



City of Belton, Texas

City Council Workshop Meeting Agenda
Tuesday, April 23, 2024 – 4:00 p.m.
Kinchion Room at the Harris Community Center
401 N. Alexander, Belton, Texas

1. Call to order.
2. Public Comments.

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

3. Receive a presentation and conduct a work session on the proposed Arbor of Hope.
4. Adjourn.

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.



ARBOR
OF HOPE

Arbor of Hope Update

Operation: RISE

- April 2022 – The Cities of Temple and Killeen contracted with Marbut Consulting to develop the Homelessness & Mental Health Strategic Plan for Bell County
- Operation: RISE (Robust Interagency Strategic Engagement) Strategic Plan was presented to several cities in Bell County, Bell County Commissioner's Court, and adopted by the Cities of Temple & Killeen in 2023
- Strategic Plan Recommendations:
 - **County-Wide** – Develop & operate 9 clinical tracts, establish Arbor of Hope non-profit to coordinate county-wide homeless services, transform HMIS into a case management tool, open Bell County Diversion Center, create permanent supportive housing, proactively source new housing, separate families with children from non-family single adults, and zero tolerance approach to encampments after Martin v. Boise compliant.
 - **Killeen** – Develop Arbor of Hope West Campus, Support the Homeless-to-Housed Village, & Integrate the Killeen Police Department's Community Engagement Team with the Arbor of Hope West Campus operations
 - **Temple** – Develop Arbor of Hope East Campus, Reactivate Salvation Army's unused former Men's Shelter as an interim solution, & Integrate Temple Police Department's Community Oriented Policing Services (COPS) Unit with the Arbor of Hope East Campus operations

Coordination Efforts

- We are currently working with the following agencies as a part of the Agency Advisory Council:
 - Feed My Sheep
 - Temple Christian Outreach
 - Salvation Army
 - Impact Church
 - Family Promise
 - Various local church representatives

Items Underway – City of Temple

- Vision, mission, & core values drafted
- Work groups formed (Agency Advisory Council, HARTeam, SUD & Mental Health Workgroup, Veteran's Taskforce, Housing Taskforce, & Educator's Taskforce)
- Substance Use Disorder Treatment
 - Centex – Males & Females
 - Hilltop Recovery – Females (Currently renovating Cora Anderson Building)
- TDHCA Tenant Based Rental Assistance – housing vouchers for up to 2 years for individuals experiencing homelessness
- Salvation Army – Agreement for 10 program beds and 10 optional non-program beds
- Provided \$100,000 in funding to Family Promise
- New Case Management Software – Charity Tracker
- Updated site plan received from Covey Landscape Architects
- Phase 1 design soon underway by Kasberg, Patrick & Associates
- Working with Texell FCU to apply for a \$2 million grant from the Federal Home Loan Bank of Dallas. If received, funds will be used for Phase 1 construction.
- Working with Mullin & Lonergan, our CDBG Consultants, to begin the process of applying for a Section 108 Loan in the amount of \$3,372,030. If received, funds will be used for Phase 1 infrastructure improvements.



- ① Intake and Entry Management
- ② Non-Congregate Structure
- ③ Personal Storage Building
- ④ Pet Housing
- ⑤ Community Building- Infirmary, Admin, Non-Congregate Kitchen
- ⑥ Amphitheater
- ⑦ 50 Pallete Homes
- ⑧ Pallete Homes Restroom/Laundry
- ⑨ Pallete Homes Kitchen
- ⑩ Trail
- ⑪ Reflection Space
- ⑫ General Store
- ⑬ Tiny Homes
- ⑭ Perimeter Fencing
- ⑮ SUD Buildings- Men's and Women's

Micro Homes with Laundry/
Restroom and outdoor Kitchen

Micro Homes with Laundry/
Restroom and Outdoor Kitchen

Equestrian Facility

Garden Area

Serenity Trail

Pallete Home
Expansion

Columbarium

Future Expansion

Emergency Access Drive





Arbor of Hope Expenses - Construction

- **First Phase Improvements**

- Off-site improvements (street, sidewalk, utilities)
- On-site roads, utilities, & trail system
- Congregate Shelter – 100 beds
- Community Building – infirmary, admin offices, & kitchen
- 50 pallet homes,
- Kitchen, restroom, & laundry facilities for pallet homes
- Entrance Support Building (Intake)
- Storage Building
- Pet Housing
- Perimeter fencing

TOTAL: \$17.538 million

Arbor of Hope Revenue – Housing

- Residents in transitional housing and permanent supportive housing will be responsible for paying rent based on HUD's Fair Market Rental rates:

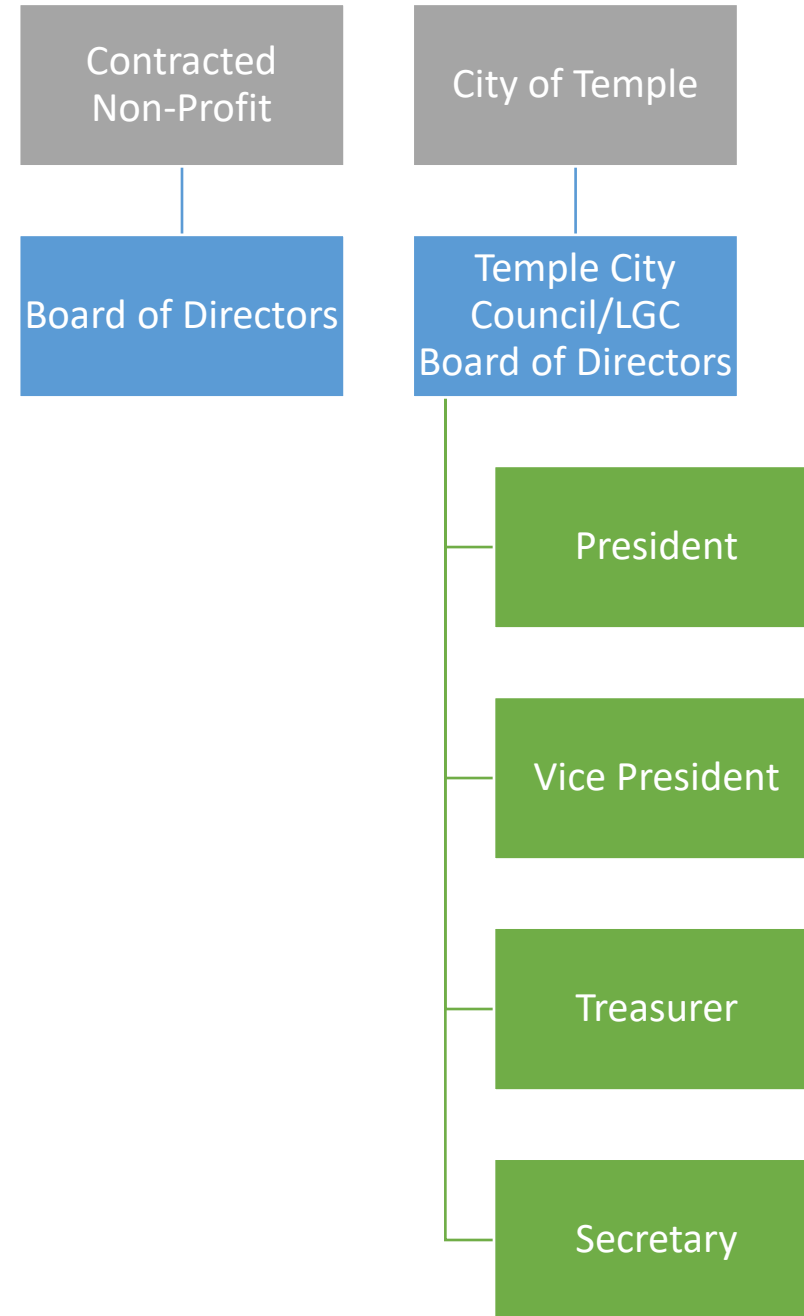
Rental Affordability									
# of Units	Property Type	# of Bedrooms	Persons per Unit	Median Income Target %	Adjusted Income	Tenant Rent	Rent Subsidy*	Total Rent	Rent as % of Income
100	SRO	1	1	30%	\$15,400.00	\$190.00	\$200.00	\$390.00	15%
100	Micro Homes	1	1	30%	\$15,400.00	\$190.00	\$260.00	\$450.00	15%
Total: 200									
*If client qualifies and a voucher is available.									

- If a client does not qualify for a subsidy and cannot afford the full rental rate, we will charge them 30% of their income.

Arbor of Hope Formation

- City of Temple to establish a Local Government Corporation
 - Chapter 431 of the Texas Transportation Code allows Texas cities to form Local Government Corporations to act on behalf of the city to accomplish any governmental purpose.
 - LGC to construct and maintain ownership of Arbor of Hope (AOH) Campus
- Release a Request for Proposals for Facility Management Services at AOH Campus
 - Enter into a management agreement with awarded non-profit for construction management and shelter operations
 - City of Temple to negotiate services and operations at the AOH campus
 - Non-profit to provide management services of AOH Campus operations and partner/sub-contract with other non-profits to provide additional services
 - Non-profit to conduct fundraising – fundraising received for servicing related expenses to go to non-profit
 - Fundraising received for physical improvements will go to the LGC
 - City of Temple to conduct RFP process every 3-5 years
- Establishment of the LGC will include:
 - Board Bylaws
 - Certificate of Formation filed with the Secretary of State
 - Funding & Operating Agreement
 - 501(c)3 status

Arbor of Hope Structure



City of Belton's Role

- Collaborate with the City of Temple to develop an operational budget
- Provide support from Belton Police Department
- Provide support for Belton's social service agencies to divert individuals at risk of homelessness

Thank you!
Questions?





City of Belton, Texas

City Council Meeting Agenda
Tuesday, April 23, 2024 - 5:30 p.m.
Wright Room at the Harris Community Center
401 N. Alexander, Belton, Texas

Pledge of Allegiance. The Pledge of Allegiance to the U.S. Flag will be led by Councilmember 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 Councilmember Craig Pearson.

1. Call to order.
2. Public Comments.

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3. Proclamation: Arbor Day – April 26, 2024

Consent Agenda

Items 4-6 under this section are considered to be routine by the City Council and may be enacted by one motion. If discussion is desired by the Council, any item may be removed from the Consent Agenda prior to voting, at the request of any Councilmember, and it will be considered separately.

4. Consider minutes of previous meetings:

- A. April 9, 2024, Joint Workshop Meeting of the City Council, Planning and Zoning Commission, Historic Preservation Commission and Belton Economic Development Corporation.
 - B. April 9, 2024, Regular City Council Meeting.
5. Consider an amendment to the Development Agreement between the City of Belton and the University of Mary Hardin-Baylor, regarding street reconstruction located on W. 11th Avenue, between N. Main Street and Pearl Street.

Budget – FY2025

6. Receive a presentation and discuss the Strategic Plan and Long-Term Goals of the City of Belton.

Planning and Zoning

7. Z-24-09 – Hold a public hearing and consider a zoning change from Light Industrial to Planned Development – Light Industrial (PD-LI) on approximately 13.475 acres located at 212 Groves Road.
8. Consider authorizing a Street Use License Agreement with MEL3, LLC, to allow the construction of a wooden deck for outdoor dining in the public right-of-way on N. East Street.

Miscellaneous

9. Consider award of bid and authorizing the City Manager to execute the construction contract for the Standpipe Park Project, and any change orders associated with the contract not to exceed the amount authorized under State law.
10. Consider authorizing the City Manager to execute a professional services agreement with KPA Engineers for the design of the S. Connell Street Reconstruction and Drainage Improvements project.

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, April 23, 2024 - 5:30 p.m.
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OFFICE OF THE CITY MANAGER

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3. Proclamation: Arbor Day – April 26, 2024

Staff from the Parks and Recreation Department will be present to receive this proclamation.

Consent Agenda

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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. **April 9, 2024, Joint Workshop Meeting of the City Council, Planning and Zoning Commission, Historic Preservation Commission and Belton Economic Development Corporation.**
- B. **April 9, 2024, Regular City Council Meeting.**

Copies of the minutes are attached. Recommend approval.

5. **Consider an amendment to the Development Agreement between the City of Belton and the University of Mary Hardin-Baylor, regarding street reconstruction located on W. 11th Avenue, between N. Main Street and Pearl Street.**

See Staff Report from Interim Director of Public Works Scott Hodde. Recommend approval of the amendment.

Budget – FY2025

6. **Receive a presentation and discuss Strategic Plan and Long-Term Goals of the City of Belton.**

See Staff Report from City Manager Sam Listi. No action other than discussion is required of Council.

Planning and Zoning

7. **Z-24-09 – Hold a public hearing and consider a zoning change from Light Industrial to Planned Development – Light Industrial (PD-LI) on approximately 13.475 acres located at 212 Groves Road.**

See Staff Report from Senior Planner Tina Moore. At their meeting on April 16, 2024, the Planning and Zoning Commission unanimously recommended approval of the requested zoning change from LI to PD-LI, and Staff concurs.

8. **Consider authorizing a Street Use License Agreement with MEL3, LLC, to allow the construction of a wooden deck for outdoor dining in the public right-of-way on N. East Street.**

See Staff Report from Senior Planner Tina Moore. Recommend approval of the Street Use License Agreement as presented.

Miscellaneous

9. **Consider award of bid and authorizing the City Manager to execute the construction contract for the Standpipe Park Project, and any change orders associated with the contract not to exceed the amount authorized under State law.**

See Staff Report from Interim Director of Parks and Recreation James Grant. Recommend approval of the contract with TTG Utilities for the Standpipe Park construction.

10. **Consider authorizing the City Manager to execute a professional services agreement with KPA Engineers for the design of the S. Connell Street Reconstruction and Drainage Improvements project.**

See Staff Report from Interim Director of Public Works Scott Hodde. Recommend approval of the Professional Services Agreement with KPA Engineers.

WHEREAS, from towering pine trees to sprawling oaks and hardy elms – the menagerie of types of trees in Texas are prominent features of our unique landscape; and

WHEREAS, as Texans, we value our trees and their benefits – clean air, clean water, reducing the erosion of our precious topsoil by wind and water, reducing heating and cooling costs, moderating the temperature, and providing habitat for wildlife; and

WHEREAS, Texas first observed Arbor Day in 1889 – following in the footsteps of Nebraska in 1872 when citizens of that state planted one million trees – and established that a day in April shall be set aside for the planting of trees; and

WHEREAS, the City of Belton’s own Design Standards ensure Belton’s heritage trees are protected and new trees are established with new buildings and neighborhoods because of the understood value to our city, the increase in property values, the enhancement of economic vitality, the commitment to environmental stewardship and the beautification of our community; and

WHEREAS, as 19th Century American poet Lucy Larcom wrote, “He who plants a tree/Plants a hope/Plants a joy/He plants peace/He plants youth/He plants love;” and

WHEREAS, the City of Belton encourages the planting of new trees and caring for existing trees in our community.

NOW THEREFORE, I, David K. Leigh, Mayor, on behalf of the City Council of the City of Belton, do hereby proclaim April 26, 2024, as:

“Arbor Day”

in the City of Belton, and I encourage our citizens to plant trees to gladden the hearts and promote the well-being of present and future generations.

IN WITNESS THEREOF, I have hereunto set my hand, and have caused the Official Seal of the City of Belton, Texas, to be affixed this the 23rd day of April, 2024.

David K. Leigh, Mayor

ATTEST:

Amy M. Casey, City Clerk

**Joint Belton City Council, Planning and Zoning Commission, Historic
Preservation Commission and Belton Economic Development Corporation
Workshop Meeting**

April 9, 2024 – 4:00 P.M.

The Belton City Council, Planning and Zoning Commission, Historic Preservation Commission and Belton Economic Development Corporation met in a workshop session in the Evans Room of the Harris Community Center. Councilmembers present included Mayor David K. Leigh, Mayor Pro Tem John R. Holmes, Sr., Councilmembers Wayne Carpenter, Craig Pearson, Daniel Bucher, Stephanie O'Banion and Dave Covington. Historic Preservation Commission members present included Chair TC Lipe, Tammie Baggerly, Ann Carpenter and Ann West. Belton Economic Development Corporation members present included Chair Brandon Bozon, Marion Grayson, Stevie Spradley, Tyson McLaughlin and John R. Holmes, Sr. There was not a quorum of Planning and Zoning members, so they did not formally participate in the meeting. Staff present included Sam Listi, Matt Bates, Larry Berg, Amy Casey, Mike Rodgers, Chris Brown, Alex Munger, Jon Fontenot, Paul Romer, Tina Moore, Madison Neill, Cynthia Hernandez, Ana Borchardt, Judy Garrett, Scott Hodde and James Grant.

1. **Call to order.** Planning and Zoning Commission Chair Brett Baggerly announced that there was not a quorum of P&Z members, so they would not formally participate in the meeting. Historic Preservation Commission Chair TC Lipe called the HPC meeting to order at 4:04 p.m. Belton Economic Development Corporation Vice Chair Marion Grayson called the BEDC meeting to order at 4:04 p.m. Mayor David K. Leigh called the Council workshop meeting to order at 4:04 p.m.

2. **Public Comments.** *(Audio 2:21)*

There were no public comments.

3. **Receive a presentation and conduct a work session on the proposed Imagine Belton design standards.** *(Audio 2:29)*

Assistant City Manager Matt Bates introduced this item summarizing the process for development of the Imagine Belton Plan that had occurred up to this point.

Travis Crow and Josh Donaldson of Covey Planning & Landscape Architecture presented the proposed design standards for the Imagine Belton Plan.

City Manager Sam Listi provided information on the next steps in the process of adopting the Imagine Belton design standards.

4. **Adjourn.** There being no further business, Historic Preservation Commission Chair TC Lipe adjourned the HPC meeting at 5:19 p.m. Belton Economic Development Corporation Chair Brandon Bozon adjourned the BEDC meeting at 5:19 p.m. Mayor David K. Leigh adjourned the Council workshop meeting at 5:19 p.m.

David K. Leigh, Mayor

ATTEST:

Amy M. Casey, City Clerk

Belton City Council Meeting
April 9, 2024 – 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 David K. Leigh, Mayor Pro Tem John R. Holmes, Sr., Councilmembers Wayne Carpenter, Craig Pearson, Daniel Bucher, Stephanie O'Banion and Dave Covington. Staff present included Sam Listi, Matt Bates, John Messer, Amy Casey, Mike Rodgers, Chris Brown, Larry Berg, Jon Fontenot, Paul Romer, Tina Moore, Cynthia Hernandez, Daniel Aguirre, Scott Hodde, James Grant, Charlotte Walker, Judy Garrett and Jo-Ell Guzman.

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

1. **Call to order.** Mayor David K. Leigh called the meeting to order at 5:34 p.m.
2. **Public Comments.** *(Audio 1:55)*

There were no public comments.

Consent Agenda

Items 3-5 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 2:09)*

3. **Consider minutes of March 26, 2024, City Council meeting.**
4. **Consider a resolution authorizing the award of a contract to Cyprus Point Construction for the construction of two houses as part of the HOME Program Grant awarded by Texas Department of Housing and Community Affairs.**
5. **Consider an ordinance abandoning public right of way for a portion of East 4th Avenue, east of North Birdwell Street, as shown in the Edney Addition, and conveying ownership to the abutting property owner.**

Councilmember Bucher requested that Item #5 be pulled so that he could ask a question.

Upon a motion by Mayor Pro Tem Holmes and a second by Councilmember Covington, Consent Agenda Items 3-4, including the following captioned resolution, were unanimously approved upon a vote of 7-0.

RESOLUTION NO. 2024-09-R

A RESOLUTION OF THE CITY OF BELTON, TEXAS, AUTHORIZING THE AWARD OF A CONTRACT FOR CONSTRUCTION OF TWO HOUSES AS PART OF THE HOME PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) 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.

Upon a motion by Councilmember Bucher and a second by Councilmember O'Banion, Consent Agenda Item 5, including the following captioned ordinance, were unanimously approved upon a vote of 7-0.

ORDINANCE NO. 2024-15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, PROVIDING THAT A PORTION OF 4TH AVENUE, LOCATED EAST OF BIRDWELL STREET AS SHOWN IN THE EDNEY ADDITION, BE ABANDONED AND VACATED FOR PUBLIC PURPOSE.

Regular Agenda

6. **Hold a Public Hearing and consider an ordinance regarding annexation of the following properties: (Audio 6:43)**
 - A. **Tract A – approximately 2.12 acres in the A0070BC J BEAL Survey, 58-6, owned by UBET Investments LLC, located at 3150 Simmons Road, Belton, TX 76513.**
 - B. **Tract B – approximately 2.44 acres in the A0070BC J BEAL Survey, 67-3-1, owned by John Martin Rovetto located at Simmons Road, Belton, TX 76513.**
 - C. **Tract C – approximately 4.86 acres in the A0070BC J BEAL Survey, 67-3-2, owned by John Martin Rovetto located at Simmons Road, Belton, TX 76513.**
 - D. **Tract D – approximately 6.515 acres located in the John Lewis Survey Abstract 512 and known as Rocking M Lane, Belton Texas 76513.**

Senior Planner Tina Moore presented this item.

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

Upon a motion by Mayor Pro Tem Holmes and a second by Councilmember Carpenter, the following captioned ordinance regarding annexation of the above-mentioned properties was unanimously approved upon a vote of 7-0.

ORDINANCE 2024-16

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF BELTON, BELL COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN OR AGREEMENT.

7. Hold a Public Hearing and consider proposed amendments to the Belton Zoning Ordinance related to Accessory Dwelling Units. (Audio 12:01)

Senior Planner Tina Moore presented this item.

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

Upon a motion by Mayor Pro Tem Holmes, and a second by Councilmember Carpenter, the following captioned ordinance was unanimously approved upon a vote of 7-0.

ORDINANCE NO. 2024-17

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, AMENDING SECTION 36, ACCESSORY BUILDING AND USE REGULATIONS, OF THE ZONING ORDINANCE, RELATED TO THE ADDITION OF AN ACCESSORY DWELLING UNIT (ADU) AMENDMENT; PROVIDING A SAVINGS CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

There being no further business, the meeting was adjourned at 5:55 p.m.

David K. Leigh, Mayor

ATTEST:

Amy M. Casey, City Clerk



Staff Report – City Council Agenda Item

Agenda Item #5

Consider an amendment to the Development Agreement between the City of Belton and the University of Mary Hardin Baylor, regarding street reconstruction located on W. 11th Avenue, between N. Main Street and Pearl Street.

Originating Department

Public Works – Scott Hodde, Interim Director of Public Works

Background

The City recently partnered with UMHB to reconstruct a portion of W. 11th Avenue between N. Main Street and Pearl Street. This project includes 31 feet of roadway back of curb to back of curb approximately 150 feet in length. This section of street has a significant elevation change from the north to the south which was the reason for seeking Council to approve the full width of this section of roadway to be completed in conjunction with UMHB's obligated perimeter street improvements.

During a demo of the street, it was discovered that the storm sewer pipe running north to south across W. 11th Avenue east of Pearl Street does not have adequate subgrade coverage for the designed elevation of the roadway. The inadequate subgrade over the pipe will result in failure of the storm sewer pipe and roadway in this area and could create a traffic hazard should the pipe fail.

R.T. Schneider submitted a cost proposal to make the needed repairs, for review by the City of Belton and UMHB, of \$18,040. Improvements include:

- Demo Existing 18" Storm Line and Safety Ends
- Furnish & Install 30 Linear Feet of New 18" Storm Drain Line
- Furnish & Install 3' X 3' Area Inlet

UMHB requested the City consider splitting the storm sewer pipe and area inlet demo and installation costs 50/50, due to the City's responsibility for the other half of the roadway and unforeseen circumstances.

- UMHB: \$9,020
- City of Belton: \$9,020

Staff believes that by partnering with UMHB on this project, we are likely to avoid more significant costs associated with pipe failure down the road, as well as mitigate the risk of traffic hazards resulting from such failures.

Fiscal Impact

\$9,020

Budgeted: ☐ Yes ☒ No

Funds will be used from the FY'24 Capital Improvements Program

Recommendation

Authorize the City Manager to execute Amendment #1 to the Development Agreement between the City of Belton and UMHB regarding street reconstruction located on W. 11th Avenue between N. Main Street and N. Pearl Street.

Attachments

Written Request for UMHB/City Cost Share

Amended Development Agreement

Attachment A - Aerial Map of the Project Location

Attachment B - Cost Proposal

From: [Ee, Marvin](#)
To: [Scott Hodde](#)
Subject: RE: 11th St - Storm Drain
Date: Tuesday, April 16, 2024 11:53:01 AM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.jpg](#)

This Message Is From an External Sender

This message is from an EXTERNAL email source. DO NOT open attachments or click links from unknown senders or unexpected email. Contact Belton IT support for assistance if necessary.

[Report Suspicious](#)

Scott,

I apologize for not responding sooner, but leadership decided late yesterday to request that you bring it before the City Council to see if it could be considered for funding, similar to the cost sharing for the road. I will await the outcome. Thanks for your follow-up support!

Respectfully,
Marv

From: Scott Hodde <SHodde@BeltonTexas.Gov>
Sent: Tuesday, April 16, 2024 11:31 AM
To: Ee, Marvin <mee@umhb.edu>
Subject: RE: 11th St - Storm Drain

EXTERNAL Exercise Caution

Marv,

Good morning! Just checking to see if you've heard any updates on the storm sewer pipe. For us to get it placed on our agenda for next week I will need to be able to put a Development Agreement together by Thursday of this week. Thank you, Marv!

Thank you,

Please take a moment to complete the City of Belton [Customer Satisfaction Survey](#).



