

THENCE, in a westerly direction, with the north line of said 26.38 Acre tract, **1752'**, more or less, to a point on the east line of Toll Bridge Road;

THENCE, continuing in said westerly direction, crossing over said Toll Bridge Road, **70'**, more or less, to a point on the west line of said Toll Bridge Road;

THENCE, in a southerly direction, with the west line of said Toll Bridge Road, **3493'**, more or less, to a point at the southeast corner of a tract of land in the name of Janet Michele Stone;

THENCE, in an easterly direction, again crossing over said Toll Bridge Road, **78'**, more or less, to a point on the east line of said Toll Bridge Road;

THENCE, in a southerly direction, with the east line of said Toll Bridge Road, **1278'**, more or less, to a point at the approximate center of the Lampasas River;

THENCE, in a southwesterly direction, continuing with the east line of said Toll Bridge Road, crossing over Elmer King Road, **2713'**, more or less, to a point at the northwest corner of a tract of land in the name of Jamie L. Stall and husband, Alfred G. Stall, being on the east line of the city limits of the City of Belton as it was prior to 2004;

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a southerly direction, along the eastern line of said previous city limit line, **2966'**, more or less, to a point that would intersect with the south line of Dillard Road;

THENCE, in a westerly line, with the south line (if extended) of Dillard Road, crossing over Interstate Highway 35, and with the south line of said Dillard Road, **970'**, more or less, to a point on the western line of said previous city limit as it existed in 2004;

THENCE, in a northerly direction, with the west line of said previous city limit, **3975'**, more or less, to a point on the south line of Tahuaya Road;

THENCE, in a northwesterly direction, crossing over said Tahuaya Road, **198'**, more or less, to a corner of a called 10.495 Acre tract in the name of Karl Wagner Sr. Testamentary Trust;

THENCE, in a westerly direction, with the north line of said Tahuaya Road, **859'**, more or less, to a point at the southeast corner of a called 47.46 Acre tract in the name of Gary Logsdon, etal;

THENCE, in a northerly direction, with the east line of said Logsdon tract, **3371'**, more or less, to a point on the north bank of said Lampasas River;

THENCE, in a westerly direction, with the north bank of said Lampasas River, **1031'**, more or less, to a point on the east line of a called 11.385 Acre tract in the name of Rayford C. Harmon and wife, Carla J. Harmon;

THENCE, in a northerly direction, with the east line of said Harmon tract and the east line of Lampasas Lane, **3741'**, more or less, to a point on the south line of Shanklin Road;

THENCE, in an easterly direction, with the south line of said Shanklin Road, **3257'**, more or less, to a point of intersection with said previous city limits as it existed in 2004;

THENCE, in a northeasterly direction, with the west line of said previous city limits line, **3664'**, more or less, to a point on the south line of called 12.34 Acre tract in the name of Barbara J. Johnson, being 225', more or less west of the southeast corner of said 12.34 Acre tract;

THENCE, in a westerly direction, with the south line of said 12.34 Acre tract, the south line of a tract owned by Bell County (Bell County Expo Center), the south line of a called 41.492 Acre tract in the name of WSD HY MEADOW RANCH, LP, and continuing for a total distance of **3169'**, more or less, to the southeast corner of a called 109.18 Acre tract in the name of Belton Independent School District;

THENCE, in a northerly direction, with the east line of said 109.18 Acre tract, **2411'**, more or less, to the northeast corner of said 109.18 Acre tract, being on the south line of Loop 121;

THENCE, in a westerly direction, with the south line of said Loop 121, **1305'**, more or less, to a point on the east end of Shanklin Road;

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a western northwest direction, still with the southern line of said Loop 121, **235'**, more or less, to a point at the southeast corner of a called 5.74 Acre tract in the name of MMM Asset Holdings, LLC, and being on the north line of said Shanklin Road;

THENCE, in a westerly direction, with the north line of said Shanklin Road, **544'**, more or less, to a point which would intersect with the east line of said Shanklin Road as it goes south;

THENCE, in a southerly direction, passing the northeast corner of said 109.18 Acre Belton Independent School District Tract and with the east line of said Shanklin Road, **1984'**, more or less, to a point;

THENCE, in a westerly direction, crossing over said Shanklin Road and with the south line of a called 5.32 Acre tract in the name of Alejandro & Yolanda Rodriguez and the south line of a called 40.386 Acre tract in the name of Alejandro Rodriguez Robles, **1432'**, more or less, to a point on the eastern line of a called 101.52 Acre tract in the name of Trey Gallaway and wife, Julie Gallaway;

THENCE, in a northerly direction, with the east line of said 101.52 Acre tract, **1706'**, more or less, to a point on the south line of a tract of land in the name of M. E. Taylor, being the northwest corner of the remainder of said 40.386 Acre Robles tract;

THENCE, in an easterly direction, with the north line of said Robles tract, **654'**, more or less, to a point at the southeast corner of said M. E. Taylor tract;

THENCE, in a northerly direction, with the east line of said M. E. Taylor tract, **971'**, more or less, to a point at the southwest corner of Lot 2, Block 1, The Piazza Replat, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 383-D, Plat Records of Bell County, Texas;

THENCE, in an easterly direction, with the south line of said Lot 2, **328'**, more or less, to a point on the west line of Piazza Drive;

THENCE, in a northerly direction, with the west line of said Piazza Drive, **311'**, more or less, to a point on the south line of Auction Barn Road;

THENCE, in an easterly direction, with the south line of said Auction Barn Road, **185'**, more or less, to a point;

THENCE, in a northerly direction, crossing over said Auction Barn Road and with the east line of a called 1.125 Acre tract in the name of Abigail J. Jimenez, Dominique Jimenez, and Helen C. Jimenez, **496'**, more or less, to a point;

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a westerly direction, with the north line of said 1.125 Acre tract and the north line of a called 3.37 Acre tract in the name of Daniel Sebek and wife, Susan Sebek, **509'**, more or less, to a point at the southwest corner of a called 2.166 Acre tract in the name of Jean Alexander Smith;

THENCE, in a northerly direction, with the east line of said 2.166 Acre tract, **60'**, more or less, to a point at the southwest corner of a called 1.148 Acre tract in the name of Clyde F. Tamplen and wife, Lillie L. Tamplen;

THENCE, in an easterly direction, with the south line of said 2.166 Acre tract, **250'**, more or less, to a point at the southeast corner of said 2.166 Acre tract;

THENCE, in a northerly direction, with the east line of said 2.166 Acre tract, **199'**, more or less, to a point;

THENCE, in a westerly direction, with the north line of said 2.166 Acre tract, **200'**, more or less, to a point at the southeast corner of the remainder of a called 4.656 Acre tract in the name of Charles B. Swindoll and wife, Pauline Swindoll;

THENCE, in a northerly direction, with the east line of said Swindoll tract, **272'**, more or less, to a point at the northeast corner of said Swindoll tract, being on the south line of a called 7.915 Acre tract in the name of Kasi R. Hunter;

THENCE, in a westerly direction, with the south line of said 7.915 Acre tract, **217'**, more or less, to a point at the southeast corner of a called 4.927 Acre tract in the name of Kimberly Jacko Faber and Michael Wayne Faber;

THENCE, in a northerly direction, with the east line of said 4.927 Acre tract, **460'**, more or less, to a point at the northeast corner of said 4.927 Acre tract, same being an interior corner of a called 2.199 Acre tract in the name of Pinnacle Towers, Inc;

THENCE, in a westerly direction, with the north line of said 4.927 Acre tract, **63'**, more or less, to a point at the southeast corner of a called 0.9 Acre tract in the name of Juan C. Dominguez and wife, Elsa L. Dominguez;

THENCE, in a northerly direction, with the east line of said 0.9 Acre tract, **200'**, more or less, to a point at the northeast corner of said 0.9 Acre tract, being on the south line of a called 53.04 Acre tract in the name of Arit Investments, LLC;

THENCE, in a westerly direction, with the south line of said 53.04 Acre tract, **208'**, more or less, to a point on the east line of Old Golf Course Road, being the southwest corner of said 53.04 Acre tract;

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a northerly direction, with the east line of said Old Golf Course Road, **1790'**, more or less, to a point at the northwest corner of a called 1.5 Acre tract in the name of Martin and Dora Servin;

THENCE, in a westerly direction, crossing over said Old Golf Course Road and with the north line of a called 15.848 Acre tract in the name of Russell K. Larson, severing a called 15.395 Acre tract in the name of Hatem Chouchane, with the south line of a called 8.35 Acre tract in the name of Ambrosio and Beth Bautista, severing the remainder of a called 58 Acre tract in the name of Fred Muelhause and Louise Muelhause (Mary Louise Huckabee), and crossing over 190 Lane, **3460'**, more or less, to a point at the southeast corner of a called 0.8 Acre tract in the name of Maria Frias;

THENCE, in a northerly direction, with the west line of said 190 Lane, **212'**, more or less, to a point at the northeast corner of a called 0.792 Acre tract in the name of Robert H. Fouse and Jackie K. Fouse;

THENCE, in a westerly direction, with the north line of said 0.792 Acre tract, **316'**, more or less, to a point at an interior corner of a called 0.968 Acre tract in the name of Danny Douglas Barkley, being the northwest corner of said 0.792 Acre tract;

THENCE, in a southerly direction, with the west line of said 0.792 Acre and the west line of said 0.8 Acre tract, **218'**, more or less, to a point on the north line of a called 9.959 Acre tract in the name of Harold F. Speights and wife, Carrie S. Speights;

THENCE, in a westerly direction, with the north line of said 9.959 Acre tract, **167'**, more or less, to a point at the southeast corner of Lot 2, Block 1, Hanusch Subdivision, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 231-B, Plat Records of Bell County, Texas;

THENCE, in a northerly direction, with the east line of said Lot 2, Block 1, **200'**, more or less, to a point at the southeast corner of Lot 1, Block 1, said Hanusch Subdivision;

THENCE, in a westerly direction, with the north line of said Lot 2, **150'**, more or less, to a point on the east line of a called 5.075 Acre tract in the name of Weldon R. Schraeder;

THENCE, in a southerly direction, with the east line of said 5.075 Acre tract, **836'**, more or less, to a point at the northeast corner of the O. T. Tilley Addition, an addition in Bell County, Texas, according to the plat of record in Cabinet A, Slide 265-C, Plat Records of Bell County, Texas;

THENCE, in a westerly direction, with the north line of said O. T. Tilley Addition, **1183'**, more or less, to a point at the southeast corner of a called 0.215 Acre tract in the name of Joseph Lee Cramer;

THENCE, in a northerly direction, with the east line of said 0.215 Acre tract, **125'**, more or less, to a point at the northeast corner of said 0.215 Acre tract;

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a westerly direction, with the north line of said 0.215 Acre tract, **74'**, more or less, to a point on the east line of F. M. 1670;

THENCE, in a southerly direction, with the east line of said F. M. 1670, **474'**, more or less, to a point at the southwest corner of said O. T. Tilley Addition, same being the northwest corner of a called 5.11 Acre tract in the name of Ronald and Elvia Skaggs;

THENCE, in an easterly direction, with the south line of said O. T. Tilley Addition, **805'**, more or less, to a point at the northwest corner of a called 16.573 Acre tract in the name of Robert Nathan Young, Jr.;

THENCE, in a southerly direction, with the west line of said 16.573 Acre tract, the west line of a called 15.0 Acre tract in the name of said Robert N. Young, Jr., and partially along the west line of a called 10.012 Acre tract in the name of Alfred J. Lee and wife, Deborah E. Lee, **1306'**, more or less, to a point at the northeast corner of Lot 1, Block 1, Beard Addition, an addition in Bell County, Texas, according to the plat of record in Cabinet C, Slide 167-A, Plat Records of Bell County, Texas;

THENCE, in a westerly direction, with the north line of said Beard Addition, **474'**, more or less, to a point at the northwest corner of said Beard Addition;

THENCE, in a southerly direction, with the west line of said Beard Addition, **524'**, more or less, to a point at the northeast corner of Village Hill Subdivision, an addition in Bell County, Texas, according to the plat of record in Cabinet A, Slide 77-B, Plat Records of Bell County, Texas;

THENCE, in a westerly direction, with the north line of said Village Hill Subdivision, **891'**, more or less, to a point on the east line of said F. M. 1670;

THENCE, in a northerly direction, with the east line of said F. M. 1670, **1051'**, more or less, to a point at the westernmost northwest corner of Ill Creeks Storage Subdivision, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Plat Year 2017, Plat # 118, Plat Records of Bell County, Texas;

THENCE, in a westerly direction, crossing over said F. M. 1670, **166'**, to a point at the northeast corner of a called 2 Acre tract in the name of Adam Shaub and wife, Isabel Shaub;

THENCE, in a westerly direction, with the north line of said 2 Acre tract, **139'**, more or less, to a point at the northwest corner of said 2 Acre tract;

THENCE, in a southerly direction, with the west line of said 2 Acre tract, **253'**, more or less, to a point at an interior corner of said 2 Acre tract;

THENCE, in a westerly direction, with the boundary of said 2 Acre tract, **183'**, more or less, to a point at the westernmost northwest corner of said 2 Acre tract;

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a southerly direction, with the western line of said 2 Acre tract, **160'**, more or less, to a point at the southwest corner of said 2 Acre tract, same being the southeast corner of the remainder of a called 96.2 Acre tract in the name of Lovic G. Baugh;

THENCE, in a westerly direction, with the south line of said 96.2 Acre tract, **166'**, more or less, to a point on the western line of a tract annexed into the City of Belton by Ordinance No. 2004-55;

THENCE, in a northerly direction, severing said Baugh tract, and with the west line of said Ordinance No. 2004-55 tract, **1196'**, more or less, to a point on the south line of the remainder of a called 15.00 Acre tract in the name of Lovic G. Baugh and wife, Margaret Baugh;

THENCE, in a westerly direction, with the south line of said 15.00 Acre tract, **239'**, more or less, to a point;

THENCE, in a northerly direction, severing said 15.00 Acre tract, and severing a called 13.968 Acre tract in the name of the Veteran's Land Board in care of Charles Stanley Kay, **735'**, to a point at the southwest corner of a called 2.76 Acre tract in the name of Eric A. Ruhlen;

THENCE, in an easterly direction, with the south line of said 2.76 Acre tract, **156'**, more or less, to a point at the southeast corner of said 2.76 Acre tract;

THENCE, in a northerly direction, with the east line of said 2.76 Acre tract, same being the west line of a called 6.112 Acre tract in the name of the Veteran's Land Board, in care of Leora Kay, **385'**, more or less, to a point at the northwest corner of said 6.112 Acre tract;

THENCE, in an easterly direction, with the north line of said 6.112 Acre tract, same being the south line of a called 1.34 Acre tract in the name of Fidel Aguilar, Jr. and wife, Oralia Aguilar, **142'**, more or less, to a point at the southeast corner of said 1.34 Acre tract, same being the southwest corner of a called 4.62 Acre tract in the name of Belton Hwy 190/FM 1670 Southwest Partnership, Ltd.;

THENCE, in a northerly direction, with the west line of said 4.62 Acre tract, **422'**, more or less, to a point on the south line of U. S. Highway 190, also known as Interstate Highway 14;

THENCE, in an easterly direction, with the south line of said U. S. Highway 190, **7615'**, more or less, to a point at the northeast corner of a called 5.259 Acre tract in the name of the City of Belton;

THENCE, in a southerly direction, with the east line of said 5.259, **208'**, more or less, to a point on the north line of West Canyon Trails, Phase I, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Plat Year 2019, Plat #192, Plat Records of Bell County, Texas;

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a westerly direction, with the north line of said West Canyon Trails, Phase I, **108'** more or less, to the northwest corner of said West Canyon Trails, Phase I;

THENCE, in a southerly direction, with the west line of said West Canyon Trails, Phase I and the west line of West Canyon Trails, Phase III, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Doc. No. 2021037037-A & B, Official Public Records of Real Property, Bell County, Texas, **2195'**, more or less, to a point on the north line of Lot 1, BSD Second Addition, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet C, Slide 217-A, Plat Records of Bell County, Texas;

THENCE, in an easterly direction, with the north line of said Lot 1, the north line of Liberty Valley, Phase I, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 169-C, Plat Records of Bell County, Texas, the north line of Liberty Valley, Phase II, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 278-A, Plat Records of Bell County, Texas, the north line of Liberty Valley, Phase III, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Plat Year 2014, Plat #48, Plat Records of Bell County, Texas, the north line of a called 3.55 Acre tract in the name of Rozella Butler Moon, and the north line of a called 0.45 Acre tract in the name of Debbie Sheppard, **3701'**, more or less, to a point at the northeast corner of said 0.45 Acre tract, being on the west line of Connell Street;

