



City of Bellmead City Council Meeting Agenda

Tuesday, June 09, 2026

6:30 PM

Council Chambers, 3015 Bellmead Dr.

Call Meeting To Order

Invocation

Pastor Brian Hesse with St. Paul Lutheran Church will give the invocation.

Pledge Of Allegiance

Citizen Comments

This time is for citizens to address the City Council on issues and items of concern that are not on this agenda. Citizens will have comment time on any requested agenda item. There will be no City Council discussion or action at this time, and there is a time limit of three (3) minutes per person.

Personal attacks on the Council or Staff will not be tolerated. Doing so will forfeit your remaining time. Persons engaged in disruptive behavior will be escorted from the meeting.

Council & City Manager Reports

- Update on Wheeler & Pecan Construction
- Update on new State Mobile Food Unit (MFU's) regulations.

Presentations

1. **PR-2026-09** Presentation of the Government Treasurers' Organization of Texas Investment Policy Certificate of Distinction for the two-year period ending June 30, 2028, to the City of Bellmead Finance Department.

Consent Agenda

2. **MN-2026-006** Consideration and approval of the Minutes of the Regular City Council Meeting of May 12, 2026.
3. **RS-2026-024** Consider a memorandum/resolution approving the Preliminary Plat for the Thulasi Old Dallas Road Subdivision, consisting of Lots 1-15, Block 1, and Tract 1A, a 3.560-acre subdivision out of Tract A of the Woodlands of Bellmead Addition; generally located along Old Dallas Road and being north of Woodlands Blvd. and south of Hogan Lane.



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4. **RS 2026-025** Consider a memorandum/resolution designating the 13.98-acre tract, known as the Walker-Jacob Tract 14, as an area appropriate for R-MH development, in accordance with the provisions of SB 785.
5. **RS 2026-026** Consider a memorandum authorizing the City Manager to expend up to, but not to exceed, \$29,600 for professional services and/or project-related costs associated with the preparation and submission of the City's application(s) to the Texas Water Development Board (TWDB) funding program.
6. **RS-2026-027** Consideration and approval of a resolution approving the City Attorney agreement for one year; and authorizing the Mayor to execute all documents related thereto on behalf of the City of Bellmead.

Regular Agenda

Ordinances

7. **OR-2026-07** Consider an ordinance authorizing the proposed amendments to the parade ordinance, Chapter 12, Article IV Parades, governing the application process and guidelines for parades within the city.
First and Second Reading

Budget Workshop

8. City Manager/Assistant City Manager presentation overviewing the budget process, seeking Council input on key budget policies and initiatives.

Adjournment

Certification

I certify that the above notice of the meeting was posted on the Internet and the bulletin board at Bellmead City Hall on or before 5:00 p.m. on **June 03, 2026**. This notice will remain posted continuously for at least 3 business days before the scheduled time of said meeting in accordance with Chapter 551.043 of the Texas Government Code.

Shannon Garcia
City Secretary



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In compliance with the Americans with Disabilities Act, the City of Bellmead will provide reasonable accommodations for persons attending and/or participating in this City Council Meeting. To better serve you, the request must be made at least 24 hours prior to the meeting. Contact the City of Bellmead at (254) 799-2436 or by fax at (254) 799-5969. The City Hall building is wheelchair accessible, with parking available at the front and east side of the building.

Notice of Meetings

The Mayor and/or City Council have been invited to attend and/or participate in the following meetings/conferences/events. Although a quorum of the members of the City Council may or may not be available to attend this meeting, this notice is being posted to meet the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. No official action will be taken by the Council.

Notice of Potential Quorum

A Quorum of The Bellmead Economic Development Corporation Board Members May be Present.



CITY COUNCIL MEMORANDUM FOR AGENDA

Prepared By: Karen Evans

Approval: Yousry Zakhary

GTOT Investment Policy Certificate of Distinction

DESCRIPTION:

Presentation of the Government Treasurers' Organization of Texas Investment Policy Certificate of Distinction for the two-year period ending June 30, 2028, to the City of Bellmead Finance Department.

BACKGROUND:

The Government Treasurers' Organization of Texas has awarded the City of Bellmead the Certificate of Distinction for its Investment Policy for the two-year period ending June 30, 2028. To receive this award, a governmental unit must develop an investment policy that meets the requirements of the Public Funds Investment Act and the standards for prudent public investing established by the Government Treasurers' Organization of Texas.

