

**BELTON CITY COUNCIL MEETING
MARCH 13, 2012**

The Belton City Council met in regular session with the following members present: Mayor Pro Tem Marion Grayson, Councilmembers Clifton Peters, David K. Leigh, Wayne Carpenter, and John Agan. Mayor Jim Covington and Councilmember Craig Pearson were absent. Staff present were John Messer, Sam Listi, Connie Torres, Les Hallbauer, Gene Ellis, Bruce Pritchard, Byron Sinclair, Rex Robertson, Jerri Gauntt, Kim Kroll, and Denny Lassetter.

The Pledge of Allegiance to the U.S. Flag was led by City Clerk Connie Torres, the Pledge of Allegiance to the Texas Flag was led by Councilmember Clifton Peters, and the Invocation was given by Steve Cannon of the J.A.I.L. Ministry.

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

Public comments. There were no public comments.

Consent Agenda

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

Minutes of the February 14, 2012 regular meeting. Approved as presented.

Consider appointment to the Planning & Zoning Commission.

Appointed John Holmes to fill Beverly Zendt's unexpired term due to relocation, and appointed Ben Pamplin to fill Guy O'Banion's unexpired term due to his resignation.

Consider authorizing extension of the contract with Blacktopper Technology, Inc. for the City's seal coating program.

Approved a one-year extension of the contract (1st of two), with price adjustments due to asphalt cost, material supplies, freight and diesel, as shown below:

	<u>Price per Square Yard</u>		
	<u>FY 2011</u>	<u>FY 2012</u>	<u>Increase</u>
Single course seal coating	\$1.61	\$1.795	\$0.185
Double course seal coating	\$3.10	\$3.59	\$0.490

Consider authorizing the City Manager to execute a contract for the Oakview Drainage Improvements Project.

Authorized the City Manager to execute a contract with Dixon Paving, Inc., for this project, in the total amount of \$54,217. The project will establish channelized improvements between houses located at 2502 and 2404 Beal Street, east of the HEB project, in order to carry drainage flow to Beal. Time frame to complete both elements of the project is 60 calendar days, with funding allocated as follows:

2007 Drainage CO's	\$ 18,800
FY 2012 Drainage Fund budget available	\$ 34,800
Drainage Fund balance (budget amendment)	<u>\$ 47,000</u>
Oakview Project Estimate	\$100,600

Consider action on items relating to a Community Development Block Grant (CDBG) grant application from the Texas Department of Agriculture (TDA) in the amount of \$275,000 for wastewater system improvements in the Miller Heights area:

- Consider a resolution accepting a CDBG grant from the TDA in the amount of \$275,000 for wastewater system improvements in the Miller Heights area.

Approved the resolution captioned below, accepting the grant in the amount of \$275,000 for upgrades to the Miller Heights trunk sewer line. The project will replace an existing sewer line, remove it from some residential back yards, and reroute it through the

new Public Works facilities on FM 436. The project is located on Shady Lane (from Magnolia Road to an existing 12" line on Kelly Drive), and includes approximately 2,650 linear feet of upgraded wastewater lines and manholes, which will benefit approximately 3,087 citizens, of which 1,696 or 55% are of low to moderate income.

RESOLUTION NO. 2012-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS ACCEPTING THE AWARD OF A GRANT IN THE AMOUNT OF \$275,000 FROM THE TEXAS DEPARTMENT OF AGRICULTURE, FOR THE CITY'S WASTEWATER SYSTEM IMPROVEMENTS PROJECT.

- Consider a budget amendment of \$55,000 from Water and Sewer fund balance for use as the City match for the grant.

Approved a budget amendment in the amount of \$55,000 to fund the City's match. Project costs are estimated at \$330,000, which includes the \$275,000 federal grant, \$43,720 in engineering costs, and \$11,280 in right-of-way acquisition costs.

- Consider a resolution authorizing signatories for contract documents associated with the grant.

Approved the resolution captioned below, designating the City Manager, Assistant City Manager, City Clerk, and Assistant Finance Director, as signatories for grant contract documents:

RESOLUTION NO. 2012-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS DESIGNATING REPRESENTATIVES TO EXECUTE VOUCHERS AND CERTAIN REQUESTS FOR ADVANCE OR REIMBURSEMENT AND CONTRACT AMENDMENTS OR BUDGET MODIFICATIONS DURING THE IMPLEMENTATION OF THE 2011 TEXAS COMMUNITY DEVELOPMENT PROGRAM FUNDED WASTEWATER SYTEM IMPROVEMENTS PROJECT.

Consider a resolution authorizing the Police Department to apply for a FY 2012 COPS Hiring Program grant.

Approved the resolution captioned below, authorizing the Police Department to apply for a 2012 COPS Hiring Program grant to fund one officer, and committing to the City's 25% share if awarded. The grant request will be to hire one new entry level officer at a total cost of \$150,728 (\$113,046 in grant funds and \$37,682 in City funds) for three years with benefits. The City would budget to retain the position for the fourth year at a cost of \$53,629 (including benefits), and a budget amendment/transfer will be prepared if the grant is awarded.

RESOLUTION NO. 2012-06

A RESOLUTION OF THE CITY OF BELTON, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN APPLICATION THROUGH THE COMMUNITY ORIENTED POLICE SERVICES (COPS) 2012 GRANT FUNDED BY THE U.S. DEPARTMENT OF JUSTICE, OFFICE OF COMMUNITY ORIENTED POLICING SERVICES; AUTHORIZING THE CITY MANAGER TO ACT IN ALL MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN THE GRANT, IF AWARDED.