THENCE, in a northerly direction, with the west line of said Connell Street, and crossing over said U. S. Highway 190, **3529'**, more or less, to a point on the north line of said U. S Highway 190, also being on the west line of said Connell Street;

THENCE, continuing in said northerly direction, with the west line of said Connell Street, **1015'**, more or less, to a point on the north line of West Avenue I;

THENCE, in an easterly direction, with the north line of said East Avenue I, **1635'**, more or less, to a point on the west line of South Main Street;

THENCE, in a northerly direction, with the west line of said South Main Street, **2221'**, more or less, to a point on the south line of West Avenue C;

THENCE, in a westerly direction, with the south line of said West Avenue C, **362'**, more or less, to a point on the west line of said South Pearl Street;

THENCE, in a northerly direction, with the west line of said South Pearl Street, **359'**, more or less, to a point on the south line of West Avenue B (not improved);

THENCE, in a westerly direction, with the south line of said West Avenue B, **334'**, more or less, to a point on the west line of South Davis Street;

THENCE, in a northerly direction, with the west line of said South Davis Street, **694'**, more or less, to a point;

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a northwesterly direction, around a curve, **181'**, more or less, to a point on the south line of West 1st Avenue;

THENCE, in a westerly direction, with the south line of said West 1st Avenue, **458'**, more or less, to a point on the west line of North Smith Street;

THENCE, in a northerly direction, with the west line of said North Smith Street, **1847'**, more or less, to a point on the south line of West 6th Avenue (not improved);

THENCE, in a westerly direction, with the south line of said West 6th Avenue, **292'**, more or less, to a point on the east line of North Burnett Street;

THENCE, in a northerly direction, with the east line of said North Burnett Street, **234'**, more or less, to a point on the north bank of Nolan Creek;

THENCE, in a southeasterly direction, with the meanders of the northern bank of said Nolan Creek, **2302'**, more or less, to a point on the north line of West 2nd Avenue, also known as F. M. 93;

THENCE, in an easterly direction, with the north line of said West 2nd Avenue, **550'**, more or less, to a point on the west line of North Main Street;

THENCE, in a northerly direction, with the west line of said North Main Street, **5718'**, more or less, to a point on the south line of Industrial Park Road;

THENCE, in a westerly direction, with the south line of said Industrial Park Road, **3569'**, more or less, to a point on the east line of Lots 2 and 3, Block 1, Fleetwood Homes Addition, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 253-D, Plat Records of Bell County, Texas;

THENCE, in a northerly direction, with the east line of said Fleetwood Homes Addition, **1675'**, more or less, to a point on the south line of Sparta Road;

THENCE, in a westerly direction, with the south line of said Sparta Road, **1328'**, to a point on the east line of Loop 121;

THENCE, in a northerly direction, with the east line of said Loop 121, **247'**, more or less, to a point at the northwest corner of Burns-Denman Subdivision, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet C, Slide 328-B, Plat Records of Bell County, Texas;

THENCE, in an easterly direction, with the north line of said Burns-Denman Subdivision, **1461'**, more or less, to a point on the west line of Lot 3, Block 1, Potts Commercial Northwest, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 347-C, Plat Records of Bell County, Texas;

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a northerly direction, with the west line of said Lot 3, **284'**, more or less, to a point at the southwest corner of a called 1.89 Acre tract in the name of Ken and Lali Ewan;

THENCE, in an easterly direction, with the north line of said Potts Commercial Northwest, **321'**, more or less, to a point at the southwest corner of a called 2.29 Acre tract in the name of Larry D. Jones;

THENCE, in a northerly direction, with the west line of said 2.29 Acre tract, and crossing over F. M. 439, also known as Lake Road, **566'**, more or less, to a point on the north line of said F. M. 439, being on the south line of a called 0.92 Acre tract in the name of Leo E. Michalka and wife, Marilyn Michalka;

THENCE, in a westerly direction, with the north line of said F. M. 439, **40'**, more or less, to a point at the southwest corner of said 0.92 Acre tract;

THENCE, in a northerly direction, with the west line of said 0.92 Acre tract, **201'**, more or less, to a point on the south line of a called 2.75 Acre tract in the name of Barge Ranch, Ltd.;

THENCE, in an easterly direction, with the south line of said 2.75 Acre tract, **21'**, more or less, to a point at the southeast corner of said 2.75 Acre tract;

THENCE, in a northerly direction, with the east line of said 2.75 Acre tract, **611'**, more or less, to a point at the southwest corner of Townhomes at River Fair, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 189-C, Plat Records of Bell County, Texas;

THENCE, in an easterly direction, with the south line of said Townhomes at River Fair, **876'**, more or less, to the southeast corner of said Townhomes at River Fair;

THENCE, in a northerly direction, with the east line of said Townhomes at River Fair, **268'**, more or less, to a point on the south line of River Fair Boulevard;

THENCE, in a northwesterly direction, crossing said River Fair Boulevard, **81'**, more or less, to a point at the southeast corner of a called 7.51 Acre tract in the name of Wells Branch Storage Center, Ltd.;

THENCE, in a westerly direction, with the north line of said River Fair Boulevard, **1063'**, more or less, to the southeast corner of River Place Estates, Phase IX, Section One, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Plat Year 2015, Plat #142, Plat Records of Bell County, Texas;

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a northerly direction, with the east line of said River Place Estates, Phase IX, Section One, and the east line of River Place Estates, Phase IX, Section, Two, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Plat Year 2016, Plat #68, Plat Records of Bell County, Texas, **1023'**, more or less, to a point at the northeast corner of said River Place Estates, Phase IX, Section Two;

THENCE, in a westerly direction, with the north line of said River Place Estates, Phase IX, Section Two, **609'**, more or less, to a point on the east line of Replat of Lot 1, Block 1, Red River Subdivision, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Plat Year 2016, Plat #150, Plat Records of Bell County, Texas;

THENCE, in a northerly direction, with the east line of said Replat of Lot 1, Block 1, Red River Subdivision, **162'**, more or less, to a point;

THENCE, in a westerly direction, with the northern line of said Replat of Lot 1, Block 1, Red River Subdivision and the north line of River Place Estates, Phase I, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet B, Slide 289-A, Plat Records of Bell County, Texas, **1274'**, more or less, to a point on the northeastern line of Lot 2, Block 2, River Place Estates, Phase Four, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet C, Slide 23-A, Plat Records of Bell County, Texas;

THENCE, in a northwesterly direction, with a northeastern line of said River Place Estates, Phase Four, **736'**, more or less, to the southeast corner of Lot 9, Block 2, said River Place Estates, Phase Four;

THENCE, in a northerly direction, with the east line of said River Place Estates, Phase Four, the east line of River Place Estates, Phase Five, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet C, Slide 92-A, Plat Records of Bell County, Texas, and the east line of River Place Estates, Phase Six, Section Two, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet C, Slide 346-D, Plat Records of Bell County, Texas, **3137'**, more or less, to a point at the easternmost northeast corner of said River Place Estates, Phase Six, Section Two;

THENCE, in a westerly direction, with the north line of said River Place Estates, Phase Six, Section Two and the north line of River Place Estates, Phase Six, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet C, Slide 235-D, Plat Records of Bell County, Texas, **1427'**, more or less, to a point at the northernmost corner of Lot 6, Block One, said River Place Estates, Phase Six;

THENCE, in a southerly direction, with the west line of said River Place Estates, Phase Six, **847'**, more or less, to a point at the southwest corner of Lot 1, Block One, said River Place Estates, Phase Six, being on the north line of Lot 15, Block 4, said River Place Estates, Phase Five;

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a westerly direction, with the north line of said Lot 15, **126'**, more or less, to a point;

THENCE, in a southerly direction, with the westerly line of said Lot 15 and Lot 14, said Block 4, **263'**, more or less, to a point;

THENCE, in a westerly direction, with the boundary line of said Lot 14, Block 4, **210'**, more or less, to a point at the westernmost northwest corner of said River Place Estates, Phase Five, and being the westernmost southwest corner of said 47.216 Acre Barge tract;

THENCE, in a northerly direction, with the west line of said 47.216 Acre tract, same being the east line of a tract owned by The United States of America, known as "Lake Belton" or "Miller Springs Park", **995'**, more or less, to a point on the southern bank of the Leon River, for the northwest corner of the herein described tract;

THENCE, in a northeasterly direction, with the southern bank of said Leon River, **2296'**, more or less, to a point;

THENCE, in a southeasterly direction, continuing with the southern bank of said Leon River, **3266'** more or less, to a point;

THENCE, in a northerly direction, crossing said Leon River, **157'**, more or less, to a point on the north bank of said Leon River, being the north city limits of the City of Belton;

THENCE, in an easterly direction, with the existing city limits and the north bank of said Leon River, and crossing over said North Main Street, **952'**, more or less, to the **POINT OF BEGINNING** and containing 4,552 Acres of Land, more or less.

SAVE & EXCEPT THE FOLLOWING SEVEN (7) TRACTS:

Tract 1

55 ACRES, more or less, situated in the **JAMES BENNETT SURVEY, ABSTRACT 71** and the **M. F. CONNELL SURVEY, ABSTRACT 6**, and being more particularly described as follows:

BEGINNING at a point on the west line of North Main Street and the north line of Industrial Park Road, for the southeast corner of the herein described tract;

THENCE, in a westerly direction, with the north line of said Industrial Park Road, **826'**, more or less, to a point at the southeast corner of Lot 1, Block 1, Turtle Creek Planned Development, Phase IV, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 27-D, Plat Records of Bell County, Texas;

THENCE, in a northerly direction, with the east line of said Turtle Creek Planned Development, Phase IV, **1089'**, more or less, to its northeast corner;

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a westerly direction, with the north line of said Turtle Creek Planned Development, Phase IV, **610'**, more or less, to a point on the east line of a called 4.00 Acre tract in the name of Montrose Apartments, Ltd.;

THENCE, in a southerly direction, with the east line of said 4.00 Acre tract, **317'**, to a point at the southeast corner of said 4.00 Acre tract;

THENCE, in a westerly direction, with the south line of said 4.00 Acre tract and the south line of a called 4.38 Acre tract in the name of Montrose-TCreek Apartments, Ltd., **991'**, more or less, to a point at the southeast corner of Lot 3A, Lots 3A and 3B, Block 2, Belton Industrial Park, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet C, Slide 282-B, Plat Records of Bell County, Texas;

THENCE, in a northerly direction, with the east line of said Lot 3A, **441'**, more or less, to a point at the northwest corner of a called 2.62 Acre tract in the name of Montrose Apartment, Ltd. Same being the south line of Lot 1, Block 1, Legacy Ranch, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 258-C, Plat Records of Bell County, Texas, for the westernmost northwest corner of the herein described tract;

THENCE, in an easterly direction, with the south line of said Legacy Ranch, **573'**, more or less, to a point at the southeast corner of said Legacy Ranch, same being the southwest corner of Lot 2, Block 1, Replat of Meredith Addition, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet C, Slide 238-C, Plat Records of Bell County, Texas;

THENCE, in a northerly direction, with the east line of said Legacy Ranch, **330'**, more or less, to a point at the southwest corner of a called 5.13 Acre tract in the name of First Presbyterian Church;

THENCE, in an easterly direction, with the south line of said 5.13 Acre tract and crossing over Church Street, **511'**, more or less, to a point at the southwest corner of a called 0.19 Acre tract in the name of Keith T. Maxwell and wife, Cheryl A. Maxwell;

THENCE, in a northerly direction, with the east line of said Church Street, **276'**, more or less, to a point at the northwest corner of a called 0.24 Acre tract in the name of Joseph Kukulski and Lanora Nell Kukulski Estate;

THENCE, in an easterly direction, with the north line of said Kukulski tract and the north line of Wademeadow Addition, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet A, Slide 302-A, Plat Records of Bell County, Texas, **920'**, more or less, to a point on the west line of said North Main Street, for the northeast corner of the herein described tract;

THENCE, in a southerly direction, with the west line of said North Main Street, **2198'**, more or less, to the **POINT OF BEGINNING** and containing 55 Acres of Land, more or less.

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Surveyor's Field Notes for **4,552 ACRES** (continued):

Tract 2

22.2 ACRES, more or less, situated in the **M. F. CONNELL SURVEY, ABSTRACT 6**, Bell County, Texas, and being more particularly described as follows:

BEGINNING at a point on the east line of North Main Street and the south line of East 24th Avenue;

THENCE, in an easterly direction, with the south line of said East 24th Avenue, **2020'**, more or less, to the east line of Hilltop Street;

THENCE, in a southerly direction, with the east line of said Hilltop Street, **294'**, more or less, to a point on the north line of East 22nd Avenue;

THENCE, in a westerly direction, **1992'**, more or less, to a point on the east line of said North Main Street;

THENCE, in a northerly direction, with the east line of said North Main Street, **595'**, more or less, to the **POINT OF BEGINNING** and containing 22.2 Acres, more or less.

Tract 3

66 ACRES, more or less, situated in the **M. F. CONNELL SURVEY, ABSTRACT 6**, Bell County, Texas, and being more particularly described as follows:

BEGINNING at a point on the north line of East Avenue J and the east line of South Main Street;

THENCE, in a northerly direction, with the east line of said South Main Street, **2514'**, more or less, to a point on the south bank of Nolan Creek;

THENCE, in an easterly direction, with the south bank of said Nolan Creek, **1290'**, more or less, to a point at the northwest corner of Block 118, Original Town of Belton;

THENCE, in a southerly direction, with the west line of said Block 118, **261'**, more or less, to a point at the northwest corner of Lot 4, said Block 118;

THENCE, in an easterly direction, with the north line of said Lot 4, **126'**, more or less, to a point;

THENCE, in a southerly direction, **221'**, more or less, to a point on the north line of East Avenue C, not improved;

THENCE, in an easterly direction, with the north line of said East Avenue C, **161'**, more or less, to a point at the southeast corner of Lot 6, said Block 118;

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a southerly direction, crossing over said East Avenue C, **64'**, more or less, to a point at the northeast corner of Block 10, Lee;

THENCE, in a southerly direction, **554'**, more or less, to a point on the northwest side of Interstate Highway 35;

THENCE, in a southwesterly direction, with the northwest line of said Interstate Highway 35, **2147'**, more or less, to a point on the north line of said East Avenue J;

THENCE, in a westerly direction, with the north line of said East Avenue J, **196'**, more or less, to the **POINT OF BEGINNING** and containing 66 Acres, more or less.

Tract 4

2.2 ACRES, situated in the **M. F. CONNELL SURVEY, ABSTRACT 6**, and being more particularly described as follows:

BEGINNING at a point at the southeast corner of Block 4, Connell, being on the north line of West Avenue J, and the west line of South Main Street;

THENCE, in a westerly direction, with the north line of said West Avenue J, **300'**, more or less, to a point on the east line of South Pearl Street;

THENCE, in a northerly direction, with the east line of North Pearl Street, **320'**, more or less, to a point on the south line of West Avenue I;

THENCE, in an easterly direction, with the south line of said East Avenue I, **300'**, more or less, to a point on the west line of said South Main Street;

THENCE, in a southerly direction, with the west line of said South Main Street, **320'**, more or less, to the **POINT OF BEGINNING** and containing 2.2 Acres, more or less.

Tract 5

1.8 ACRES, more or less, situated in the **M. F. CONNELL SURVEY, ABSTRACT 6**, Bell County, Texas, and being more particularly described as follows:

BEGINNING at a point on the north line of West Avenue J and the west line of South Pearl Street, being the southeast corner of Block 2, Bell-Air Addition;

THENCE, in a westerly direction, with the north line of said West Avenue J, **268'**, more or less, to a point on the east line of South Davis Street;

THENCE, in a northerly direction, with the east line of said South Davis Street, **290'**, more or less, to a point on the south line of West Avenue I;

Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in an easterly direction, with the south line of said West Avenue I, **268'**, more or less, to a point on the west line of said South Pearl Street;

THENCE, in a southerly direction, with the west line of said South Pearl Street, **290'**, more or less, to the **POINT OF BEGINNING** and containing 1.8 Acres more or less.

Tract 6

3.2 ACRES, situated in the **M. F. CONNELL SURVEY, ABSTRACT 6**, Bell County, Texas, and being more particularly described as follows:

BEGINNING at a point on the west line of South Hughes Street and the north line of West Avenue J;

THENCE, in a westerly direction, with the north line of said West Avenue J, **482'**, more or less, to the east line of Connell Street;

THENCE, in a northerly direction, with the east line of said Connell Street, **290'**, to a point on the south line of West Avenue I,

THENCE, in an easterly direction, with the south line of said West Avenue I, **482'**, to a point on the west line of said South Hughes Street;

THENCE, in a southerly direction, with the west line of said South Hughes Street, **290'**, more or less, to the **POINT OF BEGINNING** and containing 3.2 Acres of Land.

