

**Belton City Council Meeting**  
**February 13, 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, John Messer, Amy Casey, Mike Rodgers, Chris Brown, Jon Fontenot, Matt Bates, Larry Berg, Paul Romer, Bob van Til, Tina Moore, Cynthia Hernandez, Daniel Aguirre, Scott Hodde, James Grant, Megan Odiorne, Charlotte Walker, Judy Garrett and Jo-Ell Guzman.

The Pledge of Allegiance to the U.S. Flag was led by Councilmember Craig Pearson. The Pledge of Allegiance to the Texas Flag was led by Director of Planning Bob van Til. The Invocation was given by Councilmember Wayne Carpenter.

1. **Call to order.** Mayor David K. Leigh called the meeting to order at 5:33 p.m.
2. **Public Comments.** *(Audio 2:32)*

Kyle Watkins, 1925 N. Beal, spoke about issues with some of the children's library books at the Lena Armstrong Public Library.

Justin Samson with True Heart Hospice spoke about the services his company offers.

TC Lipe, 2523 Liberty Park, chair of the Historic Preservation Commission, spoke against allowing demolition of 433 N. Beal (Agenda Item #19).

Jacqueline Romfh, 508 N. Beal, spoke against allowing demolition of 433 N. Beal (Agenda Item #19).

There were no other public comments.

3. **Proclamation: Exchange Students Day – February 13, 2024.** *(Audio 11:35)*

Mayor David K. Leigh presented a proclamation declaring February 13, 2024, as Exchange Students Day. The exchange students and staff who are part of the program were present to receive the proclamation.

**Proclamation: Black History Month – February 2024.**

Mayor David K. Leigh presented Pastor Patrick Russell with a proclamation declaring February 2024 as Black History Month. Pastor Russell thanked the Council for the proclamation, and he charged the audience to do more towards racial equality and to truly love one another.

## **Consent Agenda**

Items 4-8 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 21:09)

4. **Consider the minutes of the January 9, 2024 City Council Meeting.**
5. **Consider the following related to the May 2024 election:**
  - A. **Adopt an ordinance ordering the May 4, 2024, General Election for Councilmember Places 3 and 4, and the May 4, 2024, Special Election to consider the legal sale of all alcoholic beverages including mixed beverages within the City limits of Belton.**
  - B. **Authorize an agreement with Belton ISD for conducting a joint election (location only); and**
  - C. **Authorize an agreement with the Bell County Elections Department for lease of election equipment for the May 4, 2024, General and Special Elections.**
6. **Receive a report on the annual review of the City's Ethics Ordinance, No. 2018-03, by the Ethics Commission.**
7. **Receive a report on the review of the Tax Increment Reinvestment Zone (TIRZ) Annual Report for 2023.**
8. **Consider authorizing the City Manager to enter into an Interlocal Agreement with Bell County for preservation of the historic Post Office building, located 200 N. Main Street, and occupied by the Central Texas Workforce Development Board.**
9. **Consider an ordinance abandoning a 20' wide alley located between Lots 3 and 4, Block 115, of the Belton Original plat.**
10. **Consider award of bid and authorizing the City Manager to execute the contract for construction of the Fire Department's Pre-Engineered Metal Building with Pre-Engineered Concrete Slab, and any change orders associated with the contract, not to exceed the amount authorized under State law.**
11. **Consider authorizing the City Manager to execute a Street Use License Agreement with the University of Mary Hardin-Baylor (UMHB) to authorize the construction of a fence in the West Martin Luther King Jr. Avenue right-of-way.**

Councilmember Covington requested that Item #8 be pulled for discussion.

Upon a motion by Councilmember O'Banion and a second by Councilmember Carpenter, Consent Agenda Items #4-7 and #9-11, including the following captioned ordinances, was approved upon a unanimous vote of 7-0.

**ORDINANCE NO. 2024-05**

**AN ORDINANCE CALLING AND ORDERING A GENERAL ELECTION AND A SPECIAL ELECTION TO BE HELD CONCURRENTLY ON MAY 4, 2024, AND ESTABLISHING PROCEDURES THEREOF.**

**ORDINANZA NO. 2024-05**

**UNA ORDENANZA CONVOCATORIA Y ORDENANDO UNA ELECCIÓN GENERAL Y UNA ELECCIÓN ESPECIAL A CELEBRAR CONCURRENTEMENTE EL 4 DE MAYO DE 2024, Y ESTABLECIENDO LOS PROCEDIMIENTOS PARA LAS MISMAS.**

City Manager Sam Listi and Planner Tina Moore provided information related to participation with the County on the purchase of wooden windows to preserve the historic Post Office building.

Upon a motion by Mayor Pro Tem Holmes and a second by Councilmember Carpenter, Consent Agenda Item #8 was approved upon vote of 6-1 with Councilmember Covington providing the dissenting vote.