Consider an ordinance naming 17th Avenue, located east of SH 317 (Main Street), between the Bell County offices and the Scott & White Belton Clinic.

Approved the ordinance captioned below naming the street as indicated. (Research following an inquiry about the status of an unnamed east-west street, located between the Bell County offices and the Belton Scott & White Clinic east of Main Street, concluded the paved street is in fact a City street. This action will ensure all official records are updated, so the 911 Center can add the street to its inventory, and the street segment will be identified properly in the future.)

ORDINANCE NO. 2012-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, NAMING EAST 17TH AVENUE, LOCATED EAST OF SH 317 (MAIN STREET); DECLARING FINDINGS OF FACT; PROVIDING

A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Consider an ordinance amending Chapter 10 of the Code of Ordinances, to add regulations for Vehicle Towing, Impoundment, and Wrecker Rotation List and adoption of associated fees.

Approved the ordinance captioned below and adoption of associated fees. The ordinance is similar to those used in other Texas cities to regulate tow services, and protect the public.

ORDINANCE NO. 2012-10

AN ORDINANCE OF THE CITY OF BELTON, TEXAS, AMENDING THE CODE ORDINANCES BY ADDING CHAPTER 10, ARTICLE III, "VEHICLE TOWING, IMPOUNDMENT, AND WRECKER ROTATION LIST", INCLUDING CERTAIN DEFINITIONS, REQUIREMENTS, NOTIFICATION PROCEDURES, ROTATIONS, AND REQUIREMENTS THEREFOR; ESTABLISHING PROHIBITIONS, VIOLATIONS AND EXCEPTIONS; PROVIDING FOR ADMINISTRATIVE ENFORCEMENT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING AN EFFECTIVE DATE; PROVIDING A PENALTY; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Miscellaneous

Consider an ordinance authorizing a tax abatement agreement with CGI Technologies and Solutions, Inc.

The City Manager explained CGI has requested tax abatement, and reviewed components of the company's application:

- CGI will hire a minimum 126 employees in year 1 (2012); by year 4 they are committed to have 400 employees.
- CGI will construct a 40,000 square foot facility on the currently vacant tract (20 acres in the Belton Business Park), with an estimated construction cost of \$5.0M.
- Construction start date is scheduled on or about May 1, 2012, with business scheduled to open in Belton in late 2012.
- The applicant requests five year property tax abatement, beginning in 2013, at a fixed percentage of 100%.

Mr. Listi indicated the development proposal represents an ideal recipient of property tax abatement. He recommended approval of the proposed ordinance authorizing the agreement with CGI, providing for 100% tax abatement at a fixed rate for years 1-5, beginning in 2013, based on the following factors:

- a. Project represents an international company with 125 offices worldwide.
- b. Project site located in Tax Abatement Reinvestment Zone #7.
- c. Development will enhance and expand the local Belton economy by creating a minimum of 350 new IT jobs with starting salaries of \$42,000.
- d. Project creates new value by investment of an estimated \$5.0M for permanent improvements. Actual abatement received will be based on the increased value above the recently determined current assessed value of \$344,472 for land only.
- e. Project has high visibility given its Belton Business Park.
- f. Project is required to meet one of three criteria to qualify for 100% tax abatement for five years, and is anticipated to meet the criteria for job creation, a minimum of 126 jobs.

Chris Flor, CGI's Director of Belton's Center of Excellence, thanked the City for its support, and announced the company is ahead of its target numbers for hiring employees (currently at 35 members). He indicated they have been very successful in attracting a good talent pool from local cities. Councilmember Leigh requested the company promote Belton and encourage new employees having to relocate, to move to Belton, since the local community is contributing its tax dollars to the company.

The City Manager praised BEDC Executive Director Cynthia Hernandez and her Board's efforts in competing nationally for attracting CGI to Belton. Ms. Hernandez thanked the Council for its consideration of tax abatement as she believes it's a very important tool in trying to recruit companies to Belton. Councilmember Agan thanked

everyone involved and the community for efforts in attracting a topnotch company like CGI to Belton.

City Attorney John Messer commented this company is exactly what the BEDC Directors had in mind when the Corporation was originally created. Though it took a while, he believes this is a dream come true for Belton. Upon motion by Councilmember Leigh, seconded by Councilmember Carpenter, the following captioned ordinance was unanimously adopted:

ORDINANCE NO. 2012-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, AUTHORIZING THE MAYOR TO EXECUTE A TAX ABATEMENT AGREEMENT WITH CGI TECHNOLOGIES AND SOLUTIONS, INC., GOVERNING PROPERTY IN TAX INCREMENT REINVESTMENT ZONE #7; DECLARING FINDINGS OF FACT; AND PROVIDING AN OPEN MEETINGS CLAUSE.

At 5:48 p.m., Mayor Pro Tem Grayson 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 551.071, to consult with the City Attorney.

The second closed session began at 6:05 p.m.


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 a real estate transaction.

The Mayor Pro Tem reopened the meeting at 6:36 p.m., and there being no further business, the meeting was adjourned.



Marion Grayson, Mayor Pro Tem

ATTEST:



Connie Torres, City Clerk