

**Belton City Council Meeting  
February 27, 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 (via Zoom), Craig Pearson, Daniel Bucher, Stephanie O'Banion and Dave Covington. Staff present included Sam Listi, Matt Bates, Larry Berg, John Messer, Amy Casey, Mike Rodgers, Chris Brown, Jon Fontenot, 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 Dave Covington. The Pledge of Allegiance to the Texas Flag was led by CVB and Retail Coordinator Judy Garrett. The Invocation was given by Councilmember Craig Pearson.

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

2. **Public Comments.** *(Audio 2:22)*

There were no public comments.

**Consent Agenda**

Items 3-6 under this section are considered to be routine by the City Council and may be enacted by one motion. If discussion is desired by the Council, any item may be removed from the Consent Agenda prior to voting, at the request of any Councilmember, and it will be considered separately. *(Audio 2:49)*

3. **Consider the minutes of the previous meetings:**

- A. February 13, 2024, City Council workshop meeting.
- B. February 13, 2024, City Council meeting.

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

- A. Building and Standards Commission – appoint Ralph Masters to replace Richard DeLeon as a regular member and appoint Eric Haugeberg to replace Johner Martin as a regular member. Appoint Brian Johnson as an alternate member.
- B. Library Board of Directors – appoint Keri Pridemore to replace Frances Fennessy.

5. **Consider an ordinance declaring unopposed candidates elected to office and canceling the May 4, 2024, General City Election.**

6. **Consider a resolution authorizing the submission of a grant application to the Assistance to Firefighters Grant Program (AFG) – FEMA for a multi-force door training simulator.**

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

**ORDINANCE NO. 2024-09**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, DECLARING UNOPPOSED CANDIDATES IN THE MAY 4, 2024, GENERAL CITY ELECTION ELECTED TO OFFICE; CANCELING THE GENERAL ELECTION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

**ORDENANZA NÚMERO 2024-09**

**UNA ORDENANZA DEL AYUNTAMIENTO DE LA CIUDAD DE BELTON, TEXAS, DECLARANDO QUE CANDIDATOS SIN OPOSICIÓN EN LA ELECCIÓN GENERAL DE LA CIUDAD DEL MAYO 4, 2024, SEAN ELEGIDOS AL CARGO; CANCELANDO LA ELECCIÓN GENERAL; PROVEYENDO UNA CLAUSURA DE DIVISIBILIDAD; Y PROVEYENDO UNA FECHA DE VIGENCIA**

**RESOLUTION NO. 2024-06-R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE ASSISTANCE TO FIREFIGHTERS GRANT PROGRAM (AFG) – FEMA FOR A MULTI-FORCE DOOR TRAINING SIMULATOR AND DESIGNATING AN AUTHORIZED OFFICIAL**

**Planning and Zoning**

7. **Z-24-0-4 – Hold a public hearing and consider a zoning change from Agricultural to Planned Development – Commercial Highway on 7.51 acres located at 3401 S. IH 35 Service Road, located on the southwest intersection of Interstate 35 and Mesquite Road. (Audio 4:38)**

Planner Tina Moore presented this item.

Public Hearing - The following people spoke against the zoning change:

Rosemary Stampley, 579 Mesquite Road  
Michelle Ciccariello, 511 Mesquite Road  
James Norton, 785 Mesquite Road  
Nelda Deholloz, 306 Mesquite Lane  
Byron Scott, 488 Mesquite Road

Michelle Scott, 488 Mesquite Road

Councilmember Bucher made a motion to approve the rezoning with additional conditions of 8' wooden fencing, landscaping buffer that is 6' at the time of planting, no overnight truck parking, and Type B Asphalt on Mesquite Road. Councilmember Covington seconded the motion which failed upon a vote of 2-5 (Bucher and Covington in favor and Leigh, Pearson, Carpenter, Holmes and O'Banion against).

Mayor Pro Tem Holmes made a motion to disapprove the rezoning. Councilmember O'Banion seconded the motion which failed upon a vote of 3-4 (Holmes, O'Banion and Carpenter in favor and Bucher, Covington, Pearson and Leigh against).