Scott Hodde
Interim Director of Public Works

1502 Holland Road (physical)
P.O. Box 120 (mailing)
Belton, TX 76513
T 254.933.5823
shodde@beltontexas.gov
www.beltontexas.gov

Connect with City of Belton



From: Ee, Marvin <mee@umhb.edu>
Sent: Thursday, April 11, 2024 5:49 PM
To: Scott Hodde <SHodde@BeltonTexas.Gov>
Subject: RE: 11th St - Storm Drain

Scott,

Thanks for the discussion; I elevated the issue for direction. It might be requested to be brought up for decision/direction at your Apr 23 City Council meeting, but will let you know. Have a wonderful week/weekend!

Respectfully,
Marv

From: Scott Hodde <SHodde@BeltonTexas.Gov>
Sent: Wednesday, April 10, 2024 6:02 PM
To: Ee, Marvin <mee@umhb.edu>
Subject: RE: 11th St - Storm Drain

EXTERNAL Exercise Caution

Marv,

Let's plan on having a phone conversation tomorrow. I'm available in the morning till 9:00am if you have time. Thanks, Marv!

Thank you,

Please take a moment to complete the City of Belton [Customer Satisfaction Survey](#).



Scott Hodde
Interim Director of Public Works

1502 Holland Road (physical)
P.O. Box 120 (mailing)
Belton, TX 76513
T 254.933.5823
shodde@beltontexas.gov
www.beltontexas.gov

Connect with City of Belton



From: Ee, Marvin <mee@umhb.edu>
Sent: Tuesday, April 9, 2024 2:32 PM
To: Scott Hodde <SHodde@BeltonTexas.Gov>
Subject: FW: 11th St - Storm Drain

Scott,

Please note the attached cost proposal to drop the storm sewer line. Please let me know what the City of Belton thinks regarding funding, and I will convey it to my leadership as needed. Thanks for your support.

Respectfully,
Marv

-----Original Message-----

From: Bryant Davis <bdavis@rtschneider.com>
Sent: Tuesday, April 9, 2024 2:18 PM
To: Ee, Marvin <mee@umhb.edu>
Subject: 11th St - Storm Drain

EXTERNAL Exercise Caution

Marv,

Jeffrey asked me to forward the attached pricing for removing and re-installing the 18" storm line that is in conflict.

He mentioned that the pricing also needed to be sent to the City since this is a cost sharing project, however I don't have City contact. Could you please forward to appropriate party?

Thanks

Bryant R. Davis
General Manager
R.T. Schneider Const. Co., Ltd.
(254)933-2529 Office
(254)534-2455 Mobil

***Amendment No. 1 to the Development Agreement
between the City of Belton and the University of Mary Hardin-Baylor
for the Reconstruction of a Portion of W. 11th Avenue***

Section 1

Findings and Agreement

An existing storm sewer pipe positioned under W. 11th Avenue east of N. Pearl Street, which was part of the Marek-Smith Center for Teacher Preparation Building project, will create conflict with the reconstruction of the roadway and will fail due to insufficient sub-grade coverage above the storm sewer pipe.

W. 11th Avenue was to be partially reconstructed by UMHB from the centerline of the roadway to their property line to the south to fulfill their perimeter street improvements obligation per the development agreement. With the City partnering with UMHB to share the cost of reconstructing a portion of the roadway the full width, it was noted during demolition of the roadway that there was a conflict with the grade of the new roadway and the storm sewer pipe sub-grade coverage.

To accommodate the new elevation of the roadway, approximately 30 linear feet of 18-inch Storm Sewer Pipe will need to be replaced along with a 3-foot by 3-foot area inlet on the north side of the drainage channel which will allow the 18" pipe to be lowered accordingly for sub-grade coverage and to provide sufficient drainage.

Section 2

Storm Sewer Pipe Installation

The City intends to share the cost of the installation of the 30 linear feet of storm sewer pipe and the 3-foot by 3-foot area inlet with the property owner (UMHB) for the needed improvements to this portion of W. 11th Avenue adjacent to Pearl Street (see Attachment "A"). The OPCC (Opinion of Probable Construction Cost) is \$18,040.

The City will reimburse the property owner (UMHB) 50% of the OPCC, not to exceed \$9,020 for its portion of the storm sewer pipe and area inlet installation, based on the proposed cost estimate provided by R.T. Schneider Construction Co., LTD (see Attachment "B"). Payment to the property owner (UMHB) will be made when the improvements are completed, inspected, and approved in writing by the City.

Section 3

Approvals

The City and Property Owner (UMHB) agree to these terms and conditions.

Nothing in this agreement removes, amends, changes, or alters any of the existing development ordinances, policies, or regulations unless specifically addressed by this Agreement.

Any amendments to this Agreement must be made in writing, approved by both parties in writing, whereby the amendment is initiated a minimum of 30 working days in advance.

Signatures:

University of Mary Hardin-Baylor

City of Belton, Texas

By: Steve Theodore, COO

By: Sam A. Listi, City Manager

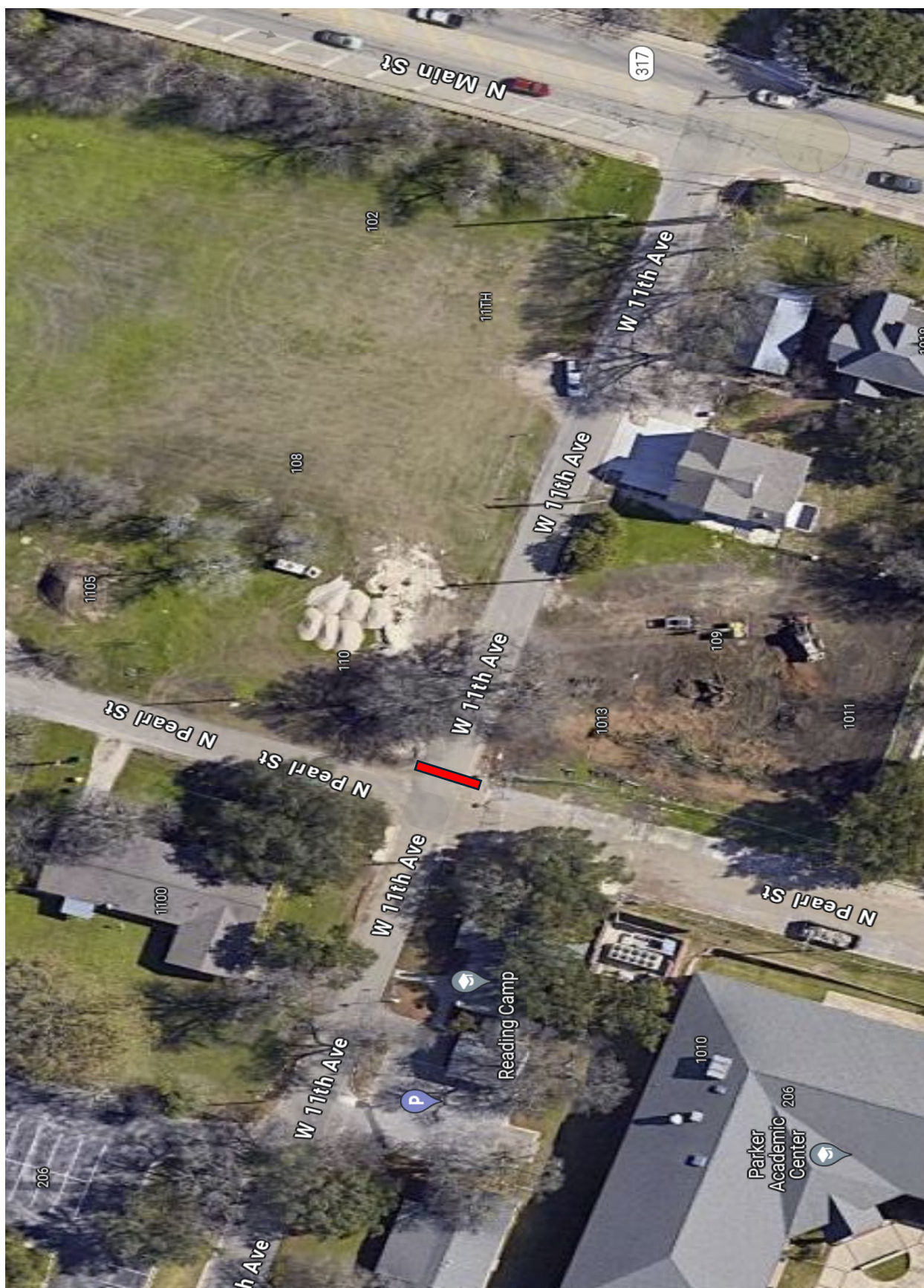
Date: _____

Date: _____

Attachments:

Attachment "A" – Aerial Map of Storm Sewer

Attachment "B" – Proposal for Installation of Storm Sewer Pipe & Area Inlet



R.T. SCHNEIDER CONSTRUCTION CO., LTD

POST OFFICE BOX 876

BELTON, TEXAS 76513

OFFICE (254) 933-2529

FAX (254) 933-9707

CHANGE ORDER PROPOSAL

TO: UMHB
ATTN: MARVIN EE

DATE: 4/9/2024
JOB: 11TH STREET REPAIR

We hereby agree to make the change(s) specified below:

CO DESCRIPTION - RELOCATE 18" STORM DRAIN LINE

DEMO EXISTING 18" STORM LINE AND SAFETY ENDS
FURNISH & INSTALL 30 LF NEW 18" STORM DRAIN LINE'
FURNISH & INSTALL 3' X 3' AREA INLET

Note: This change order becomes part of and in conformance with the existing contract.

WE AGREE TO MAKE THE CHANGE(S) SPECIFIED ABOVE AT THIS PRICE.

\$18,040.00

SIGNED: _____ DATE: _____

ACCEPTED- THE ABOVE PRICES AND SPECIFICATIONS OF THIS CHANGE ORDER ARE
SATISFACTORY AND HEREBY ACCEPTED. ALL WORK TO BE PERFORMED UNDER THE SAME TERMS
AND CONDITIONS AS SPECIFIED IN THE ORIGINAL CONTRACT UNLESS OTHERWISE STIPULATED.

SIGNED: _____ DATE: _____



Staff Report – City Council Agenda Item

Agenda Item #6

Discuss Strategic Plan and Long-Term Goals of the City of Belton.

Originating Department

Administration – Sam A. Listi, City Manager

Summary Information

Council and Management review the Five-Year Strategic Plan annually, and develop an update to serve as a framework for the future. A comprehensive update occurs every few years. This year we are conducting the update in-house. We are reviewing recently submitted Council and Department Head inputs at this time, and preparing an updated Plan for Council consideration later in the budget process. The seven goal categories remain unchanged:

- Governance
- Public Safety
- Quality of Life
- Economic Development
- Connectivity
- Parks & Natural Beauty
- Service Delivery

Numerous Projects that are underway will be reflected as such in the Update.

Topics of Discussion Include:

- Coordinate Existing and Proposed Master Plans
- Manage Infrastructure, Coordinate Projects
- Monitor Development Character and Amend Codes as needed
- Ensure Quality of Life and Quality of Place
- Address Business Recruitment, Business Park Land Acquisition, Infrastructure
- Address Affordable Housing and Homelessness
- Monitor Staffing Needs and address Employee Enhancement/Retention
- Address Facility Needs – seek partnerships, but with timeframe
- Secure Additional Community Input – Subcommittees; Community Survey

Summary of Key Strategic Plan Considerations from current 2024-2028 Action Plans are reflected in the presentation.

Fiscal Impact: N/A

Recommendation: Recommend Council input on Strategic Plan Update Process and Plan Considerations received to date.

Attachments

Presentation



FY 2025-FY 2029 Strategic Plan Update Overview

City Council Meeting

April 23, 2024

Overview

- Introduction
- Goal Categories
- Recent Emphasis/Elements
- Topics of Discussion
- Next Steps



Introduction



- Council and Management review the Five-Year Strategic Plan each year.
- A comprehensive update occurs every 2-3 years.
- Annually we review the Plan and Goals with the objective of reflecting current challenges and changes in long-range priorities.



Goal Categories

- Governance
- Public Safety
- Quality of Life
- Economic Development
- Connectivity
- Parks/Natural Beauty
- Service Delivery

No changes recommended.



Recent Emphasis/Elements

Goal/Status	Ranking
1. Conduct Strategic Plan Update Annually	Retain
2. Maintain/Implement Master Plans <ul style="list-style-type: none">• Main Street Study 2024• FLUM 2025/2026• Parks Master Plan 2026	Retain
3. Implement Balanced Tax, Utility, Fee Schedules <ul style="list-style-type: none">• Timely use of ARPA funding 2025• Utility Rate Study Underway 2025	Retain
4. Assess Dev. Review Processes <ul style="list-style-type: none">• ETJ plat jurisdiction with Bell County	Retain
5. Ensure Strategic Needs of PD, FD, PW <ul style="list-style-type: none">• On-Board new employees• Address facility/equipment needs• Identify Land for Fire Station	Retain



Recent Emphasis/Elements

Goal/Status	Ranking
6. Address Infrastructure Needs with CIP <ul style="list-style-type: none">• Annual Street Maintenance Plan• Update 5-Year City CIP• Update 5-Year TIRZ CIP	Retain
7. Coord. City/BEDC Efforts <ul style="list-style-type: none">• Launch Imagine Belton Standards• Market Indeco Site (BEDC)• Explore Future Business Park Land• Update Tourism Goals	Retain
8. Coordinate Projects with TxDOT <ul style="list-style-type: none">• Central/Spring St. Bridge Replacement• FM 93 Widening• 6th Avenue Maintenance• Connel Avenue Design	Retain



Recent Emphasis/Elements

Goal/Status	Ranking
9. Enhance Park System <ul style="list-style-type: none">• Standpipe Park – 2024/25• Heritage Park Phase 2 – 2027• Implement Annual Park Maintenance Plan	Retain
10. Cultivate Partnerships with Bell County, UMHB, City of Temple, USACE, BISD, CTCOG, BS&W, and TxDOT <ul style="list-style-type: none">• Explore Joint Facilities	Retain
11. Exercise Servant Leadership in Customer Service and Monitor Staffing/Employee Compensation <ul style="list-style-type: none">• Conduct Annual “Belton University” to focus on Customer Service• Compensation Study Update - 2025	Retain



Topics of Discussion

Yellow: Council-Appointed Subcommittees

Blue: Proposed Additions from Council/Dept. Heads

Goals/Status	
1	<p>Conduct Strategic Plan Update Annually.</p> <ul style="list-style-type: none"> • Underway
2	<p>Maintain and Implement Master Plans: Land Use; Water/Wastewater; T-Plan; Parks</p> <ul style="list-style-type: none"> • Water/Wastewater Completed → 2024 • Main Street Study Underway → 2024 • Drought Contingency/Water Conservation Plan → 2024 • Library Plan → 2025 • FLUM Underway → 2025/26 • Parks Master Plan Update → 2026
3	<p>Implement Balanced Tax, Utility, Fee Schedules for effective and professional service delivery.</p> <ul style="list-style-type: none"> • Underway as part of annual budget process • Ensure responsible, timely use of ARPA funding → 2025 • Utility Rate Study Underway → 2025 Implementation • Drainage Fee Study Potential → 2025
4	<p>Assess Development Review Process: Zoning; Subdivision; Utility; Building; Fire Code; Code of Ordinances.</p> <ul style="list-style-type: none"> • Monitor development review process/Legislature • 2021 Building Code Adoptions • Refine ETJ plat jurisdiction with Bell County • Tap Governance Subcommittee for input



Topics of Discussion

Yellow: Council-Appointed Subcommittees

Blue: Proposed Additions from Council/Dept. Heads

Goals/Status	
5	Ensure Strategic Needs of the Police, Fire, and Public Works Departments are met.
	<ul style="list-style-type: none"> • On-board new employees in PD, FD, PW • Address facility and equipment needs • Evaluate land for replacement of Central Fire Station
6	Address Infrastructure and Capital Needs Through a Comprehensive, Funded and Annually Updated, Capital Improvement Plan.
	<ul style="list-style-type: none"> • Update 5-Year City CIP • Update 5-Year TIRZ CIP • Implement Annual Street Maintenance Plan • Tap Quality of Life Subcommittee for input
7	Coordinate City/BEDC Efforts to Maximize Economic Development Success, including Retail, Tourism, Capital Projects, and Imagine Belton Plan Implementation.
	<ul style="list-style-type: none"> • Launch Imagine Belton Standards → 2024 • BEDC to Market Indeco site • Future Business Park land exploration → Underway • Update Tourism Goals • Tap Economic Development Subcommittee for input • Business Recruitment • Hotel, Convention, Conference Center • Business Park Land Acquisition and Infrastructure



Topics of Discussion

Yellow: Council-Appointed Subcommittees

Blue: Proposed Additions from Council/Dept. Heads

Goals/Status	
8	<p>Coordinate Projects with TxDOT.</p> <ul style="list-style-type: none"> • Loop 121 Widening Underway → 2025 ; Phase 2 Let → 2027 • Central Avenue Bridge in Yettie Polk Park → 2024/25 • Central/Spring Street Bridge Replacement → 2025/26 • 13th Avenue Sidewalk Underway → 2024 • FM 93 Widening → Design • 6th Avenue Maintenance/Beautification → 2027 • Connell Avenue Design → 2024/25 • Taylor's Valley Road Rehab • IH-14/IH-35 Expansion
9	<p>Enhance Park System to include Heritage Park, Standpipe Park, Trail and Creek Enhancements, Future Park South.</p> <ul style="list-style-type: none"> • Heritage Park Dedication → 2024; Phase 2 → 2027 • Standpipe Park → 2024/25 • Park Maintenance → Implement Annual Park Maintenance Plan
10	<p>Cultivate Partnerships with Bell County, UMHB, City of Temple, USACE, BISD, CTCOG, BS&W, and TxDOT.</p> <ul style="list-style-type: none"> • Bell County Museum Storage Dedicated → 2024 • Build on alignment of public interests for Joint Facilities with timeframe • Secure Rails to Trails Alignment with Temple • Tap Facilities Subcommittee for input



Topics of Discussion

Yellow: Council-Appointed Subcommittees

Blue: Proposed Additions from Council/Dept. Heads

Goals/Status	
11	<p>Exercise Servant Leadership in Delivery of Customer Service and Monitor Staffing and Employee Compensation to Meet Community Needs.</p> <ul style="list-style-type: none"> • Staffing additions implemented (15) → 2024; monitor • First Annual “Belton University” to focus on Customer Service → 2024 • Compensation Study Update → 2025 • New Supervisor Training • Leadership Academy • Employee Development Analysis • Address Personnel Needs
12	<p>Maintain Commitment to Beautification Committee Recommendations.</p> <ul style="list-style-type: none"> • Enhanced Downtown Landscaping → Eldred’s Nursery • Façade Improvement Grants • Wall Murals on Downtown Buildings, including Central Fire Station • Welcome to Belton Entry Signage • Beautification of IH-35 Corridors
13	Develop Comprehensive Communications Audit (Cooksey) → 2024/25.
14	Conduct a Community Survey to measure community satisfaction, interests, needs, goals → 2025; to be followed by Marketing Study
15	Evaluate proposed BRA Pipeline, its possible alignment in Belton, and mitigate impacts.
16	Determine Belton’s commitment to Affordable Housing and Homelessness.
17	Evaluate traffic flow, pedestrian/bike safety



Recommendation

Recommend Council input on Strategic Plan Update Process and Topics of Discussion received to date in order to formulate Plan.





Staff Report – City Council Agenda Item

Date: April 23, 2024
Zoning No.: Z-24-09
Request: LI to PD-LI
Applicant/Owners: Belton Engineering / CSC Group

Agenda Item #7

Z-24-09 – Hold a public hearing and consider a zoning change from Light Industrial to Planned Development – Light Industrial (PD-LI) on approximately 13.475 acres located at 212 Groves Road.

- **Address:** 212 Groves Road
- **Acres:** 13.475 acres
- **Current Zoning:** LI **Current Use:** Vacant lot
- **Proposed Zoning:** PD-LI **Proposed Use:** Industrial Warehouse Building
- **Future Land Use Map (FLUM) Designation:** Commercial Corridor
- **Design Standards Type Area:** Type Area 2
- **Project Analysis:**

Direction	Zoning	Use
North	C-2	Legacy Auto Auction
South	LI	Warehouses (UPS, Frito-Lay)
West	LI	Vacant Lot
East	PD-Expo	Expo Center / RV Dealer

Water: Belton CCN. Available at the site.

Sewer: Belton CCN. Available at the site.

The applicant is requesting a change in zoning to a PD-LI District to reduce the required parking standards to construct a future warehouse of approximately 73,125 SF. The code requires 73 parking spaces (not less than one space for every 1,000 SF of gross floor area). Phase I of the project proposes 51 spaces (one space per 1,434 SF). Phase II will defer the remaining 24 parking spaces until an increase to the building's gross floor area or the sale of the property or adjacent properties currently owned by the applicant.

The applicant has two other buildings in the vicinity with a combined total of 123 parking spaces (30-40 parking spaces are currently being used). The applicant stated that the remaining spaces should be more than enough to accommodate the new building.

The new building will start with about 20 employees, rotating during a 24-hour period.

Recommendation: The requested zoning appears to be reasonable given the applicant's ownership of the adjacent properties, limited workers with rotating shifts, and available parking in the vicinity.

At their meeting on April 16, 2024, the Planning and Zoning Commission unanimously recommended approval of the requested zoning change from LI to PD-LI with the following conditions:

1. The use of this property shall conform to the Light Industrial District requirements in all respects.
2. The applicant is allowed to defer 24 required parking spaces until additional space is required due to an increase in the building's gross floor area, or the sale of the property or adjacent properties to a different owner.
3. 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:
 - a. Site Development Standards
 - b. Landscape Design Standards
 - c. Tree Protection, Preservation, and Mitigation Standards.

Attachments

Site Map

Property Location Map

Zoning map

Aerial photo

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

P&Z Minutes Excerpt

Ordinance

ZONING CHANGE APPLICATION

Fee: \$300.00



Date received:	
APPLICANT NAME: Belton Engineering, Inc	
EMAIL: lchtay@beltonengineers.com, rrogers@beltonengineers.com	PHONE NUMBER: 254-731-5600
MAILING ADDRESS: 106 N. East Street, Belton, TX 76513	
PROPERTY OWNER NAME: CSC Group, LP	
EMAIL: toddmantz@usacapitol.com	PHONE NUMBER: 2545344215
MAILING ADDRESS: 209 Groves Road, Belton, TX 76513	

Proposed Use of Structures (building) and Property (exterior property): Proposed 73,125 s.f. industrial warehouse building
Current Use: Industrial warehouse building
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: 212 E. Groves Road, Belton, TX 76513
Legal Description of Property: Abstract Survey <u>M.F. Connell Survey, Abstract #6</u> Parcel ID <u>489830</u> Lot(s): <u>1</u> Block(s): <u>1</u> of Subdivision <u>South Loop Industrial Park Phase II</u>
Existing Zoning: <u>LI</u> Proposed Zoning: <u>PD-LI</u>

Signature of Applicant: Richard Rogers Digitally signed by Richard Rogers Date: 2024.03.05 13:17:26 -06'00' Date: 03-05-24

Signature of Owner (if not applicant): Todd A Mantz Digitally signed by Todd A Mantz Date: 2024.03.05 14:01:35 -06'00' Date: 3/5/2024

City of Belton Planning Department
333 Water Street ★ Belton, Texas 76513 ★ Phone (254) 933-5812 ★ Fax (254) 933-5822

Checklist for Items to be submitted with a zoning change application:

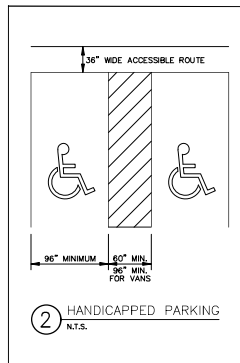
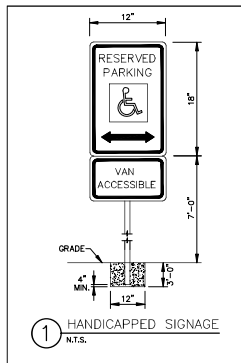
- ☒ Signed application
- ☒ Fees paid
- ☒ Complete legal descriptions of the property to be rezoned
- ☒ Site plans per Section 32, Planned Development, of the Zoning Code. Please see **below** for guidelines.

In the event the request involves more than one lot, **a portion of a lot** or irregular tracts or acreage, **a Metes and Bound legal description, prepared by a registered Land Surveyor, registered in the State of Texas, is required.**

Notice: If any construction is planned, a copy of the plans and a plat must be attached. **Requests for zoning changes must be submitted by the 2nd Monday of the month to be placed on the agenda for the Planning and Zoning Commission meeting the next month.** The Planning and Zoning Commission meets on the third Tuesday of the month; their recommendations are normally placed on the agenda for the City Council meeting on the fourth Tuesday of the month.

The development plan shall include:

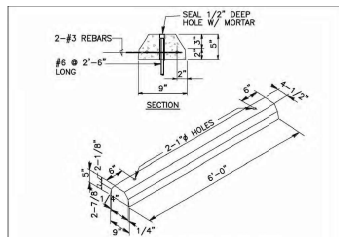
- a. A site inventory analysis including a scale drawing showing existing vegetation, natural water courses, creeks or bodies of water and an analysis of planned changes in such natural features as a result of the development. This should include as a delineation of any flood prone areas.
- b. As a scale drawing showing any proposed public or private streets and alleys; building sites or lots; and areas reserved as parks, parkways, playgrounds, utility easements, school sites, street widening and street changes; the points of ingress and egress from existing streets; general location and description of existing and proposed utility services, including size of water and sewer mains; the location and width for all curb cuts; the land area of all abutting sites; and the zoning classification thereof on an accurate survey of the tract with as a topographical contour interval of not more than five feet (5').
- c. As a site plan for proposed building complexes showing the location of separate buildings and the minimum distance between buildings and property lines, street lines and alley lines. Also, to be included on the site plan is a plan showing the arrangement and provision of off-street parking.
- d. As a landscape plan showing turf areas, screening walls, ornamental planting, wooded acres and trees to be planted.
- e. An architectural plan showing elevations and signage style to be used throughout the development in all districts except single-family and two-family may be required by the Planning and Zoning Commission or City Council if deemed appropriate.
- f. All Development Plans may have supplemental data describing standards, regulations or other data pertinent to the development of the Planned Development District which is to be included in the text of the amending ordinance.