Tract 7

17.3 ACRES, situated in the **PETER CONRAD SURVEY, ABSTRACT 165** and the **M. F. CONNELL SURVEY, ABSTRACT 6**, Bell County, Texas, and being more particularly described as follows:

BEGINNING at a point on the north line of U. S. Highway 190, also known as Interstate Highway 14, and being on the east line of Connell Street;

THENCE, in a northerly direction, with the east line of said Connell Street, **633'**, more or less, to a point on the south line of West Avenue J;

THENCE, in an easterly direction, with the south line of said West Avenue J, **1214'**, more or less, to a point on the west line of South Pearl Street;

THENCE, in a southerly direction, with the west line of said South Pearl Street, **508'**, more or less, to a point on the north line of said U. S. Highway 190;

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Surveyor's Field Notes for **4,552 ACRES** (continued):

THENCE, in a westerly direction, with the north line of said U. S. Highway 190, **1223'**, more or less, to the **POINT OF BEGINNING** and containing 17.3 Acres of Land.

LEAVING A NET AREA OF 4,384 ACRES OF LAND.

This document was prepared under 22 Texas Administrative Code 138.95, DOES NOT reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

Any and all distances called out in this metes and bounds description ARE NOT the result of an "on the ground" survey and are approximate and are based on information obtained from maps available online or in person at the Bell County Tax Appraisal District and the City of Belton planning department.

This description to accompany a sketch of the herein described 4,552 Acre tract.

ALL COUNTY SURVEYING, INC.
1-800-749-PLAT
Tx. Firm Lic. No. 10023600
server/projects/pro210000/211300/211327/211327.2.doc



Charles C. Lucko
Registered Professional Land Surveyor
Registration No. 4636

Charles C. Lucko
6.01.2022

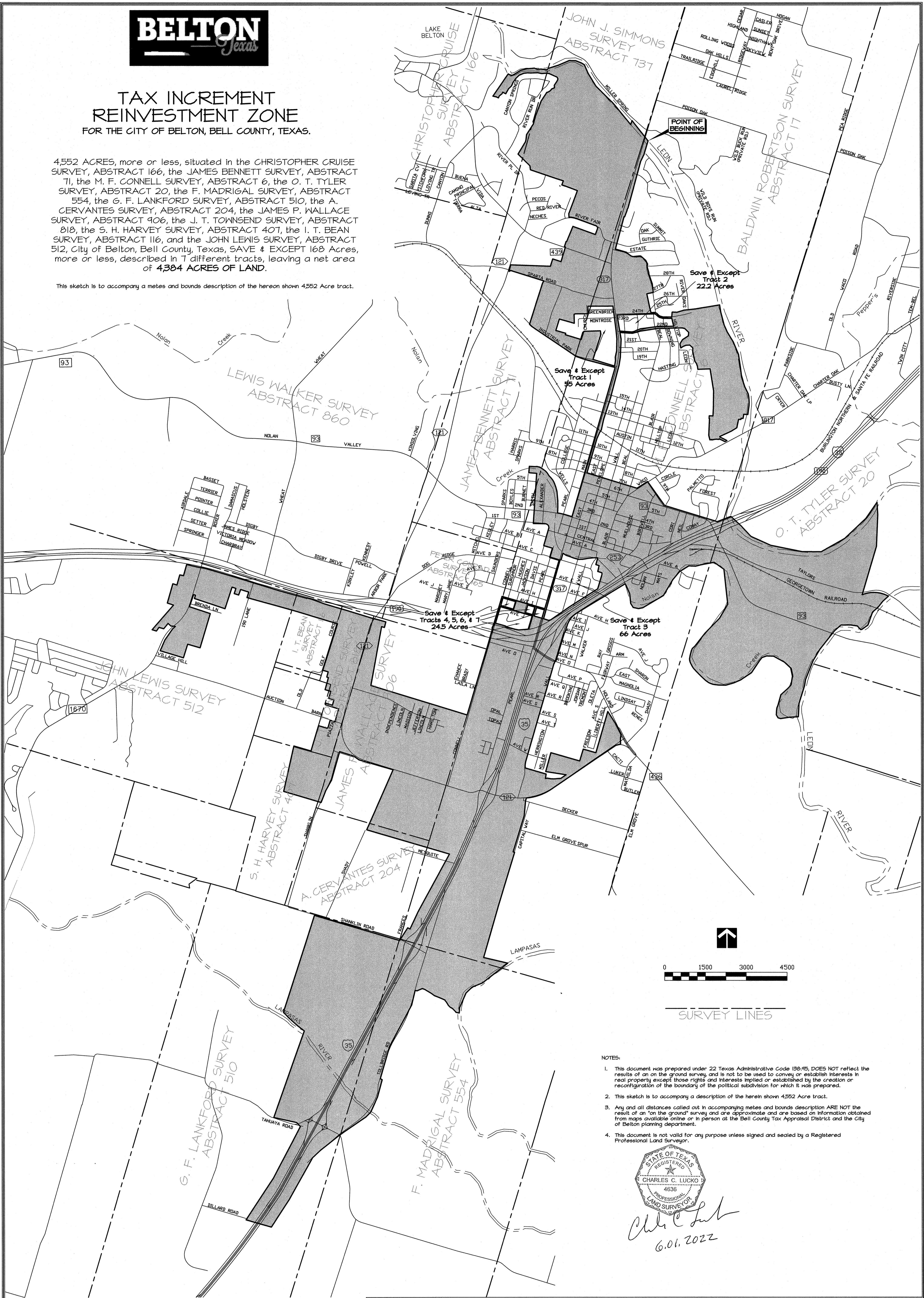
FINANCE PLAN EXHIBIT B

BELTON
Texas

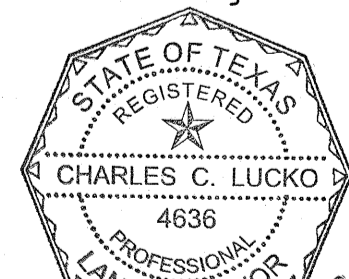
TAX INCREMENT REINVESTMENT ZONE FOR THE CITY OF BELTON, BELL COUNTY, TEXAS.

4,552 ACRES, more or less, situated in the CHRISTOPHER CRUISE SURVEY, ABSTRACT 166, the JAMES BENNETT SURVEY, ABSTRACT 71, the M. F. CONNELL SURVEY, ABSTRACT 6, the O. T. TYLER SURVEY, ABSTRACT 20, the F. MADRIGAL SURVEY, ABSTRACT 554, the G. F. LANKFORD SURVEY, ABSTRACT 510, the A. CERVANTES SURVEY, ABSTRACT 204, the JAMES P. WALLACE SURVEY, ABSTRACT 906, the J. T. TOWNSEND SURVEY, ABSTRACT 818, the S. H. HARVEY SURVEY, ABSTRACT 407, the I. T. BEAN SURVEY, ABSTRACT 116, and the JOHN LEWIS SURVEY, ABSTRACT 512, City of Belton, Bell County, Texas, SAVE & EXCEPT 168 Acres, more or less, described in 7 different tracts, leaving a net area of **4,384 ACRES OF LAND**.

This sketch is to accompany a metes and bounds description of the herein shown 4,552 Acre tract.



- NOTES:
1. This document was prepared under 22 Texas Administrative Code 138.95, DOES NOT reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
 2. This sketch is to accompany a description of the herein shown 4,552 Acre tract.
 3. Any and all distances called out in accompanying metes and bounds description ARE NOT the result of an "on the ground" survey and are approximate and are based on information obtained from maps available online or in person at the Bell County Tax Appraisal District and the City of Belton planning department.
 4. This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.



Charles C. Lucko
6.01.2022

ACS
ALL COUNTY SURVEYING, INC.
Tx. Firm No. 10023600
4330 South 5th Street
Temple, Texas 76502
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www.allcountysurveying.com

BELTON
Texas

TAX INCREMENT REINVESTMENT ZONE FOR THE CITY OF BELTON, BELL COUNTY, TEXAS.

Plot Date: 06-01-2022
Scale: 1" = 1500'
Job No. 211327
Dwg No. 211327.2
Drawn by SLN
Surveyor CCL #4636
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FINANCE PLAN EXHIBIT C-1

The following is a list of public improvements that are proposed for the Zone.

Project Type	Project Name	Description	Total Cost
Streets	Southwest Parkway	Loop 121 to Huey Road	\$ 1,900,000
Streets	Connell Street	US 190 to Loop 121	9,400,000
Streets	Toll Bridge Road	Elmer King to Shanklin	7,500,000
Streets	Capitol Way	Grove to Shanklin (Future)	3,800,000
Streets	Loop 121	IH-14 to FM 436 ROW and Utilities	6,300,000
Streets	Shanklin (W)	Three Creeks Blvd to IH-35	15,000,000
Streets	Shanklin (N/S)	Loop 121 to Shanklin (E/W)	7,500,000
Streets	Southwest Parkway	Loop 121 to Shanklin	7,000,000
Total Street Projects			\$58,400,000
Sidewalks	Downtown sidewalks	Sidewalks along W. Central Avenue	\$ 3,800,000
Sidewalks	Sparta sidewalks	Loop 121 to Dunn's Canyon	1,900,000
Sidewalks	Commerce/Industrial	Sidewalk construction at this location	1,600,000
Sidewalks	Georgetown Rails	Shared use path along former rail line	2,600,000
Total Sidewalk Projects			\$ 9,900,000
Drainage	E 4 th /N Blair Drainage	Culverts and channels at this location	\$ 1,400,000
Drainage	E Central Relocation	Construct new road/bridge at this location	6,200,000
Total Drainage Projects			\$ 7,600,000
Facilities	Heritage Park	Park amenities	\$ 2,000,000
Facilities	Library Renovation	Interior renovation at Lena Armstrong	1,300,000
Facilities	Standpipe Park	Park surrounding historic water standpipe	800,000
Facilities	Bell County Expo	Expansion of the Bell County Expo facility	1,300,000
Total Facility Projects			\$ 5,400,000
Grants/Admin	Façade Grants/Match	\$150,000 per year for improvement grants	\$ 3,000,000
Grants/Admin	Administrative Costs	\$75,000 per year for administrative costs	1,500,000
Total Grants/Administrative Costs			\$ 4,500,000
Total Costs to be Incurred			\$85,800,000

FINANCE PLAN EXHIBIT C-2

The following is a list of public improvements that are proposed if funding becomes available over the life of the Zone.

Project Type	Project Name	Description	Total Cost
Streets	E 6 th Avenue	Main Street to I-35	\$12,500,000
Streets	Wheat Road	Red Rock to Sparta and Sparta to Dunn's Canyon	10,000,000
Streets	Rocking M Lane	Three Creeks to Auction Barn	3,800,000
Streets	Mesquite Road	I-35 to Shanklin	6,600,000
Streets	E 24 th Avenue	Main Street to Beal	1,300,000
Streets	Wheat Road	Sparta to I-14	11,000,000
Streets	W Avenue D	Kennedy Court to Wheat Road	6,300,000
Streets	Outer Loop East	I-35/Shanklin to FM 436	15,100,000
Streets	George Wilson Ext	FM 93 to FM 439	1,800,000
Total Street Projects			\$68,400,000
Sidewalks	Avenue H / Pearl	Sidewalks located in this area	\$ 800,000
Sidewalks	FM 1670	I-14 to Three Creeks	1,500,000
Total Sidewalk Projects			\$ 2,300,000
Facilities	Land / Buildings	Land and buildings for public use, including various facilities and a regional park	\$22,600,000
Total Facility Projects			\$22,600,000
Grants/Admin	E 6 th Incentive Grants	Grants for developer incentives	\$ 1,000,000
Total Grants/Administrative Costs			\$ 1,000,000
Total Costs to be Incurred			\$94,300,000
Total Funded and Unfunded Projects			\$180,100,000

FINANCE PLAN EXHIBIT D

Below is a schedule of when project costs may be incurred.

Project Year	Project Name	Description	Total Cost
2023	Heritage Park	Park amenities	\$2,000,000
2023	Standpipe Park	Park surrounding historic water standpipe	800,000
2024	Connell Street	US 190 to Loop 121	9,400,000
2024	Bell County Expo	Expansion of the Bell County Expo facility	1,300,000
2025	Capitol Way	Grove to Shanklin (Future)	3,800,000
2026	E 4 th /N Blair Drainage	Culverts and channels at this location	1,400,000
2028	Toll Bridge Road	Elmer King to Shanklin	7,500,000
2031	Library Renovation	Interior renovation at Lena Armstrong	1,300,000
2033	Shanklin (W)	Three Creeks Blvd to IH-35	15,000,000
2033	Sparta Sidewalks	Loop 121 to Dunn's Canyon	1,900,000
2034	Downtown sidewalks	Sidewalks along W. Central Avenue	3,800,000
2036	Shanklin (N/S)	Loop 121 to Shanklin (E/W)	7,500,000
2038	Southwest Parkway	Loop 121 to Huey Road	1,900,000
2038	Loop 121	IH-14 to FM 436 ROW and Utilities	6,300,000
2039	Southwest Parkway	Loop 121 to Shanklin	7,000,000
2040	Commerce/Industrial	Sidewalk construction at this location	1,600,000
2041	E Central Relocation	Construct new road/bridge at this location	6,200,000
2042	Georgetown Rails	Shared use path along former rail line	2,600,000
Annual	Façade Grants/Match	\$150,000 per year for improvement grants	3,000,000
Annual	Administrative Costs	\$75,000 per year for administrative costs	1,500,000
Total costs to be incurred			\$85,800,000

FINANCE PLAN EXHIBIT E-1

The values listed below assume a 3.5% annual growth rate within the TIRZ. For the sake of being conservative, no new improvements are included. Contributions are based upon the adopted tax rate for each entity for tax year 2022.

For City of Belton participation, a tax rate of \$0.5850 per \$100 of taxable value is assumed each year:

Tax Year	Zone 1	Zone 2	Zone 3	Zone 4	Total Value	Captured Value	City Contribution
Base Value	\$ 61,896,623	\$ 167,596	\$ 836,735	\$ 16,703,151	\$ 79,604,105		
2023	\$ 380,711,597	\$ 167,596	\$ 836,735	\$ 17,287,761	\$ 399,003,689	\$ 319,399,584	\$ 1,868,488
2024	394,036,503	167,596	836,735	17,892,833	412,933,667	333,329,562	1,949,978
2025	407,827,780	167,596	836,735	18,519,082	427,351,193	347,747,088	2,034,320
2026	422,101,753	167,596	836,735	19,167,250	442,273,333	362,669,228	2,121,615
2027	436,875,314	167,596	836,735	19,838,103	457,717,749	378,113,644	2,211,965
2028	452,165,950	167,596	836,735	20,532,437	473,702,718	394,098,613	2,305,477
2029	467,991,758	167,596	836,735	21,251,072	490,247,162	410,643,057	2,402,262
2030	484,371,470	167,596	836,735	21,994,860	507,370,661	427,766,556	2,502,434
2031	501,324,471	167,596	836,735	22,764,680	525,093,482	445,489,377	2,606,113
2032	518,870,828	167,596	836,735	23,561,444	543,436,603	463,832,498	2,713,420
2033	537,031,307	167,596	836,735	24,386,094	562,421,732	482,817,627	2,824,483
2034	555,827,403	167,596	836,735	25,239,608	582,071,341	502,467,236	2,939,433
2035	575,281,362	167,596	836,735	26,122,994	602,408,687	522,804,582	3,058,407
2036	595,416,209	167,596	836,735	27,037,299	623,457,839	543,853,734	3,181,544
2037	616,255,777	167,596	836,735	27,983,604	645,243,712	565,639,607	3,308,992
2038	637,824,729	167,596	836,735	28,963,030	667,792,090	588,187,985	3,440,900
2039	660,148,594	167,596	836,735	29,976,736	691,129,662	611,525,557	3,577,425
2040	683,253,795	167,596	836,735	31,025,922	715,284,048	635,679,943	3,718,728
2041	707,167,678	167,596	836,735	32,111,829	740,283,838	660,679,733	3,864,976
2042	731,918,547	167,596	836,735	33,235,743	766,158,621	686,554,516	4,016,344
						Total Contribution	<u>\$ 56,647,303</u>

FINANCE PLAN EXHIBIT E-2

For Bell County participation, a tax rate of \$0.3160 per \$100 of taxable value is assumed each year:

Tax Year	Zone 1	Zone 2	Zone 3	Zone 4	Total Value	Captured Value	County Contribution
Base Value	\$ 59,231,454	\$ 167,596	\$ 836,735	\$ 16,656,461	\$ 76,892,246		
2023	\$ 377,401,294	\$ 167,596	\$ 836,735	\$ 17,239,437	\$ 395,645,062	\$ 318,752,816	\$ 1,007,259
2024	390,610,339	167,596	836,735	17,842,817	409,457,488	332,565,242	1,050,906
2025	404,281,701	167,596	836,735	18,467,316	423,753,348	346,861,102	1,096,081
2026	418,431,561	167,596	836,735	19,113,672	438,549,564	361,657,318	1,142,837
2027	433,076,665	167,596	836,735	19,782,650	453,863,647	376,971,401	1,191,230
2028	448,234,349	167,596	836,735	20,475,043	469,713,723	392,821,477	1,241,316
2029	463,922,551	167,596	836,735	21,191,670	486,118,552	409,226,306	1,293,155
2030	480,159,840	167,596	836,735	21,933,378	503,097,549	426,205,303	1,346,809
2031	496,965,435	167,596	836,735	22,701,046	520,670,812	443,778,566	1,402,340
2032	514,359,225	167,596	836,735	23,495,583	538,859,139	461,966,893	1,459,815
2033	532,361,798	167,596	836,735	24,317,928	557,684,057	480,791,811	1,519,302
2034	550,994,460	167,596	836,735	25,169,056	577,167,847	500,275,601	1,580,871
2035	570,279,267	167,596	836,735	26,049,973	597,333,571	520,441,325	1,644,595
2036	590,239,041	167,596	836,735	26,961,722	618,205,094	541,312,848	1,710,549
2037	610,897,407	167,596	836,735	27,905,382	639,807,121	562,914,875	1,778,811
2038	632,278,817	167,596	836,735	28,882,071	662,165,218	585,272,972	1,849,463
2039	654,408,575	167,596	836,735	29,892,943	685,305,849	608,413,603	1,922,587
2040	677,312,875	167,596	836,735	30,939,196	709,256,402	632,364,156	1,998,271
2041	701,018,826	167,596	836,735	32,022,068	734,045,225	657,152,979	2,076,603
2042	725,554,485	167,596	836,735	33,142,840	759,701,656	682,809,410	2,157,678
						Total Contribution	<u>\$ 30,470,477</u>

FINANCE PLAN EXHIBIT F

This section documents the detailed analysis and inputs used to generate the tax increment revenue estimates. Tax Increment Financing involves:

- Designating an eligible redevelopment area as a tax increment financing reinvestment zone;
- Soliciting participation of other taxing jurisdictions (County only);
- Setting the assessment base at the level of the most recent assessment; and
- Placing tax revenues generated by the increase in assessed value in a tax increment fund for funding public improvements.

Thus, future tax increment revenues depend on four elements:

- The timing and added value of new development;
- Appreciation of existing land and improvements;
- The loss of value from any existing improvements demolished to make way for new development; and
- Future tax rates and the percentage of participation of each taxing jurisdiction.

Assessment policies in Bell County generally set building assessments at 100 percent of fair market value, which are generally comparable to construction costs for new construction. Assessed values are established as of January 1 of the tax year. Thus, development during calendar year 2022 goes on the tax rolls for the tax year 2023. In this analysis, to be conservative, only increases in existing land value have been included. Further, only taxes from increases in real property values are directed to the TIRZ Fund. Taxes from increases in business personal property and inventory values and sales tax continue to flow to each taxing jurisdiction.

Since its inception, property values within the TIRZ boundaries have increased by approximately \$250 million, an average of 10% per year. The three-year average growth rate is even greater at 22%. This compares favorably to the one percent growth rate that was anticipated when the TIRZ was created.

The tax year 2022 taxable value of the property within the TIRZ boundary was \$385,510,810 for the City of Belton and \$382,265,761 for Bell County, including the new parcels. For purposes of this analysis, the initial taxable base for the tax increment fund will be \$79,604,105 for the City of Belton and \$76,892,246 for Bell County. Taxes on this amount will continue to flow to each taxing jurisdiction during the 20-year life of the TIRZ.

The tax rates adopted for the taxing entities for tax year 2022 was \$0.5850 and \$0.3160 per \$100 of taxable value for City and County, respectively. Over the 20-year projection period, it is conservatively assumed that the nominal tax rates will remain constant.

With a 3.5% annual growth rate to the captured value within the TIRZ, \$87,117,780 of total tax revenue would be generated over twenty years. This will adequately fund the projected \$85,800,000 of public infrastructure projects. Because historical growth rates have far exceeded the 3.5% rate that is assumed for the feasibility analysis, it is quite possible that funding could be available for the \$94,300,000 of potential projects that are listed in the project plan.

EXHIBIT "B"

List of Parcels Included in Expansion

Property ID		Bell County	2022 Taxable Value		City of Belton	2022 Taxable Value
352848		CB	\$ 1,197		TBE	\$ 1,197
352846		CB	\$ 1,902		TBE	\$ 1,902
353141		CB	\$ 1,585		TBE	\$ 1,585
124185		CB	\$ 2,948		TBE	\$ 2,948
124186		CB	\$ 76,696		TBE	\$ 76,696
54203		CB	\$ 275,510		TBE	\$ 275,510
60712		CB	\$ 194,280		TBE	\$ 194,280
394808		CB	\$ 6,729		TBE	\$ 6,729
38327		CB	\$ 67,104		TBE	\$ 67,104
113017		CB	\$ -		TBE	\$ -
127560		CB	\$ 65,340		TBE	\$ 65,340
123544		CB	\$ 105,154		TBE	\$ 105,154
466608		CB	\$ 71,700		TBE	\$ 71,700
466609		CB	\$ 95,495		TBE	\$ 95,495
14085		CB	\$ -		TBE	\$ -
16871		CB	\$ 139,277		TBE	\$ 139,277
53098		CB	\$ 116,621		TBE	\$ 116,621
124069		CB	\$ 173,596		TBE	\$ 176,596
467743		CB	\$ 50,303		TBE	\$ 50,303
467744		CB	\$ 139,022		TBE	\$ 139,022
98685		CB	\$ 879,027		TBE	\$ 879,027
30567		CB	\$ 353,191		TBE	\$ 353,191
319736		CB	\$ 30,086		TBE	\$ 30,086
115508		CB	\$ 45,343		TBE	\$ 45,343
35198		CB	\$ 250,720		TBE	\$ 257,390
130721		CB	\$ 75,745		TBE	\$ 75,745
114543		CB	\$ 30,000		TBE	\$ 30,000
15865		CB	\$ 9,947		TBE	\$ 16,617
101310		CB	\$ 152,226		TBE	\$ 152,226
7121		CB	\$ 238,074		TBE	\$ 244,744
319728		CB	\$ 1,080		TBE	\$ 1,080
7654		CB	\$ 202,274		TBE	\$ 202,274
448510		CB	\$ 26,042		TBE	\$ 26,042
75274		CB	\$ 45,822		TBE	\$ 45,822
101351		CB	\$ 85,029		TBE	\$ 91,699
405013		CB	\$ 66,457		TBE	\$ 73,127
405014		CB	\$ 29,561		TBE	\$ 26,561
318378		CB	\$ 328,530		TBE	\$ 328,530
29546		CB	\$ 471,078		TBE	\$ 471,078
486819		CB	\$ 1,146,454		TBE	\$ 1,146,454
99695		CB	\$ 153,108		TBE	\$ 153,108
3028		CB	\$ 75,070		TBE	\$ 75,070
101219		CB	\$ 158,678		TBE	\$ 158,678
508445		CB	\$ 152,801		TBE	\$ 152,801
508444		CB	\$ 270,083		TBE	\$ 270,083

List of Parcels Included in Expansion

Property ID		Bell County	2022 Taxable Value		City of Belton	2022 Taxable Value
103763		CB	\$ 333,891		TBE	\$ 333,891
123197		CB	\$ 109,772		TBE	\$ 109,772
353156		CB	\$ 380		TBE	\$ 380
353167		CB	\$ 1,041		TBE	\$ 1,041
353172		CB	\$ 1,076		TBE	\$ 1,076
6002		CB	\$ 14,031		TBE	\$ 14,031
167845		CB	\$ 4,338		TBE	\$ 4,338
451948		CB	\$ 44,556		TBE	\$ 44,556
466607		CB	\$ 460,730		TBE	\$ 460,730
96714		CB	\$ 96		TBE	\$ 96
451964		CB	\$ 27,269		TBE	\$ 27,269
67405		CB	\$ 250,053		TBE	\$ 256,723
26465		CB	\$ 94,272		TBE	\$ 94,272
402313		CB	\$ 46,765		TBE	\$ 46,765
79174		CB	\$ 128,464		TBE	\$ 128,464
34701		CB	\$ 36,908		TBE	\$ 36,908
50240		CB	\$ 35,177		TBE	\$ 35,177
478162		CB	\$ 4,422,000		TBE	\$ 4,422,000
195736		CB	\$ 67,922		TBE	\$ 74,592
32841		CB	\$ 174,406		TBE	\$ 174,406
136104		CB	\$ -		TBE	\$ -
97521		CB	\$ 184,968		TBE	\$ 184,968
58575		CB	\$ 293,731		TBE	\$ 293,731
58580		CB	\$ 301,176		TBE	\$ 301,176
33529		CB	\$ 232,850		TBE	\$ 232,850
132133		CB	\$ 7,970		TBE	\$ 7,970
58530		CB	\$ 55,022		TBE	\$ 55,022
389841		CB	\$ 987		TBE	\$ 987
58578		CB	\$ 7,130		TBE	\$ 7,130
490566		CB	\$ 32,920		TBE	\$ 32,920
58593		CB	\$ 276,510		TBE	\$ 276,510
52655		CB	\$ 110,552		TBE	\$ 110,552
451370		CB	\$ 166,192		TBE	\$ 166,192
451367		CB	\$ 79,813		TBE	\$ 79,813
30388		CB	\$ 48,025		TBE	\$ 48,025
368937		CB	\$ 571,821		TBE	\$ 571,821
116739		CB	\$ 169,473		TBE	\$ 169,473
116740		CB	\$ 32,534		TBE	\$ 32,534
18086		CB	\$ 970,755		TBE	\$ 970,755
			\$ 16,656,461			\$ 16,703,151



City of Belton City Council Meeting TIRZ No. 1 Expansion & Extension

November 8, 2022



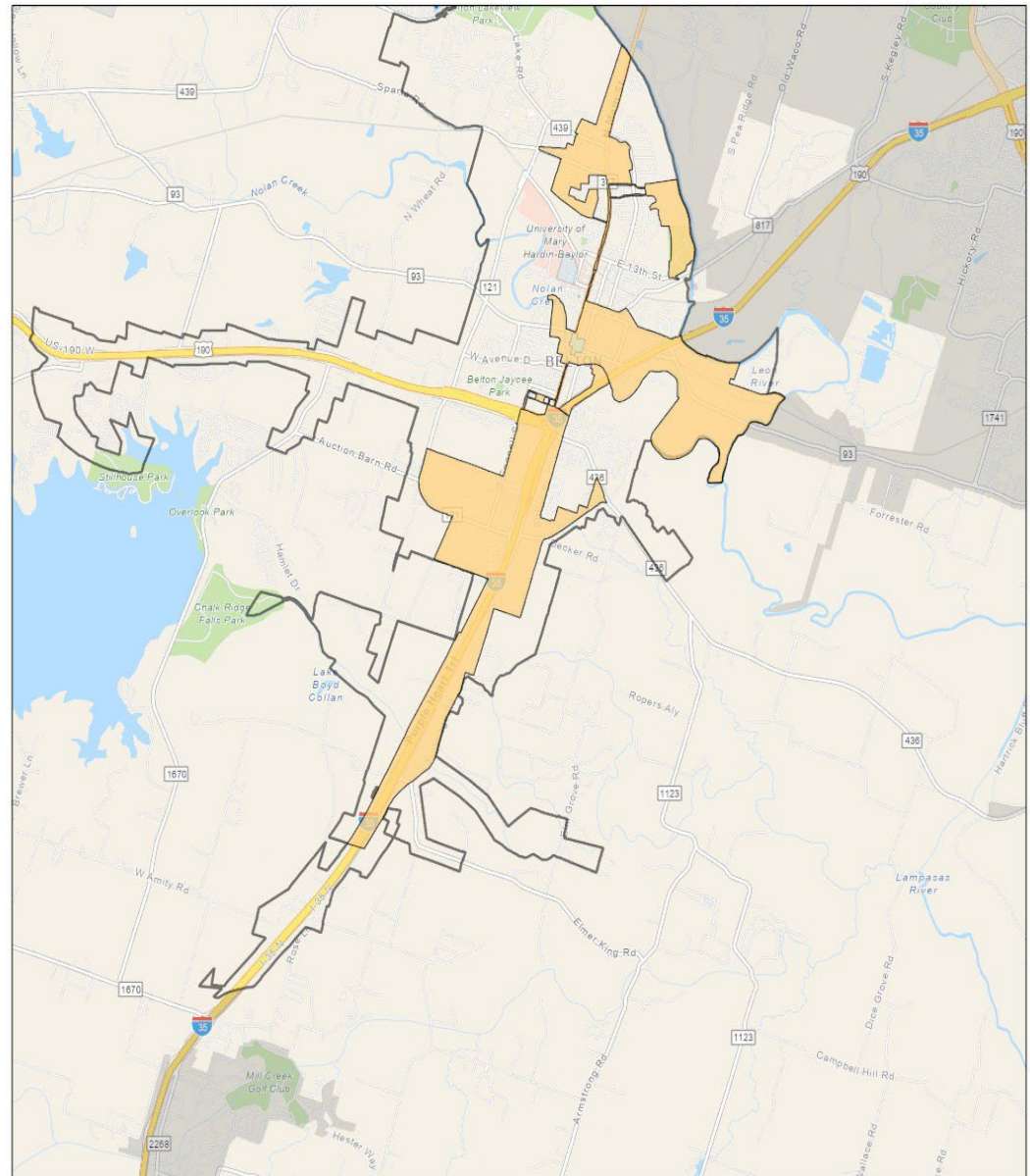
History of the Belton TIRZ and Purpose of the TIRZ Update

1. Established in December 2004 by Ordinance No. 2004-64
2. Currently includes 3,215.66 acres
3. TIRZ revenue is generated by taxable value of real property exceeding the baseline taxable value, known as tax increment
4. Termination date of the TIRZ is December 13, 2024
5. Ready to take next steps to expand the TIRZ boundary, extend the term, and establish a new Project and Finance Plan for Belton's TIRZ.