This award reflects the commitment of the governing body and staff to meeting the highest principles of governmental investment.

This is the fourth time in the City's history that it has earned this certification.

FISCAL IMPACT / FUNDING SOURCE:

NA

STAFF RECOMMENDATION:

NA

MOTION:

NA

ATTACHMENT(S):

- Award Letter
- Certification of Investment Policy

Government Treasurers' Organization of Texas

June 1, 2026

Karen Evans
Asst. City Manager
City of Bellmead
3015 Bellmead Dr
Bellmead, TX 76705-3097

Dear Karen:

On behalf of the Investment Policy Review Committee, I am pleased to inform you that the Government Treasurers' Organization of Texas (GTOT) has awarded the **Certificate of Distinction** to the City of Bellmead for its Investment Policy. Members of the Review Committee congratulate the City of Bellmead for its commitment to maintaining a comprehensive written investment policy that meets the criteria set forth in the GTOT Investment Policy Review Checklist.

We have no recommendations for your policy currently.

Congratulations once again on an excellent policy and thank you for participating in our certification program. Your certificate is good for a two-year period ending **June 30, 2028**.

Sincerely,

Patrick Shinkle
GTOT Investment Policy Review Committee



Government Treasurers' Organization of Texas
Certification of Investment Policy

Presented to the

City of Bellmead

for developing an investment policy that meets the requirements of the Public Funds Investment Act and the standards for prudent public investing established by the Government Treasurers' Organization of Texas.

Dwight D. Burns

Government Treasurers' Organization of Texas
President

WFW

Investment Policy Review Committee

For the two-year period ending June 30, 2028

CITY OF BELLMEAD

City Council Regular Meeting Minutes

Tuesday, May 12, 2026

6:30 PM – 9:32 PM

Bellmead City Hall, 3015 Bellmead Drive, Bellmead, Texas

CALL TO ORDER

Mayor Winget called the meeting to order at 6:30 PM.

ATTENDANCE

<u>Council Member</u>	<u>Present</u>	<u>Absent</u>
Mayor Bryan Winget	X	
Councilman James Cleveland	X (left early)	
Councilman Travis Gibson	X	
Councilman Tommy Bainbridge	X	
Councilman Gary Moore	X	
Councilman Bruce Flachsbart	X	

STAFF PRESENT

Yost Zakhary – City Manager
Karen Evans – Asst. City Manager/Chief Financial Officer
Shannon Garcia – City Secretary
Fred Morris – Community Development Director
William Hlavenka – Fire Chief
Shawn Myatt – Police Chief
Jim Reed – Public Works Director
Adam Miles – City Attorney

INVOCATION

Pastor David Ives with Praise Wind Church led the invocation.

PLEDGE OF ALLEGIANCE

All attendees participated in the Pledge of Allegiance.

ACKNOWLEDGEMENT OF GUESTS AND PUBLIC COMMENTS

- Lizbeth Vargas, former employee and resident of 319 Cove Dr., addressed the council regarding concerns she experienced and witnessed during her employment with the city. Ms. Vargas stated that certain workplace conducts and comments made during staff meetings created an uncomfortable and unprofessional environment. She shared that, as a Hispanic employee, a comment referencing immigration enforcement toward a resident deeply affected her. Ms. Vargas also expressed concerns about repeated comments and interruptions directed toward a female co-worker that she believed crossed professional boundaries. She stated that these and other workplace experiences led her to formally submit a written complaint to Human Resources through the proper channels because she believed professionalism, accountability, and workplace policies should be taken seriously. Ms. Vargas noted that her employment ended approximately one month later. She emphasized that she was not requesting her job back but instead wanted to speak publicly because she believes employees should feel safe reporting concerns and should be treated with professionalism and respect when doing so. Ms. Vargas concluded by thanking the Council for their time and provided additional materials to the Councilmembers.
- Sean Terrell addressed the Council on behalf of the Ross Data Center Community regarding concerns about the proposed 1.2-gigawatt data center project in Lacy Lakeview. Mr. Terrell emphasized the need for transparency, responsible development, and protection for surrounding residents. While noting his professional experience working with data centers, Mr. Terrell expressed concern about the project's proposed location within a residential area, the planned annexation process, and the developer's financial capacity to complete the project. Mr. Terrell concluded by offering to provide additional information and technical insight into the project.