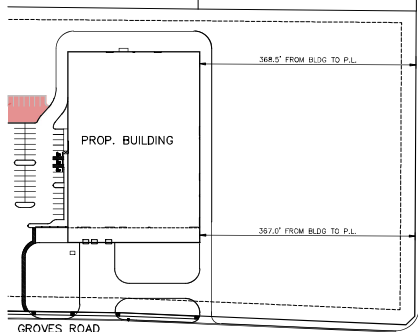
Know what's below
Call before you dig

PARKWAY INVESTMENT HOLDINGS LLC - SERIES 101
6.87 AC
DOC. NO. 2020029708

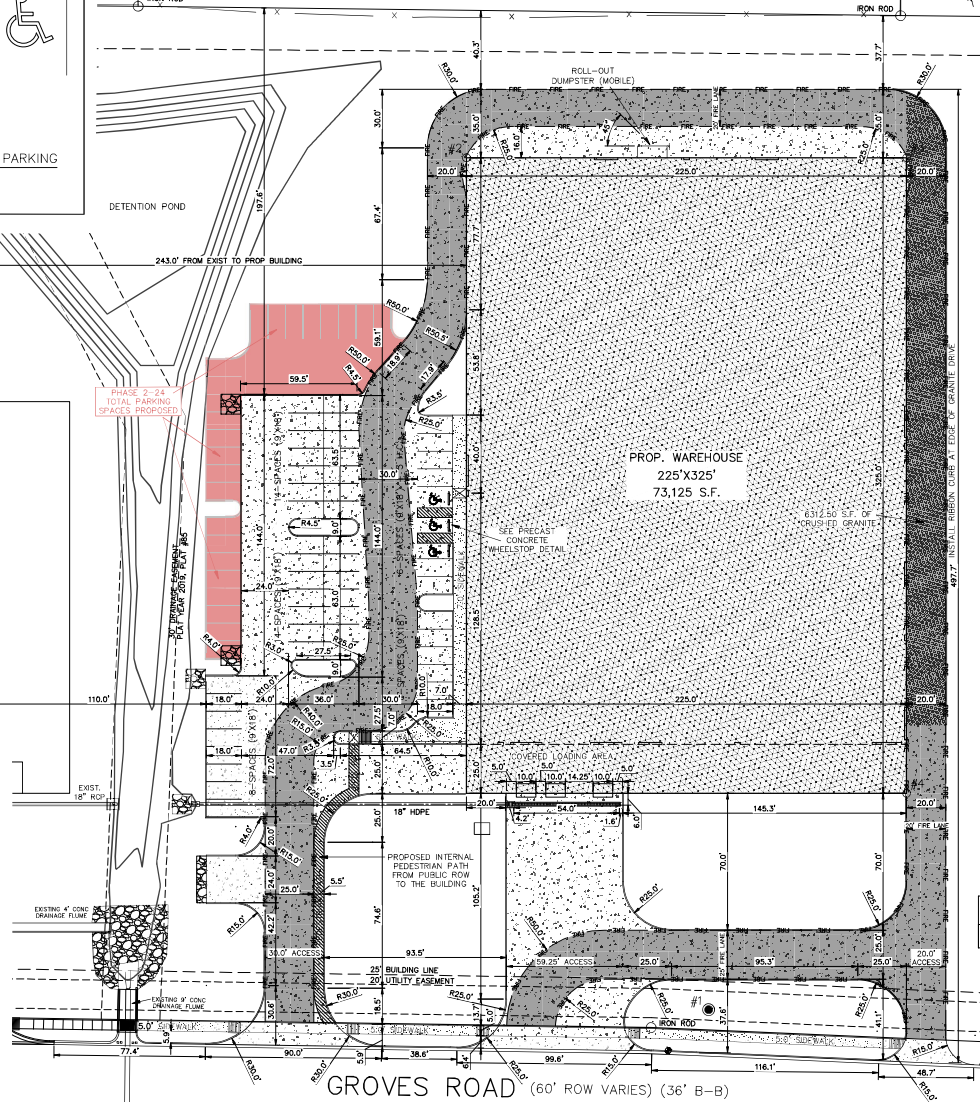
POINT	NORTHING	EASTING	DESCRIPTION
1	10348478.5590	3192649.9850	BENCHMARKING, MH
2	10348931.4158	3192653.0861	NORTHWEST BLDG.
3	10348668.4474	3192869.0956	NORTHEAST BLDG.
4	10348556.4341	3192778.1413	SOUTHEAST BLDG.



5 PRECAST CONCRETE WHEELSTOP
N.T.S.



6 OVERALL PROPERTY INSET
N.T.S.



GENERAL NOTES:

- CONTRACTOR SHALL MAKE AN EXAMINATION OF THE PROJECT SITE AND FAMILIARIZE HIMSELF WITH THE NATURE AND EXTENT OF THE WORK TO BE ACCOMPLISHED. NO EXTRA COMPENSATION WILL BE ALLOWED FOR ANY WORK MADE NECESSARY BY UNUSUAL CONDITION OR OBSTACLES ENCOUNTERED DURING THE PROGRESS OF THE WORK, WHICH CONDITION OR OBSTACLES ARE READILY SEEN UPON A VISIT TO THE SITE. IF THERE ARE ANY QUESTIONS IN THIS REGARD OR IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO SUBMISSION OF BIDS.
- THE CONTRACTOR SHALL CONTACT ALL LOCAL UTILITY COMPANIES AND ANY OTHER UTILITY COMPANY THAT SERVES THE AREA AT LEAST 72 HOURS PRIOR TO CONSTRUCTION TO VERIFY LOCATIONS OF EXISTING UTILITY LINES. THE FOLLOWING ARE THE TELEPHONE NUMBERS OF THE ENTITIES MOST LIKELY TO BE AFFECTED
- THIS PROJECT SHALL CONFORM TO THE 2003 EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION NORTH CENTRAL TEXAS LATEST EDITION. THE TECHNICAL SPECIFICATIONS INCLUDED WITHIN THE PROJECT MANUAL SHALL SUPERSEDE ABOVE REFERENCED SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING AND OBTAINING PERMITS FROM THE CITY, STATE, OR OTHER REGULATORY AGENCIES TO PERFORM WORK.
- ALL DEMOLITION AND EXCAVATED MATERIALS SHALL BE LEGALLY DISPOSED OF OFF THE SITE, UNLESS OTHERWISE INSTRUCTED BY THE OWNER, OR BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE CITY OF BELTON PROJECT REPRESENTATIVE 48 HOURS BEFORE CONSTRUCTION COMMENCES.
- ALL CONSTRUCTION OPERATIONS TO BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). COPIES OF THE OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE. INFORMATION AND RELATED REFERENCE MATERIALS MAY BE OBTAINED FROM OSHA, 903 SAN JACINTO, AUSTIN, TEXAS.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ALL JOB SITE SAFETY. MANAGEMENT OF JOB SITE PERSONNEL, SUPERVISION OF THE USE OF JOB SITE EQUIPMENT AND DIRECTION OF ALL CONSTRUCTION PROCEDURES, METHODS AND ELEMENTS REQUIRED TO COMPLETE THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO RE-ESTABLISH AND RESTORE EXISTING VEGETATION AND LANDSCAPING DISTURBED BY CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE EXCESS SPOILS AND MATERIAL DISTURBED BY CONSTRUCTION.
- ANY EXISTING PAVEMENT, CURBS, AND/OR SIDEWALKS DAMAGED OR REMOVED BY THE CONTRACTOR THAT ARE NOT A PART OF THIS CONTRACT ARE TO BE REPAIRED BY THE CONTRACTOR TO AT LEAST THE PRE-EXISTING CONDITION, AT HIS EXPENSE, BEFORE ACCEPTANCE OF THE WORK.
- AT THE END OF WORK DAY, THE CONTRACTOR SHALL BACKFILL ALL OPEN TRENCHES TO FACILITATE NEIGHBORHOOD TRAFFIC AND MINIMIZE POTENTIAL ACCIDENTS.
- CONTRACTOR SHALL LOCATE, PROJECT AND MAINTAIN BENCHMARKS, MONUMENTS AND CONTROL POINTS. RE-ESTABLISHMENT OF DISTURBED OR DESTROYED ITEMS SHALL BE ACCOMPLISHED BY A TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR AT NO COST TO THE OWNER.
- ALL EXTERIOR LIGHTS FACING RESIDENTIAL DISTRICT SHALL SHINE DOWNWARD.
- ALL ADVERTISEMENT SIGNS (WALL, GROUND, ETC.) SHALL BE PERMITTED SEPARATELY.
- THE CONTRACTOR SHALL COORDINATE ALL STREET AND CURB CUTS WITHIN THE RIGHT-OF-WAY WITH PUBLIC WORKS ENGINEERING DIVISION
- A 4400 SERIES RECESSED MOUNTED KNOX BOX IS REQUIRED
- ALL GROUND-MOUNTED AND ROOF-MOUNTED EQUIPMENT MUST BE SCREENED TO MEET COB REQUIREMENTS.

NOTES:

- THIS SITE PLAN IS FOR HORIZONTAL CONTROL, AND SHOULD BE USED USED IN CONJUNCTION WITH THE FLOOR, FOUNDATION, STRUCTURAL, AND GRADING PLANS.
- ON-SITE SURVEY CONDUCTED ON MARCH 7, 2022 BY BRYAN TECHNICAL SERVICES, INC.
- THE ENGINEER OF RECORD MUST BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES IN THE PLANS EXIST.

ADA COMPLIANCE STANDARD NOTES:

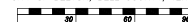
- LOADING ZONES, ADA RAMPS, AND SIDEWALKS MUST BE CONSTRUCTED AS PER THE AMERICANS WITH DISABILITIES ACT (ADA) RULES AND REGULATIONS.
- ADA RAMP AND LOADING ZONE MUST BE REVIEWED AND APPROVED BY A CERTIFIED ADA REVIEWER PRIOR TO CONSTRUCTION.
- CARE MUST BE TAKEN DURING THE TILE PLACEMENT ON THE FRONT LOADING ZONE, AS TO NOT ALLOW RAIN WATER INTO THE BUILDING THROUGH THE FRONT DOOR.
- THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD FOR ANY DISCREPANCIES BETWEEN ADA REGULATIONS AND ENGINEERED PLANS PRIOR TO CONSTRUCTION.

PARKING TABLE:

BUILDING USE	FLOOR AREA (S.F.)	REQUIRED PARKING PER CODE	PROPOSED PARKING
WAREHOUSE	73,125 S.F.	73 SPACES	51 SPACES (PHASE 1)
INDUSTRIAL MANUFACTURING PLANTS			24 SPACES (PHASE 2)
TOTAL		73 SPACES	75 SPACES

SITE PLAN FOR: SOUTH LOOP INDUSTRIAL, PHASE II

1 LOT, 1 BLOCK 13.47 TOTAL ACRES
212 E. GROVES ROAD
M.F. CONNELL SURVEY, ABSTRACT #6, BELL COUNTY, TEXAS
CITY OF BELTON, BELL COUNTY, TEXAS



REVISIONS
09/20/22-INSET/NOTES
02/09/24-PARKING-PH2
04/01/24-PARKING-PH2



FIRM # F-13392

**BELTON
ENGINEERING
INC.**

106 NO. EAST STREET
BELTON, TEXAS 76513
OFFICE (254)731-5600
MOBILE (254)289-7273
BELTONENGINEERS.COM

Engineering
Design/Build
Planning

SITE PLAN OF:
SOUTH LOOP INDUSTRIAL, PHASE II
212 E. GROVES ROAD
CITY OF BELTON, BELL COUNTY, TEXAS
CSC GROUP, LP
209 GROVES ROAD
BELTON, TEXAS 76513



04/02/24

SCALE: 1"=30'

DRAWN: RR

ELEC. DRAWING FILE

C:\22005-SITE.DWG

DATE: 04/02/24

JOB NO.: 22005

01 OF 16

C1.0

Zoning Case # Z-24-09 Zoning



ZONING CHANGE:

LI
to
PD-LI

LEGAL DESCRIPTION:

SOUTHLOOP INDUSTRIAL PARK PHASE II,
BLOCK 001, LOT 0001, ACRES 13.475

PROPERTY OWNER:

CSC GROUP, LP

ADDRESS/LOCATION:

212 E GROVES RD

Legend

- City Parcels
- City Limits
- Z_24_09
- Current_Zoning**
 - Agricultural
 - Commercial Highway
 - Commercial-1
 - Commercial-2
 - Light Industrial
 - Planned Development
 - Retail
 - Single Family-2
 - Single Family-3
 - Specific Use Permit

Map Date: 3/11/2024

0 250 500 Feet



Maps and data are for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries. No warranty is made by the City of Belton regarding specific accuracy or completeness.

Zoning Case # Z-24-09 Location



ZONING CHANGE:

LI
to
PD-LI

LEGAL DESCRIPTION:

SOUTHLOOP INDUSTRIAL PARK PHASE II,
BLOCK 001, LOT 0001, ACRES 13.475

PROPERTY OWNER:

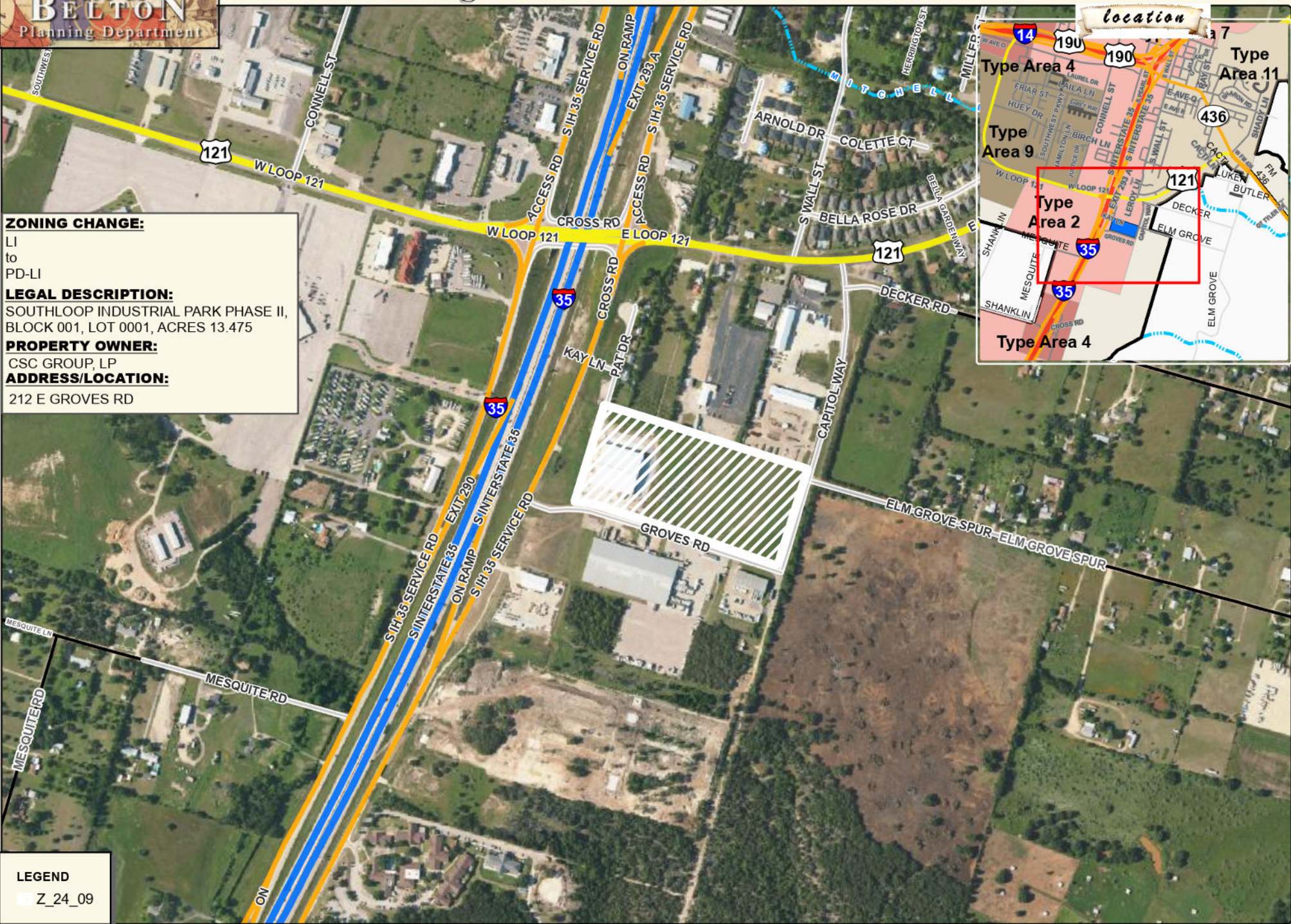
CSC GROUP, LP

ADDRESS/LOCATION:

212 E GROVES RD

LEGEND

Z_24_09



0 500 1000 Feet



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Zoning Case # Z-24-09 Aerial



ZONING CHANGE:

LI
to
PD-LI

LEGAL DESCRIPTION:

SOUTHLOOP INDUSTRIAL PARK PHASE II,
BLOCK 001, LOT 0001, ACRES 13.475

PROPERTY OWNER:

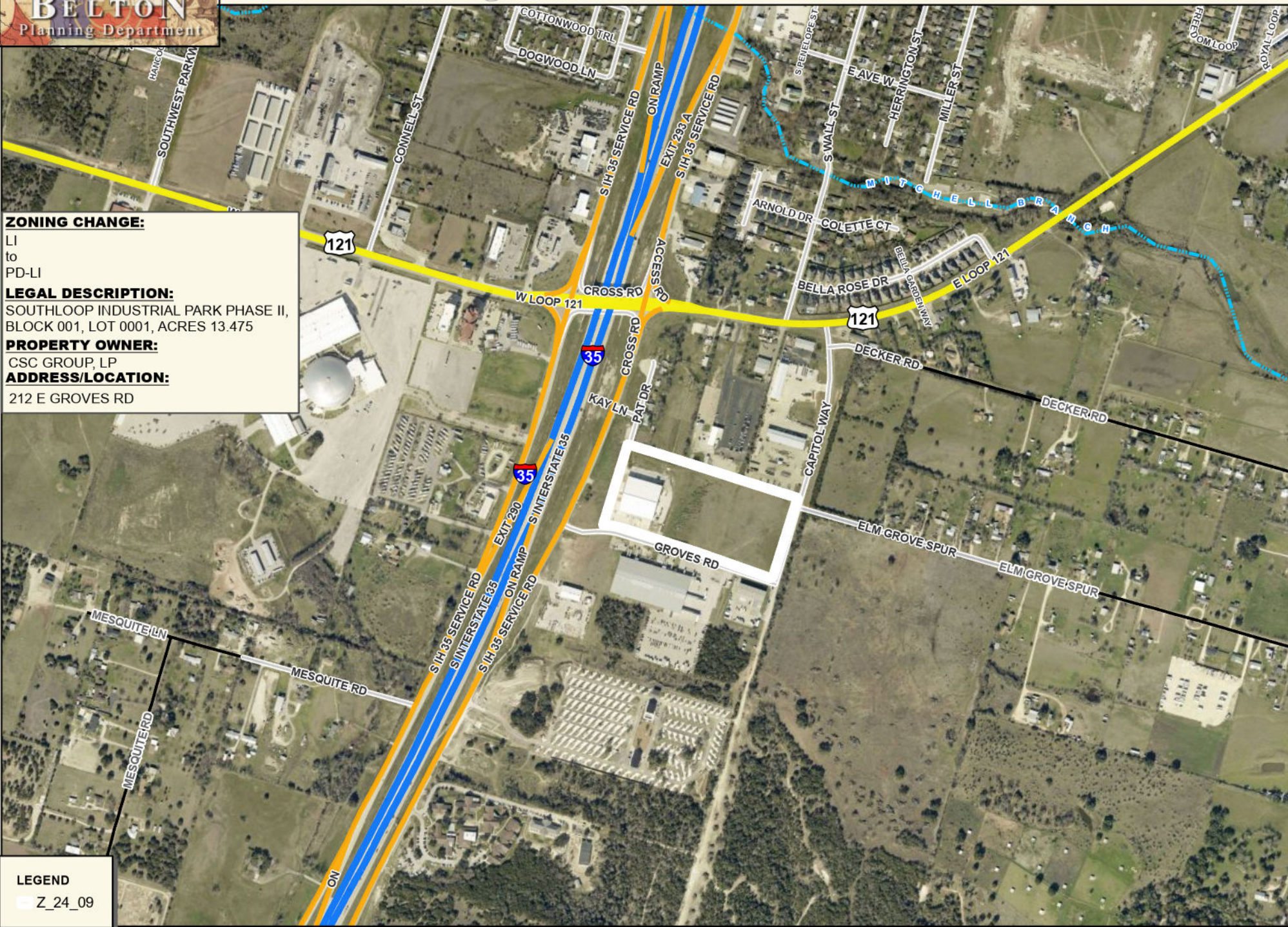
CSC GROUP, LP

ADDRESS/LOCATION:

212 E GROVES RD

LEGEND

Z_24_09



Map Date: 3/11/2024

0 500 1000
Feet



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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: BELTON ENGINEERING, INC WITH PERMISSION FROM CSC GROUP,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 212 GROVES ROAD
FROM A(N) LIGHT INDUSTRIAL (LI) ZONING DISTRICT,
TO A(N) PLANNED DEVELOPMENT – LIGHT INDUSTRIAL (PD-LI) ZONING DISTRICT,
TO ALLOW FOR: THE CONSTRUCTION OF A NEW 73,000 SQUARE FOOT WAREHOUSE WITH REDUCED PARKING SPACES

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, April 16, 2024,** AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, BELTON, TEXAS.

IF APPROVED BY THE PLANNING & ZONING COMMISSION, THIS ITEM WILL BE PLACED ON THE AGENDA FOR A PUBLIC HEARING BY THE CITY COUNCIL. THAT MEETING WILL BE AT **5:30 P.M., Tuesday, April 23, 2024,** AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

YOU ARE RECEIVING THIS NOTICE BECAUSE YOU RESIDE WITHIN 200’ OF THE PROPOSED ZONING CHANGE. PER STATE LAW, THE CITY IS REQUIRED TO NOTIFY YOU OF THE REQUESTED ZONING CHANGE. AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN REGARDING THIS ZONING CHANGE. YOU MAY SUBMIT WRITTEN COMMENTS BY COMPLETING THIS FORM AND RETURNING IT TO **P.O. BOX 120, BELTON, TX 76513** OR VIA EMAIL TO PLANNING@BELTONTXAS.GOV, PRIOR TO 1:00 P.M. ON APRIL 16, 2024.

IF YOU REQUIRE INTERPRETER SERVICES FOR THE DEAF OR HEARING IMPAIRED, PLEASE CONTACT THE CITY CLERK AT CITY HALL AT LEAST 48 HOURS BEFORE THESE MEETINGS.

circle one

AS AN INTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE APPLICATION ABOVE FOR THE REASONS EXPRESSED BELOW:

1. _____
2. _____
3. _____

(ADDITIONAL COMMENTS MAY BE ADDED ON A SEPARATE SHEET OF PAPER)

SIGNATURE OF THE PROPERTY OWNER: _____ DATE: _____

**PLANNING DEPARTMENT
CITY OF BELTON
P. O. BOX 120
BELTON, TEXAS 76513
254.933.5291**

*A notarized signature may be required for a written protest letter, if more than 20% of the adjacent neighbors protest the requested zoning change.