Future TIRZ Projects May Include

1. Street Projects
2. Trails / Sidewalks / Shared Use Paths
3. Drainage Projects
4. Municipal/County Projects
5. TIRZ Incentive Grants
6. Maintenance Projects

Current Belton
TIRZ Boundary
3,215.66 Acres



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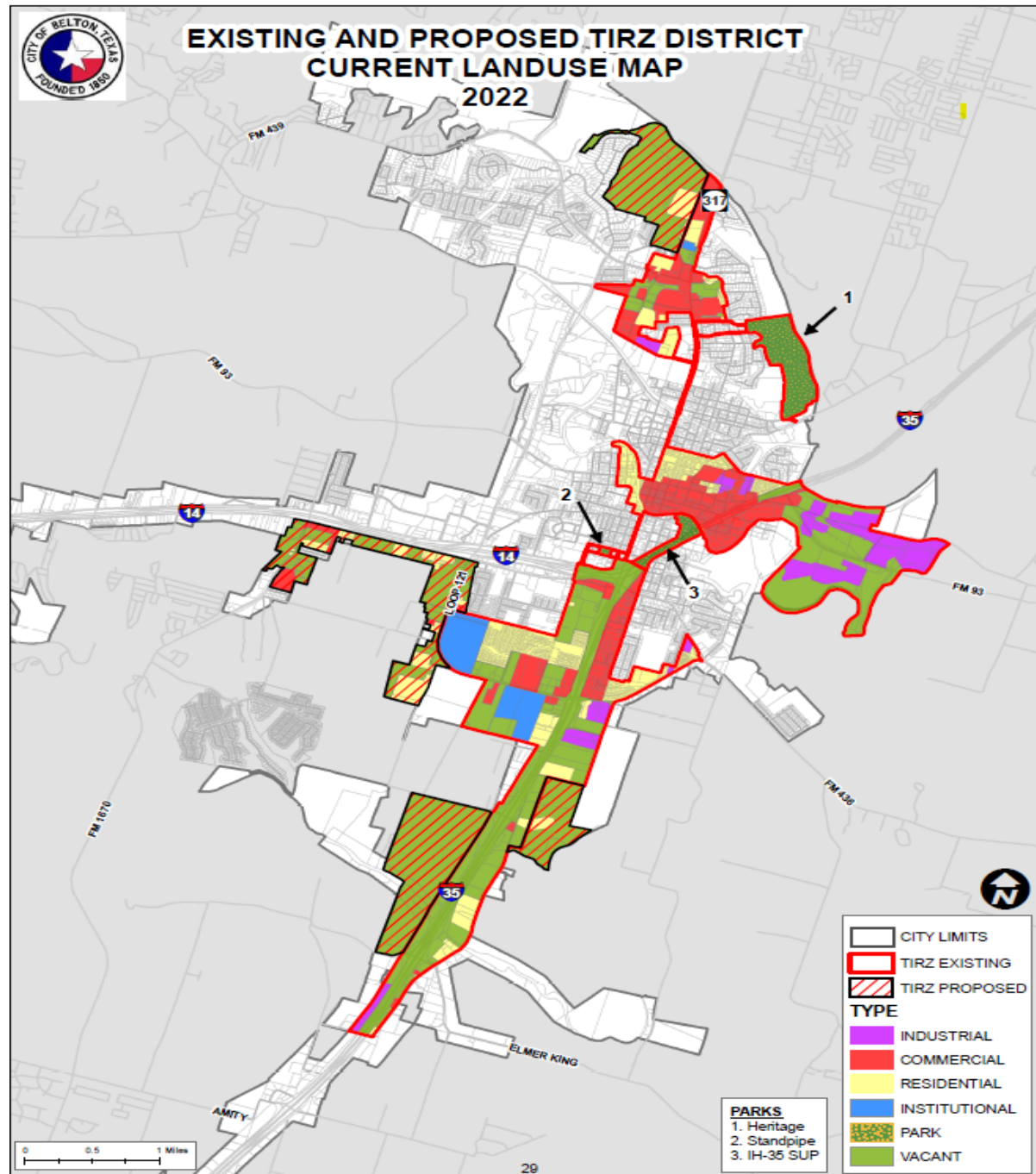
National Register District

TIRZ Boundary

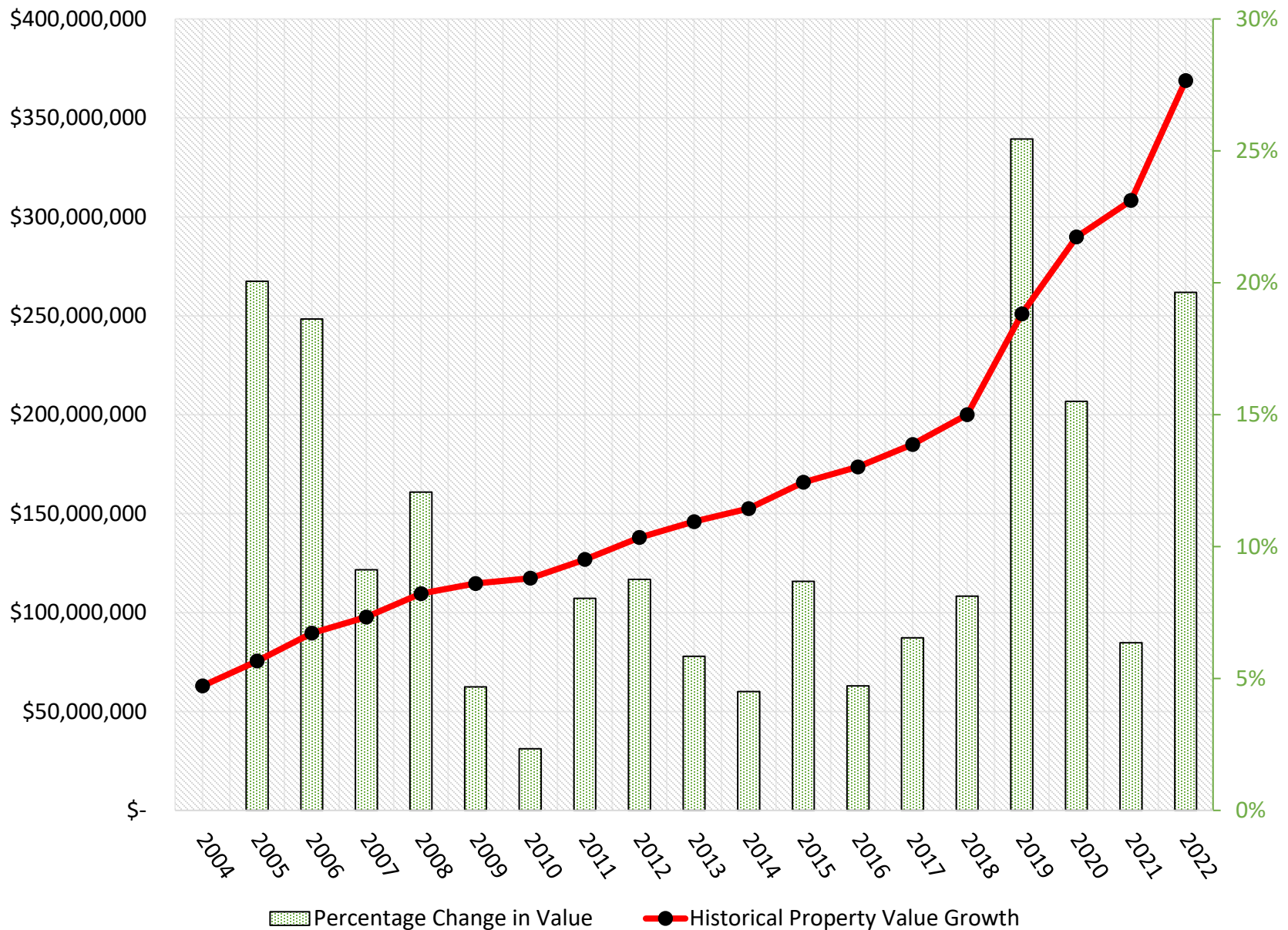
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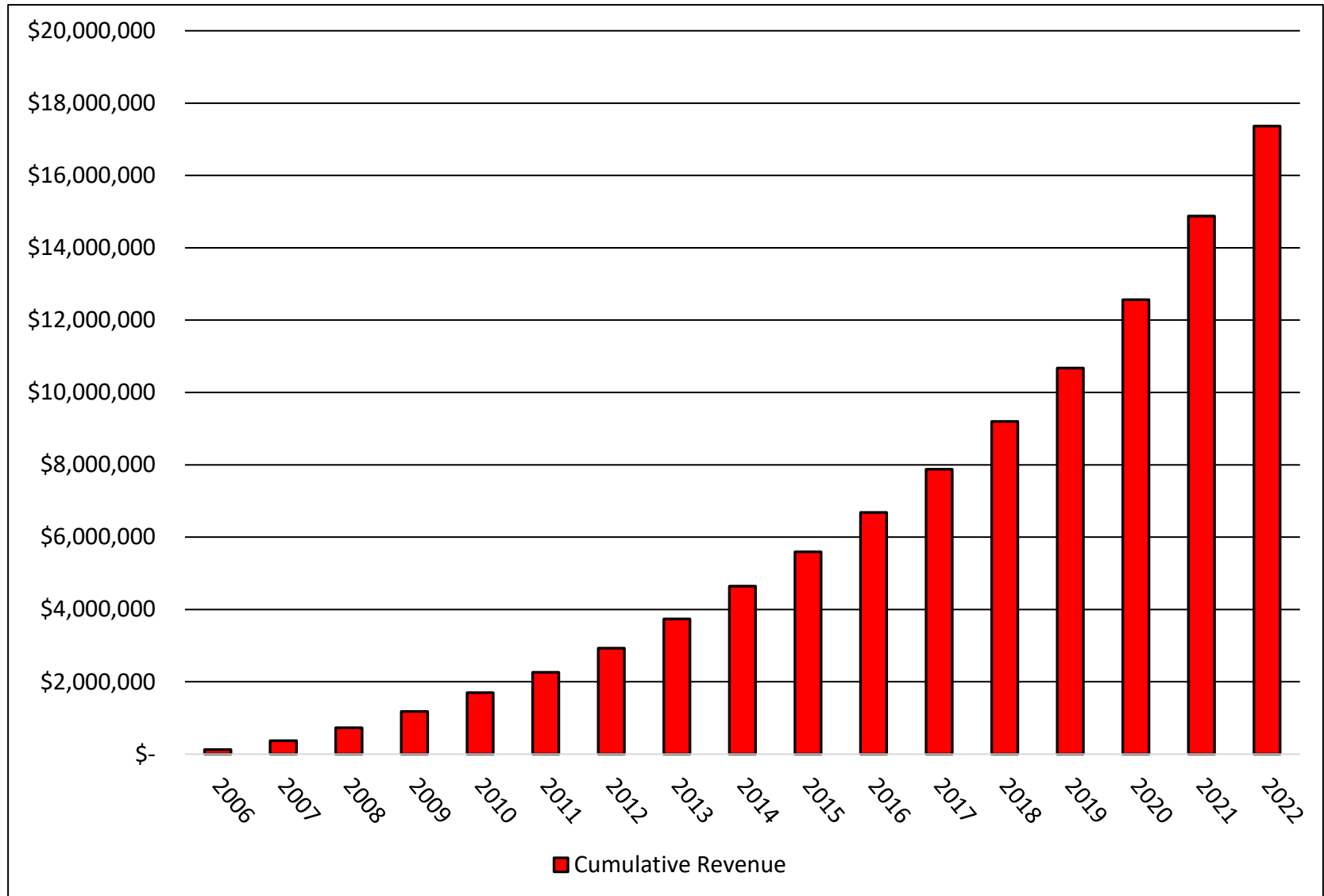
Current Land Use Map



Property Value Growth Within the TIRZ Since Inception



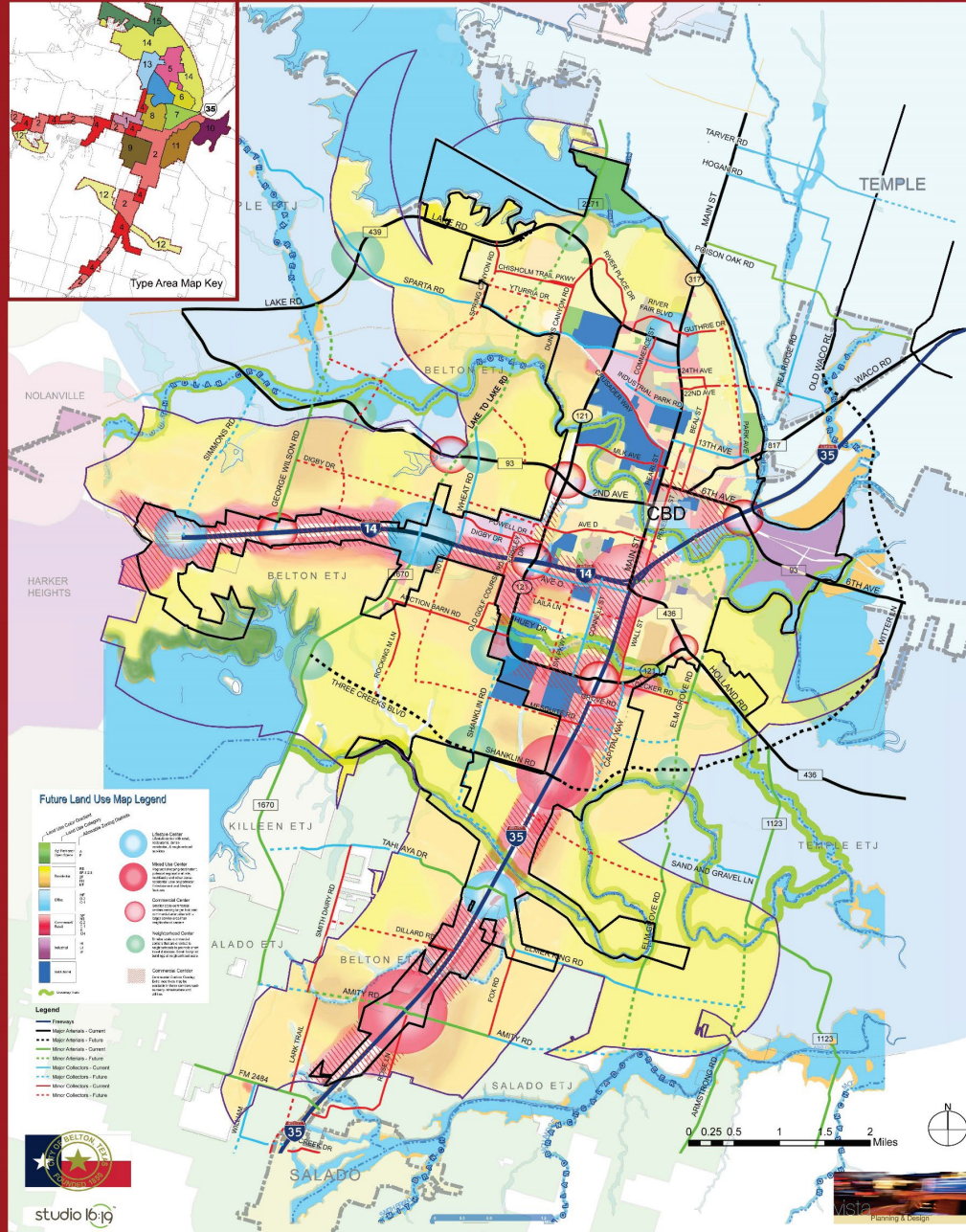
Cumulative Revenue Since Inception



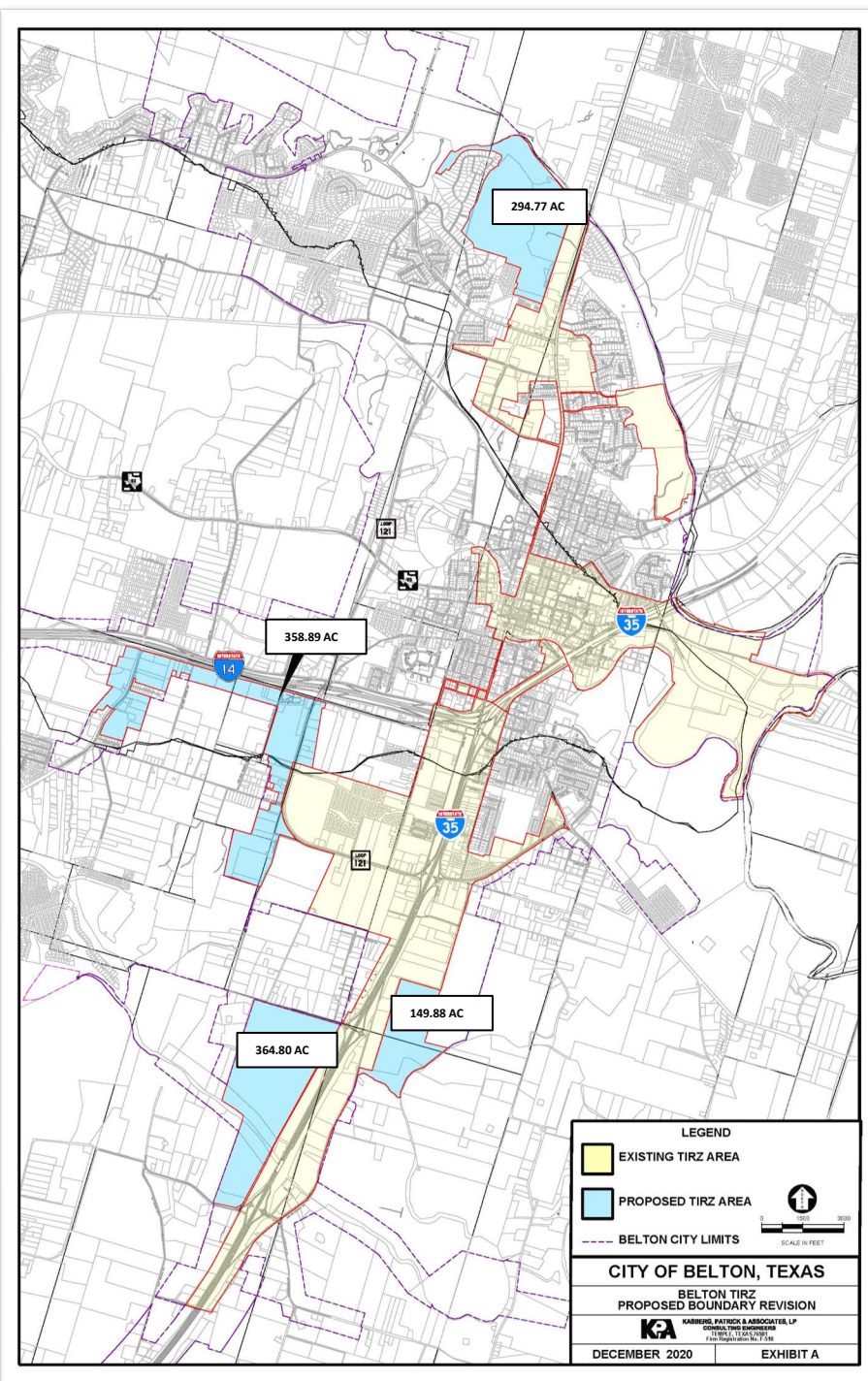
TIRZ Boundary Expansion Analysis

1. Reviewed City of Belton Future Land Use Map
2. Properties may only be included in the TIRZ if they are located within the City Limits.
3. Identified undeveloped properties in commercial/retail/industrial corridors
4. Minimized addition of properties currently classified as "single-family"
5. Evaluated future TIRZ projects with respect to benefits to properties located within the revised boundary

