

**Belton City Council Meeting
October 11, 2016 – 5:30 P.M.**

The Belton City Council met in regular session in the Wright Room at the Harris Community Center with the following members present: Mayor Marion Grayson, Mayor Pro Tem David K. Leigh (via videoconference) and Councilmembers Craig Pearson, Jerri Gauntt, Paul Sanderford and Dan Kirkley (arrived 6:03 p.m.). Councilmember Guy O'Banion was absent. Staff present included John Messer, Gene Ellis, Amy Casey, Brandon Bozon, Erin Smith, Chris Brown, Byron Sinclair, Angellia Points, Kim Kroll, Matt Bates, Paul Romer, Bruce Pritchard, Aaron Harris, Charlotte Walker and Doug Taylor.

The Pledge of Allegiance to the U.S. Flag was led by Councilmember Jerri Gauntt and the Pledge of Allegiance to the Texas Flag was led by Public Information Officer Paul Romer. The Invocation was given by Darren Walker, Pastor of First United Methodist Church.

1. **Call to order.** Mayor Marion Grayson called the meeting to order at 5:31 p.m.
2. **Public Comments.** Janis Holmes, 505 Red River Road, stated that she was concerned about the condition of the property located at 438 N. Wall known as the 1874 Church. She said that she was a member of the Bell Fine Arts group that has a common property line with the church. The condition of the property has deteriorated and contains tall grass, raccoons, rats and fleas. The church removed the rock from the building in order to inspect the exterior, and there is no money to put the rock back on the church. The rock is stacked up on the property. She would like the City Staff to look into these code violations. Item was referred to management.

3. **Proclamations and Recognitions:**

A. Belton's National Night Out Block Party Awards Presentation

Assistant City Manager/Chief of Police Gene Ellis and National Night Out Coordinator, Sergeant Doug Taylor, presented the following awards to various hosts of National Night Out parties throughout Belton. There were 18 block parties throughout the community.

Best Neighborhood Unity – Dunn's Canyon Townhomes, Hosts: Wiley and Mary Shockley

Rookie of the Year 2016 – Yettie Polk Park, Host: Brian Kinard

Best Party Theme – Grand Avenue Theaters, Host: Grand Avenue Management

Best Block Party 2016 – Belle Oaks/Miller Heights, Hosts: Harper-Talasek Funeral Home, Lena Armstrong Library, and Belton Parks and Recreation Department

B. Proclamation – Complex Regional Pain Syndrome Awareness Month – November 2016 and Color the World Orange Day – November 7, 2016

Mayor Grayson presented Kimberly Schwertfeger with this proclamation.

C. Proclamation – National Colonial Heritage Month – October 2016

Mayor Grayson presented this proclamation to Welba Dorsey of the Betty Martin Chapter of the Daughters of the American Revolution.

D. Proclamation – International Credit Union Day – October 20, 2016

Several employees of the Texas Partners Federal Credit Union were present to receive this proclamation from Mayor Grayson.

E. Introduction of New City of Belton employees

Department Heads introduced their new employees hired during the second and third quarters of 2016. Please see attached list (Exhibit A).

Consent Agenda

Items 4-6 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.

4. Consider minutes of the September 27, 2016, City Council Meeting

5. Consider appointments/reappointments to the following:

A. Electrical Board – Bill Barge and Jamie Sanderford were reappointed to another two term.

B. Bell County Health District – Wayne Carpenter was appointed to a three year term and will replace JoAn Dillard as the City's representative on this board.

6. Consider authorizing the following purchases through the BuyBoard purchasing cooperative:

A. Skid Steer Loader for the Parks Department; and

B. Brush Truck for the Public Works Department.

Upon a motion by Councilmember Craig Pearson, and a second by Councilmember Jerri Gauntt, the Council unanimously approved the Consent Agenda upon a vote of 5-0.