Zoning Case # Z-24-09

ZONING CHANGE:

LI
to
PD-LI

LEGAL DESCRIPTION:

SOUTHLOOP INDUSTRIAL PARK PHASE II,
BLOCK 001, LOT 0001, ACRES 13.475

PROPERTY OWNER:

CSC GROUP, LP

ADDRESS/LOCATION:

212 E GROVES RD

Legend

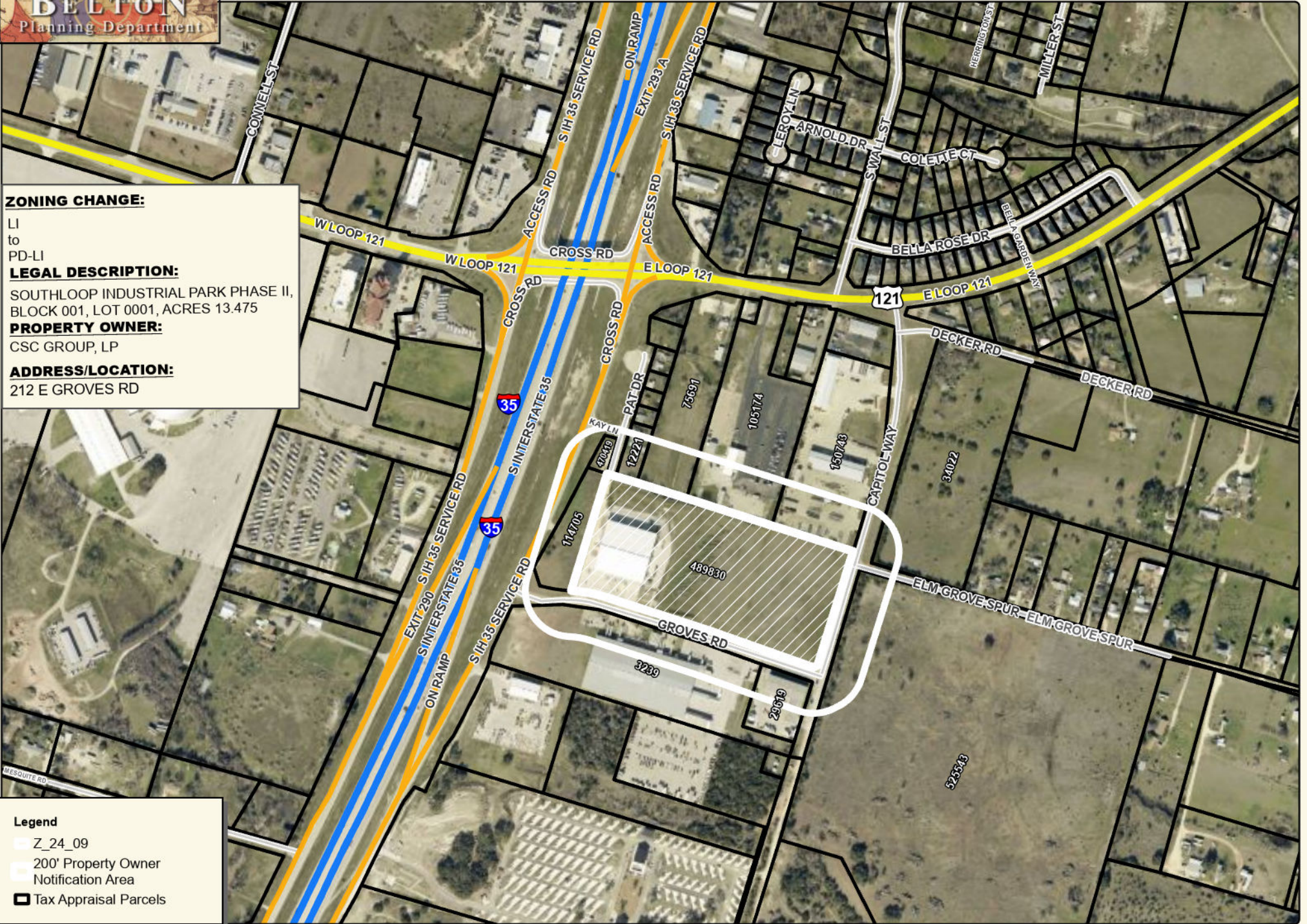
- Z_24_09
- 200' Property Owner Notification Area
- Tax Appraisal Parcels

Map Date: 3/11/2024

0 250 500
Feet



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3239

WESTWOOD ASSOCIATES LLC ETAL
2027 S 61ST ST STE 100A
TEMPLE, TX 76504

34022

DECKER, DAVID G
205 DECKER RD
BELTON, TX 76513-4625

114705, 470419

FIGS LLC
101 W ADELANTA PL
ROUND ROCK, TX 78681-1780

12221

GILLEYLEN, RUSSELL CRAIG & PATTIE SUZETTE
27301 BLUE CEDAR LN
SPRING, TX 77386

75691

REDDYLEE LLC
6007 WOODED CREEK CV
TEMPLE, TX 76502

150743

REINFORCING STEEL SUPPLY INC
13730 AVENUE K
AUSTIN, TX 78728-7603

29619

BROWN, GREGORY M SR & PAMELA M
565 N MAGNOLIA AVE
EL CAJON, CA 92020-3608

105174

PARKWAY INVESTMENT HOLDINGD LLC - SERIES 101
PO BOX 1775
BELTON, TX 76513

489830

CSC GROUP L P
209 GROVE RD
BELTON, TX 76513

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
Tuesday, April 16, 2024

The Planning and Zoning Commission met at 5:30 p.m. at the Harris Community Center, 401 North Alexander Street. Present Commission members: Acting Chair Nicole Fischer, Luke Potts, Quinton Locklin, Dominica Garza, Ty Taggart, and Justin Ruiz. The following members were absent: Chair Brett Baggerly, Alton McCallum, and David Jarratt. The following staff members were present: Senior Planner Tina Moore, Planning Administrator Melinda Brice, and IT System Analyst Alex Munger.

4. Z-24-09 - Hold a public hearing and consider a zoning change from Light Industrial to Planned Development – Light Industrial (PD-LI) on approximately 13.475 acres located at 212 Groves Road. (Audio 01:24)

Senior Planner Ms. Moore presented the staff report.

Acting Chair Fischer opened the public hearing.

Jill Decker, of 205 Decker Rd., asked for clarification of the exact location. She spoke against the zoning change due to the increased flooding on her property during heavy rain events which she contributes to the adjacent commercial developments.

Todd Mantz, Applicant, spoke in favor of the zoning change.

Senior Planner Ms. Moore answered questions from the Commission Members.

Todd Mantz, Applicant, answered questions from the Commission Members.

With no further public input, the public hearing was closed.

Commission Member Potts made a motion to approve Z-24-09 as presented. Commission Member Taggart seconded the motion. The motion passed with ayes 6 and 0 nays.

ORDINANCE NO. 2024-18

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM LIGHT INDUSTRIAL TO PLANNED DEVELOPMENT – LIGHT INDUSTRIAL ON APPROXIMATELY 13.475 ACRES LOCATED AT 212 GROVES ROAD.

WHEREAS, Belton Engineering, in agreement with property owner CSC Group, has presented a petition duly signed, to the City Planning & Zoning Commission and filed said petition with the City Clerk of the City of Belton, and due notice of filing of said petition and hearing on said petition has been given as required by the City Zoning Ordinance and by law, and a hearing on said petition before the City Planning & Zoning Commission of the City of Belton was set for the 16th day of April, 2024, at 5:30 p.m. for hearing and adoption, said district being described as follows:

Approximately 13.475 acres
located at 212 Groves Road
(location map attached as Exhibit “A”)

WHEREAS, said application for such amendment was duly recommended by the said City Planning & Zoning Commission and the date, time, and place of the hearing on said application by the City Council of the City of Belton was set for the 23rd day of April, 2024, at 5:30 p.m. at the Harris Community Center and due notice of said hearing was given as required by ordinances and by law; and

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

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Belton, Texas, that the said district located on a tract of land as more fully and completely described above, be and is hereby changed from Light Industrial to Planned Development – Light Industrial in accordance with Section 27 and Section 32, and the Design Standards in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance. The Zoning Ordinance of the City of Belton is hereby amended, subject to the following conditions:

1. The use of this property shall conform to the Light Industrial District requirements in all respects.
2. The applicant is allowed to defer 24 required parking spaces until additional space is required due to an increase in the building's gross floor area, or the sale of the property or adjacent properties to a different owner.
3. 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:

- a. Site Development Standards
- b. Landscape Design Standards
- c. Tree Protection, Preservation, and Mitigation Standards.

This ordinance was presented at the stated meeting of the City Council of the City of Belton and upon reading was passed and adopted by the City Council on the 23rd day of April, 2024, by a vote of _____ ayes and _____ nays.

SIGNED AND APPROVED by the Mayor and attested by the City Clerk on this the 23rd day of April, 2024.

David K. Leigh, Mayor

ATTEST:

Amy M. Casey, City Clerk

Zoning Case # Z-24-09 Location



ZONING CHANGE:

LI
to
PD-LI

LEGAL DESCRIPTION:

SOUTHLOOP INDUSTRIAL PARK PHASE II,
BLOCK 001, LOT 0001, ACRES 13.475

PROPERTY OWNER:

CSC GROUP, LP

ADDRESS/LOCATION:

212 E GROVES RD

LEGEND

Z_24_09

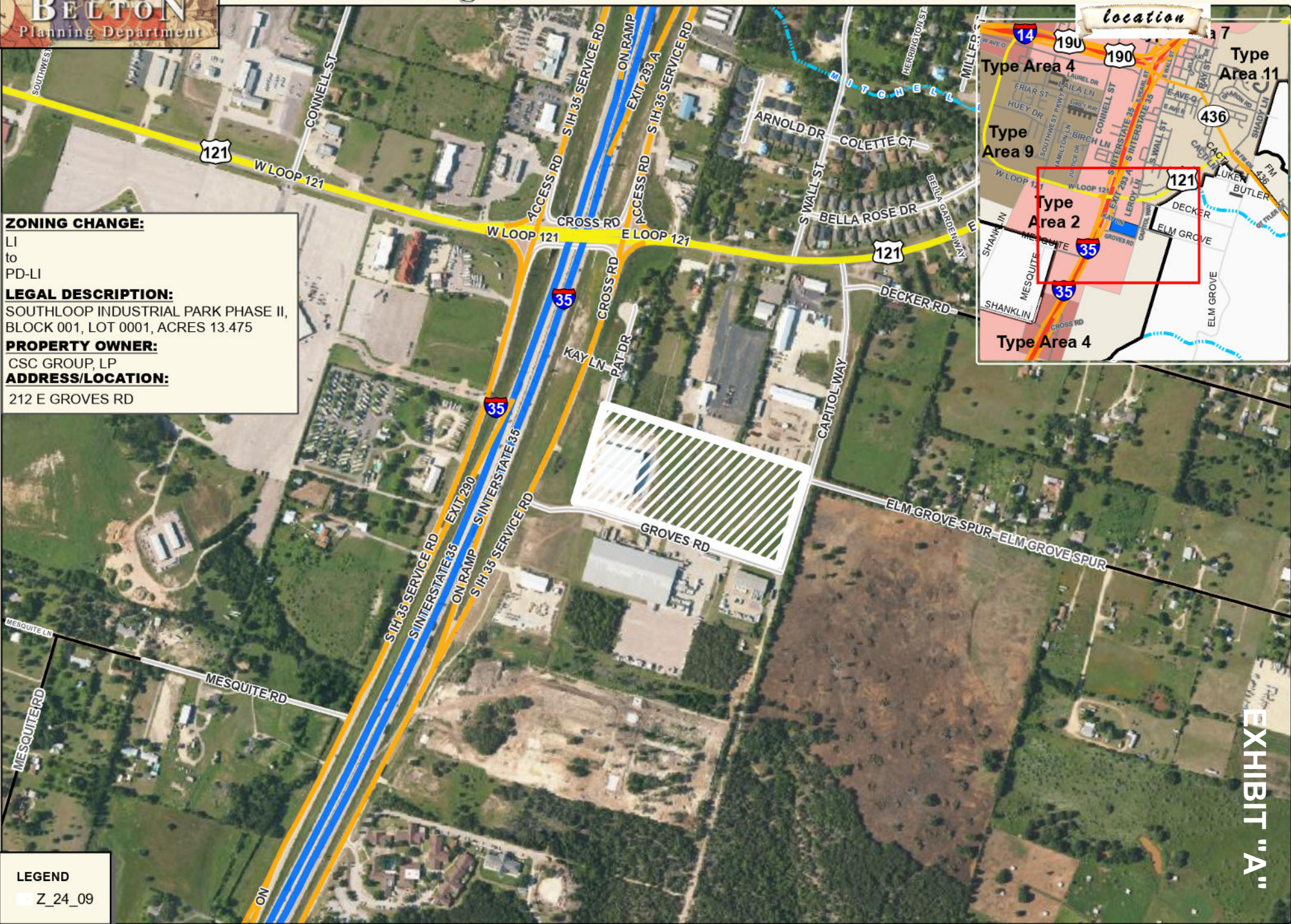


EXHIBIT "A"



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Staff Report – City Council Agenda Item



Date: April 23, 2024

Request: Street Use License Agreement

Location: North East Street

Applicant: MEL3, LLC

Agenda Item #8

Consider authorizing a Street Use License Agreement with MEL3, LLC, to allow the construction of a wooden deck for outdoor dining in the public right-of-way on N. East Street.

Originating Department:

Planning – Tina Moore, Senior Planner

Case Summary

Mr. Linneman, the owner of 202 E. Central Avenue, recently installed a food truck at the rear of the property, accessible from N. East Street. He is requesting permission to utilize an existing loading zone adjacent to the food truck for a small outdoor dining area to accommodate 8-10 seats.

The loading zone currently serves as access to the applicant's property and will not reduce on-street parking space.

The dining area will be constructed with treated lumber and steel railings and is designed to meet ADA accessibility requirements. Bollards will be placed around the dining area for added protection from vehicular traffic.

Staff met with the applicant to ensure continued access to City water and sewer facilities in the area.

The Fire Marshal also expressed concern for access to their remote FDC connection located at the rear of the building. A 5' private pedestrian easement was dedicated on the recorded plat (AJL Addition) to ensure access to the Fire Department connection.

A Street Use License Agreement is necessary to ensure that the area is properly insured and maintained. Per the terms of the agreement, the owner agrees to:

- ✓ Provide necessary insurance and add the City as an additional insured, meeting requirements of the Right-of-Way Management Ordinance (Ordinance 2017-40);
- ✓ Provide ongoing maintenance; and
- ✓ Hold the City harmless in claims arising from the use of the property.

Should the City decide to terminate this agreement, a 30-day notice to the owner or successor is required for the removal of the deck.

Recommendation

Recommend approval of the street use license agreement with MEL 3, LLC.

Attachments

Street Use License Agreement
Picture of the Loading Zone
Wooden Deck Construction Info
Illustration of Deck
Insurance Certificate

Street Use License Agreement

This License Agreement, dated April 23, 2024 is between the City of Belton, Texas, Licensor, and MEL3, LLC, Licensee. Licensor is the owner of the property described herein as Right-of-Way and Licensee desires to use said Right-of-Way to erect a wooden deck for outdoor dining on North East Street.

Therefore, Licensor and Licensee agree as follows:

1. Licensee, and their successors, is hereby given permission by Licensor to use the Right-of-Way as shown in the attached approved Site Plan for parking and landscaping, irrigation or other purposes as shown. The Licensor reserves the right to terminate this agreement by giving Licensee thirty (30) day notice. Licensee is not responsible for any impact caused by any work necessarily performed by the City or other agency within said area.
2. Licensee agrees to do the following:
 - a. Obtain all necessary permits and approvals to use the property and to abide by all laws, rules, ordinances and regulations.
 - b. Keep the property in a neat, clean and safe conditions.
3. Licensee shall obtain and maintain the necessary and reasonable amount of insurance with an insurance company licensed to do business in the State of Texas acceptable to the Licensor throughout the term of a municipal consent conveyed under this agreement. The Licensee shall furnish the City with proof of insurance at the time of the request for permits or as requested. The City reserves the right to review the insurance requirements and to reasonably adjust insurance coverage and limits when the City Manager determines that changes in statutory law, court decisions, or the claims history of the industry or the person require adjustment of the coverage. Insurance amount must conform to §20-148 of the City's Code of Ordinances.
4. Licensee further agrees to indemnify, defend and hold the Licensor harmless against all claim, costs, expenses and causes of action, including, but not limited to, attorney fees and costs, arising out of or in any way related to the Licensee's use of the property.

To indicate their consent to the above the parties or their authorized representative or officers have executed this agreement.

Licensee:

MICHAEL LINNEMANN
PRINCIPAL, MEL3, LLC.

Licensors:

Mayor
City of Belton

STATE OF TEXAS, Bell County

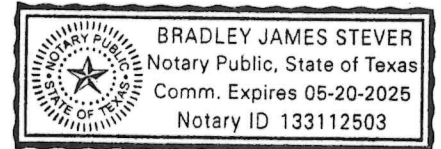
On this 9th day of April, 2024, personally appeared before me Bradley Stever, known by me to be the person whose name is subscribed the foregoing instrument, and acknowledged that he/she executed the same for the purpose and consideration therein expressed.

(Signature of Notary Public)

Bradley Stever

My Commission Expires:

5/20/2025



STATE OF TEXAS, Bell County

On this _____ day of _____, 20____, personally appeared before me _____, known by me to be the person whose name is subscribed the foregoing instrument, and acknowledged that he/she executed the same for the purpose and consideration therein expressed.

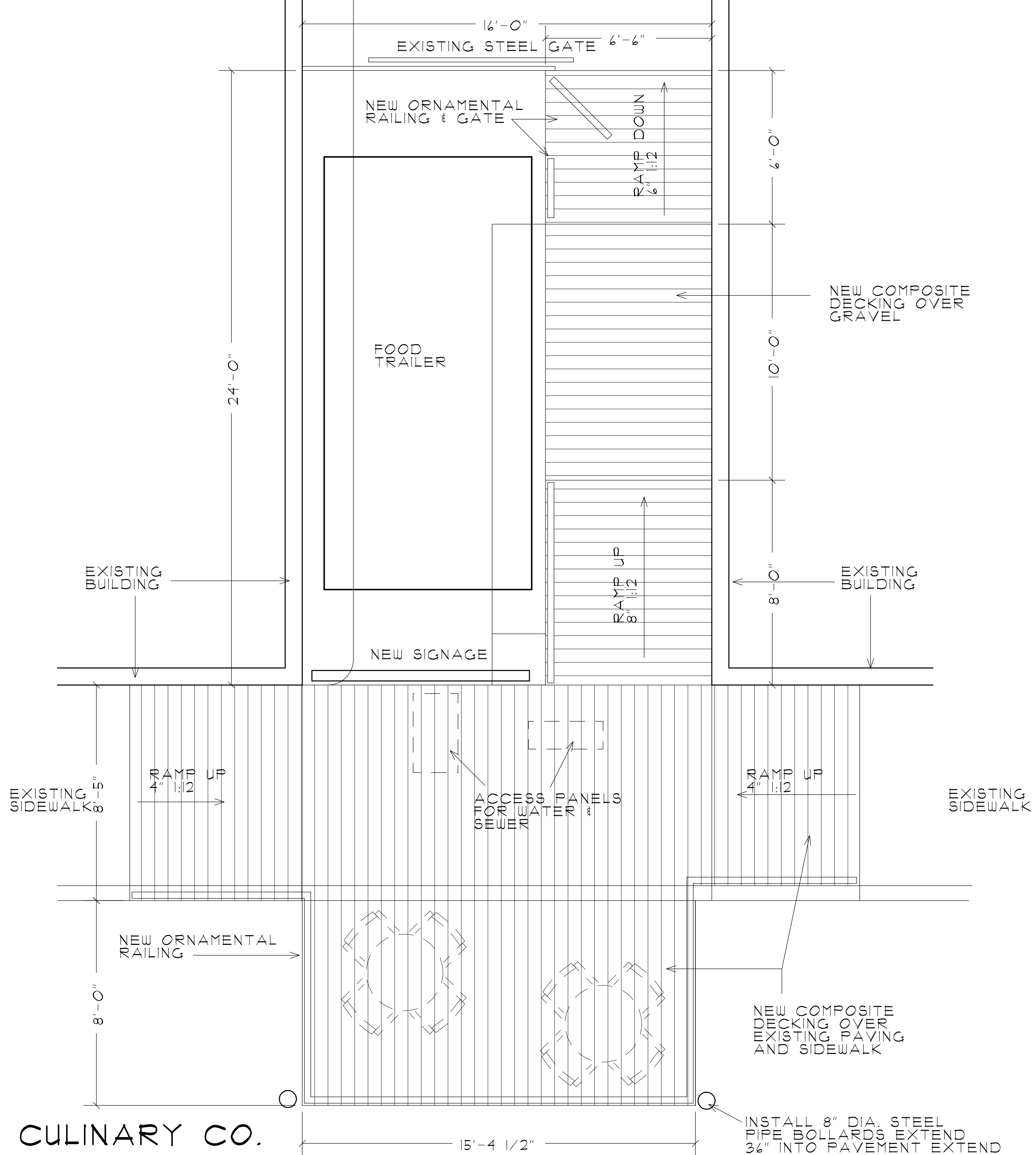
(Signature of Notary Public)

My Commission Expires:



NO PARKING





COURTYARD CULINARY CO.
202 EAST CENTRAL IN THE
COURTYARD ON EAST STREET

PLAN 3/8"



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/16/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER BKCW Insurance, Risk Management & Benefits 2100 Trimmier Rd. Suite 100 Killeen TX 76541	CONTACT NAME: Jessica Lewandoske PHONE (A/C, No, Ext): (254) 699-7100 FAX (A/C, No): (254) 699-6680 E-MAIL ADDRESS: j.lewandoske@bkcw.com
INSURED MEL3, LLC; MEL2, Inc. dba Linnemann Realty Corporation; Level3 3402 S. W.S. Young Drive Killeen TX 76542	INSURER(S) AFFORDING COVERAGE INSURER A: Western World Insurance Co INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
	NAIC # 13196

COVERAGES**CERTIFICATE NUMBER:** CL2441639419**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			NPP6092682	04/12/2024	04/12/2025	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
							MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 2,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG \$ included
	OTHER:						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	DED RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y / N	N / A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional insured at 202 E Central Belton TX 76513 - Lessors' Risk

CERTIFICATE HOLDER**CANCELLATION**City of Belton
PO BOX 120
333 Water St
Belton

TX 76513

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Staff Report – City Council Agenda Item

Agenda Item #9

Consider award of bid and authorizing the City Manager to execute the construction contract for the Standpipe Park Project, and any change orders associated with the contract, not to exceed the amount authorized under State law.

Originating Department

Parks & Recreation – James Grant, Interim Director of Parks & Rec
Administration – Matt Bates, Assistant City Manager

Summary Information

In 2022, the City applied for a \$750,000 Non-Urban Outdoor Grant from the Texas Parks and Wildlife Department for the development of a park located at the Historic Belton Standpipe. The City was notified in Spring, 2023, that the grant submission was successful, and funding had been approved.

In May 2023, the City Council authorized Covey Landscape Architects to design the Standpipe Park project. Key elements included in the final design were:

- Open play lawns.
- Open air pavilion.
- Pre-engineered restroom.
- Playground structure with a hill slide.
- Landscape planting.
- Concrete sidewalks.
- Asphalt parking lots with curb and gutter.

In November 2023, Covey Landscape Architects provided an Opinion of Probable Construction Costs (OPCC) totaling: \$1,689,311.55. This included approximately \$185k for a playground structure that would be purchased by the City, putting the projected Bid Advertisement OPCC at \$1,500,000.

On January 4, 2024, the City opened bids from two contractors for the Standpipe Park Project. Only two bids were received, neither of which the City has worked with before. It could be that the advertisement over the holidays impacted the ability of area contractors to effectively submit bids in time. Both bids received exceeded our OPCC, and all agreed that the best approach at that time would be to reject all bids received and to revise the scope of the project by addressing key areas within the bids that were higher in cost than expected.

Revisions to the scope of the project were subsequently made, and the City then re-advertised the bid.

The City opened bids again on Thursday, April 11th, 2024 at 10:00 A.M. in City Hall.

A total of seven bids were received from the following contractors:

- TTG Utilities, Inc: Gatesville, TX
- KYSA Services, LLC : Georgetown, TX
- Jerdon Enterprise, LP: San Antonio, TX
- Choice Builders, LLC: Temple, TX
- A O Services: Georgetown, TX
- Harris Road Company: Wimberly, TX
- ASD Consultants: Austin, TX

BID AND ADD ALTERNATES:

The Standpipe Park Project Bid Packet consisted of a Base Bid, (Parts A & B), and eight add alternates, (Parts C thru I). TTG Utilitiies, Inc. was the low bid contractor with a total base bid of **\$1,104,416**.

Staff worked through the add alternates to accomplish as much of the project elements as funds would allow and are recommending adding parts D, G & H (description of parts below).

With the base bid, and parts D, G & H, TTG Utilities, Inc., remained the low bidder. The proposed bid award is as follows:

Base Bid Parts A & B (Civil & Landscape)	\$ 1,104,416.00
Award Add Alt - D (Looped Sidewalk Connection NE)	\$ 38,564.75
Award Add Alt - G (Standpipe Restoration)	\$ 150,000.00
Award Add Alt - H (Standpipe & Pavilion Lighting and Power)	\$ 182,830.00
Add Alt - C (Site Furnishings)	\$ (31,691.00) not awarded
Add Alt - E (Concrete Stair Connection NW)	\$ (34,746.00) not awarded
Add Alt - F (Stone Wall)	\$ (81,409.00) not awarded
Add Alt - I (Stone Wall Replacement Alternate 2)	\$ (12,240.00) not awarded
Add Alt - J (Stone Wall Replacement Alternate 3)	\$ (20,550.00) not awarded
Total Bid Amount to be awarded:	\$ 1,475,792.75

** Detailed information on all bids received and unit pricing can be found on the attached bid tabulation.

The City of Belton has awarded several construction projects to TTG Utilitiies, including N. East Street Waterline and Road Improvements and the South Belton Shared Use Path, which connected Holland Road to Liberty Park.

The Playground and Precast Restroom will be purchased separately by the City through the BuyBoard purchasing cooperative and installed near the completion of the awarded project.

Staff believes that the elements presented in the bid award strongly support the Texas Parks and Wildlife Grant Award, allowing for the full reimbursement of the allocated funds, while also establishing a foundation that addresses immediate community needs.

Construction of the Standpipe Park is projected to be 160 Days (December 2024)

Fiscal Impact

Amount: **\$1,475,792.75**

Budgeted: ☒ Yes ☐ No

Funds will be used from the ARPA Community Aid Fund & Tax Increment Reinvestment Zone.

- Texas Parks and Wildlife Grant: \$750,000
- ARPA Community Aid Fund: \$900,000
- TIRZ Capital Project Fund: \$120,000

Recommendation

Staff recommends authorizing the City Manager to execute the construction contract for the Standpipe Park Project, and any change orders associated with the contract, not to exceed the amount authorized under State law.

Attachments

Site Plan of Park
Engineer's Letter of Recommendation
Bid Tabulation
PowerPoint Presentation



Belton Standpipe Park Plan | Original Concept





Planning + Landscape Architecture

April 16, 2024

Mr. Matthew Bates
Director of Public Works
City of Belton
P.O. Box 120
Belton, Texas 76513

Project: City of Belton, Texas
Belton Standpipe Park

Dear Mr. Bates:

On April 11, 2024, the City of Belton received bids from seven (7) contractors for construction of the Standpipe Park Project. Attached is a Bid Tabulation for your reference. There were a total of one-hundred and seventeen (117) plan holders, of which, eight (8) were Plan Rooms.

