

**BELTON CITY COUNCIL MEETING  
JULY 23, 2013**

The Belton City Council met in regular session with the following members present: Mayor Jim Covington, Mayor Pro Tem Marion Grayson, Councilmembers Craig Pearson, John Agan, Jerri Gauntt, and Dan Kirkley. Councilmember David K. Leigh was absent. Staff present were John Messer, Sam Listi, Connie Torres, Cristy Daniell, Gene Ellis, Francisco Corona, Mike Huber, Byron Sinclair, Erin Newcomer, Sandy Slade, Charlotte Walker, Denny Lassetter, Paul Romer, and Aaron Harris.

The Pledge of Allegiance to the U.S. Flag was led by Police Chief Gene Ellis, the Pledge of Allegiance to the Texas Flag was led by City Attorney John Messer, and the Invocation was given by Joe Baisden, Minister Emeritus of the Belton Church of Christ.

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

Public comments. There were none.

Presentation of Officer of the Quarter for 2nd Quarter 2013.

Police Chief Gene Ellis presented this award to Officer Dane Kantro whose immediate action to perform CPR on an unconscious female on June 17, 2013, resulted in saving her life. Chief Ellis also presented Officer Kantro the Department's Lifesaving Medal for this action. Officer Kantro thanked the Chief and introduced family members. The Mayor recognized members of the Citizens' Police Academy also in attendance.

Consent Agenda

Upon motion by Councilmember Pearson, seconded by Councilmember Kirkley, the following items were unanimously approved:

Minutes of previous meetings: All approved as presented.

- A. City Council Meeting – June 25, 2013
- B. City Council Special Meeting – June 28, 2013
- C. City Council Workshop – July 9, 2013

Consider authorizing a Façade Improvement Grant (FIG) to B. K. Blair, 103 North Main Street.

Approved a FIG in the amount of \$4,100 to B. K. Blair for renovations to the building containing Jones Home & Auto Supply at 103 North Main Street. This property is also located in the Downtown Belton Commercial Historic District, therefore the Historic Preservation Commission unanimously recommended approval of the application at its meeting on July 11, 2013. Funds for this 50/50 grant are included in the FY 2013 TIRZ Fund budget.

Miscellaneous

Hold a public hearing and consider an ordinance regarding a zoning change from Agricultural to Single-Family-1 for 7607 FM 2410, a 2.726 acre tract of land located on the south side of FM 2410, 0.23 miles west of Simmons Road.

The Mayor indicated he needed to abstain from this item, and turned the meeting over to Mayor Pro Tem Grayson. Mayor Covington left the meeting room.

Planning Director Erin Newcomer gave an overview of this request from Billy Hicks to allow for an existing single family home. She identified area zoning, and indicated the applicant is proposing to plat the resulting 2.726 acres of land into one lot. Currently, the 2.726 acres is zoned Agricultural; however, a zoning change is required

for the proposed lot. If the zoning change request is approved, the applicant will be required to plat the tract into one lot to allow for the existing single family home. Ms. Newcomer stated the Planning & Zoning Commission (P&ZC) recommended approval by a vote of 6-0 at its meeting on July 16, 2013, and she concurred.

Mayor Pro Tem Grayson opened the public hearing. Applicant Billy Hicks indicated he was in favor of the request. There were no other comments, therefore the public hearing was closed. Upon motion by Councilmember Agan, seconded by Councilmember Kirkley, the following captioned ordinance was adopted by a vote of 5-0-1, with Mayor Covington abstaining:

**ORDINANCE NO. 2013-21**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM AGRICULTURAL ZONING DISTRICT TO SINGLE FAMILY-1 ZONING DISTRICT FOR CONSTRUCTION OF A SINGLE FAMILY HOME, WITH DEVELOPMENT TO BE REGULATED UNDER TYPE AREA 4 DESIGN STANDARDS.**

Mayor Covington returned to the meeting room.

Receive an update on completion of several Public Works projects.

Public Works Director Mike Huber explained staff would like to give an overview of recently completed Public Works projects, and recognize those who contributed to that success. He introduced Mack Parker, KPA Engineers, who presented photos and gave an overview of the following projects: Arbor Park Detention Pond & 12" Water Line Improvements; Miller Heights Relief Trunk Sewer CDBG Project No. 711040; North Sparks Street 12' Wastewater Improvements; and the Patriot Plaza Monument Sign.

Mr. Parker indicated Bell Contractors was the successful low bidder for all four projects, and he expressed appreciation to them for their excellent work, timely scheduling and completion of all projects well ahead of the contract time/target date, and efficient use of resources by coming in under contract amounts.