CONSENT AGENDA

CONSENT AGENDA ITEMS 1 THROUGH 7

1. Consider the Minutes of the Regular City Council Meeting of April 14, 2026.
2. Consider a resolution approving the City of Bellmead Investment Report for the quarter ended March 31, 2026.
3. Consider a resolution authorizing the City Manager to apply for participation in the Local Government Investment Cooperative (LOGIC) investment pool and to execute all documents related thereto on behalf of the City of Bellmead.

4. Consider a resolution authorizing the City Manager to apply for the FY2026 SB 224 Catalytic Converter Grant through the Motor Vehicle Crime Prevention Authority (MVCPA), and to execute all documents related thereto on behalf of the City of Bellmead.
5. Consider a resolution approving the City of Bellmead Investment Policy.
6. Consider a resolution approving the Financial Governance Policies for the City of Bellmead.
7. Consider a resolution rejecting all solicited proposals for the new 5,400 square foot Duggar Field Operations Building project, located at 100 Recreation Parkway in Bellmead, Texas.

CONSENT AGENDA ITEMS 1 THROUGH 7.

MOTION: Mayor Pro-Tem Cleveland motioned to approve Consent Agenda Items 1 through 7.

SECONDED: Councilman Flachsbart

AYES: Bainbridge, Winget, Gibson, Moore, Flachsbart, Cleveland

NAYS:

ABSENT:

Motion Carried 6-0.

PROCLAMATIONS

8. Mayor Winget presented Chief William Hlavenka with a proclamation for National Fallen Firefighters Week.
9. Mayor Winget presented Sergeant Jerry Vaughn with a proclamation recognizing National Military Appreciation Month.
10. Mayor Pro-Tem Cleveland presented Chief Myatt and staff with a proclamation recognizing National Peace Officers Memorial Day and National Police week.
11. Mayor Pro-Tem Cleveland presented Jim Reed, Public Works Director, a proclamation recognizing National Public Works Week.

CANVASS MAY 2, 2026, GENERAL ELECTION

12. Appoint a committee to canvass the Election Returns.

Mayor Winget appointed Councilman Gibson to canvass the election returns. The City Manager and City Attorney joined councilman Gibson and Mayor Winget in the executive conference room to canvass the election results.

13. Recess Meeting

Mayor Winget recessed the meeting at 6:53 PM.

14. Reconvene Meeting

Mayor Winget reconvened the meeting at 7:02 PM.

15. Committee Reports on Elections.

Mayor Winget read aloud the canvassing results.

Early Voting Turnout	80			
Election Day Turnout	133			
Mail Ballots	33			
Total Votes	246			
	Early Voting	Election Day	Mail Ballots	Totals
At-Large				
Anita Gomez	12	42	7	61
Katrinna Forest	19	28	7	54
Gary Moore	16	38	14	68
Alfreda Love	33	25	5	63
	Early Voting	Election Day	Mail Ballots	Totals
Precinct 3				
James Cleveland				Unopposed
	Early Voting	Election Day	Mail Ballots	Totals
Precinct 4				
Warren (Tommy) Bainbridge				Unopposed

16. Consideration and approval of a resolution canvassing the returns and declaring the results of the May 2, 2026, General Election for the City of Bellmead, Texas.

MOTION: Councilman Cleveland motioned to approve a resolution canvassing the returns and declaring the results of the May 2, 2026, General Election for the City of Bellmead, Texas.

SECONDED: Councilwoman Gibson

AYES: Bainbridge, Cleveland, Winget, Flachsbart, Moore, Gibson

NAYS:

ABSENT:

Motion Carried 6-0.

OATH OF OFFICE

17. The City Secretary administered the Oath of Office to James Cleveland, Precinct 3, Warren (Tommy) Bainbridge, Precinct 4, and Gary Moore, At-Large.

18. Once completed, the council members returned to their seats on the dais.

EXECUTIVE SESSION

Pursuant to Section 551.071, Texas Government Code, the City Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

The Council decided to discuss the Office of the Mayor and Mayor Pro-Tem in Open Session.

19. Office of the Mayor

20. Office of Mayor Pro-Tem

21. Discussion and action regarding the selection of the office of Mayor.

MOTION: Councilman Bainbridge motioned to approve the selection of James Cleveland for the position of Mayor.

SECONDED: Councilman Flachsbart

AYES: Bainbridge, Winget, Flachsbart, Cleveland, Moore

NAYS:

ABSTAIN: Gibson

Motion Carried 5-0-1

22. Discussion and action regarding the selection of the office of Mayor Pro-Tem.

MOTION: Councilman Winget motioned to approve the selection of Warren (Tommy) Bainbridge for the position of Mayor Pro-Tem.