The bid schedule was broken into Parts A through J corresponding to the following improvements:

Part A – Civil
Part B – Landscape
Part C – Add Alternate 1 (Furnishings)
Part D – Add Alternate 2 (Looped Sidewalk Connection Northeast)
Part E – Add Alternate 3 (Concrete Stair Connection Northwest)
Part F – Add Alternate 4 (Stone Wall)
Part G – Add Alternate 5 (Standpipe Restoration)
Part H – Add Alternate 6 (Standpipe and Pavilion Lighting and Power)
Part I – Add Alternate 7 (Stone Wall Replacement for Alternate 2)
Part J – Add Alternate 8 (Stone Wall Replacement for Alternate 3)

The lowest bidder is TTG Utilities, Inc. (TTG) from Gatesville, Texas with a total Base Bid of Parts A and B of \$1,104,416.00. The bid falls within the budget, with sufficient funds available to award this combination of parts.

The recommended highest priorities of the project begin with the installation of infrastructure for which other parts are dependent as well as the components that are required to satisfy the requirements of the Texas Parks and Wildlife Grant to receive the awarded funding. These are all items in Part A (Civil) and Part B (Landscape). The next tier of parts are critical to achieve the original concept that was approved by the public and the City of Belton, such as Part D (Looped Sidewalk Connection Northeast), Part G (Standpipe Restoration), and Part H (Standpipe and Pavilion Lighting and Power). The remaining Parts were not critical to the park or grant requirements are the lowest tier priority. It is our understanding that the preference of the City Staff is to move forward with awarded of the Parts A, B, D, G, and H.

Mr. Matthew Bates
April 16, 2024
Page Two

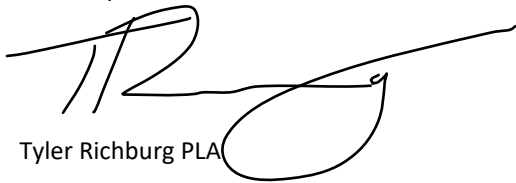
TTG's bid for Base Bid Parts A and B, Plus Alternate Parts D, G, and H was \$1,475,792.75.

We have worked with TTG on multiple projects in Central Texas and have found them to be a reputable contractor and capable of successfully completing the work associated with this project.

We recommend that the bid be awarded to **TTG Utilities, Inc.** for Base Bid Parts A and B, Plus Alternate Parts D, G, and H in the amount of **\$1,475,792.75.**

If you have any questions, please call.

Sincerely,

A handwritten signature in black ink, appearing to be 'TR' followed by a stylized flourish.

Tyler Richburg PLA

BID TABULATION
CITY OF BELTON
Standpipe Park
April 11, 2024; 2:00 PM

				TTG Utilities, Inc. P.O. Box 299 Gatesville, Texas 76528		KYA Services, LLC 25565 Ronald Reagan Georgetown, Texas 78633		Jerdon Enterprise, L.P. 825 W. Bitters Road Suite 203 San Antonio, Texas 78216		Choice Builders, LLC 3809 S. General Bruce Dr., Suite 103 Temple, Texas 76502	
Bid No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
PART A - CIVIL											
1	100%	LS	Mobilization, Bonds and Insurance, Complete For	\$ 55,000.00	\$ 55,000.00	\$ 47,000.00	\$ 47,000.00	\$ 59,000.00	\$ 59,000.00	\$ 58,000.00	\$ 58,000.00
2	100%	LS	For Implementing Traffic Control Plan, Complete For	58,000.00	58,000.00	5,625.00	5,625.00	5,200.00	5,200.00	9,000.00	9,000.00
3	100%	LS	Implement and Administer Stormwater Pollution Prevention Plan, Including Submission to and Receiving Permits from Texas Commission on Environmental Quality (TCEQ), Complete For	20,750.00	20,750.00	5,000.00	5,000.00	6,700.00	6,700.00	22,300.00	22,300.00
4	2.7	AC	Preparation of Project Site, Complete For	13,150.00	35,505.00	7,407.41	20,000.01	7,500.00	20,250.00	3,500.00	9,450.00
5	1200	LF	Furnish, Install, Maintain, & Remove Silt Fence, Complete For	6.50	7,800.00	13.35	16,020.00	4.00	4,800.00	3.20	3,840.00
6	75	SY	Furnish, Install, Maintain, & Remove Stabilized Constructon Exit, Complete For	56.00	4,200.00	75.00	5,625.00	45.00	3,375.00	65.00	4,875.00
7	100%	LS	Furnish Complete Record Drawings in both PDF and DWG format, Complete For	580.00	580.00	8,750.00	8,750.00	11,775.00	11,775.00	400.00	400.00
8	9	EA	For Removing and Disposing of Existing Trees, Complete For	1,180.00	10,620.00	1,277.78	11,500.02	1,750.00	15,750.00	760.00	6,840.00
9	40	SY	For Demolishing and Disposing of Existing Concrete Pads, Complete For	22.00	880.00	98.13	3,925.20	25.00	1,000.00	180.00	7,200.00
10	360	LF	For Demolishing and Disposing of Existing Chain Link Fence, Complete For	5.00	1,800.00	5.14	1,850.40	1.65	594.00	12.00	4,320.00
11	214	LF	For Removal and Disposal of Temporary Fence, Complete For	3.00	642.00	4.61	986.54	0.40	85.60	1.60	342.40
12	23	SY	For Demolition and Disposal of Existing Building, Complete For	180.00	4,140.00	217.40	5,000.20	130.00	2,990.00	860.00	19,780.00
13	1	EA	For Demolition and Disposal of Concrete Vaults to a Minimum Depth of 2-Feet Below Finished Grade, Complete For	2,510.00	2,510.00	3,750.00	3,750.00	3,400.00	3,400.00	2,500.00	2,500.00
14	3	EA	For Removal and Disposal of Steel Posts, Complete For	170.00	510.00	416.68	1,250.04	140.00	420.00	1,200.00	3,600.00
15	15	EA	For Potholing Existing Utilities on the Project Site, Complete For	350.00	5,250.00	250.00	3,750.00	175.00	2,625.00	2,800.00	42,000.00
16	1	EA	For Cutting and Capping Existing 6" Waterline, Complete For	900.00	900.00	3,125.00	3,125.00	575.00	575.00	7,900.00	7,900.00
17	1	EA	For Cutting and Capping Existing 8" Waterline, Complete For	990.00	990.00	5,000.00	5,000.00	632.00	632.00	8,100.00	8,100.00
18	1	EA	For Cutting and Capping Existing 14" Waterline, Complete For	2,200.00	2,200.00	9,375.00	9,375.00	1,150.00	1,150.00	9,800.00	9,800.00
19	35	LF	For Removing and Disposing of Existing 6" Waterline, Complete For	21.00	735.00	125.00	4,375.00	23.00	805.00	62.00	2,170.00
20	360	LF	For Removing and Disposing of Existing 8" Waterline, Complete For	26.00	9,360.00	25.00	9,000.00	29.00	10,440.00	60.00	21,600.00
21	395	LF	For Asbestos Concrete Waterline Pipe Mitigation, Complete For	79.00	31,205.00	44.40	17,538.00	12.00	4,740.00	150.00	59,250.00
22	2720	CY	For Unclassified Excavation (Site), Complete For	27.00	73,440.00	42.28	115,001.60	18.00	48,960.00	25.00	68,000.00
23	1140	CY	For Unclassified Fill (Site), Complete For	35.00	39,900.00	43.86	50,000.40	16.00	18,240.00	12.00	13,680.00
24	1400	SY	For Constructing 4" Thick Reinforced (3/8" Diameter Rebar at 12" OCEW) Concrete Sidewalk/Flatwork with 4" Sand Cushion, Complete in Place For	74.00	103,600.00	106.25	148,750.00	140.00	196,000.00	72.00	100,800.00
25	1	EA	For Constructing Curb Ramp, TxDOT Type 3, Complete in Place For	1,720.00	1,720.00	5,750.00	5,750.00	3,300.00	3,300.00	2,300.00	2,300.00
26	4	EA	For Constructing Curb Ramp, TxDOT Type 7, Complete in Place For	1,720.00	6,880.00	1,093.75	4,375.00	1,900.00	7,600.00	2,500.00	10,000.00
27	20	EA	Furnish and Install Concrete Steps, Complete in Place For	510.00	10,200.00	1,000.00	20,000.00	1,500.00	30,000.00	450.00	9,000.00
28	48	LF	Furnish and Install Pedestrian Handrail at Concrete Steps, Complete in Place For	75.00	3,600.00	63.50	3,048.00	135.00	6,480.00	230.00	11,040.00
29	230	CY	Unclassified Excavation (Parking Lot), Complete For	36.00	8,280.00	33.00	7,590.00	25.00	5,750.00	25.00	5,750.00
30	610	LF	For Constructing Standard Curb and Gutter, Complete in Place For	27.00	16,470.00	23.88	14,566.80	18.50	11,285.00	30.00	18,300.00
31	1010	SY	For Moisture Conditioned Subgrade, Complete in Place For	2.50	2,525.00	23.51	23,745.10	6.50	6,565.00	8.00	8,080.00
32	1010	SY	For Furnishing and Installing Geogrid (Tensar TX 130S), Complete in Place For	4.50	4,545.00	45.00	45,450.00	4.70	4,747.00	12.00	12,120.00
33	1010	SY	For Furnishing, Installing and Compacting Crushed Limestone Base Material, TxDOT Item 247, Type A, Grade 1-2, 8" Depth, Complete in Place For	16.00	16,160.00	21.35	21,563.50	26.75	27,017.50	27.00	27,270.00
34	800	SY	For Furnishing and Placing HMAc, Type 'D', 2" Depth, Including Prime and Tack Coat, Complete in Place For	26.00	20,800.00	16.35	13,080.00	45.00	36,000.00	40.00	32,000.00
35	500	LF	For Furnishing and Placing 4" Width White Thermoplastic Striping, Complete in Place For	12.00	6,000.00	8.50	4,250.00	4.75	2,375.00	15.00	7,500.00
36	2	EA	For Furnishing and Placing Thermoplastic Handicap Symbols, Complete in Place For	235.00	470.00	375.00	750.00	475.00	950.00	300.00	600.00
37	2	EA	For Furnishing and Installing Handicapped Parking Signage Assembly, Complete in Place For	635.00	1,270.00	375.00	750.00	515.00	1,030.00	500.00	1,000.00
38	115	LF	For Furnishing and Installing 2" PVC Water Service Pipe (Endopoly SODR-9 (CTS) Class 200), Including Bedding & Backfill, Complete in Place For	17.00	1,955.00	25.00	2,875.00	5.00	575.00	125.00	14,375.00
39	2	EA	For Furnishing and Installing Double Strap Service Saddle with Corporation Valve for 2" Water Service, Complete in Place For	1,280.00	2,560.00	3,500.00	7,000.00	575.00	1,150.00	2,700.00	5,400.00
40	1	EA	For Furnishing and Installing 2" Domestic Meter, Complete in Place For	5,600.00	5,600.00	6,250.00	6,250.00	1,150.00	1,150.00	3,200.00	3,200.00
41	1	EA	For Furnishing and Installing 2" Irrigation Meter, Complete in Place For	5,600.00	5,600.00	6,250.00	6,250.00	1,150.00	1,150.00	4,500.00	4,500.00
42	2	EA	For Furnishing and Installing 2" RPZ Including Enclosure, Complete in Place For	3,650.00	7,300.00	1,125.00	2,250.00	450.00	900.00	3,700.00	7,400.00
43	1	EA	For Connecting 4" PVC SDR 26 Wastewater Service Pipe to Existing Wastewater Main, Complete For	510.00	510.00	2,750.00	2,750.00	125.00	125.00	6,000.00	6,000.00
44	45	LF	For Furnishing and Installing 4" PVC SDR 26 Wastewater Service Pipe, Complete in Place For	60.00	2,700.00	60.56	2,725.20	90.00	4,050.00	160.00	7,200.00
45	1	EA	For Furnishing and Installing 4" Wastewater Cleanout, Complete in Place For	655.00	655.00	312.50	312.50	45.00	45.00	1,600.00	1,600.00
46	80	CY	Unclassified Excavation (Restroom & Pavilion Buildings), Complete For	60.00	4,800.00	46.89	3,751.20	45.00	3,600.00	25.00	2,000.00
47	115	SY	Proofroll Subgrade (Restroom & Pavilion Buildings), Complete For	2.00	230.00	26.10	3,001.50	6.50	747.50	8.00	920.00
48	80	CY	Select Fill, 2014 TxDOT Item 247, Type A, Grade 3 or Better (Restroom & Pavilion Buildings), Complete For	44.00	3,520.00	68.75	5,500.00	120.00	9,600.00	184.00	14,720.00
49	15	CY	Impervious Seal (Clay Soil)(Min. 12-Inch Thickness) Around Perimeter of Restroom Building Per Geotechnical Report, Complete For	88.00	1,320.00	208.33	3,124.95	150.00	2,250.00	600.00	9,000.00
50	100	SY	For Constructing 4" Thick Reinforced (3/8" Diameter Rebar at 12" OCEW) Concrete Flatwork, Including Tapered Steps, with 4" Sand Cushion, Complete in Place For	74.00	7,400.00	146.25	14,625.00	129.00	12,900.00	89.00	8,900.00

* - Unit Price in words was left blank.
- Unit Price in words did not match Unit Price in numerals.
^^ - Sum of Bid Items did not match sum in submitted Bid Schedule.

BID TABULATION
CITY OF BELTON
Standpipe Park
April 11, 2024; 2:00 PM

				AO Services 25565 Ronald Reagan Georgetown, Texas 78633		Harris Road Company 2405 FM 3237 Wimberley, Texas 78676		ASD Consultants 8120 N. IH 35, Suite 200 Austin, Texas 78753	
Bid No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
PART A - CIVIL									
1	100%	LS	Mobilization, Bonds and Insurance, Complete For	\$ 65,000.00	\$ 65,000.00	\$ 138,000.00	\$ 138,000.00	* 29,153.00	\$ 29,153.00
2	100%	LS	For Implementing Traffic Control Plan, Complete For	5,500.00	5,500.00	8,000.00	8,000.00	* 2,500.00	2,500.00
3	100%	LS	Implement and Administer Stormwater Pollution Prevention Plan, Including Submission to and Receiving Permits from Texas Commission on Environmental Quality (TCEQ), Complete For	6,850.00	6,850.00	7,500.00	7,500.00	* 10,000.00	10,000.00
4	2.7	AC	Preparation of Project Site, Complete For	3,500.00	9,450.00	3,500.00	9,450.00	* 100,000.00	270,000.00
5	1200	LF	Furnish, Install, Maintain, & Remove Silt Fence, Complete For	7.50	9,000.00	3.25	3,900.00	* 2.60	3,120.00
6	75	SY	Furnish, Install, Maintain, & Remove Stabilized Construction Exit, Complete For	65.00	4,875.00	30.00	2,250.00	* 34.00	2,550.00
7	100%	LS	Furnish Complete Record Drawings in both PDF and DWG format, Complete For	5,200.00	5,200.00	3,500.00	3,500.00	* 5,000.00	5,000.00
8	9	EA	For Removing and Disposing of Existing Trees, Complete For	1,020.00	9,180.00	900.00	8,100.00	* 300.00	2,700.00
9	40	SY	For Demolishing and Disposing of Existing Concrete Pads, Complete For	385.00	15,400.00	80.00	3,200.00	* 33.00	1,320.00
10	360	LF	For Demolishing and Disposing of Existing Chain Link Fence, Complete For	7.70	2,772.00	5.00	1,800.00	* 3.00	1,080.00
11	214	LF	For Removal and Disposal of Temporary Fence, Complete For	11.00	2,354.00	5.00	1,070.00	* 5.00	1,070.00
12	23	SY	For Demolition and Disposal of Existing Building, Complete For	550.00	12,650.00	250.00	5,750.00	* 305.00	7,015.00
13	1	EA	For Demolition and Disposal of Concrete Vaults to a Minimum Depth of 2-Feet Below Finished Grade, Complete For	5,500.00	5,500.00	5,000.00	5,000.00	* 5,765.00	5,765.00
14	3	EA	For Removal and Disposal of Steel Posts, Complete For	440.00	1,320.00	100.00	300.00	* 350.00	1,050.00
15	15	EA	For Potholing Existing Utilities on the Project Site, Complete For	750.00	11,250.00	950.00	14,250.00	* 200.00	3,000.00
16	1	EA	For Cutting and Capping Existing 6" Waterline, Complete For	2,750.00	2,750.00	1,500.00	1,500.00	* 500.00	500.00
17	1	EA	For Cutting and Capping Existing 8" Waterline, Complete For	2,750.00	2,750.00	1,600.00	1,600.00	* 500.00	500.00
18	1	EA	For Cutting and Capping Existing 14" Waterline, Complete For	6,050.00	6,050.00	2,500.00	2,500.00	* 500.00	500.00
19	35	LF	For Removing and Disposing of Existing 6" Waterline, Complete For	61.00	2,135.00	35.00	1,225.00	* 25.00	875.00
20	360	LF	For Removing and Disposing of Existing 8" Waterline, Complete For	71.50	25,740.00	30.00	10,800.00	* 25.00	9,000.00
21	395	LF	For Asbestos Concrete Waterline Pipe Mitigation, Complete For	110.00	43,450.00	60.00	23,700.00	* 15.00	5,925.00
22	2720	CY	For Unclassified Excavation (Site), Complete For	33.00	89,760.00	30.00	81,600.00	* 35.00	95,200.00
23	1140	CY	For Unclassified Fill (Site), Complete For	27.50	31,350.00	25.00	28,500.00	* 14.00	15,960.00
24	1400	SY	For Constructing 4" Thick Reinforced (3/8" Diameter Rebar at 12" OCEW) Concrete Sidewalk/Flatwork with 4" Sand Cushion, Complete in Place For	105.00	147,000.00	62.00	86,800.00	* 100.00	140,000.00
25	1	EA	For Constructing Curb Ramp, TxDOT Type 3, Complete in Place For	2,500.00	2,500.00	2,100.00	2,100.00	* 3,500.00	3,500.00
26	4	EA	For Constructing Curb Ramp, TxDOT Type 7, Complete in Place For	2,500.00	10,000.00	1,590.00	6,360.00	* 4,000.00	16,000.00
27	20	EA	Furnish and Install Concrete Steps, Complete in Place For	250.00	5,000.00	950.00	19,000.00	* 2,000.00	40,000.00
28	48	LF	Furnish and Install Pedestrian Handrail at Concrete Steps, Complete in Place For	75.00	3,600.00	135.00	6,480.00	* 315.00	15,120.00
29	230	CY	Unclassified Excavation (Parking Lot), Complete For	30.00	6,900.00	35.00	8,050.00	* 35.00	8,050.00
30	610	LF	For Constructing Standard Curb and Gutter, Complete in Place For	38.50	23,485.00	34.00	20,740.00	* 50.00	30,500.00
31	1010	SY	For Moisture Conditioned Subgrade, Complete in Place For	4.50	4,545.00	4.00	4,040.00	* 8.20	8,282.00
32	1010	SY	For Furnishing and Installing Geogrid (Tensar TX 130S), Complete in Place For	5.50	5,555.00	4.00	4,040.00	* 6.11	6,171.10
33	1010	SY	For Furnishing, Installing and Compacting Crushed Limestone Base Material, TxDOT Item 247, Type A, Grade 1-2, 8" Depth, Complete in Place For	30.80	31,108.00	18.00	18,180.00	* 30.00	30,300.00
34	800	SY	For Furnishing and Placing HMAc, Type 'D', 2" Depth, Including Prime and Tack Coat, Complete in Place For	38.50	30,800.00	44.50	35,600.00	* 25.00	20,000.00
35	500	LF	For Furnishing and Placing 4" Width White Thermoplastic Striping, Complete in Place For	11.00	5,500.00	2.70	1,350.00	* 8.90	4,450.00
36	2	EA	For Furnishing and Placing Thermoplastic Handicap Symbols, Complete in Place For	1,650.00	3,300.00	540.00	1,080.00	* 200.00	400.00
37	2	EA	For Furnishing and Installing Handicapped Parking Signage Assembly, Complete in Place For	715.00	1,430.00	540.00	1,080.00	* 300.00	600.00
38	115	LF	For Furnishing and Installing 2" PVC Water Service Pipe (Endopoly SODR-9 (CTS) Class 200), Including Bedding & Backfill, Complete in Place For	49.50	5,692.50	85.00	9,775.00	* 100.00	11,500.00
39	2	EA	For Furnishing and Installing Double Strap Service Saddle with Corporation Valve for 2" Water Service, Complete in Place For	1,650.00	3,300.00	7,500.00	15,000.00	* 10.00	20.00
40	1	EA	For Furnishing and Installing 2" Domestic Meter, Complete in Place For	5,775.00	5,775.00	13,000.00	13,000.00	* 3,000.00	3,000.00
41	1	EA	For Furnishing and Installing 2" Irrigation Meter, Complete in Place For	4,040.00	4,040.00	6,000.00	6,000.00	* 1,000.00	1,000.00
42	2	EA	For Furnishing and Installing 2" RPZ Including Enclosure, Complete in Place For	2,585.00	5,170.00	8,000.00	16,000.00	* 500.00	1,000.00
43	1	EA	For Connecting 4" PVC SDR 26 Wastewater Service Pipe to Existing Wastewater Main, Complete For	2,035.00	2,035.00	10,000.00	10,000.00	* 500.00	500.00
44	45	LF	For Furnishing and Installing 4" PVC SDR 26 Wastewater Service Pipe, Complete in Place For	93.50	4,207.50	100.00	4,500.00	* 100.00	4,500.00
45	1	EA	For Furnishing and Installing 4" Wastewater Cleanout, Complete in Place For	1,045.00	1,045.00	# 2,005.00	2,005.00	* 500.00	500.00
46	80	CY	Unclassified Excavation (Restroom & Pavilion Buildings), Complete For	33.00	2,640.00	40.00	3,200.00	* 35.00	2,800.00
47	115	SY	Proofroll Subgrade (Restroom & Pavilion Buildings), Complete For	11.00	1,265.00	20.00	2,300.00	* 60.00	6,900.00
48	80	CY	Select Fill, 2014 TxDOT Item 247, Type A, Grade 3 or Better (Restroom & Pavilion Buildings), Complete For	126.00	10,080.00	90.00	7,200.00	* 50.00	4,000.00
49	15	CY	Impervious Seal (Clay Soil)(Min. 12-Inch Thickness) Around Perimeter of Restroom Building Per Geotechnical Report, Complete For	456.50	6,847.50	100.00	1,500.00	* 100.00	1,500.00
50	100	SY	For Constructing 4" Thick Reinforced (3/8" Diameter Rebar at 12" OCEW) Concrete Flatwork, Including Tapered Steps, with 4" Sand Cushion, Complete in Place For	105.00	10,500.00	62.00	6,200.00	* 100.00	10,000.00

* - Unit Price in words was left blank.
- Unit Price in words did not match Unit Price in numerals.
^^ - Sum of Bid Items did not match sum in submitted Bid Schedule.