**Regular Agenda**

**12. Consider the appointment and approval of contracts for the following:**

- A. **Presiding Judge of the Belton Municipal Court;**
- B. **Associate Judge of the Belton Municipal Court; and**
- C. **Assistant City Attorney/Municipal Prosecutor of the Belton Municipal Court.** (Audio 32:55)

Director of Finance Mike Rodgers presented this item.

Upon a motion by Councilmember Bucher, and a second by Councilmember Covington, the appointments and contracts were unanimously approved upon a vote of 7-0. City Attorney John Messer administered the Oath of Office to each appointed officer.

**13. Consider authorizing the City Manager to enter into a Future Water Contract with Bell County Water Control and Improvement District #1.** (Audio 43:21)

City Manager Sam Listi presented this item.

Upon a motion by Councilmember Pearson, and a second by Councilmember Carpenter, the Future Water Contract with BCWCID #1, in the amount of 4 MGD, was unanimously approved upon a vote of 7-0.

**14. Receive a presentation from Leadership Belton and consider participating in funding for a gateway entry sign along Hwy 317/N. Main Street.** (Audio 46:24)

Director of Public Works Matt Bates presented this item.

A motion to approve funding participation in the amount \$15,000, as well as approval of the proposed location was made by Councilmember O'Banion. Councilmember Bucher seconded the motion which was unanimously approved upon a vote of 7-0.

**15. Hold a public hearing and consider an ordinance reaffirming the City's Tax Abatement Guidelines and Criteria.** (Audio 55:10)

Public Hearing: No one spoke for or against.

Upon a motion by Councilmember Bucher, and a second by Councilmember Covington, the following captioned ordinance was unanimously approved upon a vote of 7-0.

**ORDINANCE NO. 2024-07**

**AN ORDINANCE OF THE CITY OF BELTON, TEXAS, READOPTING THE TAX ABATEMENT POLICY FOR THE CITY OF BELTON; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.**

**16. Hold a public hearing and consider an ordinance redesignating former Tax Abatement Reinvestment Zones #7, #8, #9, #12 and #13.** (Audio 56:28)

City Manager Sam Listi presented this item.

Public hearing: Cynthia Hernandez, Executive Director of the Belton Economic Development Corporation, spoke in favor of the redesignations.

No one else spoke for or against.

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. 2024-08**

**AN ORDINANCE OF THE CITY OF BELTON, TEXAS, REDESIGNATING CERTAIN AREAS AS TAX ABATEMENT REINVESTMENT ZONES FOR TAX**

**ABATEMENT, ESTABLISHING THE BOUNDARIES THEREOF AND OTHER MATTERS RELATING THERETO; DECLARING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.**

- 17. Consider authorizing the City Manager to execute 5-year extensions to the Non-Annexation Development Agreements that expire on February 12, 2024.**  
*(Audio 59:28)*

Director of Planning Bob van Til presented this item.

Upon a motion by Councilmember Pearson, and a second by Councilmember Carpenter, 5-year extensions to the eligible Non-Annexation Development Agreements and initiation of annexation proceedings on properties no longer eligible for Non-Annexation Development Agreements were unanimously approved upon a vote of 7-0.

- 18. Consider authorizing the City Manager to amend an Interlocal Agreement with Bell County regarding plat review in the ETJ located generally north of IH-14, east of Nolanville's ETJ and south of Temple's ETJ.** *(Audio 1:09:10)*

Director of Planning Bob van Til presented this item.

Upon a motion by Councilmember Carpenter, and a second by Mayor Pro Tem Holmes, the amendment to the ETJ boundary apportionment of the Interlocal Agreement with Bell County regarding plat review in the ETJ was approved upon a vote of 7-0 and will allow the City of Belton to lead plat review in the area.

- 19. Consider an appeal from Belton Independent School District regarding the Historic Preservation Commission's decision not to allow the demolition of 433 N. Beal.** *(Audio 1:23:14)*

Planner Tina Moore presented this item.

Councilmember Pearson made a motion to postpone this item until the April 23, 2024, City Council meeting. Councilmember Carpenter seconded the motion which was unanimously approved upon a vote of 7-0.

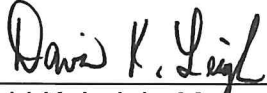
At 7:12 p.m., the Mayor announced the Council would go into Executive Session. The Council took a recess from 7:12 p.m. to 7:44 p.m. in order to eat dinner.

### **Executive Session**

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

**21. Executive Session pursuant to the provision of the Open Meetings Law, Chapter 551, Govt. Code, Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.074, Personnel.**

There being no further business, the meeting was adjourned at 8:46 p.m.

  
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David K. Leigh, Mayor

ATTEST:

  
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Amy M. Casey, City Clerk