

Belton City Council Meeting
January 10, 2023 – 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, Councilmembers Craig Pearson, Dan Kirkley, Daniel Bucher and Stephanie O'Banion. Councilmember John R. Holmes, Sr., was absent. Staff present included Sam Listi, John Messer, Amy Casey, Gene Ellis, Mike Rodgers, Tina Moore, Chris Brown, Charlotte Walker, Matt Bates, Judy Garrett, Bob van Til, Tina Moore, Cynthia Hernandez and Jo-Ell Guzman.

The Pledge of Allegiance to the U.S. Flag was led by Mayor Wayne Carpenter, and the pledge to the Texas Flag was led by City Manager Sam Listi. The Invocation was given by Mayor Pro Tem David K. Leigh.

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

2. **Public Comments.** *(Audio 2:00)*

Troy Finley, 702 S. Pearl, spoke on issues with his property. He also spoke regarding a previous tax sale in which the City bid on a property.

There were no other comments.

Presentations

3. **Recognize the City of Belton's Finance Department for receiving the Distinguished Budget Presentation Award from the Government Finance Officers Association (GFOA) for the 31st consecutive year.** *(Audio 5:12)*

City Manager Sam Listi recognized Director of Finance Mike Rodgers and Senior Accountants Megan Odiorne and Christina Sparks who accepted the award on behalf of the Belton Finance Department.

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. *(Audio 8:21)*

4. **Consider minutes of December 13, 2022, City Council Meeting.**

5. **Consider appointments to the following Boards/Commissions:**

A. **Belton Economic Development Corporation Board of Directors (replace Matt Wood with Marion Grayson)**

B. **Bell County Public Health District Board of Directors (replace Wayne Carpenter with Charla Peters)**

- C. Central Texas Housing Consortium Board of Directors (reappoint Linda Angel)
 - D. Tax Increment Reinvestment Zone Board of Directors (reappoint David K. Leigh and Craig Pearson, and replace Blair Williams with Barbara Bozon)
 - E. Ethics Commission (replace Khang Duong with Brooke Morrow representing Daniel Bucher)
 - F. Building and Standards Commission (reappoint Ralph Masters as alternate)
6. Consider authorizing the purchase of three (3) pickups from various Purchasing Cooperatives as provided for in the Equipment Replacement Fund:
- A. Ford F-150/F-250 or equal truck for the Parks Department
 - B. Ford F-150/F-250 or equal truck for the Parks Department
 - C. Ford F-250 or equal 4x4 truck for the Sewer Department
7. Consider a resolution authorizing the execution and delivery of Addendum #5 to the Amended and Restated Water Supply Contract with Bell County Water Control and Improvement District No. 1, in connection with the issuance of the District's Water System Revenue Bonds, Series 2022, concerning Belton's additional cost share in the Standby Power Generation Project at the Water Plant, in the approximate amount of \$135,000.

Upon a motion by Mayor Pro Tem Leigh, and a second by Councilmember O'Banion, the Consent Agenda, including the following captioned resolution, was unanimously approved upon a vote of 6-0.

RESOLUTION 2023-01-R

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS,
AUTHORIZING THE EXECUTION AND DELIVERY OF AN ADDENDUM NO. 5 TO THE
AMENDED AND RESTATED WATER SUPPLY CONTRACT.

Miscellaneous

8. Hold a public hearing to receive comments on the Community Development Block Grant funded East Street Waterline Improvements Project. (Audio 11:34)

Director of Public Works Matt Bates presented this item.

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

No action was required of the Council on this item.

9. Hold a public hearing and consider an ordinance regulating short-term rentals. (Audio 15:15)

Director of Planning Bob van Til presented this item.

Public Hearing:

- Jeremiah Vanblaricom, 704 Estate Drive: spoke in favor of STR regulation.
- Thomas Dworakowski, 1809 Dancing Oaks Court: not against STR regulation but would like to allow STR property owner input in the construction of the regulations.
- Paul Strang, 3239 Lake Park Road: spoke against STR regulation.
- Tanner Hicks, 114 E. 10th Avenue: spoke against STR regulation.
- Amanda Langan, 400 E. 22nd Avenue: spoke against STR regulation; emphasized the difference between an owner-occupied STR and an investment STR owner (“vacation rental”).
- Eric Seidel, 7535 Sparta Road: spoke against STR regulation.
- Amy Weir, 6141 Franklin Road, Moody (property manager): spoke against STR regulation and would like property owner/property manager input in the construction of the regulations.
- Paul Crane, 1313 Live Oak Drive: spoke against STR regulation; should allow input from owners on regulation requirement.
- Dominica Garza, 3012 Mystic Mountain: spoke in favor of regulation of STRs but less “overreaching” than what was presented; thinks the 500’ between STRs seemed inequitable; she feels that the Central Business District should be exempted from the distance requirement altogether; believes that property owner input would be valuable.

Councilmember Pearson made a motion for postponement of the item until issues raised have been addressed by the Ordinance Review Committee. Councilmember O'Banion seconded the motion which was unanimously approved upon a vote of 6-0.

10. **Consider authorizing the City Manager to enter into a professional services agreement with Lee Engineering related to the S. Main Street Transportation Study**
(Audio 1:01:38)

Director of Planning Bob van Til presented this item.


Upon a motion for approval by Mayor Pro Tem Leigh, and a second by Councilmember Kirkley, the contract with Lee Engineering was unanimously approved upon a vote of 6-0.

Executive Session

At 6:45 p.m., the Mayor announced the Council would go into Executive Session for the following items:

11. Executive Session pursuant to the provision of the Open Meetings Law, Chapter 551, Govt. Code, Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.074, Personnel - conduct an evaluation of the City Manager's performance.

The Mayor reopened the meeting at 8:15 p.m., and there being no further business, the meeting was adjourned.


Wayne Carpenter, Mayor

ATTEST:


Amy M. Casey, City Clerk