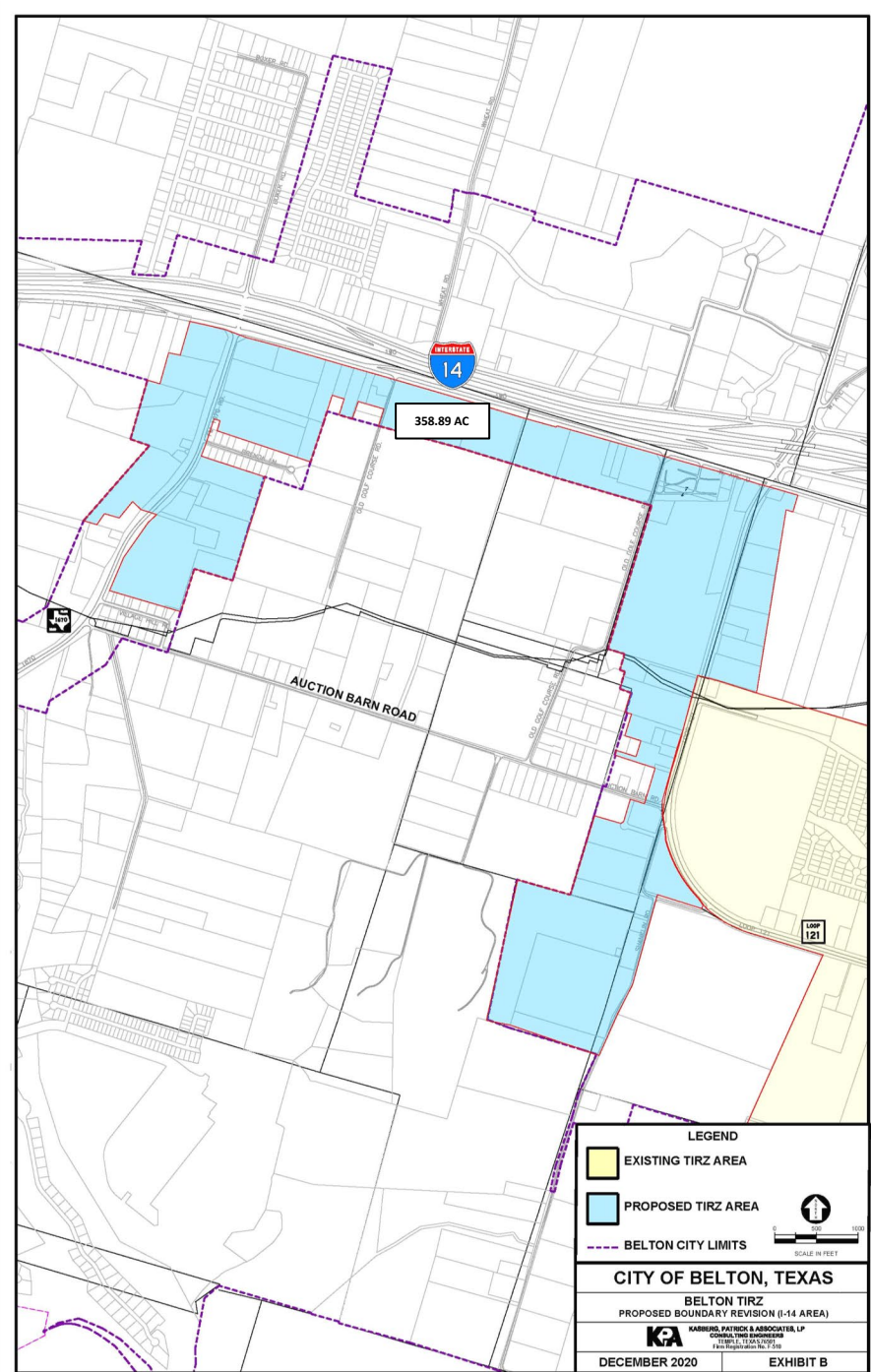
THE CITY OF BELTON FUTURE LAND USE MAP



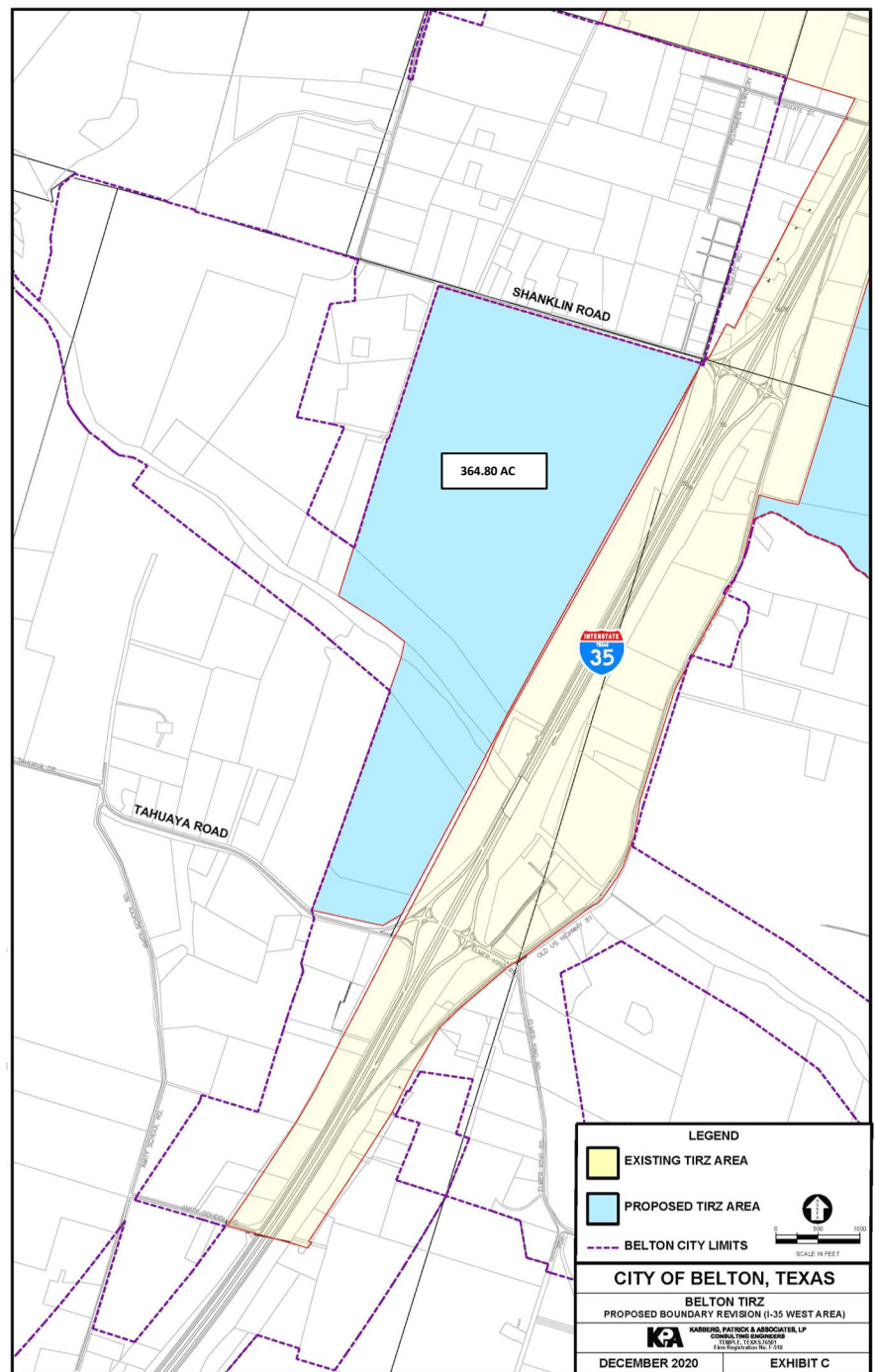
Proposed TIRZ Boundary 4,384 Acres



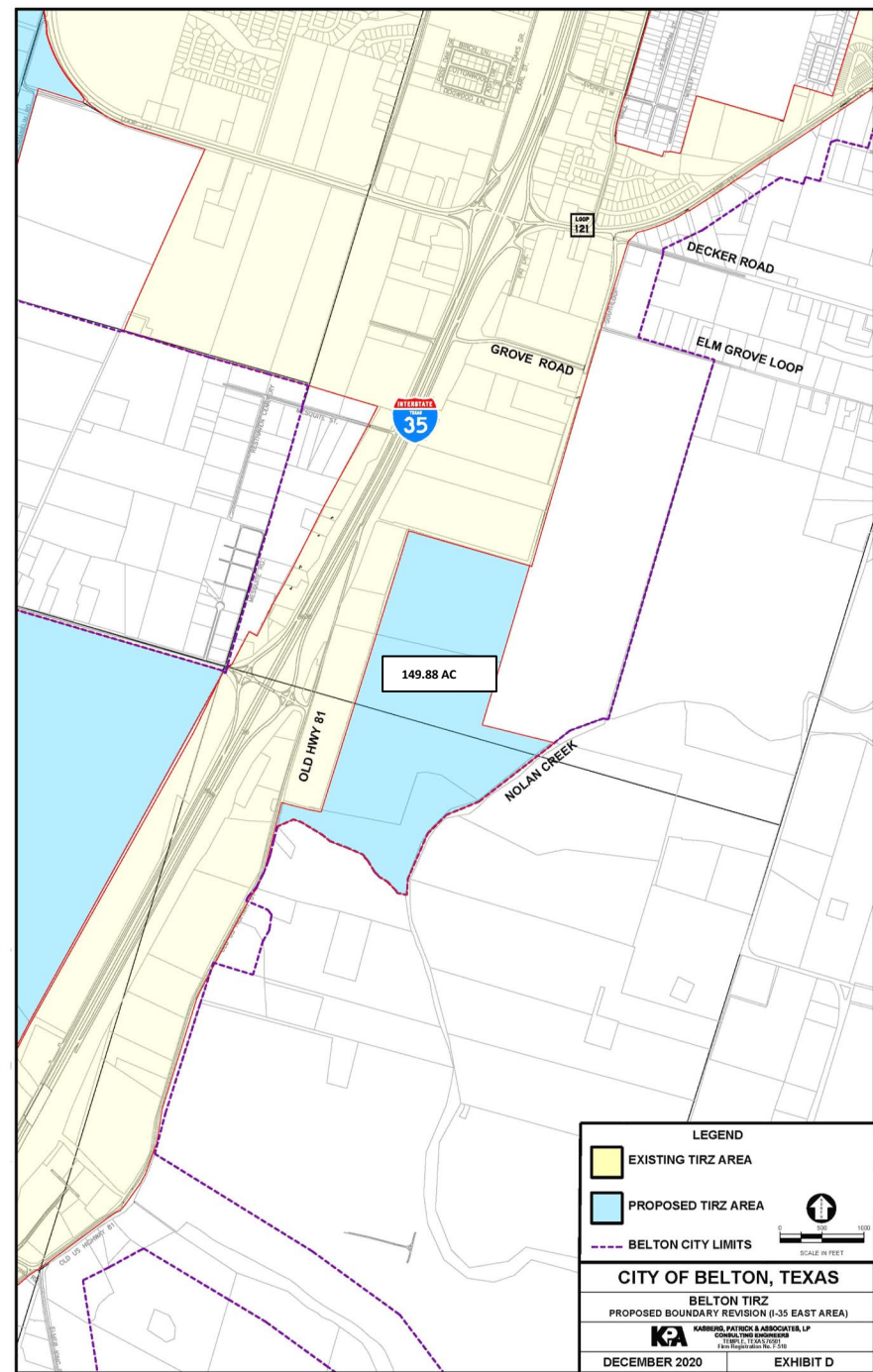
Proposed Addition 358.89 Acres



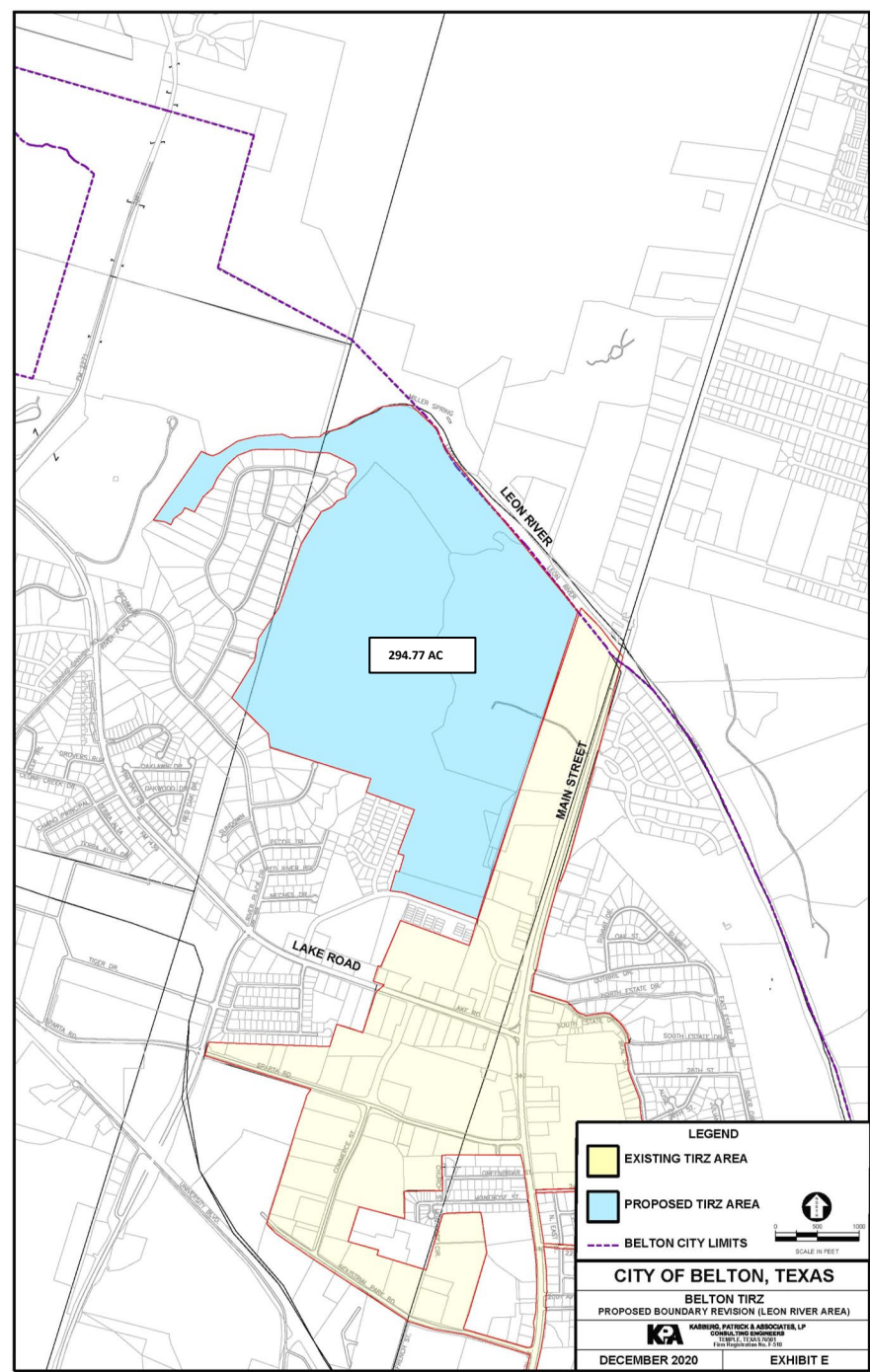
Proposed Addition 364.80 Acres



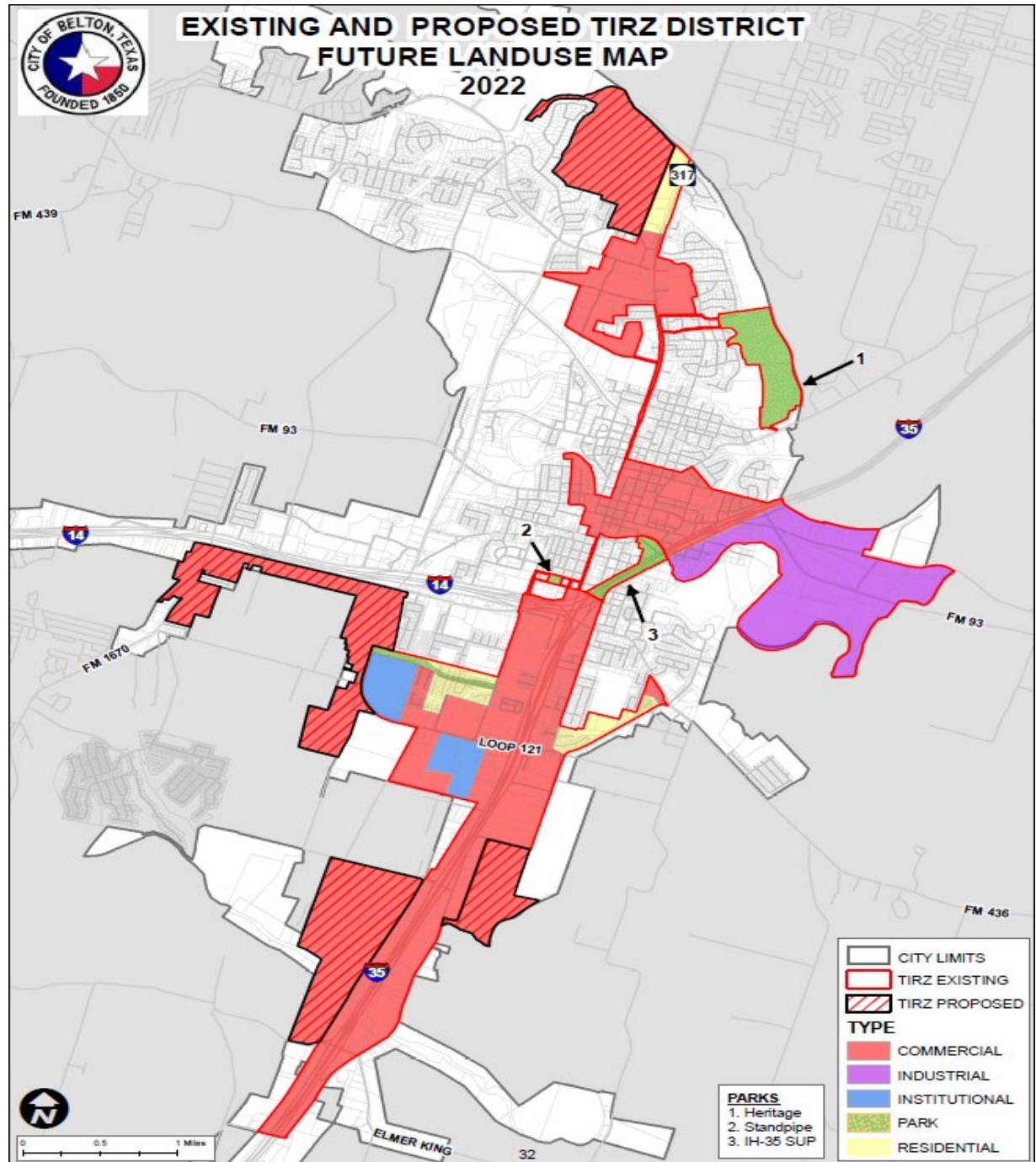
Proposed Addition 149.88 Acres



Proposed Addition 294.77 Acres



Future Land Use Map



Summary of Captured Tax Increment

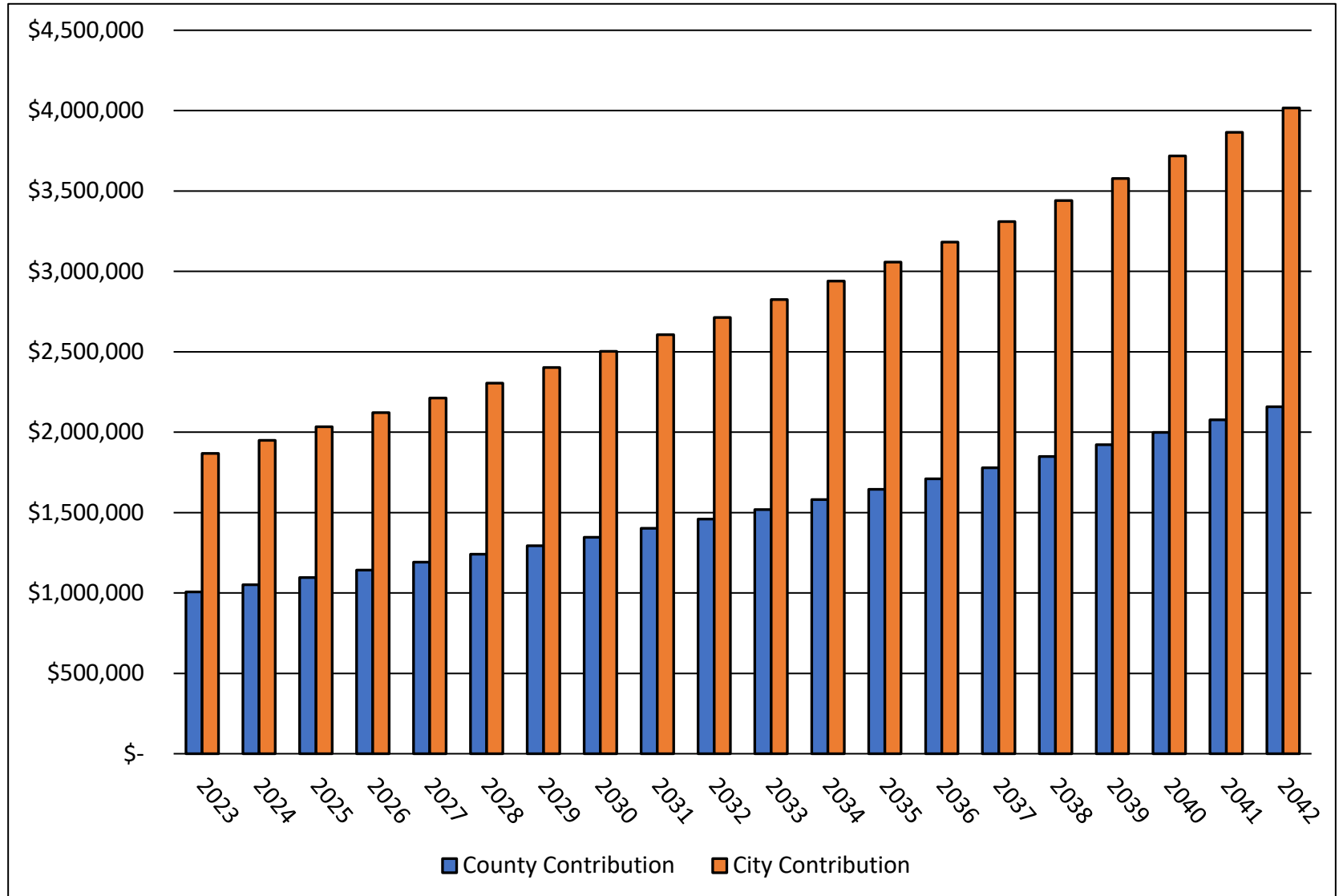
	Acreage	Captured Taxable Value (2022)	
		City of Belton	Bell County
Existing TIRZ Boundary	3,215.66	\$ 305,906,705	\$ 303,373,515
Revised TIRZ Boundary	4,384.00	\$ 322,609,856	\$ 320,029,976
Added Area in Revised TIRZ			
West Loop 121 / I-14 / FM1670	358.89	\$ 15,591,284	\$ 15,544,594
Leon River Area	294.77	\$ 551,020	\$ 551,020
I-35 West Area	364.80	\$ 84,328	\$ 84,328
I-35 East Area	149.88	\$ 476,519	\$ 476,519
