

**BELTON CITY COUNCIL MEETING
AUGUST 14, 2012**

The Belton City Council met in regular session with the following members present: Mayor Jim Covington, Mayor Pro Tem Marion Grayson, Councilmembers Clifton Peters, David K. Leigh, and John Agan. Councilmembers Wayne Carpenter and Craig Pearson were absent. Staff present were John Messer, Sam Listi, Connie Torres, Cristy Daniell, Les Hallbauer, Jen Wesley, Francisco Corona, Byron Sinclair, Jerri Gauntt, Kim Kroll, Charlotte Walker, and Denny Lassetter.

The Pledge of Allegiance to the U.S. Flag was led by Deputy Public Works Director Byron Sinclair, the Pledge of Allegiance to the Texas Flag was led by Mayor Pro Tem Marion Grayson, and the Invocation was given by Pastor Andy Davis of the First Baptist Church.

The Mayor called the meeting to order at 5:32 p.m.

Public comments. There were no public comments.

Receive 20th Government Finance Officers Association Distinguished Budget Presentation Award for the Fiscal Year beginning October 1, 2011.

The City Manager announced the City has received the Distinguished Budget Presentation Award from the Government Finance Officers Association for the 20th consecutive year. He presented the award to Assistant City Manager/Finance Director Cristy Daniell and Assistant Finance Director Karen Evans, and praised them and the Finance Department staff, for this accomplishment and thanked them for their service to the City. Ms. Daniell thanked the Council and staff for their time and attention in developing the budget each year.

Consent Agenda

Upon motion by Councilmember Leigh, seconded by Councilmember Agan, the following items were unanimously approved:

Minutes of previous meetings: Both approved as presented.

- A. Regular Meeting – July 10, 2012
- B. Regular Meeting – July 24, 2012

Consider appointments to the following boards and commissions:

- A. Planning & Zoning Commission – Appointed Rae Schmuck to fill an unexpired term on the Planning & Zoning Commission, due to Ben Pamplin's resignation.
- B. Zoning Board of Adjustments – Appointed Mat Naegele to fill Ms. Schmuck's position on this board, due to her transition to the Planning & Zoning Commission.

Miscellaneous

Receive report from Street Naming Policy Committee and consider a resolution establishing a Street and Facility Naming Policy.

The City Manager introduced Connie Demerson, Chair of the Street Naming Policy Committee, who stated the group reviewed several policies from area cities, and she believes they developed a good policy for the City of Belton. Mr. Listi thanked Ms. Demerson for her leadership, and gave an overview of the chronology of events leading up to policy development, and reviewed key components of the proposed policy.

The City Manager explained one of the issues was whether to allow for dual naming vs. single naming. He identified the pros and cons of both, and explained the proposed policy was approved by the Committee with a vote of 3-2, in favor of single naming over dual naming. Mr. Listi stated the intent of the policy is to provide basic standards and processes, with ultimate consideration by the Council, of requests that have the support of 70% of

property owners in the area under consideration. He recommended approval of the policy, subject to Council's consideration of retaining the opportunity for dual naming. Mr. Listi thanked the Committee members and City staff who helped craft the policy, and recognized several Committee members in the audience.

Council comments were as follows:

- Mayor Pro Tem Grayson suggested the policy title be changed to "Street and Facility Renaming Policy" since the naming of new streets isn't the issue.
- Councilmember Leigh stated he believes Section V, item (i) which indicates "Vanity or personal names will not be permitted", is too broad, as any name is a personal name. Mr. Leigh stated if the intent is to honor people, the policy is too constrained by indicating a personal name is not permitted.
- Councilmember Agan suggested the policy include provision for staff review of applications prior to submission to the Council.
- Mayor Pro Tem Grayson indicated she would like to leave the option of dual naming in the policy, stating the City already has dual naming with roads such as 2nd Avenue/FM 93, etc. The Mayor concurred, especially with the drive to dual name Central Avenue to Patriot Way, which would help business owners avoid the expense of changing letterhead, invoices, etc. Councilmember Agan strongly agreed, and felt dual naming would help applicants obtain more support and success in an attempt to change a street name.
- Councilmember Leigh commented about 9-1-1 addressing, and the City Manager indicated if a change is made and two streets will be recognized, the City must select a single name for the 9-1-1 Center, but the postal system would recognize both names.