SECONDED: Councilman Flachsbart

AYES: Bainbridge, Winget, Gibson, Cleveland

NAYS:

ABSENT:

Motion Carried 6-0

Newly elected Mayor Cleveland and Mayor Pro-Tem Bainbridge took their respective seats at the dais. Mayor Cleveland mentioned to the council that he has a family emergency and needs to leave the meeting early. As a result, Mayor Pro-Tem Bainbridge will preside over the meeting.

COUNCIL/CITY MANAGER REPORTS

City Manager Yost Zakhary provided updates on the following:

- The 6th Annual Dog Days Event
 - Chief Myatt reported that this year's Dog Days event was relocated to Lions Park due to ongoing construction and improvements at Brame Park. Although attendance and vendor participation were slightly lower than anticipated, the event was still considered a great success. Despite having approximately 10 fewer vendors than expected, the community turnout remained positive. The event also saw a substantial increase in services provided compared to last year, with 102 vaccinations and 68 animals microchipped, up from 47 vaccinations and 25 microchips the previous year. Chief Myatt expressed appreciation to the City Council for its continued support and recognized Animal Control Officer Hollingsworth for her hard work and dedication in organizing the event.

- Splash Pad Summer Opening – May 2026
 - As many of you have likely seen, our Public Works Director and staff continue working diligently to move the project forward as quickly as possible. However, progress has been impacted by ongoing weather delays and continued delivery delays for the light poles needed to complete the project. At this time, staff remains hopeful that the splash pad will open sometime in May, and updates will be provided as soon as there is confirmation that the remaining work can move forward. Once a more reliable opening date is established, the City will proceed with its normal splash pad opening process and make a public announcement as soon as the facility is ready to open.

Councilman Gibson expressed appreciation to Chief Myatt and the Police Department for their continued hard work and professionalism. Councilman Gibson stated that he feels safe in the community and commended the department for the positive changes made under Chief Myatt's leadership. Councilman Gibson recalled that when Chief Myatt first assumed the position, he emphasized improving the department's image through professionalism in appearance and conduct, and the Councilman Gibson noted that those efforts are clearly visible. He also praised the department's increased nighttime patrol presence in neighborhoods and thanked Chief Myatt and his officers for their dedication and service to the community.

PRESENTATIONS

- 23.** Fire Chief William Hlavenka presented a slide presentation to the council on current and ongoing Fire Department efforts within the City of Bellmead.
- 24.** Chief Shawn Myatt presented a pinning and award presentation to Sergeant Jonathan Smart with the Life Saving award.
- On January 2, 2026, Sergeant Jonathan Smart demonstrated the true meaning of service, courage, and dedication through his quick thinking, decisive actions, and unwavering commitment during a critical incident that resulted in saving a life. In recognition of his extraordinary efforts, Sergeant Smart is presented with a Life-Saving Award for exemplifying the highest standards of the law enforcement profession. His actions brought great honor to the department and reflected the professionalism and selfless service expected of those who serve the community. Chief Myatt expressed his sincere respect, appreciation, and gratitude for Sergeant Smart's outstanding service.

REGULAR AGENDA

RESOLUTIONS

- 25.** Consider a resolution awarding a contract to JH contracting, LLC (Central Texas Contractor), the lowest responsible bidder, for the Wheeler Street/Pecan Lane Improvements Project in an amount not to exceed \$1,653,214 and authorize the City Manager to execute all necessary documents.
- Councilman Winget asked if the drainage improvement project included water or sewer line replacement.
 - Public Works Director, Jim Reed, stated that the project currently does not include water or sewer line replacement. Mr. Reed explained that, prior to this administration, Public Works reviewed and studied the existing utility lines to determine their condition and assess the risk of failure. In general, water and sewer lines installed in 1985 or later are not typically replaced as part of roadway projects unless issues are identified. Because of this, the current project is focused on roadway reconstruction, drainage improvements, and related amenities. Mr. Reed noted that future projects will begin with a full analysis of underground infrastructure to determine whether water or sewer upgrades are necessary. However, including utility replacement in a project of this scale would significantly increase costs, potentially doubling the overall project budget.