Councilmember Bucher made a motion to approve the rezoning with additional conditions of 8' wooden fencing, landscaping buffer that is 6' at the time of planting, Type B Asphalt on Mesquite Road, and reduce the number of 18-wheel truck parking spaces from 16 to 12. Councilmember Carpenter seconded the motion. The following captioned ordinance was approved upon a vote of 4-3 (Bucher, Carpenter, Pearson and Leigh in favor and Holmes, Covington, and O'Banion against), with the following original conditions:

- The use of this property shall conform to the Commercial Highway District in all respects.
- The development of the property shall conform to all applicable Type Area 2 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
  - Site Development Standards;
  - Landscape Design Standards; and
  - Tree Protection, Preservation, and Mitigation Standards

In addition, these conditions shall also apply:

- A wooden privacy fence, 8' in height, shall be provided as a perimeter screen along the west property line;
- A landscape buffer of 8' in width shall be provided along the west property line and landscaping shall be a minimum 6' in height at time of planting;
- Type B asphalt shall be provided on Mesquite Road subject to approval by the City's Director of Public Works; and
- Truck parking spaces shall be limited to a maximum of 12.
- The approval of a subdivision plat, site plan, and building plans are required before development can begin.
- The improvements in the Development Agreement will be completed prior to the issuance of a Certificate of Occupancy for any building or business.

- The Development Agreement must be recorded with the plat.

#### ORDINANCE NO. 2024-10

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM AGRICULTURAL TO PLANNED DEVELOPMENT – COMMERCIAL HIGHWAY FOR APPROXIMATELY 7.51 ACRES LOCATED AT 3405 S. IH 35**

8. **P-22-45 – Consider the final plat of Unity Four, comprising 7.51 acres, located at the southwest intersection of Interstate 35 Frontage Road and Mesquite Drive. (Audio 1:09:51)**

Planner Tina Moore presented this item.

Councilmember Bucher made a motion to approve the final plat of Unity Four with the following additional conditions: 8' wooden privacy fence, landscaping buffer that is 6' at the time of planting, Type B asphalt on Mesquite Road, reduction of 18-wheel truck parking from 16 to 12 and requiring the recording of the development agreement with the plat. Councilmember Pearson seconded the motion. The final plat of Unity Four was approved upon a vote of 5-2 (Holmes and O'Banion dissenting), with the following conditions:

- Approval of the Zoning Change from Agricultural to Planned Development – Commercial Highway and associated conditions.
- Conditions in the City letter dated December 15, 2022.
- Conditions included in the Development Agreement.

#### **Miscellaneous**

9. **Receive a presentation on the Annual Comprehensive Financial Report for the Fiscal Year Ended September 30, 2023. (Audio 1:16:14)**

Director of Finance Mike Rodgers and Kristy Davis of JRBT, the City's audit firm, presented the Annual Comprehensive Financial Report for FY2023. There was no action required by the Council.

10. **Receive a presentation and discuss the reallocation of unspent funding received from the Coronavirus State and Local Fiscal Recovery Funds, a part of the American Rescue Plan Act of 2021, to certain projects. (Audio 1:30:22)**

Director of Finance Mike Rodgers presented this item. Following discussion, no action was required by the Council.

11. **Receive a presentation on the Belton Fire Department 2023 Annual Report.**  
(Audio 1:53:58)

Fire Chief Jon Fontenot presented this item. There was no action required by the Council.

12. **Receive a presentation on the Belton Police Department 2023 Annual Report and Racial Profiling Report.** (Audio 2:05:23)

Chief of Police Larry Berg presented this item. There was no action required by the Council.

13. **Receive a presentation and consider adoption of the 2024 Water and Wastewater Master Plans.** (Audio 2:16:03)

Director of Public Works Matt Bates and KPA Engineers Ginger Tolbert and Sam Blumenthal presented this item.

Upon a motion by Councilmember O'Banion, and a second by Councilmember Mayor Pro Tem Holmes, the adoption of the 2024 Water and Wastewater Master Plans was unanimously approved upon a vote of 7-0.

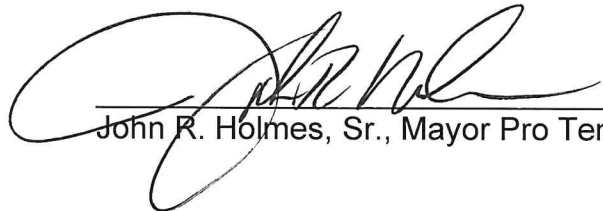
**Executive Session**

At 8:14 p.m., the Mayor announced the Council would go into Executive Session for Item 15 as Item 14 was no longer needed.

14. **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 551.071, Consultation with Attorney.**

15. **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.**

The Mayor reopened the meeting at 8:34 p.m., and there being no further business, the meeting was adjourned.



John R. Holmes, Sr., Mayor Pro Tem

ATTEST:



Amy M. Casey, City Clerk