Total Added Area:	1,168.34	\$ 16,703,151	\$ 16,656,461

Estimated Growth

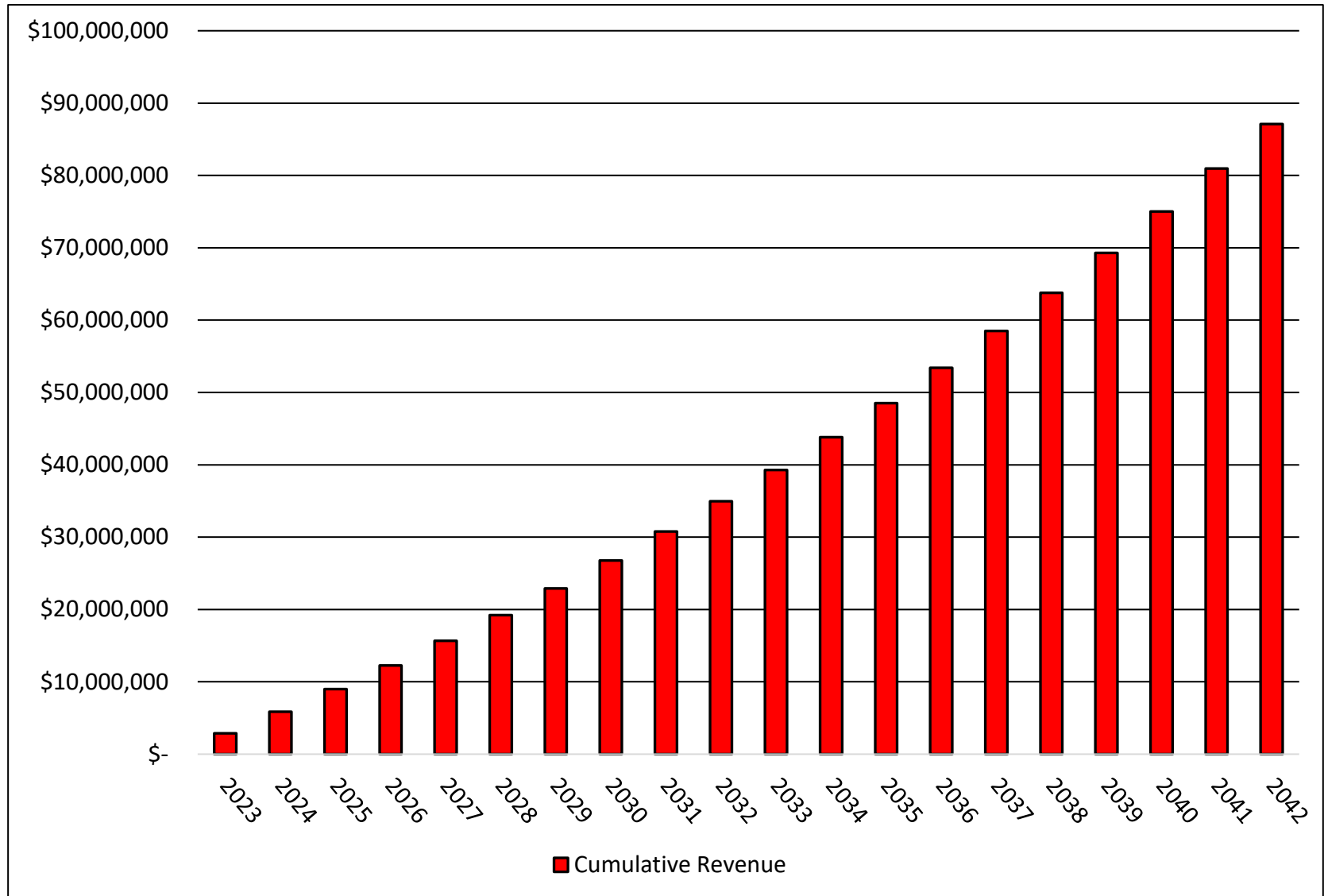
1. Analyzed various scenarios for future revenue generation over the 20-year period from 2023-2042
2. Multiple growth rates ranging from 1% to 7% were analyzed
3. Analysis performed for both existing boundary and revised boundary
4. Settled on 3.5% annual growth rate

Year	City Value (Millions \$)	County Value (Millions \$)
2022 (adj)	385.5	382.2
2023	399.0	395.6
2024	412.9	409.4
2025	427.3	423.7
2026	442.2	438.5
2027	457.7	453.8
2028	473.7	469.7
2029	490.2	486.1
2030	507.3	503.0
2031	525.0	520.6
2032	543.4	538.8
2033	562.4	557.6
2034	582.0	577.1
2035	602.4	597.3
2036	623.4	618.2
2037	645.2	639.8
2038	667.7	662.1
2039	691.1	685.3
2040	715.2	709.2
2041	740.2	734.0
2042	766.1	759.7

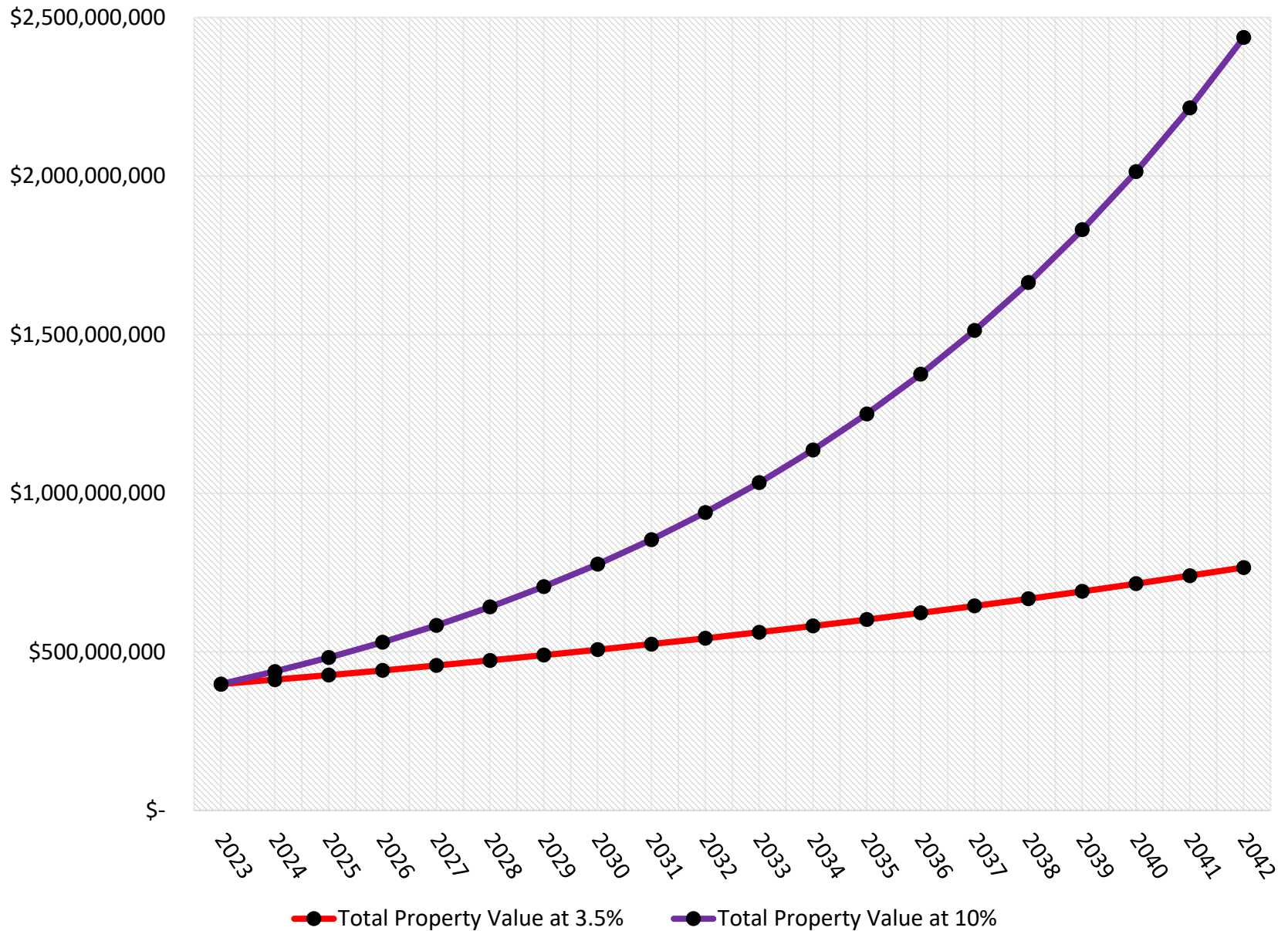
Projected Contributions into TIRZ Fund With a 3.5% Annual Growth Rate