BID TABULATION
CITY OF BELTON
Standpipe Park
April 11, 2024; 2:00 PM

				TTG Utilities, Inc. P.O. Box 299 Gatesville, Texas 76528		KYA Services, LLC 25565 Ronald Reagan Georgetown, Texas 78633		Jerdon Enterprise, L.P. 825 W. Bitters Road Suite 203 San Antonio, Texas 78216		Choice Builders, LLC 3809 S. General Bruce Dr., Suite 103 Temple, Texas 76502	
Bid No.	Estimated Quantity	Unit	Bid Data	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
			Description								
51	900	LF	Provide & Install 2" PVC Sch 40 Conduit with Pull String, Complete in Place For	20.00	18,000.00	25.00	22,500.00	32.00	28,800.00	12.00	10,800.00
52	6	EA	Install Precast Light Foundations Provided by Oncor, Complete in Place For	600.00	3,600.00	1,229.20	7,375.20	2,100.00	12,600.00	400.00	2,400.00
53	6	EA	Install Street Light Connection Box Provided by Oncor, Complete in Place For	300.00	1,800.00	1,500.00	9,000.00	1,850.00	11,100.00	82.00	492.00
54	920	LF	Provide & Install 4" PVC Sch 40 Conduit at Location Determined by Engineer or City Staff, Complete in Place For	25.00	23,000.00	50.00	46,000.00	50.00	46,000.00	28.00	25,760.00
55	100%	LS	Site lighting fixture type "OP" foundation pier, trenching, conduit, and secondary junction box, complete and in place as specified on the electrical and civil engineering plans and in the Oncor Electric Delivery Plans	58,550.00	58,550.00	37,187.50	37,187.50	65,000.00	65,000.00	500.00	500.00
56	100%	LS	Electrical panel HP, including the service entrance conduit and conductors from the utility transformer to the new panel HP, all specified branch-circuit breakers in panel HP, as specified in the electrical plans, details, and specifications. Include the specified grounding provisions and support rack, GF/WR service entrance power receptacle with weatherproof while-in-use cover, all complete and in place.	14,000.00	14,000.00	17,500.00	17,500.00	13,750.00	13,750.00	20,000.00	20,000.00
57	100%	LS	Enclosed circuit breaker "ECB-SL" including the service entrance conduit and conductors from the utility transformer to the line side of the breaker, as specified in the electrical plans, details, and specifications, complete and in place as specified in the Electrical plans. Include the specified grounding provisions.	3,200.00	3,200.00	2,000.00	2,000.00	3,100.00	3,100.00	4,500.00	4,500.00
58	100%	LS	Coordination with the electrical utility, permit, connection fees, meter base and meter, at the meter rack, etc.	7,000.00	7,000.00	6,250.00	6,250.00	6,400.00	6,400.00	2,300.00	2,300.00
59	100%	LS	Feeder conduit and conductors from panel HP to the modular restroom electrical panel, including trenching, conduit supports, line-voltage terminations, etc., complete and in place per the Electrical plans, details, and specifications. Include the specified grounding provisions and coordination with the modular restroom vendor.	15,250.00	15,250.00	19,500.00	19,500.00	15,050.00	15,050.00	8,800.00	8,800.00
60	165	LF	For Construction 1'-0" Depth Concrete Turn Down Edge Per Detail on Sheet D-17 of the Plans	33.00	5,445.00	20.76	3,425.40	35.00	5,775.00	22.00	3,630.00
TOTAL PART A - CIVIL - (Items 1 - 60)					\$ 763,432.00		\$ 898,269.26		\$ 808,423.60		\$ 795,104.40

PART B - LANDSCAPE											
1	100%	LS	Provide & Install Materials for Installation of Open Air Pavilion (Per Detail 1/LD-08), Including Concrete Leveling Pad, Complete in Place For	60,000.00	60,000.00	48,023.75	48,023.75	67,000.00	67,000.00	53,000.00	53,000.00
2	125	LF	Provide Labor & Materials for Installation of 6" Concrete Edge, Complete in Place For	44.00	5,500.00	28.87	3,608.75	35.00	4,375.00	32.00	4,000.00
3	275	SF	Provide Labor & Materials for Installation of Limestone Flagstone Paving (Per Detail, 1/LD-01) Complete in Place For	62.00	17,050.00	32.02	8,805.50	130.00	35,750.00	80.00	22,000.00
4	264	LF	Provide Labor & Materials for Installation of Low Stone Veneer Wall with Footing, Including All Appurtenances & Items, Complete For	332.00	87,648.00	119.18	31,463.52	230.00	60,720.00	410.00	108,240.00
5	3	EA	Provide Labor & Materials for Installation of Leuder's Limestone Block Seat, Complete in Place For	700.00	2,100.00	2,750.00	8,250.00	700.00	2,100.00	900.00	2,700.00
6	12	LF	Provide Labor & Materials for Installation of Leuder's Limestone Block Seat Footing, Complete in Place For	100.00	1,200.00	150.00	1,800.00	75.00	900.00	53.00	636.00
7	3500	SF	Provide & Install Filter Fabric, Complete in Place For	1.00	3,500.00	2.33	8,155.00	0.75	2,625.00	0.50	1,750.00
8	44	CY	Provide & Install Washed Granite, Complete in Place For	152.00	6,688.00	130.69	5,750.36	145.00	6,380.00	150.00	6,600.00
9	19	CY	Provide & Install Hardwood Mulch, Complete in Place For	100.00	1,900.00	250.00	4,750.00	115.00	2,185.00	135.00	2,565.00
10	107	CY	Provide & Install Planting Bed Preparation, Complete in Place For	100.00	10,700.00	22.50	2,407.50	85.00	9,095.00	82.00	8,774.00
11	269	CY	Provide & Install Top Soil, Complete in Place For	65.00	17,485.00	33.75	9,078.75	67.00	18,023.00	93.00	25,017.00
12	87000	SF	Provide & Install Bermuda Hydromulch, Including Watering, Fertilizing and Mowing, to Establish Growth, Complete in Place For	0.35	30,450.00	1.06	92,220.00	0.27	23,490.00	0.10	8,700.00
13	1	EA	Install Limestone Boulder with City of Belton Historic Marker, Complete in Place For	2,335.00	2,335.00	6,125.00	6,125.00	1,750.00	1,750.00	1,200.00	1,200.00
14	3	EA	Provide & Install Chinquapin Oak, Complete in Place For	1,750.00	5,250.00	3,708.33	11,124.99	1,500.00	4,500.00	2,100.00	6,300.00
15	5	EA	Provide & Install Red Oak, Complete in Place For	1,750.00	8,750.00	3,125.00	15,625.00	1,600.00	8,000.00	1,900.00	9,500.00
16	1	EA	Provide & Install Bald Cypress, Complete in Place For	1,750.00	1,750.00	2,250.00	2,250.00	1,450.00	1,450.00	1,500.00	1,500.00
17	4	EA	Provide & Install Mexican Buckeye, Complete in Place For	1,050.00	4,200.00	812.50	3,250.00	700.00	2,800.00	1,200.00	4,800.00
18	3	EA	Provide & Install Montrose Purple Chaste Tree, Complete in Place For	935.00	2,805.00	1,166.67	3,500.01	600.00	1,800.00	1,100.00	3,300.00
19	20	EA	Provide & Install Antelope Horns Milkweed, Complete in Place For	17.50	350.00	350.00	7,000.00	18.00	360.00	17.00	340.00
20	10	EA	Provide & Install Mexican Bush Sage, Complete in Place For	47.00	470.00	225.00	2,250.00	47.00	470.00	37.00	370.00
21	17	EA	Provide & Install Narrowleaf Coneflower, Complete in Place For	47.00	799.00	125.00	2,125.00	40.00	680.00	39.00	663.00
22	9	EA	Provide & Install Siskiyou Pink Guara, Complete in Place For	47.00	423.00	194.44	1,749.96	75.00	675.00	39.00	351.00
23	19	EA	Provide & Install Whirling Butterflies Guara, Complete in Place For	47.00	893.00	171.05	3,249.95	420.00	7,980.00	38.00	722.00
24	26	EA	Provide & Install Brakelights Red Yucca, Complete in Place For	93.00	2,418.00	163.46	4,249.96	47.00	1,222.00	78.00	2,028.00
25	32	EA	Provide & Install Mexican Evening Primrose, Complete in Place For	58.00	1,856.00	125.00	4,000.00	62.00	1,984.00	37.00	1,184.00
26	6	EA	Provide & Install Spineless Prickly Pear, Complete in Place For	52.00	312.00	375.00	2,250.00	43.00	258.00	60.00	360.00
27	42	EA	Provide & Install Firecracker Penstemon, Complete in Place For	47.00	1,974.00	142.86	6,000.12	38.00	1,596.00	39.00	1,638.00
28	27	EA	Provide & Install Softleaf Yucca, Complete in Place For	47.00	1,269.00	157.41	4,250.07	40.00	1,080.00	43.00	1,161.00
29	200	LF	Provide & Install Steel Edging, Complete in Place For	9.00	1,800.00	24.38	4,876.00	9.00	1,800.00	12.00	2,400.00
30	225	LF	Furnish and Install 4" Schedule 40 Perforated PVC Drain Pipe, Complete For	29.00	6,525.00	17.50	3,937.50	21.00	4,725.00	20.00	4,500.00
31	50	LF	Furnish and Install 4" Schedule 40 Solid PVC Drain Pipe, Complete For	29.00	1,450.00	18.75	937.50	19.00	950.00	22.00	1,100.00
32	1	EA	Furnish and Install Drain To Daylight Treatment, Including All Appurtenances & Items, Complete For	934.00	934.00	1,125.00	1,125.00	1,250.00	1,250.00	300.00	300.00

* - Unit Price in words was left blank.
- Unit Price in words did not match Unit Price in numerals.
^^ - Sum of Bid Items did not match sum in submitted Bid Schedule.

BID TABULATION
CITY OF BELTON
Standpipe Park
April 11, 2024; 2:00 PM

				AO Services 25565 Ronald Reagan Georgetown, Texas 78633		Harris Road Company 2405 FM 3237 Wimberley, Texas 78676		ASD Consultants 8120 N. IH 35, Suite 200 Austin, Texas 78753	
Bid No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
51	900	LF	Provide & Install 2" PVC Sch 40 Conduit with Pull String, Complete in Place For	38.50	34,650.00	31.50	28,350.00	*	27.00 24,300.00
52	6	EA	Install Precast Light Foundations Provided by Oncor, Complete in Place For	2,000.00	12,000.00	5,680.00	34,080.00	*	1,810.00 10,860.00
53	6	EA	Install Street Light Connection Box Provided by Oncor, Complete in Place For	1,750.00	10,500.00	1,135.00	6,810.00	*	1,573.00 9,438.00
54	920	LF	Provide & Install 4" PVC Sch 40 Conduit at Location Determined by Engineer or City Staff, Complete in Place For	42.00	38,640.00	55.30	50,876.00	*	42.63 39,219.60
55	100%	LS	Site lighting fixture type "OP" foundation pier, trenching, conduit, and secondary junction box, complete and in place as specified on the electrical and civil engineering plans and in the Oncor Electric Delivery Plans	56,800.00	56,800.00	62,500.00	62,500.00	*	50,166.00 50,166.00
56	100%	LS	Electrical panel HP, including the service entrance conduit and conductors from the utility transformer to the new panel HP, all specified branch-circuit breakers in panel HP, as specified in the electrical plans, details, and specifications. Include the specified grounding provisions and support rack, GF/WR service entrance power receptacle with weatherproof while-in-use cover, all complete and in place.	17,500.00	17,500.00	37,500.00	37,500.00	*	11,954.00 11,954.00
57	100%	LS	Enclosed circuit breaker "ECB-SL" including the service entrance conduit and conductors from the utility transformer to the line side of the breaker, as specified in the electrical plans, details, and specifications, complete and in place as specified in the Electrical plans. Include the specified grounding provisions.	6,500.00	6,500.00	4,520.00	4,520.00	*	2,690.00 2,690.00
58	100%	LS	Coordination with the electrical utility, permit, connection fees, meter base and meter, at the meter rack, etc.	6,500.00	6,500.00	8,230.00	8,230.00	*	5,500.00 5,500.00
59	100%	LS	Feeder conduit and conductors from panel HP to the modular restroom electrical panel, including trenching, conduit supports, line-voltage terminations, etc., complete and in place per the Electrical plans, details, and specifications. Include the specified grounding provisions and coordination with the modular restroom vendor.	16,200.00	16,200.00	20,800.00	20,800.00	*	13,058.00 13,058.00
60	165	LF	For Construction 1'-0" Depth Concrete Turn Down Edge Per Detail on Sheet D-17 of the Plans	50.00	8,250.00	32.00	5,280.00	*	80.00 13,200.00
TOTAL PART A - CIVIL - (Items 1 - 60)				\$ 921,146.50		\$ 934,021.00		\$ 1,024,761.70	

PART B - LANDSCAPE									
1	100%	LS	Provide & Install Materials for Installation of Open Air Pavilion (Per Detail 1/LD-08), Including Concrete Leveling Pad, Complete in Place For	54,500.00	54,500.00	80,000.00	80,000.00	*	39,969.00 39,969.00
2	125	LF	Provide Labor & Materials for Installation of 6" Concrete Edge, Complete in Place For	45.00	5,625.00	30.00	3,750.00	*	25.00 3,125.00
3	275	SF	Provide Labor & Materials for Installation of Limestone Flagstone Paving (Per Detail, 1/LD-01) Complete in Place For	43.00	11,825.00	67.50	18,562.50	*	60.00 16,500.00
4	264	LF	Provide Labor & Materials for Installation of Low Stone Veneer Wall with Footing, Including All Appurtenances & Items, Complete For	125.00	33,000.00	180.00	47,520.00	*	55.00 14,520.00
5	3	EA	Provide Labor & Materials for Installation of Leuder's Limestone Block Seat, Complete in Place For	1,650.00	4,950.00	1,130.00	3,390.00	*	650.00 1,950.00
6	12	LF	Provide Labor & Materials for Installation of Leuder's Limestone Block Seat Footing, Complete in Place For	# 120.00	1,440.00	265.00	3,180.00	*	55.00 660.00
7	3500	SF	Provide & Install Filter Fabric, Complete in Place For	1.00	3,500.00	0.42	1,470.00	*	0.38 1,330.00
8	44	CY	Provide & Install Washed Granite, Complete in Place For	215.00	9,460.00	127.50	5,610.00	*	165.00 7,260.00
9	19	CY	Provide & Install Hardwood Mulch, Complete in Place For	215.00	4,085.00	81.00	1,539.00	*	55.00 1,045.00
10	107	CY	Provide & Install Planting Bed Preparation, Complete in Place For	60.00	6,420.00	97.00	10,379.00	*	85.00 9,095.00
11	269	CY	Provide & Install Top Soil, Complete in Place For	72.50	19,502.50	63.00	16,947.00	*	75.00 20,175.00
12	87000	SF	Provide & Install Bermuda Hydromulch, Including Watering, Fertilizing and Mowing, to Establish Growth, Complete in Place For	# 0.14	12,180.00	0.28	24,360.00	*	0.58 50,460.00
13	1	EA	Install Limestone Boulder with City of Belton Historic Marker, Complete in Place For	500.00	500.00	4,500.00	4,500.00	*	3,000.00 3,000.00
14	3	EA	Provide & Install Chinquapin Oak, Complete in Place For	1,450.00	4,350.00	1,510.00	4,530.00	*	1,350.00 4,050.00
15	5	EA	Provide & Install Red Oak, Complete in Place For	1,450.00	7,250.00	1,510.00	7,550.00	*	1,325.00 6,625.00
16	1	EA	Provide & Install Bald Cypress, Complete in Place For	1,450.00	1,450.00	1,510.00	1,510.00	*	1,325.00 1,325.00
17	4	EA	Provide & Install Mexican Buckeye, Complete in Place For	825.00	3,300.00	1,073.00	4,292.00	*	1,095.00 4,380.00
18	3	EA	Provide & Install Montrose Purple Chaste Tree, Complete in Place For	775.00	2,325.00	1,073.00	3,219.00	*	715.00 2,145.00
19	20	EA	Provide & Install Antelope Horns Milkweed, Complete in Place For	15.00	300.00	18.90	378.00	*	14.00 280.00
20	10	EA	Provide & Install Mexican Bush Sage, Complete in Place For	33.00	330.00	56.50	565.00	*	42.00 420.00
21	17	EA	Provide & Install Narrowleaf Coneflower, Complete in Place For	35.00	595.00	56.50	960.50	*	41.00 697.00
22	9	EA	Provide & Install Siskiyou Pink Guara, Complete in Place For	33.00	297.00	56.50	508.50	*	38.00 342.00
23	19	EA	Provide & Install Whirling Butterflies Guara, Complete in Place For	35.00	665.00	56.50	1,073.50	*	39.00 741.00
24	26	EA	Provide & Install Brakelights Red Yucca, Complete in Place For	55.00	1,430.00	56.50	1,469.00	*	75.00 1,950.00
25	32	EA	Provide & Install Mexican Evening Primrose, Complete in Place For	35.00	1,120.00	56.50	1,808.00	*	17.00 544.00
26	6	EA	Provide & Install Spineless Prickly Pear, Complete in Place For	42.00	252.00	56.50	339.00	*	35.00 210.00
27	42	EA	Provide & Install Firecracker Penstemon, Complete in Place For	32.00	1,344.00	56.50	2,373.00	*	40.00 1,680.00
28	27	EA	Provide & Install Softleaf Yucca, Complete in Place For	32.50	877.50	56.50	1,525.50	*	49.00 1,323.00
29	200	LF	Provide & Install Steel Edging, Complete in Place For	8.50	1,700.00	12.50	2,500.00	*	20.00 4,000.00
30	225	LF	Furnish and Install 4" Schedule 40 Perforated PVC Drain Pipe, Complete For	68.50	15,412.50	50.00	11,250.00	*	-
31	50	LF	Furnish and Install 4" Schedule 40 Solid PVC Drain Pipe, Complete For	68.50	3,425.00	50.00	2,500.00	*	-
32	1	EA	Furnish and Install Drain To Daylight Treatment, Including All Appurtenances & Items, Complete For	4,500.00	4,500.00	1,000.00	1,000.00	*	-

* - Unit Price in words was left blank.
- Unit Price in words did not match Unit Price in numerals.
^^ - Sum of Bid Items did not match sum in submitted Bid Schedule.

BID TABULATION
CITY OF BELTON
Standpipe Park
April 11, 2024; 2:00 PM

				TTG Utilities, Inc. P.O. Box 299 Gatesville, Texas 76528		KYA Services, LLC 25565 Ronald Reagan Georgetown, Texas 78633		Jerdon Enterprise, L.P. 825 W. Bitters Road Suite 203 San Antonio, Texas 78216		Choice Builders, LLC 3809 S. General Bruce Dr., Suite 103 Temple, Texas 76502	
Bid No.	Estimated Quantity	Unit	Bid Data	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
			Description								
33	100%	LS	For Providing & Installing an Irrigation Plan & System Signed & Sealed by a Texas Licensed Irrigation Designer, Complete For	29,200.00	29,200.00	60,305.00	60,305.00	97,500.00	97,500.00	63,000.00	63,000.00
34	1000	LF	For Providing & Installing 4" Schedule 40 PVC Irrigation Sleeves	21.00	21,000.00	9.38	9,380.00	4.75	4,750.00	12.00	12,000.00
TOTAL PART B - LANDSCAPE - (Items 1 - 34)					\$ 340,984.00		\$ 383,874.19		\$ 380,223.00		\$ 362,699.00

PART C- ADD ALTERNATE 1 (Furnishings)											
1	3	EA	Provide & Install Materials for Installation of Picnic Tables (Per Detail 1/LD-11), Including Concrete Leveling Pad, Complete in Place For	\$ 7,295.00	\$ 21,885.00	\$ 3,645.83	\$ 10,937.49	\$ 7,500.00	\$ 22,500.00	\$ 7,800.00	\$ 23,400.00
2	2	EA	Provide & Install Materials for Installation of Trash Receptacles (Per Detail 2/LD-05), Including Concrete Leveling Pad, Complete in Place For	3,035.00	6,070.00	875.00	1,750.00	3,200.00	6,400.00	3,100.00	6,200.00
3	2	EA	Provide & Install Materials for Installation of Bike Racks (Per Detail 3/LD-05), Including Concrete Leveling Pad, Complete in Place For	934.00	1,868.00	1,625.00	3,250.00	2,150.00	4,300.00	1,400.00	2,800.00
4	2	EA	Provide & Install Materials for Installation of Pet Waste Receptacles (Per Detail 1/LD-10), Including Concrete Leveling Pad, Complete in Place For	934.00	1,868.00	1,500.00	3,000.00	1,100.00	2,200.00	700.00	1,400.00
TOTAL PART C - ADD ALTERNATE 1 - (Items 1 - 4)					\$ 31,691.00		\$ 18,937.49		\$ 35,400.00		\$ 33,800.00

PART D - ADD ALTERNATE 2 (Looped Sidewalk Connection Northeast)											
1	210	SY	For Constructing 4" Thick Reinforced (3/8" Diameter Rebar at 12" OCEW) Concrete Sidewalk with 4" Sand	\$ 74.00	\$ 15,540.00	\$ 109.65	\$ 23,026.50	\$ 129.00	\$ 27,090.00	\$ 70.00	\$ 14,700.00
2	4	EA	Furnish and Install Concrete Steps, Complete in Place For	510.00	2,040.00	6,071.88	24,287.52	1,050.00	4,200.00	450.00	1,800.00
3	12	LF	Furnish and Install Pedestrian Handrail at Concrete Steps, Complete in Place For	75.00	900.00	93.75	1,125.00	135.00	1,620.00	220.00	2,640.00
4	32	LF	Provide Labor & Materials for Installation of Stone Block Wall and Footing, Complete in Place For	89.00	2,848.00	102.50	3,280.00	35.00	1,120.00	99.00	3,168.00
5	22	CY	Provide Labor & Materials for Installation of River Rock, Complete in Place For	216.00	4,752.00	121.48	2,672.56	120.00	2,640.00	140.00	3,080.00
6	72	SF	Provide & Install Filter Fabric, Complete in Place For	1.00	72.00	3.13	225.36	0.75	54.00	1.00	72.00
7	40	LF	Provide Labor & Materials for Installation fo Low Stone Veneer Wall with Footing, Including All Appurtenances &	333.00	13,320.00	212.31	8,492.40	230.00	9,200.00	400.00	16,000.00
8	-5	CY	Provide & Install Top Soil, Complete in Place For	65.00	(325.00)	50.00	(250.00)	67.00	(335.00)	60.00	(300.00)
9	-1715	SF	Provide & Install Bermuda Hydromulch, Including Watering, Fertilizing and Mowing, to Establish Growth, Complete	0.35	(600.25)	0.93	(1,594.95)	0.27	(463.05)	0.10	(171.50)
TOTAL PART D - ADD ALTERNATE 2 - (Items 1 - 9)					\$ 38,546.75		\$ 61,264.39		\$ 45,125.95		\$ 40,988.50

PART E- ADD ALTERNATE 3 (Concrete Stair Connection Northwest)											
1	45	SY	For Constructing 4" Thick Reinforced (3/8" Diameter Rebar at 12" OCEW) Concrete Sidewalk with 4" Sand Cushion, Complete in Place For	\$ 74.00	\$ 3,330.00	\$ 106.88	\$ 4,809.60	\$ 129.00	\$ 5,805.00	\$ 70.00	\$ 3,150.00
2	19	EA	Furnish and Install Concrete Steps, Complete in Place For	510.00	9,690.00	1,002.70	19,051.30	1,050.00	19,950.00	450.00	8,550.00
3	44	LF	Furnish and Install Pedestrian Handrail at Concrete Steps, Complete in Place For	75.00	3,300.00	39.20	1,724.80	135.00	5,940.00	220.00	9,680.00
4	56	LF	Provide Labor & Materials for Installation fo Low Stone Veneer Wall with Footing, Including All Appurtenances & Items, Complete For	333.00	18,648.00	106.25	5,950.00	550.00	30,800.00	400.00	22,400.00
5	-1	CY	Provide & Install Top Soil, Complete in Place For	65.00	(65.00)	112.50	(112.50)	67.00	(67.00)	60.00	(60.00)
6	-440	SF	Provide & Install Bermuda Hydromulch, Including Watering, Fertilizing and Mowing, to Establish Growth, Complete in Place For	0.35	(154.00)	8.44	(3,713.60)	0.27	(118.80)	0.10	(44.00)
TOTAL PART E - ADD ALTERNATE 3 (Items 1 - 6)					\$ 34,749.00		\$ 27,709.60		\$ 62,309.20		\$ 43,676.00

PART F- ADD ALTERNATE 4 (Stone Walls)											
1	25	EA	Provide Labor & Materials for Installation of Leuder's Limestone Boulder Block - Type I, Complete in Place For	\$ 525.00	\$ 13,125.00	\$ 250.00	\$ 6,250.00	\$ 575.00	\$ 14,375.00	\$ 900.00	\$ 22,500.00
2	100	LF	Provide Labor & Materials for Installation of Leuder's Limestone Boulder Block - Type I Footing, Complete in Place For	181.00	18,100.00	42.50	4,250.00	375.00	37,500.00	130.00	13,000.00
3	21	EA	Provide Labor & Materials for Installation of Leuder's Limestone Boulder Block - Type II, Complete in Place For	500.00	10,500.00	261.90	5,499.90	295.00	6,195.00	900.00	18,900.00
4	84	LF	Provide Labor & Materials for Installation of Leuder's Limestone Boulder Block - Type II Footing, Complete in Place For	181.00	15,204.00	35.00	2,940.00	75.00	6,300.00	93.00	7,812.00
5	20	EA	Provide Labor & Materials for Installation of Leuder's Limestone Boulder Block - Type II, Complete in Place For	500.00	10,000.00	275.00	5,500.00	350.00	7,000.00	900.00	18,000.00
6	80	LF	Provide Labor & Materials for Installation of Leuder's Limestone Boulder Block - Type II Footing, Complete in Place For	181.00	14,480.00	35.00	2,800.00	75.00	6,000.00	93.00	7,440.00
TOTAL PART F - ADD ALTERNATE 4 (Items 1 - 6)					\$ 81,409.00		\$ 27,239.90		\$ 77,370.00		\$ 87,652.00

PART G- ADD ALTERNATE 5 (Standpipe Restoration)											
1	100%	LS	For Restoration of the Historic Standpipe, Including All Appurtenances & Items, Complete For	\$ 150,000.00	\$ 150,000.00	\$ 11,875.00	\$ 11,875.00	\$ 80,000.00	\$ 80,000.00	\$ 600,000.00	\$ 600,000.00
TOTAL PART G - ADD ALTERNATE 5 (Item 1)					\$ 150,000.00		\$ 11,875.00		\$ 80,000.00		\$ 600,000.00

* - Unit Price in words was left blank.
- Unit Price in words did not match Unit Price in numerals.
^^ - Sum of Bid Items did not match sum in submitted Bid Schedule.