Councilmember Dan Kirkley arrived at 6:03

Miscellaneous

7. **Consider authorizing a Park Sponsorship Program to allow civic clubs, businesses and other community partners to sponsor parks located in the City of Belton.**

Director of Parks and Recreation Matt Bates said that in 2015 the Lions Club President approached the City about allowing the Lions Club to sponsor Heritage Park. Staff realized there was no policy in place to effectively handle the scope of this request, and began researching other cities across the Country/State to find out how they handle such requests.

As Staff began developing the proposed program, there were five areas that needed to be established.

- **Donation Amount:** It was important that prior to any sponsorship of a park that the requesting entity had or has pledged to donate. This amount would vary depend on the classification/size of said park. This would signify that the sponsor is/has committed to the development and enhancement of its chosen park.
- **Annual Donation:** With a sponsor having made a prior donation to the park, Staff felt it was important for a sponsor to continue its commitment on an annual basis to the park.
- **Park Classifications:** As referenced above in the donation amount, classifying the parks was important so that each park had an achievable chance of being sponsored whether big or small. For classifications, Staff utilized the newly adopted Belton Parks and Recreation Strategic Master Plan. Park categories include Special Purpose, Community, and Neighborhood.
- **Park Cleanups:** Similar to the Adopt-a-Park program currently in place, the sponsoring entity would commit to two cleanups per year, one of which would include participation in the annual 'One Community One Day' event.
- **What does the sponsor receive:** It is proposed that the sponsoring entity receive a masonry stone sign that would be placed at the front of the park, near existing park name signage noting the sponsorship. Sponsor would also receive a waiver of entire park/pavilion rental at the sponsored park up to five times per year. This waiver would exclude the use of Athletic Facilities.

City Staff also discussed the procedures for the program which includes presenting the sponsorship proposal to both the Parks Board and City Council for approval.

At its meeting on October 3, 2016, the Parks Board unanimously recommended the proposed Parks Sponsorship Program.

Councilmember Paul Sanderford asked how the potential sponsors will be vetted since a denial of sponsorship could become a case of discrimination should the sponsor's values not align with the City of Belton's mission. Mr. Listi said that if a group came forward wanting to sponsor a park, and that the group's mission didn't align with the City's mission, Staff and Council would address it at that time.

Mr. James Harris said that the Belton Lion's Club is honored to be the first group to commit to sponsoring a park.

Councilmember Jerri Gauntt said she was surprised that this was not already addressed through one of the City's other parks programs. Mr. Bates said that the Adopt-a-Park Program and the Legacy Program remain valuable and are utilized, but they don't really address the vision and scope of the park sponsorship program.

Upon a motion by Councilmember Dan Kirkley and a second by Councilmember Paul Sanderford, item 7 was unanimously approved upon a vote of 6-0.

8. **Consider an ordinance establishing a Historic Tax Exemption Program for the City of Belton.**

Director of Planning Erin Smith said that many cities in Texas incentivize historic preservation through local property tax exemptions. The City of Belton currently offers no incentives for historic residential properties. She said that there are over 300 residential properties in local historic districts that would benefit from an historic preservation tax exemption. A tax exemption program for historic properties would promote investment in historic neighborhoods.

Mrs. Smith explained that the proposed Historic Tax Exemption Program will be available to designated local landmark properties, or properties containing a historically significant main structure within a local historic overlay district that undergo a substantial rehabilitation, except the Downtown Belton Commercial Historic District (DBCHD). The properties within the DBCHD are eligible for the current tax abatement program the City has in place, so extending this program to that area is not needed. The threshold for substantial improvements would be 25% of the pre-improvement assessed value of the structure. An ad valorem tax exemption will create an abatement for up to five years on increases in City of Belton property taxes resulting from an approved major renovation to a historic building. The exemption would only apply to City ad valorem property taxes, it will not apply to Bell County, Clearwater U.W.C.D., or BISD school taxes.

Mrs. Smith added that the overall goal is to encourage investment in historic properties through a tax exemption program without creating a large tax burden on the City. City taxes will still be received on the pre-improvement assessed value, and the property owner will benefit by not paying taxes on the increase in their property value for five years.