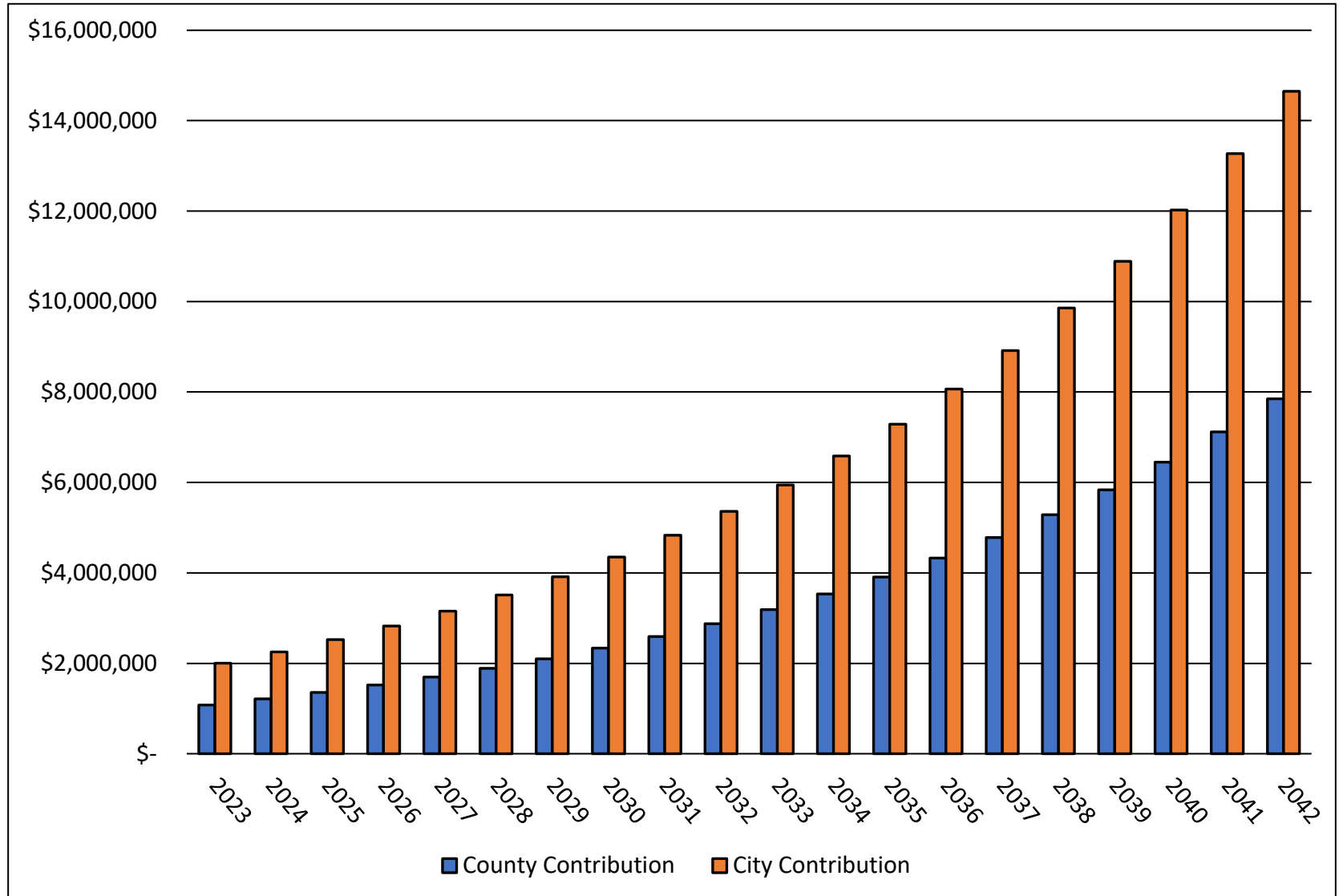
Cumulative Revenue Could Reach \$90 Million With a 3.5% Growth Rate



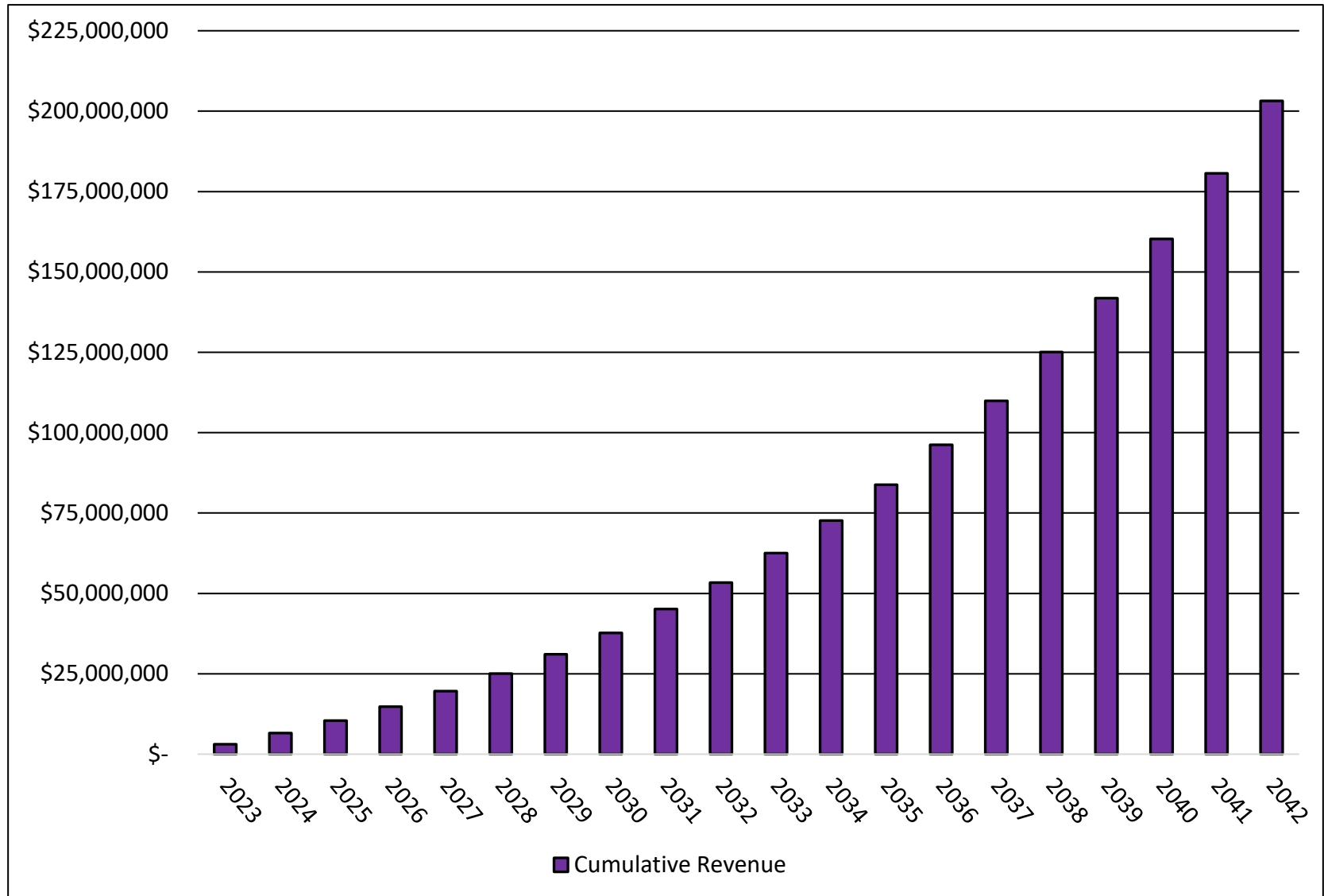
Projected Property Value Growth at 10% Instead of 3.5%



Projected Contributions into TIRZ Fund With a 10% Annual Growth Rate



Cumulative Revenue Could Reach \$200 Million With a 10% Growth Rate



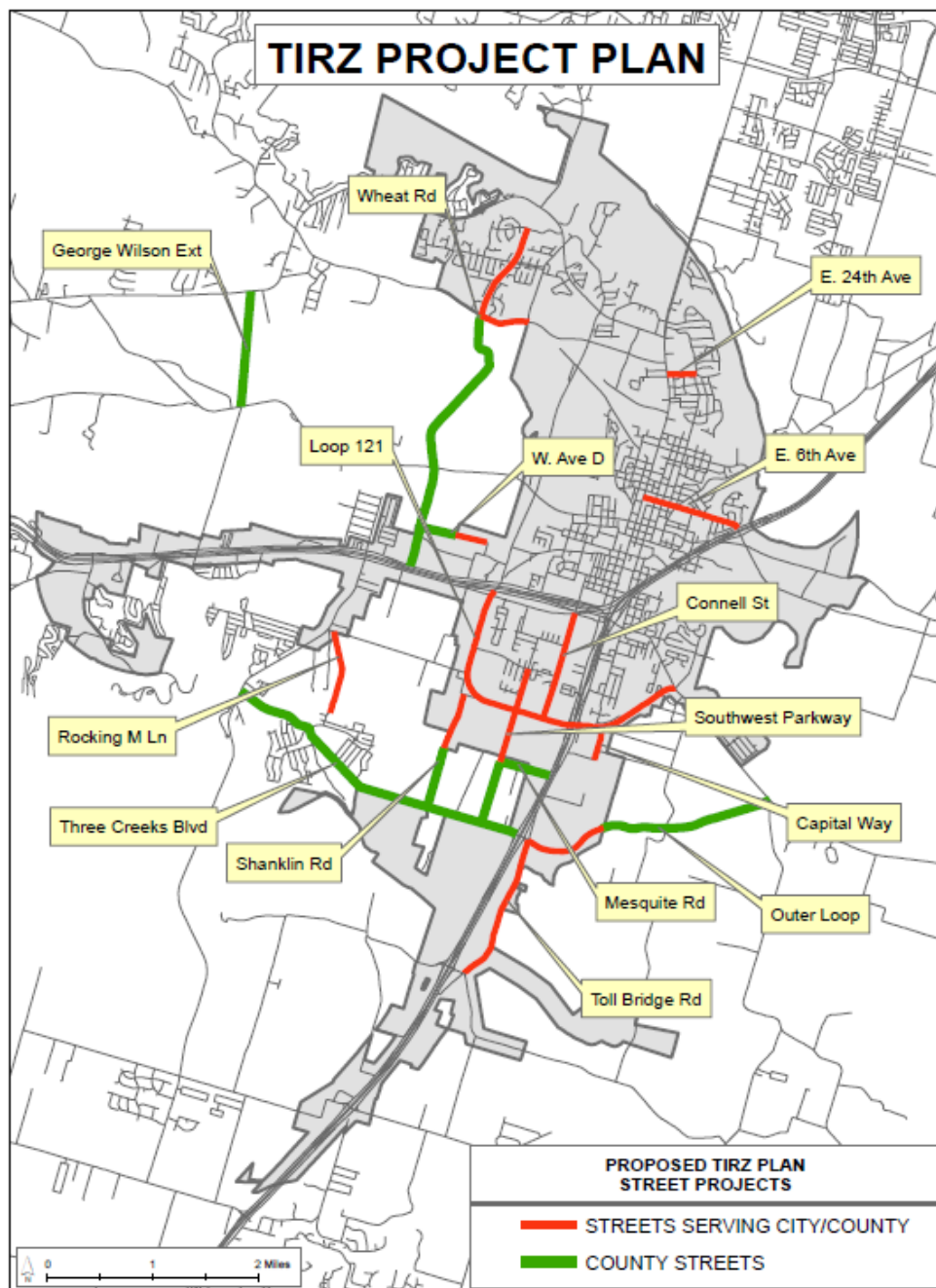
Proposed Projects for the TIRZ

Project Type	Project Name	Description	Total Cost
Streets	Southwest Parkway	Loop 121 to Huey Road	\$ 1,900,000
Streets	Connell Street	US 190 to Loop 121	9,400,000
Streets	Toll Bridge Road	Elmer King to Shanklin	7,500,000
Streets	Capitol Way	Grove to Shanklin (Future)	3,800,000
Streets	Loop 121	IH-14 to FM 436 ROW and Utilities	6,300,000
Streets	Shanklin (W)	Three Creeks Blvd to IH-35	15,000,000
Streets	Shanklin (N/S)	Loop 121 to Shanklin (E/W)	7,500,000
Streets	Southwest Parkway	Loop 121 to Shanklin	7,000,000
Total Street Projects			\$58,400,000
Sidewalks	Downtown sidewalks	Sidewalks along W. Central Avenue	\$ 3,800,000
Sidewalks	Sparta sidewalks	Loop 121 to Dunn's Canyon	1,900,000
Sidewalks	Commerce/Industrial	Sidewalk construction at this location	1,600,000
Sidewalks	Georgetown Rails	Shared use path along former rail line	2,600,000
Total Sidewalk Projects			\$ 9,900,000
Drainage	E 4 th /N Blair Drainage	Culverts and channels at this location	\$ 1,400,000
Drainage	E Central Relocation	Construct new road/bridge at this location	6,200,000
Total Drainage Projects			\$ 7,600,000
Facilities	Heritage Park	Park amenities	\$ 2,000,000
Facilities	Library Renovation	Interior renovation at Lena Armstrong	1,300,000
Facilities	Standpipe Park	Park surrounding historic water standpipe	800,000
Facilities	Bell County Expo	Expansion of the Bell County Expo facility	1,300,000
Total Facility Projects			\$ 5,400,000
Grants/Admin	Façade Grants/Match	\$150,000 per year for improvement grants	\$ 3,000,000
Grants/Admin	Administrative Costs	\$75,000 per year for administrative costs	1,500,000
Total Grants/Administrative Costs			\$ 4,500,000
Total Costs to be Incurred			\$85,800,000

Additional Projects if Funding is Available

Project Type	Project Name	Description	Total Cost
Streets	E 6 th Avenue	Main Street to I-35	\$12,500,000
Streets	Wheat Road	Red Rock to Sparta and Sparta to Dunn's Canyon	10,000,000
Streets	Rocking M Lane	Three Creeks to Auction Barn	3,800,000
Streets	Mesquite Road	I-35 to Shanklin	6,600,000
Streets	E 24 th Avenue	Main Street to Beal	1,300,000
Streets	Wheat Road	Sparta to I-14	11,000,000
Streets	W Avenue D	Kennedy Court to Wheat Road	6,300,000
Streets	Outer Loop East	I-35/Shanklin to FM 436	15,100,000
Streets	George Wilson Ext	FM 93 to FM 439	1,800,000
Total Street Projects			\$68,400,000
Sidewalks	Avenue H / Pearl	Sidewalks located in this area	\$ 800,000
Sidewalks	FM 1670	I-14 to Three Creeks	1,500,000
Total Sidewalk Projects			\$ 2,300,000
Facilities	Land / Buildings	Land and buildings for public use, including various facilities and a regional park	\$22,600,000
Total Facility Projects			\$22,600,000
Grants/Admin	E 6 th Incentive Grants	Grants for developer incentives	\$ 1,000,000
Total Grants/Administrative Costs			\$ 1,000,000
Total Costs to be Incurred			\$94,300,000
Total Funded and Unfunded Projects			\$180,100,000

TIRZ PROJECT PLAN



RECOMMENDATIONS

1. Extend the life of the Belton TIRZ for an additional 20 years
2. Secure Bell County approval for participation – scheduled 11/07/22
3. Adopt new Project Plan and associated Financing Plan
4. Extend boundaries of TIRZ to include the following areas
 - a. North of River Fair Boulevard and west of FM 317
 - b. West side of Loop 121, south side of I-14, and FM 1670 corridor
 - c. West side of I-35 between Shanklin and Tahuaya
 - d. East side of I-35 between Toll Bridge Road and the Lampasas River
5. Obtain Council approval – scheduled 11/08/22



RECOMMENDATION

Recommend approval of the proposed expansion and extension of Belton's TIRZ No. 1 as presented.