The Mayor suggested the item be tabled to incorporate the changes suggested by the Council (below) and presented at the next meeting:

- Change title to "Renaming Policy";
- Change Section V, item (i) to read "Vanity names will not be permitted"; and
- Add language to provide for City staff evaluation and preliminary review.

Councilmember Leigh made a motion to table the item until the August 28th meeting. The motion was seconded by Councilmember Agan and carried unanimously.

Consider final re-plat approval of the Piazza, an 11.23 acre tract located at the intersection of Auction Barn Road, Shanklin Road, and Loop 121.

The City Manager stated this item was tabled at several Council meetings (June 26th, July 10th, July 24th and August 7th), to allow more time to discuss infrastructure issues. He gave an overview of the re-plat which is now proposed as a 3 lot subdivision instead of 4 lots. Lot 1 is proposed to be a Retail Center with loft apartments, Lot 2 will be the Memory Care Center, and Lot 3 will be townhomes or an assisted living facility depending on future surrounding development.

Mr. Listi explained this is a fairly complicated subdivision, raising numerous issues of infrastructure participation, street improvements, traffic safety, and ultimate surrounding development. A Development Agreement with Michael Magana resulted in extension of sanitary sewer across Loop 121 to the south side of Auction Barn Road, and related improvements. Staff has determined that the water distribution proposal submitted by the applicant is in compliance with City requirements, and the developer will design and bid both the 8" and the 12" line to be approved by the City. The City will be responsible for paying the difference to oversize the water line from the 8" required for the subdivision to the 12" required by the City's Water Master Plan, estimated at \$70,000, from Water & Sewer Capital Projects Fund.

The City Manager added staff is recommending no City participation in Auction Barn Road or Shanklin Road street improvements required by the subdivision ordinance. The applicant will be responsible for designing and building a 41' street from Loop 121 west approximately 150' to enable storage of 8 cars and provide transition to existing Auction Barn Road. The applicant is also required to provide a transition from Loggia to Shanklin (turning movement), installing a 30' radii at the curve on Shanklin (where Loggia turns into Shanklin), and one-half of the 31' street improvements from Loggia to the end of the lot on Shanklin to satisfy street improvement requirements in the subdivision ordinance. Drainage participation by the City in conjunction with these street improvements, if any, will be determined in conjunction with final design, and if required, the cost would be paid from the City's Drainage Fund.

Mr. Listi stated based on a meeting on August 9th, the applicant concurs with these recommendations, and he recommended approval of the final re-plat, subject to the conditions identified above, the City's letter to the applicant's engineer, and the memo to the applicant dated August 9, 2012.

Mayor Pro Tem Grayson asked if access from Loop 121 to Shanklin Road will be eliminated, and Mr. Listi stated it would, as there is a safer intersection at Loop 121 and Auction Barn Road. He indicated an abandonment will be requested at a later time as street improvements are completed. Councilmember Leigh asked if there's any intent to include sidewalks, and the City Manager indicated sidewalks were discussed, but not recommended at this time. Mr. Leigh stated he thinks sidewalks would be useful along the frontage of Auction Barn Road. Mr. Listi stated the problem is there are borrow ditches on both sides of Auction Barn Road, and without a curb and gutter section, it would be challenging to build sidewalks. Councilmember Leigh stated he thinks it would be good to build sidewalks anywhere there's curb and gutter, especially during initial construction when costs may not be as high. In this case, he believes 150' along one side of Auction Barn Road would be good. Councilmember Agan made a motion to approve the final re-plat as recommended. Councilmember Peters seconded the motion which carried unanimously.

At 6:10 p.m. the Council took a short recess and relocated to the Kinchion Room.

Workshop Item(s)

The meeting reconvened at 6:22 p.m.

Conduct Budget Workshop for the following:

A. Presentation of Hotel/Motel Fund Annual Report and Fiscal Year 2013 Budget

Stephanie O'Banion, President/CEO of the Belton Area Chamber of Commerce, presented the Chamber's annual report. Ms. Daniell reviewed revenues, expenditures, and fund balance for the Hotel/Motel Fund. She indicated that year to date revenues are up 3% from last year. Ms. Daniell stated that the FY 2013 proposed budget includes \$2,500 for City purchases of flags and signage in the downtown historic district. The Chamber budget request of \$150,000 is the same as the current year. Mayor Pro Tem Grayson commented about the growth and activities going on in Belton, and the increased opportunities to host events in Belton, and thanked the Chamber of Commerce for its service.