Mayor Grayson asked if a business would be eligible for the abatement if they had completed a rehabilitation project in the last year. Mrs. Smith said no, the program requires that work not be started until the application has been approved.

Mayor Pro Tem Leigh said that this sounds like a great program, but he added that it would also be good to work with applicants in a cost share for infrastructure such as sidewalks that need to be replaced. City Manager Listi said he thought that was a good idea, and Staff could look into addressing that as requests emerge.

Councilmember Jerri Gauntt clarified that the City will continue to collect taxes on the property at the pre-improvement value. Mrs. Smith said that the abatement would only be on the increased value, and only the City's property tax is abated. Mrs. Gauntt asked if it was possible to separate out the possible increase in the land value from the residential value for abatement. Director of Finance Brandon Bozon said that he felt it was Staff's intention to abate the entire property, but he could research that possibility with the Tax Appraisal District.

Upon a motion by Councilmember Craig Pearson and a second by Councilmember Paul Sanderford, the following captioned ordinance was unanimously approved upon a vote of 6-0.

ORDINANCE NO. 2016-45

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, ESTABLISHING A HISTORIC TAX EXEMPTION PROGRAM FOR THE CITY OF BELTON; PROVIDING A SAVINGS CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

9. **Consider authorizing the City Manager to enter into an agreement for professional services related to the design of the North Belton Water Tank and Waterline.**

Director of Internal Services/City Engineer Angellia Points said that the City of Belton has reached the TCEQ threshold for total water storage capacity that triggers the requirement for a third water storage tank. She said that the City currently has approximately 6,350 water connections and two elevated storage tanks. The Loop 121 tank capacity is 500,000 gallons (or 0.5 MG), and the Miller Heights tank capacity is 0.75 MG, totaling 1.25 MG of elevated storage available.

Mrs. Points explained that additional water storage is required to meet the TCEQ regulations for total available water storage, and a 1 MG elevated storage tank is proposed to be constructed in northwest Belton. She said that on January 27, 2015, Council approved the acquisition of a 5.043 acre tract of land north of the future Chisholm Trail Parkway and between Canyon Heights and Spring Canyon Roads. She added that 16-inch waterlines will be needed to connect the 21-inch transmission line to the tank and to feed water from the elevated storage tank to the 8-inch waterline along Chisholm Trail Parkway to pressurize Belton's water system.

Mrs. Points said that Staff has worked with Kasberg, Patrick & Associates to evaluate the tank site and the line sizes needed to supply and feed water from the tank. The potential for a single contractor having the ability to bid both the waterline and tank is highly unlikely. The estimated construction costs will be determined during the design phase; however, KPA and Staff estimate the construction costs for the elevated water tank to be \$2,500,000 and the waterlines \$950,000.

Staff recommends authorization of a professional services agreement with Kasberg, Patrick & Associates in the amount of \$172,600 for professional services to design and bid the North Belton Water Tank and Waterlines.

Mayor Grayson asked if this project was part of the bond that will be issued. City Manager Listi said that this project is included as a part of the bond issue along with the South Belton Sewer System.

Councilmember Pearson asked if an irrigation meter is counted the same as a water service meter connection when calculating the water storage requirements. Mrs. Points said that it was.

Upon a motion by Councilmember Craig Pearson and a second by Councilmember Paul Sanderford, item 9 was unanimously approved upon a vote of 6-0.

10. **Consider a recommendation to designate a mascot and brand for Belton's water systems.**

Director of Internal Services/City Engineer Angellia Points explained that in an effort to create a positive and memorable image for Belton's water systems, a mascot is proposed to be used for public education and engagement.

Objectives for the mascot included:

- Being easily recognizable;
- Being used for potable (domestic) water, sewer and stormwater applications;
- Being unique, friendly, relatable;
- Being named, easy to say and spell; and
- Being related to a brand to be used in educational materials.