BID TABULATION
CITY OF BELTON
Standpipe Park
April 11, 2024; 2:00 PM

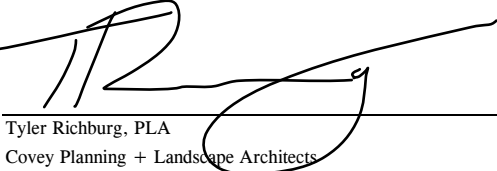
				AO Services 25565 Ronald Reagan Georgetown, Texas 78633		Harris Road Company 2405 FM 3237 Wimberley, Texas 78676		ASD Consultants 8120 N. IH 35, Suite 200 Austin, Texas 78753	
Bid No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
33	100%	LS	For Providing & Installing an Irrigation Plan & System Signed & Sealed by a Texas Licensed Irrigation Designer, Complete For	58,500.00	58,500.00	44,500.00	44,500.00	*	55,678.00
34	1000	LF	For Providing & Installing 4" Schedule 40 PVC Irrigation Sleeves	8.00	8,000.00	13.50	13,500.00	*	12,250.00
TOTAL PART B - LANDSCAPE - (Items 1 - 34)				^^		^^			
				\$ 284,410.50		\$ 328,558.50			\$ 267,729.00
PART C- ADD ALTERNATE 1 (Furnishings)									
1	3	EA	Provide & Install Materials for Installation of Picnic Tables (Per Detail 1/LD-11), Including Concrete Leveling Pad, Complete in Place For	\$ 7,820.00	\$ 23,460.00	\$ 12,700.00	\$ 38,100.00	*	4,595.00
2	2	EA	Provide & Install Materials for Installation of Trash Receptacles (Per Detail 2/LD-05), Including Concrete Leveling Pad, Complete in Place For	3,130.00	6,260.00	4,950.00	9,900.00	*	3,500.00
3	2	EA	Provide & Install Materials for Installation of Bike Racks (Per Detail 3/LD-05), Including Concrete Leveling Pad, Complete in Place For	1,600.00	3,200.00	4,000.00	8,000.00	*	4,000.00
4	2	EA	Provide & Install Materials for Installation of Pet Waste Receptacles (Per Detail 1/LD-10), Including Concrete Leveling Pad, Complete in Place For	550.00	1,100.00	1,480.00	2,960.00	*	3,499.00
TOTAL PART C - ADD ALTERNATE 1 - (Items 1 - 4)				\$ 34,020.00		\$ 58,960.00			\$ 35,783.00
PART D - ADD ALTERNATE 2 (Looped Sidewalk Connection Northeast)									
1	210	SY	For Constructing 4" Thick Reinforced (3/8" Diameter Rebar at 12" OCEW) Concrete Sidewalk with 4" Sand	\$ 108.00	\$ 22,680.00	\$ 62.00	\$ 13,020.00	*	50.00
2	4	EA	Furnish and Install Concrete Steps, Complete in Place For	250.00	1,000.00	1,050.00	4,200.00	*	1,500.00
3	12	LF	Furnish and Install Pedestrian Handrail at Concrete Steps, Complete in Place For	120.00	1,440.00	135.00	1,620.00	*	532.00
4	32	LF	Provide Labor & Materials for Installation of Stone Block Wall and Footing, Complete in Place For	850.00	27,200.00	135.00	4,320.00	*	644.00
5	22	CY	Provide Labor & Materials for Installation of River Rock, Complete in Place For	235.00	5,170.00	230.00	5,060.00	*	345.00
6	72	SF	Provide & Install Filter Fabric, Complete in Place For	1.00	72.00	0.42	30.24	*	1.00
7	40	LF	Provide Labor & Materials for Installation fo Low Stone Veneer Wall with Footing, Including All Appurtenances &	176.00	7,040.00	185.00	7,400.00	*	75.00
8	-5	CY	Provide & Install Top Soil, Complete in Place For	75.00	(375.00)	63.00	(315.00)	*	75.00
9	-1715	SF	Provide & Install Bermuda Hydromulch, Including Watering, Fertilizing and Mowing, to Establish Growth, Complete	0.20	(343.00)	0.28	(480.20)	*	0.58
TOTAL PART D - ADD ALTERNATE 2 - (Items 1 - 9)				\$ 63,884.00		\$ 34,855.04			\$ 52,784.30
PART E- ADD ALTERNATE 3 (Concrete Stair Connection Northwest)									
1	45	SY	For Constructing 4" Thick Reinforced (3/8" Diameter Rebar at 12" OCEW) Concrete Sidewalk with 4" Sand Cushion, Complete in Place For	\$ 108.00	\$ 4,860.00	\$ 62.00	\$ 2,790.00	*	50.00
2	19	EA	Furnish and Install Concrete Steps, Complete in Place For	215.00	4,085.00	950.00	18,050.00	*	2,509.00
3	44	LF	Furnish and Install Pedestrian Handrail at Concrete Steps, Complete in Place For	85.00	3,740.00	135.00	5,940.00	*	532.00
4	56	LF	Provide Labor & Materials for Installation fo Low Stone Veneer Wall with Footing, Including All Appurtenances & Items, Complete For	176.00	9,856.00	180.00	10,080.00	*	450.00
5	-1	CY	Provide & Install Top Soil, Complete in Place For	75.00	(75.00)	63.00	(63.00)	*	1.00
6	-440	SF	Provide & Install Bermuda Hydromulch, Including Watering, Fertilizing and Mowing, to Establish Growth, Complete in Place For	0.20	(88.00)	0.28	(123.20)	*	0.58
TOTAL PART E - ADD ALTERNATE 3 (Items 1 - 6)				\$ 22,378.00		\$ 36,673.80			\$ 98,272.80
PART F- ADD ALTERNATE 4 (Stone Walls)									
1	25	EA	Provide Labor & Materials for Installation of Leuder's Limestone Boulder Block - Type I, Complete in Place For	\$ 1,575.00	\$ 39,375.00	\$ 1,135.00	\$ 28,375.00	*	711.00
2	100	LF	Provide Labor & Materials for Installation of Leuder's Limestone Boulder Block - Type I Footing, Complete in Place For	95.00	9,500.00	84.00	8,400.00	*	52.50
3	21	EA	Provide Labor & Materials for Installation of Leuder's Limestone Boulder Block - Type II, Complete in Place For	1,675.00	35,175.00	1,135.00	23,835.00	*	711.00
4	84	LF	Provide Labor & Materials for Installation of Leuder's Limestone Boulder Block - Type II Footing, Complete in Place For	95.00	7,980.00	84.00	7,056.00	*	52.50
5	20	EA	Provide Labor & Materials for Installation of Leuder's Limestone Boulder Block - Type II, Complete in Place For	1,675.00	33,500.00	1,135.00	22,700.00	*	711.00
6	80	LF	Provide Labor & Materials for Installation of Leuder's Limestone Boulder Block - Type II Footing, Complete in Place For	# 90.00	7,200.00	84.00	6,720.00	*	52.50
TOTAL PART F - ADD ALTERNATE 4 (Items 1 - 6)				^^		\$ 132,730.00		\$ 97,086.00	\$ 60,786.00
PART G- ADD ALTERNATE 5 (Standpipe Restoration)									
1	100%	LS	For Restoration of the Historic Standpipe, Including All Appurtenances & Items, Complete For	\$ 485,000.00	\$ 485,000.00	\$ 585,000.00	\$ 585,000.00	*	683,912.00
TOTAL PART G - ADD ALTERNATE 5 (Item 1)				\$ 485,000.00		\$ 585,000.00			\$ 683,912.00

* - Unit Price in words was left blank.
- Unit Price in words did not match Unit Price in numerals.
^^ - Sum of Bid Items did not match sum in submitted Bid Schedule.

BID TABULATION
CITY OF BELTON
Standpipe Park
April 11, 2024; 2:00 PM

				TTG Utilities, Inc. P.O. Box 299 Gatesville, Texas 76528		KYA Services, LLC 25565 Ronald Reagan Georgetown, Texas 78633		Jerdon Enterprise, L.P. 825 W. Bitters Road Suite 203 San Antonio, Texas 78216		Choice Builders, LLC 3809 S. General Bruce Dr., Suite 103 Temple, Texas 76502	
Bid No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
PART H- ADD ALTERNATE 6 (Standpipe and Pavilion Lighting and Power)											
1	100%	LS	Standpipe Lighting Fixtures "SP", Controller Plus Climate Controlled Enclosure for the Controller, Conduit and Conductors From Panel HP to the Controller and From Panel HP to the Lighting Fixtures, As Specified in the Electrical Plans and Specifications, Complete in Place For	\$ 170,180.00	\$ 170,180.00	\$ 182,261.83	\$ 182,261.83	\$ 147,500.00	\$ 147,500.00	\$ 135,000.00	\$ 135,000.00
2	100%	LS	Lighting Fixtures and Convenience Power Receptacle at the Family Pavilion, Lighting Timeclock TC and Photocell, Including Branch-Circuit Conductors and Conduit for the Fixtures, Power Receptacle, and Timeclock Control Circuit, All Line-Voltage Terminations, Complete in Place For	12,650.00	12,650.00	5,250.00	5,250.00	12,000.00	12,000.00	5,300.00	5,300.00
TOTAL PART H - ADD ALTERNATE 6 (Items 1 - 2)					\$ 182,830.00		\$ 187,511.83		\$ 159,500.00		\$ 140,300.00
PART I- ADD ALTERNATE 7 (Stone Wall Replacement for Alternate 2)											
1	10	EA	Provide Labor & Materials for Installation of Leuder's Limestone Boulder Block - Type II, Complete in Place For	\$ 500.00	\$ 5,000.00	\$ 275.00	\$ 2,750.00	\$ 295.00	\$ 2,950.00	\$ 500.00	\$ 5,000.00
2	40	LF	Provide Labor & Materials for Installation of Leuder's Limestone Boulder Block - Type II Footing, Complete in Place For	181.00	7,240.00	35.00	1,400.00	75.00	3,000.00	105.00	4,200.00
TOTAL PART I - ADD ALTERNATE 7 (Items 1 - 2)					\$ 12,240.00		\$ 4,150.00		\$ 5,950.00		\$ 9,200.00
PART J - ADD ALTERNATE 8 (Stone Wall Replacement for Alternate 3)											
1	14	EA	Provide Labor & Materials for Installation of Leuder's Limestone Boulder Block - Type II, Complete in Place For	\$ 500.00	\$ 7,000.00	\$ 285.72	\$ 4,000.08	* 295.00	\$ 4,130.00	\$ 500.00	\$ 7,000.00
2	56	LF	Provide Labor & Materials for Installation of Leuder's Limestone Boulder Block - Type II Footing, Complete in Place For	181.00	10,136.00	35.00	1,960.00	* 375.00	21,000.00	130.00	7,280.00
TOTAL PART J - ADD ALTERNATE 8 (Items 1 - 2)					\$ 17,136.00		\$ 5,960.08		\$ 25,130.00		\$ 14,280.00
BID SUMMARY											
TOTAL BASE BID AMOUNT (Parts A + B)				\$	1,104,416.00	\$	1,282,143.45	\$	1,188,646.60	\$	1,157,803.40
TOTAL ADD ALTERNATE 1 (Part C)				\$	31,691.00	\$	18,937.49	\$	35,400.00	\$	33,800.00
TOTAL ADD ALTERNATE 2 (Part D)				\$	38,546.75	\$	61,264.39	\$	45,125.95	\$	40,988.50
TOTAL ADD ALTERNATE 3 (Part E)				\$	34,749.00	\$	27,709.60	\$	62,309.20	\$	43,676.00
TOTAL ADD ALTERNATE 4 (Part F)				\$	81,409.00	\$	27,239.90	\$	77,370.00	\$	87,652.00
TOTAL ADD ALTERNATE 5 (Part G)				\$	150,000.00	\$	11,875.00	\$	80,000.00	\$	600,000.00
TOTAL ADD ALTERNATE 6 (Part H)				\$	182,830.00	\$	187,511.83	\$	159,500.00	\$	140,300.00
TOTAL ADD ALTERNATE 7 (Part I)				\$	12,240.00	\$	4,150.00	\$	5,950.00	\$	9,200.00
TOTAL ADD ALTERNATE 8 (Part J)				\$	17,136.00	\$	5,960.08	\$	25,130.00	\$	14,280.00
TOTAL PARTS A+B+C				\$	1,136,107.00	\$	1,301,080.94	\$	1,224,046.60	\$	1,191,603.40
TOTAL PARTS A+B+C+D				\$	1,174,653.75	\$	1,362,345.33	\$	1,269,172.55	\$	1,232,591.90
TOTAL PARTS A+B+C+D+E				\$	1,209,402.75	\$	1,390,054.93	\$	1,331,481.75	\$	1,276,267.90
TOTAL PARTS A+B+C+D+E+F				\$	1,290,811.75	\$	1,417,294.83	\$	1,408,851.75	\$	1,363,919.90
TOTAL PARTS A+B+C+D+E+F+G				\$	1,440,811.75	\$	1,429,169.83	\$	1,488,851.75	\$	1,963,919.90
TOTAL PARTS A+B+C+D+E+F+G+H				\$	1,623,641.75	\$	1,616,681.66	\$	1,648,351.75	\$	2,104,219.90
TOTAL PARTS A+B+C+D+E+F+G+H+I				\$	1,635,881.75	\$	1,620,831.66	\$	1,654,301.75	\$	2,113,419.90
TOTAL PARTS A+B+C+D+E+F+G+H+I+J				\$	1,653,017.75	\$	1,626,791.74	\$	1,679,431.75	\$	2,127,699.90
TOTAL PARTS A+B+D+E+F+G				\$	1,409,120.75	\$	1,410,232.34	\$	1,714,831.75	\$	2,161,499.90
TOTAL PARTS A+B+C+G+H				\$	1,468,937.00	\$	1,500,467.77	\$	1,679,431.75	\$	2,127,699.90
TOTAL PARTS A+B+E+G+H				\$	1,471,995.00	\$	1,509,239.88	\$	1,714,831.75	\$	2,161,499.90
TOTAL PARTS A+B+D+G+H				\$	1,475,792.75	\$	1,542,794.67	\$	2,948,604.30	\$	3,360,291.80
Did Bidder Acknowledge Addenda No. 1, 2, 3 and 4?				YES		YES		YES		YES	
Did Bidder provide Bid Security?				YES		YES		YES		YES	
Did Bidder provide required documents?				YES		YES		YES		YES	

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



4/11/2024
Date

Tyler Richburg, PLA
Covey Planning + Landscape Architects

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BID TABULATION
CITY OF BELTON
Standpipe Park
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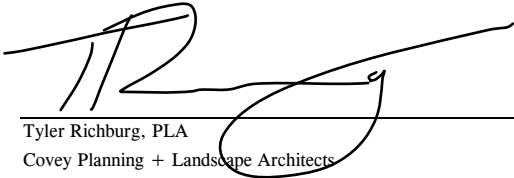
				AO Services 25565 Ronald Reagan Georgetown, Texas 78633	Harris Road Company 2405 FM 3237 Wimberley, Texas 78676		ASD Consultants 8120 N. IH 35, Suite 200 Austin, Texas 78753		
Bid No.	Estimated Quantity	Unit	Bid Data	Unit	Extended	Unit	Extended	Unit	Extended
			Description	Price	Amount	Price	Amount	Price	Amount
PART H- ADD ALTERNATE 6 (Standpipe and Pavilion Lighting and Power)									
1	100%	LS	Standpipe Lighting Fixtures "SP", Controller Plus Climate Controlled Enclosure for the Controller, Conduit and Conductors From Panel HP to the Controller and From Panel HP to the Lighting Fixtures, As Specified in the Electrical Plans and Specifications, Complete in Place For	\$ 165,100.00	\$ 165,100.00	\$ 155,000.00	\$ 155,000.00	* 100,000.00	\$ 100,000.00
2	100%	LS	Lighting Fixtures and Convenience Power Receptacle at the Family Pavilion, Lighting Timeclock TC and Photocell, Including Branch-Circuit Conductors and Conduit for the Fixtures, Power Receptacle, and Timeclock Control Circuit, All Line-Voltage Terminations, Complete in Place For	15,500.00	15,500.00	9,850.00	9,850.00	* 95,808.00	95,808.00
TOTAL PART H - ADD ALTERNATE 6 (Items 1 - 2)					\$ 180,600.00		\$ 164,850.00		\$ 195,808.00
PART I- ADD ALTERNATE 7 (Stone Wall Replacement for Alternate 2)									
1	10	EA	Provide Labor & Materials for Installation of Leuder's Limestone Boulder Block - Type II, Complete in Place For	\$ 1,675.00	\$ 16,750.00	\$ 1,135.00	\$ 11,350.00	* 936.00	\$ 9,360.00
2	40	LF	Provide Labor & Materials for Installation of Leuder's Limestone Boulder Block - Type II Footing, Complete in Place For	95.00	3,800.00	84.00	3,360.00	* 79.00	3,160.00
TOTAL PART I - ADD ALTERNATE 7 (Items 1 - 2)					\$ 20,550.00		\$ 14,710.00		\$ 12,520.00
PART J - ADD ALTERNATE 8 (Stone Wall Replacement for Alternate 3)									
1	14	EA	Provide Labor & Materials for Installation of Leuder's Limestone Boulder Block - Type II, Complete in Place For	\$ 1,675.00	\$ 23,450.00	\$ 1,135.00	\$ 15,890.00	* 936.00	\$ 13,104.00
2	56	LF	Provide Labor & Materials for Installation of Leuder's Limestone Boulder Block - Type II Footing, Complete in Place For	95.00	5,320.00	84.00	4,704.00	* 79.00	4,424.00
TOTAL PART J - ADD ALTERNATE 8 (Items 1 - 2)					\$ 28,770.00		\$ 20,594.00		\$ 17,528.00

BID SUMMARY

TOTAL BASE BID AMOUNT (Parts A + B)	\$ 1,205,557.00	\$ 1,262,579.50	\$ 1,292,490.70
TOTAL ADD ALTERNATE 1 (Part C)	\$ 34,020.00	\$ 58,960.00	\$ 35,783.00
TOTAL ADD ALTERNATE 2 (Part D)	\$ 63,884.00	\$ 34,855.04	\$ 52,784.30
TOTAL ADD ALTERNATE 3 (Part E)	\$ 22,378.00	\$ 36,673.80	\$ 98,272.80
TOTAL ADD ALTERNATE 4 (Part F)	\$ 132,730.00	\$ 97,086.00	\$ 60,786.00
TOTAL ADD ALTERNATE 5 (Part G)	\$ 485,000.00	\$ 585,000.00	\$ 683,912.00
TOTAL ADD ALTERNATE 6 (Part H)	\$ 180,600.00	\$ 164,850.00	\$ 195,808.00
TOTAL ADD ALTERNATE 7 (Part I)	\$ 20,550.00	\$ 14,710.00	\$ 12,520.00
TOTAL ADD ALTERNATE 8 (Part J)	\$ 28,770.00	\$ 20,594.00	\$ 17,528.00
TOTAL PARTS A+B+C	\$ 1,239,577.00	\$ 1,321,539.50	\$ 1,328,273.70
TOTAL PARTS A+B+C+D	\$ 1,303,461.00	\$ 1,356,394.54	\$ 1,381,058.00
TOTAL PARTS A+B+C+D+E	\$ 1,325,839.00	\$ 1,393,068.34	\$ 1,479,330.80
TOTAL PARTS A+B+C+D+E+F	\$ 1,458,569.00	\$ 1,490,154.34	\$ 1,540,116.80
TOTAL PARTS A+B+C+D+E+F+G	\$ 1,943,569.00	\$ 2,075,154.34	\$ 2,224,028.80
TOTAL PARTS A+B+C+D+E+F+G+H	\$ 2,124,169.00	\$ 2,240,004.34	\$ 2,419,836.80
TOTAL PARTS A+B+C+D+E+F+G+H+I	\$ 2,144,719.00	\$ 2,254,714.34	\$ 2,432,356.80
TOTAL PARTS A+B+C+D+E+F+G+H+I+J	\$ 2,173,489.00	\$ 2,275,308.34	\$ 2,449,884.80
TOTAL PARTS A+B+D+E+F+G	\$ 2,207,509.00	\$ 2,334,268.34	\$ 2,485,667.80
TOTAL PARTS A+B+C+G+H	\$ 2,173,489.00	\$ 2,275,308.34	\$ 2,449,884.80
TOTAL PARTS A+B+E+G+H	\$ 2,207,509.00	\$ 2,334,268.34	\$ 2,485,667.80
TOTAL PARTS A+B+D+G+H	\$ 3,476,950.00	\$ 3,631,702.88	\$ 3,830,942.80

Did Bidder Acknowledge Addenda No. 1, 2, 3 and 4?	YES	YES	YES
Did Bidder provide Bid Security?	YES	YES	YES
Did Bidder provide required documents?	YES	YES	YES

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


Tyler Richburg, PLA
Covey Planning + Landscape Architects

4/11/2024

Date

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- Unit Price in words did not match Unit Price in numerals.
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Standpipe Park Project

April 23, 2024





Recap:

- ❑ 2022 The city applied for and was awarded the TPWD Non-Urban Outdoor Grant of \$750,000
- ❑ The city allocated a matching \$750,000 in FY23
- ❑ An additional \$270,000 was allocated from TIRZ to complete the rehabilitation of the Standpipe
- ❑ Giving us a budget of \$1,770,000
- ❑ May 2023 Council authorized Covey Landscape Architects to design the Standpipe Park Project
- ❑ January 23, 2024, Council approved the city to reject the first bids and revisions to the scope of work were made
- ❑ April 11, 2024 the city opened bids again

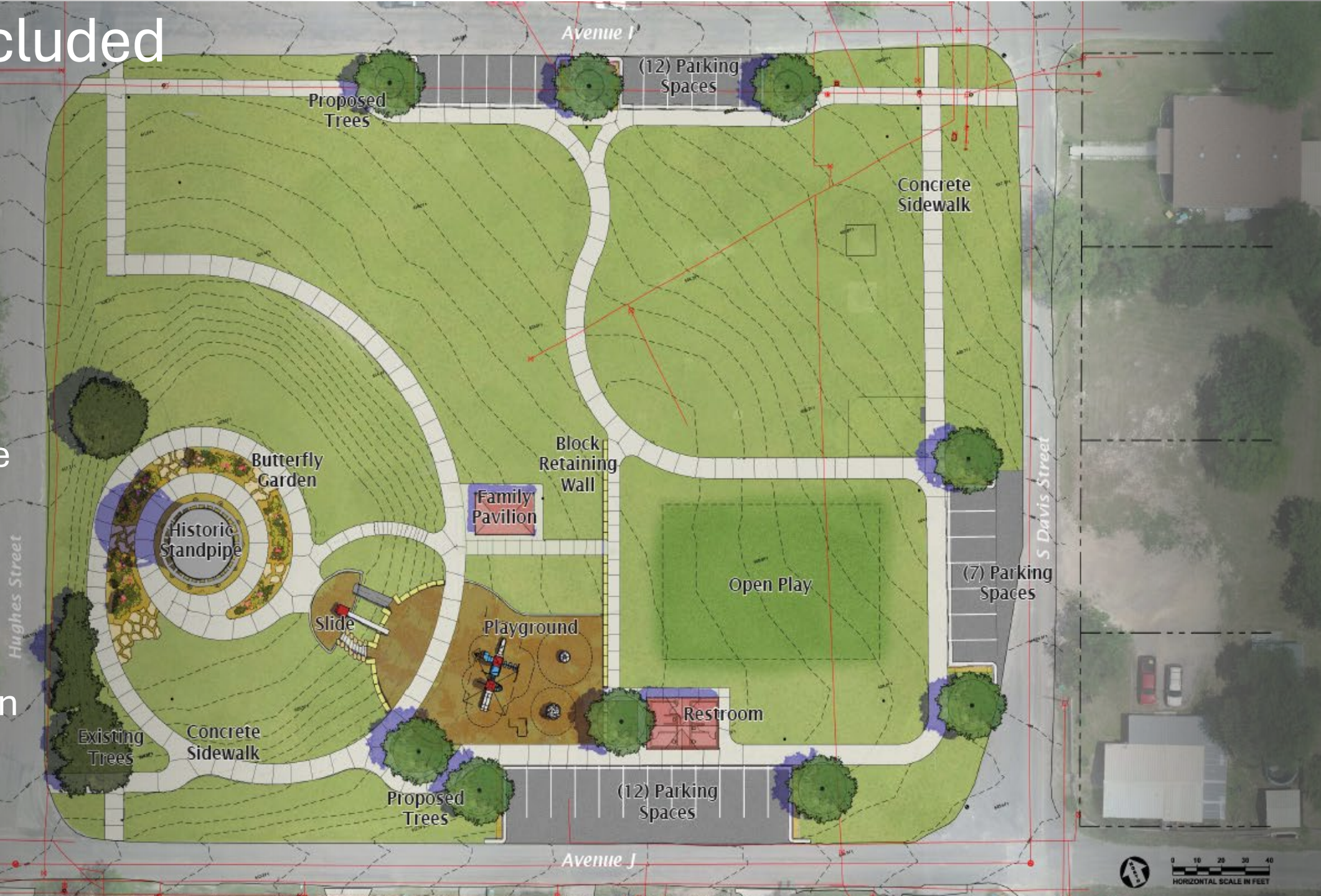


The Vision

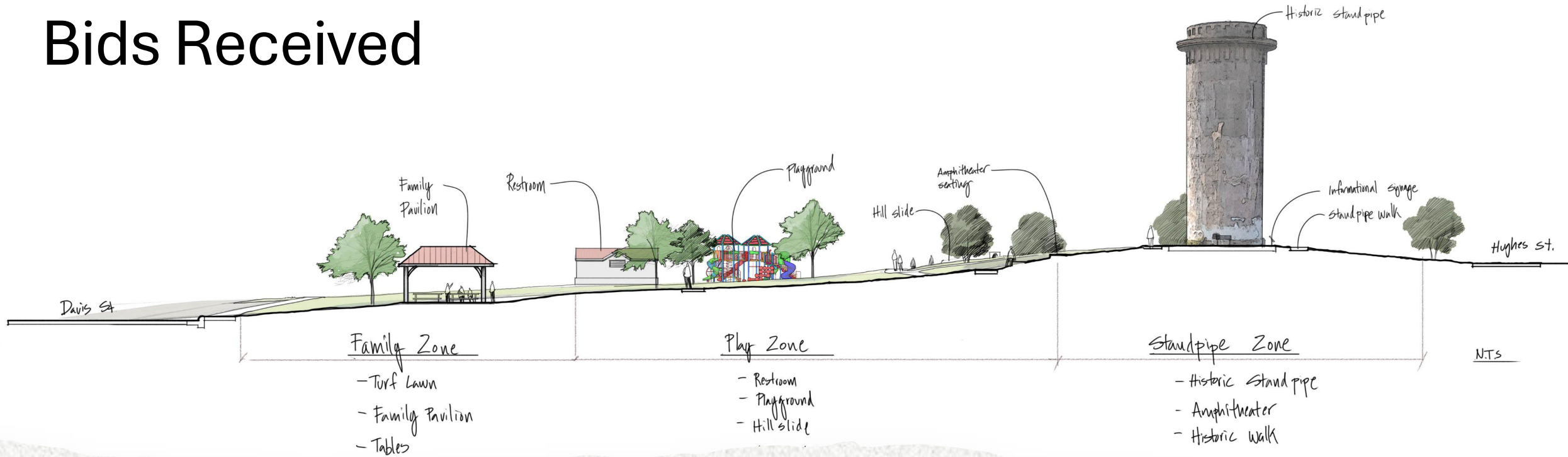


What Included

- Concrete Sidewalks
- Parking Spaces
- Open Air Pavilion
- Landscape Planting
- Open Play Area
- Standpipe Restoration
- Standpipe Lighting



Bids Received



Total Parts	TTG Utilities, Inc.	KYA Services, LLC	Jerdon Enterprise, L.P.	Choice Builders, LLC	AO Services	Harris Road Company	ASD Consultants
A+B+D+G+H	\$ 1,475,972.75	\$ 1,542,794.67	\$2,948,064.30	\$ 3,360,291.80	\$ 3,476,950.00	\$ 3,631,702.88	\$ 3,830,942.80

Recommendation

Authorizing the City Manager to execute the construction contract for Standpipe Park Project and any changes associated with the contract, not to exceed the amount authorized under state law



Questions





Staff Report – City Council Agenda Item

Agenda Item #10

Consider authorizing the City Manager to execute a professional services agreement with KPA Engineers for the design of the S. Connell Street Reconstruction and Drainage Improvements Project.