B. Tax Increment Reinvestment Zone (TIRZ) Fund Budget

Ms. Daniell reviewed revenues, expenditures, and debt service for the TIRZ Fund, and gave an overview of projects funded in FY 2012. She reviewed the proposed project list and budget for FY 2013 shown below, and presented pictures of the proposed gateway sign for Patriot Plaza.

▪ Downtown Building Façade Grants	\$ 50,000
▪ Patriot Plaza	\$100,000
▪ Other Public Improvements	\$480,000
Total	\$630,000

Ms. Daniell explained the TIRZ Board met on August 9th and requested development of policy/guidelines for use of TIRZ funds. The Board recommended approval of the budget and staff will develop a list of public improvements projects based on the Board's guidance and bring forward to Council thereafter. The City Manager identified some potential projects that may be proposed for funding by the TIRZ. Lastly, Ms. Daniell reviewed the TIRZ Fund's projected cash balance.

Councilmember Leigh (TIRZ Board Chair) stated the Board intends to develop guidelines for use of the fund, with hopes of a "snowball effect" to realize continued positive results once the TIRZ ends (about 10 years remaining). Bell County Commissioner Richard Cortese (TIRZ Board Member) stated he sees the TIRZ as a tool to enhance opportunities to create new economic growth. He requested if the City intends to extend its TIRZ, to give the County a new base line to allow them to recover some monies. The City Manager agreed,

and stated perhaps it's not just a matter of extending the term of the TIRZ, but to look at changing the boundary instead. No action was required.

C. Ad Valorem Tax Rate

Ms. Daniell presented a summary of the certified tax roll, highlighting \$279 million in property exemptions. She reviewed a comparison of potential tax rates for FY 2013 and historical tax data, and stated each penny of tax at 97% collection produces \$76,887. Ms. Daniell indicated the proposed budget was based on the effective rate of \$0.6598, an increase from the current rate of \$0.6540. Several agreed it would be best to go with the effective rate and look at developing a capital improvements package to submit to the voters. Ms. Daniell added water/sewer bonds don't require a vote, so that is also another option for capital improvement projects. No action was needed.

D. Debt Service Fund

Ms. Daniell reviewed the Debt Service Fund summary, the taxable value and historical collection rate. She presented the general obligation debt service schedule and projected cash balance. Several agreed it would be good to discuss debt policy and potential debt reduction with the City's financial advisors. No action needed.

Conduct workshop to continue update of the FY 2013-2018 Strategic Plan.

The City Manager continued his review and update of the Strategic Plan. He presented a list of "tag lines" and mission statement examples and welcomed any suggestions from Council or staff. Mr. Listi reviewed Policy F in the current Strategic Plan: *The City of Belton provides quality delivery of essential services*, and each of the elements in this section. He reviewed the 3 objectives, and recommended the following adjustment in priority rankings:

1. Master Plans Updates: Change to Priority Ranking, H-OK, Year 1;
2. Partnerships to Enhance Services: Change to Priority Ranking, H-N, Year 1; and
3. Water Supply Infrastructure: Change to Priority Ranking, H-N, Year 1.

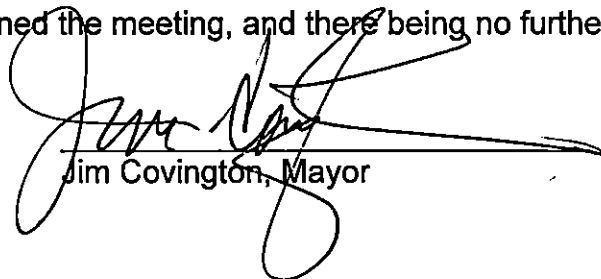
The City Manager recommended all other service delivery items remain unchanged. No action was required.

Executive Session


At 7:56 p.m., the Mayor announced the Council would go into executive session, and closed the meeting for the following:

Executive Session pursuant to the provisions of the Texas Open Meetings Act, Chapter 551, Govt. Code, Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.072, to discuss property acquisition.

At 8:05 p.m. the Mayor reopened the meeting, and there being no further business, the meeting was adjourned.


Jim Covington, Mayor

ATTEST:


Connie Torres, City Clerk