Mrs. Points added that the mascot will be used to educate the public and bring awareness to Belton's water systems at various events, functions, and locations within Belton. The goal of the mascot is to bring awareness to Belton's Water and the importance of the City's water, wastewater, and stormwater systems. The mascot will promote water conservation, drinking water quality, the importance of wastewater (sewer) systems, and stormwater protection, to name a few.

Mrs. Points introduced Hydroman to the Council and Staff.

Upon a motion by Councilmember Craig Pearson and a second by Councilmember Dan Kirkley, item 10 was unanimously approved upon a vote of 6-0.

Mayor Pro Tem David K. Leigh left the meeting at 6:51 p.m.

11. Conduct a work session on pending annexation study.

City Manager Listi provided an update on the annexation proceedings and discussed some minor adjustment to the boundaries of the areas. He said that three properties were missed during the property owner notification, and that decreases the area under consideration for annexation by 40 acres.

Mr. Listi said that the public hearings will be held on October 25 and November 1, 2016. He added that he and Erin Smith met with the Tax Appraisal District to determine which properties are eligible for a non-annexation Development Agreement for one of the three exemptions of timber, agricultural and wildlife. He said that the Development Agreements will be mailed to the property owners this week. Several of the properties under consideration are eligible for Development Agreements. Listi said that not everybody who is eligible for a Development Agreement will opt to execute one; however, it is our responsibility to notify them of their eligibility. He discussed the length of time the properties will be eligible to remain outside the City limits. He recommended Areas 1, 3, 4 and 6 have a term of five years, and Areas 2 and 5 have a ten year term. He added that the City may agree to extend these Development Agreements depending upon development in the area at the time.

Councilmember Pearson asked if the City would be required to provide services to the areas that are under a Development Agreement. Mr. Listi responded that the City has no obligation to provide services while the properties remain outside the city limits. Mr. Pearson asked if the County would continue provide services, and Mr. Listi responded that the County would continue to provide services that are currently provided to the property by the County.

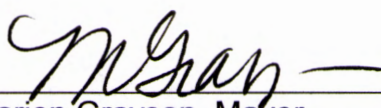
Councilmember Gauntt said that almost all the properties in Area 5 are exempt with the exception of one in the middle and one on the far end. Mr. Listi said that the process does lend itself to creating "donut-holes," but the City needs to go through the process. The Council may decide that it is not appropriate to annex that area at this time due to these or other reasons.

Mr. Listi spoke on the development of the municipal services plans for each area, and he went through the draft service plan for Area 1. He also reviewed future water service along the southern part of IH 35, which would cost an estimated \$3.5M. Funding for water service is not included in the proposed bond issue.

Finally, Listi reviewed the schedule for the remaining portions of the annexation process. No Council action was required on this work session item.

Mayor Grayson thanked the Public Works Department for the great job they did on the street maintenance projects recently completed.

There being no further business, the Mayor adjourned the meeting at 7:16 p.m.



Marion Grayson, Mayor

ATTEST:



Amy M. Casey, City Clerk

Exhibit "A"

New Employee Introductions Department Presentation to Council 10/11/16			
DEPT	EMPLOYEE	POSITION	DATE OF HIRE
Finance	Christina Sparks	Staff Accountant	06/20/16
	Taylor Marburger	Accounting Technician	07/18/16
Police	Joshua Gammill	Police Officer	05/11/16
	David Morrill	Police Officer	05/11/16
	Jacob Schmille	Police Officer	05/11/16
Library	Berta Venegas	Library Clerk	06/06/16
Parks	Kendall Brice	Maintenance Worker	05/31/16
Streets	Melissa Saunders	Maintenance Worker	05/31/16
	Rickie Burchett	Maintenance Worker	08/08/16
Sewer	Austin Collins	Maintenance Worker	06/06/16
Water	Chad Campbell	Maintenance Worker	06/13/16
	Ryan Deeters	Maintenance Worker	07/05/16