Originating Department

Public Works – Scott Hodde, Interim Director of Public Works
Administration – Matt Bates, Assistant City Manager

Background

S. Connell is currently a 22-foot-wide 2-lane undivided roadway that is approximately one (1) mile long which serves as an important north/south connector for many residents. A majority of this street, both north and south bound lanes, is deteriorating with cracks, uneven surfaces, alligator cracking, and potholes due increased vehicular traffic and poor subgrade. A portion of the street was re-constructed in-house by City of Belton Public Works staff back in 2010. Currently Public Works staff provide preventative street maintenance which involves periodic crack sealing and pothole repairs.

S. Connell Street is identified as a Major Collector Roadway in the City's Thoroughfare Plan which calls for 80 feet of Right of Way (ROW), four lanes, standard curb and gutter, and five-foot sidewalks on both sides of the road. The limits of existing Right of Way will be determined with survey data during the design phase. This may determine exactly where, and how much additional ROW may be needed to accommodate the ultimate roadway design.

Other design elements within the project include replacing an existing 8-inch waterline with a 12-inch C900 PVC DR-18 waterline, drainage improvements to include storm sewer installation and culvert improvements, relocations of dry utilities, street light installation, and the replacement of existing driveways.

Request for Proposals (RFP) for engineering services were sent out and received on March 8, 2024, by seven engineering firms from around Texas. An interview panel was assembled which consisted of the City Manager, Assistant City Manager, Director of Finance, City Clerk, and the Interim Director of Public Works. Of the seven firms who submitted RFPs, the top three (3) were chosen for oral presentations which consisted of:

- Halff & Associates – Austin, Texas
- Turley & Associates – Temple, Texas
- KPA Engineers – Temple, Texas

Each of the firms interviewed presented their expertise, experience, and project approach. The review committee selected KPA Engineers due to their extensive and comprehensive understanding of the City's infrastructure at this location, their project methodology, work plan, and approach to solving problems.

In 2023, the Tax Increment Reinvestment Zone Commission authorized approximately \$1.6M in FY'24 for the design of S. Connell Street, and the relocation of dry utilities in the area. The design of this project was ranked as a #1 priority by the board.

The Opinion of Probable Cost for the construction of S. Connell Street is currently \$9,700,000. City staff are continuing to aggressively pursue grant funding to help fund the project. Staff believes having the design complete, dry utilities relocated, and ROW acquisition identified, that the project will be immediately ready once funding has been identified.

Professional Services Proposal:

I. Project Surveys (All County Surveying/Drone):	\$94,400
II. Categorical Exclusion Assessment (Terracon):	\$106,350
III. Geotechnical Engineering (Langerman Engineering):	\$15,900
IV. Electrical Engineering (Samuel Engineering):	\$26,400
V. Design Phase (KPA):	\$625,500

TOTAL: \$868,550

*Final design is anticipated to have a 22-week duration.

Fiscal Impact

Amount: **\$868,550**

Budgeted: ☒ Yes ☐ No ☒ TIRZ Fund

Funds will be used from the Tax Increment Reinvestment Zone.

Recommendation: Recommend authorizing the City Manager to execute a professional services agreement with KPA Engineers for the design of the S. Connell Street Reconstruction and Drainage Improvements Project.

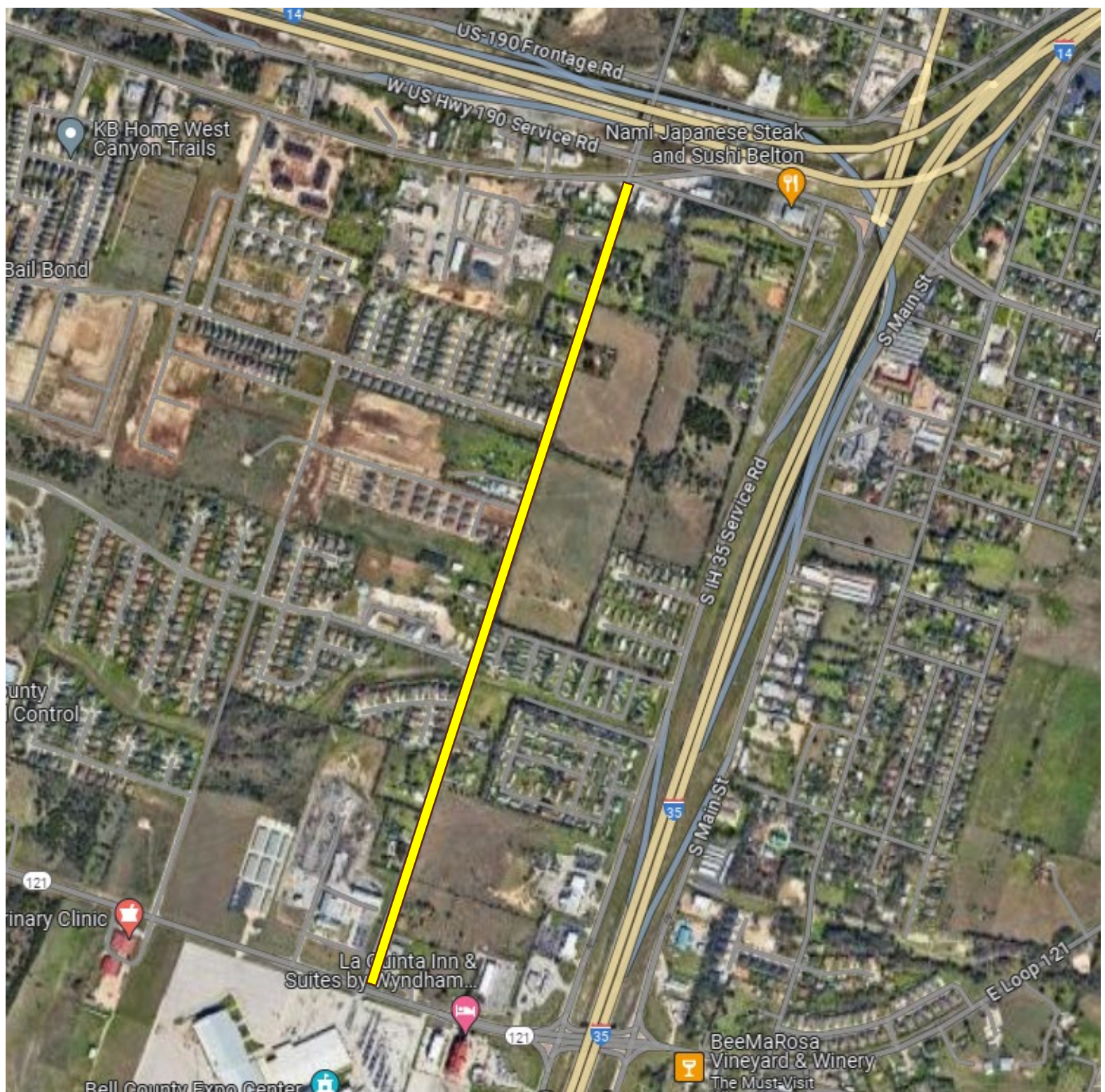
Attachments

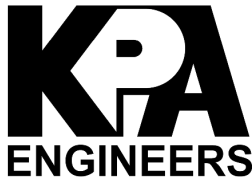
KPA Proposal

Aerial Exhibit of the Project Location

2023 Belton TIRZ #1 – Project Ranking

Power Point Presentation





19 North Main Street • Temple, TX 76501 • (254) 773-3731
800 South Austin Ave • Georgetown, TX 78626 • (512) 819-9478

April 10, 2024

Mr. Matthew Bates, CPRP
Assistant City Manager
City of Belton
P.O. Box 120
Belton, Texas 76513

RE: City of Belton
Connell Street Improvements
Professional Services Proposal
Belton, Texas

Mr. Bates:

This is a letter proposal that addresses your request for Kasberg, Patrick & Associates, LP (KPA) to provide professional engineering and surveying services to the City of Belton for the Connell Street Improvements within the City of Belton.

Attached is a location map, Exhibit A, identifying the limits of the improvements, generally located along Connell Street between Loop 121 and I-14. Our Preliminary Opinion of Probable Construction Costs for this work is \$9,700,000.

Additionally, attached is Exhibit B which outlines the proposed Scope of Services and Exhibit C which is a fee rate sheet that shows hourly and material costs that will apply for work authorized by the City of Belton outside the original Scope of Services. Otherwise, this is a lump sum proposal. KPA will prepare monthly invoices and forward those to you for work completed through the 25th day of each month including descriptions of what was accomplished each month.

The lump sum fees for the Design Tasks based on the Scope of Services as detailed in Exhibit B for each project are as follows:

I.	Project Surveys (All County Surveying/Drone):	\$	94,400
II.	Categorical Exclusion Assessment (Terracon):	\$	106,350
III.	Geotechnical Engineering (Langerman Engineering):	\$	15,900
IV.	Electrical Engineering (Samuel Engineering):	\$	26,400
V.	Design Phase (KPA):	\$	625,500
TOTAL:		\$	868,550

Mr. Matthew Bates, CPRP
April 10, 2024
Page Two

The Final Design for this project is anticipated to have a 22 week duration.

If you have questions or comments regarding this proposal, please let us know. We will answer all inquiries in a timely manner.

Please execute the acceptance of this proposal in the spaces provided and return one copy to our office.

Sincerely,



John A. Simcik, P.E.
Principal

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2024.

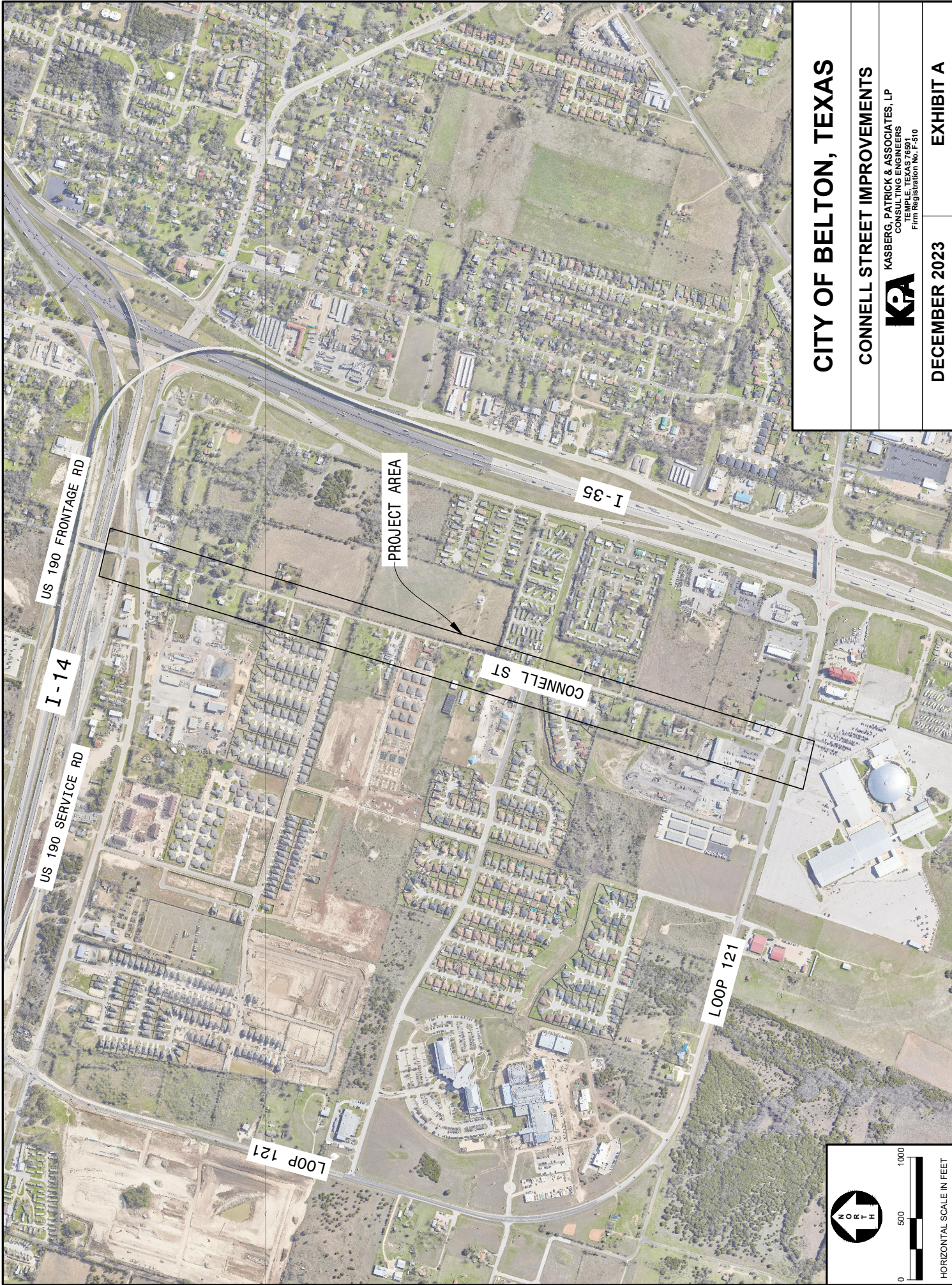
City of Belton:

ATTEST

Sam A Listi
City Manager

Amy M. Casey
City Clerk

Scott Hodde
Interim Director of Public Works



CITY OF BELTON, TEXAS

CONNELL STREET IMPROVEMENTS

KASBERG, PATRICK & ASSOCIATES, LP
CONSULTING ENGINEERS
TEMPLE, TEXAS 76701
Firm Registration No. F-510



DECEMBER 2023

EXHIBIT A

EXHIBIT B

SCOPE OF SERVICES CONNELL STREET IMPROVEMENTS CITY OF BELTON, TEXAS

The professional services for the Connell Street Improvements will include the following tasks:

TASK I. Project Surveys and Data Collection

- A. Meet with appropriate Public Works Department Staff to develop final project goals, objectives and parameters before beginning work. Also, establish a listing of project priority.
- B. Initiate project site design surveys (topographic) by drone survey and plot the results on project strip maps for review by City Staff and for beginning the design process.
- C. Initiate project boundary surveys by All County Surveying (ACS) to identify existing right-of-way boundaries and determine additional right-of-way needs.
- D. Contact the franchise utility providers for each project location and ask each entity:
 - To identify respective improvements within project boundaries and locate those improvements.
 - Ask each entity regarding any pending improvement upgrades within the project boundaries.
 - Provide each entity with preliminary design information and location of pending improvements by the City of Belton in an attempt to reveal any potential conflicts.
- E. The City of Belton will provide field personnel to locate existing water service taps for the Design Engineer and the Surveyor for the surveying and design process.
- F. The City of Belton will provide copies of any existing mapping or as-built drawings for infrastructure in City of Belton right-of-way or easements.
- G. The City of Belton will pot hole each existing waterline and/or wastewater line as requested by the Design Engineer during the design process.
- H. KPA will meet with the Public Works Staff to review the survey data results, the design milestones achieved and the Opinions of Probable Cost efforts at the Public Works Center. These meetings will typically, but not always, be held every two weeks not to exceed six (6) meetings for all phases of the design.

TASK II. Categorical Exclusion

- A. Terracon will conduct regulatory review and onsite investigations for identification of cultural resources, waters of the U.S., and threatened and endangered species habitat assessment. Terracon will prepare a report with recommendations and

submit documentation supporting that the project be classified as a Categorical Exclusion (CE) for the environmental review process at TxDOT. Categorical Exclusion Assessment to include the following components:

1. WPD I and WPD II Tool
2. Archeological Background Study
3. Historic Resources PCR
4. Species Analysis
5. Freshwater Mussel Reconnaissance Survey and presence/absence assessment
6. Aquatic Resource Relocation Services (without state-listed mussels)
7. Aquatic Resource Relocation Services (with state-listed mussels)
8. Bat Roosting Survey
9. Water Resources – Surface Water Analysis
10. Geologic Assessment
11. Hazardous Materials ISA
12. Hazardous Materials Testing

B. Note that Terracon's scope is based on assumption that construction will be funded in part by KTMPO/TxDOT. Scope and fees may be modified if grant funding is not utilized for this project.

TASK III. Geotechnical Engineering

A. Langerman Engineering will conduct geotechnical investigations and provide recommendations for roadway construction. Includes the following borings:

1. Eleven (11) bores at 5-foot depth (Street).

TASK IV. Electrical Engineering

A. Samuel Engineering will provide electrical layout for lighting facilities, including coordination with Oncor for locations of power source(s), control pedestal(s), and light pole bases. City to enter into separate agreement with Oncor for installation of light poles and fixtures.

TASK IV. Design Phase

- A. Coordination with TxDOT for connections to Interstate 14 and Loop 121. Additional coordination with the TxDOT Waco District Office will be provided at each stage of design to meet Local Government Project Procedures (LGPP) if federal funds are to be used for construction.
- B. Develop 30% drawings, data and strip maps for review by the Public Works Staff and TxDOT that include preliminary OPCCs. This 30% stage will include only proposed horizontal alignment for each improvement. Participate in a design

review meeting with the Public Works Staff and TxDOT. A very general performance time for a contractor to complete any given project will be provided at the 30% meeting. Also included in the 30% meeting will be accompanied by one (1) site visit to the particular projects reviewed at the 30% meeting.

- C. Coordinate with City Staff and All County Surveying for preparation of support documentation for right-of-way acquisition (metes and bounds & survey sketches). **Note that metes and bounds & surveyor sketches will be billed at \$1,948.50 for each ROW parcel. Fees include this work for up to 36 properties.**
- D. Achieve 60% design milestone that will include the full, basic set of plan-profile sheets with construction details and draft specifications as required. Participate in a design review meeting with Public Works Staff and TxDOT to discuss design specifics, updated OPCCs, project special considerations and expected duration of construction. This 60% design review will be accompanied by one (1) site visit to each project.
- E. Achieve 95% design milestone that will include near final drawings, specifications, including front end contract documents, updated OPCCs and expected duration of construction. Participate in a design review meeting with Public Works Staff and TxDOT. One (1) site visit to each project will be included in this 95% design meeting.
- F. Develop project phasing plan and break out plans per phase, as needed (up to three (3) phases).
- G. Achieve 100% final design. Provide final plans and specs ready for bidding with the plans signed and sealed to Public Works Staff and TxDOT. Provide five (5) half sized copies of the plans and one (1) PDF of each project set.
- H. KPA will produce a complete set of Construction Drawings and Contract Documents to include a Bid Form, Advertising Schedule and Notice to Bidders.
- I. Meetings required for discussion of the work at various milestones should include two or more projects to be reviewed in order to maintain efficiency of all parties collective efforts.

SPECIAL NOTES:

- THIS SCOPE OF SERVICES DOES NOT INCLUDE BID PHASE SERVICES, CONSTRUCTION MANAGEMENT SERVICES, SITE VISITS DURING CONSTRUCTION, CONSTRUCTION SURVEYING, OR CONSTRUCTION SURVEYING FOR FRANCHISED UTILITY COMPANIES FOR RELOCATION OR ADJUSTMENTS TO THEIR INFRASTRUCTURE OR FOR NEW INSTALLATIONS OF THEIR INFRASTRUCTURE, CONSTRUCTION TESTING, OR ON-SITE CONSTRUCTION INSPECTION.

EXHIBIT C
Charges for Additional Services

CITY OF BELTON
Connell Street Improvements

<u>POSITION</u>	<u>SALARY COST/RATES</u>	
Principal	\$	220.00/hour
Project Manager/Professional Engineer	\$	180.00/hour
Engineer-in-Training	\$	130.00/hour
Senior CAD Technician	\$	145.00/hour
CAD Technician	\$	115.00/hour
On-Site Construction Representation	\$	90.00/hour
Clerical	\$	50.00/hour
Mileage		0.655/mile
Direct Expenses		Cost plus 10 %
Professional Surveyor		Cost plus 10 %
Surveyor CAD Technician		Cost plus 10 %
Survey Crew		Cost plus 10 %

PROJECT PLAN RANKING
BELTON TIRZ #1

Project Type	Project	Description	Total Cost	Priority Rank	
				Staff	Board
Streets	Southwest Parkway	Loop 121 to Huey Rd	\$ 1,900,000	NA	NA
Streets	Connell Street Design	US 190 to Loop 121	2,760,000	1	1
Streets	Connell Street Construction	US 190 to Loop 121	8,920,000	2	2
Streets	Toll Bridge Road	Elmer King to Shanklin	2,500,000	2	2
Streets	Capitol Way	Grove to Shanklin (Future)	3,800,000	3	3
Streets	Loop 121 Utility Relocate Ph 1	IH-14 to IH-35	1,100,000	1	1
Streets	Loop 121 Utility Relocate Ph 2	IH-35 to FM 436	5,200,000	3	3
Streets	Shanklin (W)	Three Creeks to IH-35	15,000,000	3	3
Streets	Shanklin (N/S)	Loop 121 to Shanklin (E/W)	7,500,000	3	3
Streets	Southwest Parkway	Loop 121 to Mesquite	6,200,000	3	3
Streets	Southwest Parkway	Mesquite to Shanklin	5,900,000	3	3
Total Street Projects			\$ 60,780,000		
Sidewalks	Downtown Sidewalks	Penelope from Central to Water Street	\$ 400,000	1	1
Sidewalks	Downtown Sidewalks	W. Central Avenue / Other	3,400,000	3	3
Sidewalks	Sparta Sidewalks	Loop 121 to Dunns Canyon	1,250,000	2	2
Sidewalks	Industrial/Main	Turtle Creek Apt Driveway to Rabern Ct	700,000		1
Sidewalks	Commerce/Industrial	Turtle Creek Apt Driveway to Sparta	1,200,000	3	3
Sidewalks	Georgetown Rails	Shared Use Path Along Former Rail Line	2,600,000	3	3
Total Trails/Sidewalks/Shared Use Path Projects			\$ 9,550,000		
Drainage	E. 4th Ave / N. Blair Drainage	Road, Culverts, and Channels (\$600k Drainage)	\$ 1,400,000	1	1
Drainage	E. Central Avenue Relocation	Construct New Road and Bridge	1,200,000	1	1
Total Drainage Projects			\$ 2,600,000		
Facilities	Heritage Park	Park amenities	\$ 2,000,000	1	1
Facilities	Library Renovation	Interior Renovation of Lena Armstrong Library	1,300,000	3	3
Facilities	Standpipe Park	Park Surrounding Historic Water Standpipe	120,000	NA	NA
Facilities	Bell County Facilities	Placeholder for expansion/renovation of Bell Count	1,300,000	1	2
Total Facility Projects			\$ 4,720,000		
Grants/Admin	Façade Grants / Grant Match	\$150,000 Per Year for Improvement Grants	\$ 3,000,000	AB	AB
Grants/Admin	Administrative Costs	\$75,000 Per Year for Administrative Costs	1,500,000	AB	AB
Total TIRZ Grant Projects			\$ 4,500,000		
Total Costs to be Incurred			\$ 82,150,000		

POTENTIAL PROJECTS IF FUNDING BECOMES AVAILABLE

Project Type	Project	Description	Total Cost	Priority Rank	
				Staff	Board
Streets	E. 6th Avenue	Main Street to IH-35	\$ 8,850,000	3	3
Streets	Wheat Road Design	Sparta to Red Rock	1,007,000		1
Streets	Wheat Road Phase 1	Sparta to Red Rock	6,893,000	2	3
Streets	Wheat Road Phase 2	Sparta to IH-14	11,000,000	3	3
Streets	Rocking M Lane	Three Creeks to Auction Barn	3,800,000	3	3
Streets	Mesquite Road Design	IH-35 to Shanklin	1,161,000		1
Streets	Mesquite Road Phase 1	IH-35 to Southwest Parkway	3,332,000		3
Streets	Mesquite Road Phase 2	Southwest Parkway to Shanklin	3,407,000	3	3
Streets	E. 24th Avenue	Main Street to Beal	1,300,000	2	2
Streets	W. Avenue D	Kennedy Court to Wheat Road	6,300,000	3	3
Streets	Outer Loop East	IH-35/Shanklin to FM 436	15,100,000	3	3
Streets	George Wilson Extension	FM 93 to FM 439	1,800,000	3	3
Total Street Projects			\$ 63,950,000		
Sidewalks	Avenue H / Pearl Sidewalks	Sidewalks Located In This Area	1,230,000	2	2
Sidewalks	FM 1670 Sidewalks	IH-14 to Three Creeks	1,500,000	3	3
Total Trails/Sidewalks/Shared Use Path Projects			\$ 2,730,000		
Land and Buildings for Public Use, Including					
Facilities	Land / Buildings	Various Facilities and a Regional Park	\$ 22,600,000	3	3
Total Facility Projects			\$ 22,600,000		
Grants/Admin	E. 6th Avenue Incentive Grants	Grants for Developer Incentives	1,000,000	3	3
Total TIRZ Grant Projects			\$ 1,000,000		
Total Costs to be Incurred			\$ 90,280,000		
Total Funded and Unfunded Projects			\$ 172,430,000		

Legend for Rankings	
AB	Annually Budgeted
NA	Project Has Been Funded
1	Necessary, Known Obligation
2	Needed, Future Obligation
3	Unknown Timing, Unscheduled