Mr. Parker introduced Mike Pilkington, Executive Vice President/Owner of Bell Contractors, Dan Carpenter, Gerald Wilson, and Craig Evans, all of Bell Contractors; along with Rick Hairston, the City's Construction Inspector and Byron Sinclair, Deputy Public Works Director. Mr. Carpenter expressed appreciation to Mack Parker for his service to the City of Belton, and stated it is an honor to work with him.

Mr. Huber presented a Certificate of Appreciation to Mike Pilkington in recognition of the company's excellent service to the City of Belton. Mr. Pilkington echoed Mr. Carpenter's sentiments about Mack Parker, and commended Byron Sinclair, Rick Hairston, and Brent Baker (the City's Planning Consultant) for their assistance on Patriot Plaza and other projects. Mr. Huber reiterated comments about Mr. Sinclair and Mr. Hairston, and thanked them for their instrumental service to Belton. Mayor Pro Tem Grayson stated she thinks it's great that the City can award jobs to local contractors, and expressed appreciation for the company's fine work and cost savings realized by the City and its citizens. No action was needed.

Hold a work session on performance contracting and provide input to the City Manager.

The City Manager introduced Deval Allums of Siemens Industry, Inc., who gave an overview of performance contracting – a financing and procurement tool that allows cities to make major infrastructure improvements (i.e. HVAC, lighting) within the existing budget, using energy and operational savings to fund the improvements.

The City Manager stated staff would like authorization to develop a Request for Qualifications (RFQ's), with hopes the savings can help fund efficiency improvements the City is planning to implement (i.e. meter replacement).

Councilmember Gauntt asked what would happen if a software is suggested and the City chooses not to use it. Ms. Allums stated the Letter of Intent that authorizes the study includes dollar amounts. If the City moves forward with a project, the City is not charged or billed, but if the City decides it doesn't want to proceed, the dollar amount is owed for work performed, and the City backs away from that item. Likewise, if the firm can't come up with a project that includes meaningful savings, then no money is owed to Siemens.

Councilmember Kirkley asked if wastewater treatment and water could be looked at, and Ms. Allums indicated they could. Councilmember Agan asked about street lights (electricity costs), and Ms. Allums stated the City's challenge is that its streetlights are owned by Oncor. She indicated City staff has expressed the desire to include this in the analysis, to produce data to determine hard costs. Mr. Agan asked if suggestions could also be made for park lighting, and Ms. Allums stated there are a lot of options in this area, and they could certainly assist. The Mayor asked if it's too early to look at sewer plant configuration, and the City Manager stated he thinks it's definitely something to look at, and staff will identify items in a scope once a firm is selected. Several agreed it makes sense to proceed, and the City Manager stated staff will proceed with development of an RFQ.

Conduct Budget Workshop for the following:

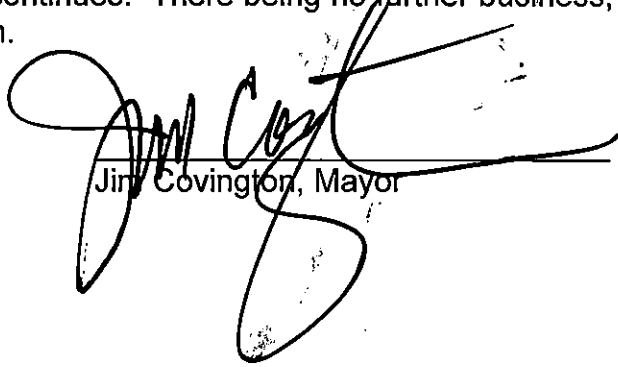
A. Ad Valorem Tax Roll and Tax Rate

Assistant City Manager Cristy Daniell presented a summary of the certified tax roll, highlighting \$339 million in property exemptions. She reviewed the City's taxable value, historical collection rate, and a comparison of potential tax rates/options for FY 2014 (including a buy down of debt/current Maintenance & Operations with debt service included for a potential bond issue). Ms. Daniell explained the value of an average home for 2014 will be \$131,764, and each penny of tax at a 97% collection rate will generate \$81,082.

B. Debt Service Fund

Ms. Daniell reviewed the GO Debt service schedule, to include the General Obligation portion of a potential Certificate of Obligation bond issue in 2013.

In closing, Ms. Daniell stated the proposed budget is based on the current rate of \$0.6598, and reiterated the variety of tax rate options. The City Manager stated now that rates have been received, this is an informational meeting for Council consideration and input as the budget process continues. There being no further business, the Mayor adjourned the meeting at 7:00 p.m.

  
Jim Covington, Mayor

ATTEST:



Connie Torres, City Clerk