CONSIDER A RESOLUTION AWARDING A CONTRACT TO JH CONTRACTING, LLC (CENTRAL TEXAS CONTRACTOR), THE LOWEST RESPONSIBLE BIDDER, FOR THE WHEELER STREET/PECAN LANE IMPROVEMENTS PROJECT IN AN AMOUNT NOT TO EXCEED \$1,653,214 AND AUTHORIZE THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS.

MOTION: Councilman Winget motioned to approve a resolution awarding a contract to JH Contracting, LLC (Central Texas Contractor), the lowest responsible bidder, for the Wheeler Street/Pecan Lane improvements project in an amount not to exceed \$1,653,214 and authorize the City Manager to execute all necessary documents.

SECONDED: Flachsbart

AYES: Bainbridge, Winget, Gibson, Moore, Flachsbart

NAYS:

ABSENT: Cleveland

Motion Carried 5-0.

ORDINANCES

26. Consider an ordinance amending the zoning ordinance to create a new zoning classification, the R-MH Residential HUD-Code Manufactured Housing District, in compliance with the new State Law, Senate Bill (SB) 785, that goes into effect September 1, 2026. **Second and Final Reading**

- Councilman Gibson asked whether the city had identified the area where manufactured housing developments could potentially be located. Mr. Morris explained that an item would be presented to the Planning and Zoning Commission the following week to designate an area considered appropriate for manufactured housing in compliance with state law under SB 785. The proposal would later come before the City Council for consideration. The area being discussed is a 13-acre tract located immediately north of the Texas Trails Addition. Mr. Morris clarified that the city is not initiating a rezoning request, but rather the property owner has indicated their intention to pursue development of a manufactured housing subdivision and would need to formally request the R-MH zoning classification if the ordinance is adopted.
- Councilman Gibson also raised questions about how deed restrictions would be affected. Mr. Morris and the City Attorney explained that deed restrictions are private covenants placed on property by landowners and are enforced privately, not by the city. The municipality does not monitor or enforce deed restrictions and has no authority over whether those restrictions prevent certain types of development. The city's role is limited to issuing permits and enforcing city ordinances and zoning regulations.

- Councilman Gibson also questioned the elimination of special use permits for manufactured housing developments under the proposed ordinance. Mr. Morris explained that the new R-MH zoning classification would not allow the city to require a separate special use permit, as part of the R-MH. One concern identified was that SB 785 creates an “unfunded mandate,” requiring cities to amend their codes to accommodate manufactured housing developments. Currently, Bellmead’s ordinances only allow manufactured homes in specifically designated areas, including portions of northeast Bellmead and the Texas Trails Addition. Under the proposed changes, developers could request R-MH zoning in other areas if they develop the necessary infrastructure, including streets, water, sewer, and storm drainage improvements.
- Mr. Morris further explained the distinction between manufactured homes and modular homes. Manufactured homes are built to HUD standards and can currently only be placed in approved areas under Chapter 12 of the city’s ordinances, while modular homes are constructed to International Building Code (IBC) standards and may be placed anywhere residential construction is permitted. Because HUD-code homes fall under federal inspection standards, city inspectors are unable to perform inspections for remodeling or upgrades on those homes.
- When Councilman Gibson asked how a property owner would proceed if they wanted to develop land for manufactured housing, Mr. Morris explained that the process would mirror a standard subdivision development. The developer would submit a preliminary plat and construction plans, complete the infrastructure improvements, file a final plat, and then begin selling lots. Mr. Morris also noted that the proposed 13-acre tract north of Texas Trails already has utility infrastructure nearby, as streets, water lines, and sewer lines from Texas Trails Phase One were originally extended to the undeveloped property with the expectation of future expansion.
- Councilman Flachsbart requested clarification on the distinction between modular homes built to International Building Code (IBC) standards and manufactured homes built to HUD standards, specifically asking about potential price differences between the two housing types, such as a single-wide home. Mr. Morris explained that while he could not provide exact pricing, modular homes generally tend to be more expensive than HUD-code manufactured homes because they are constructed using upgraded materials and are built to the IBC standards.

ORDINANCE 2026-05, CONSIDER AN ORDINANCE AMENDING THE ZONING ORDINANCE TO CREATE A NEW ZONING CLASSIFICATION, THE R-MH RESIDENTIAL HUD-CODE MANUFACTURED HOUSING DISTRICT, IN COMPLIANCE WITH THE NEW STATE LAW, SENATE BILL (SB) 785, THAT GOES INTO EFFECT SEPTEMBER 1, 2026. SECOND READING

MOTION: Councilman Winget motioned to approve an ordinance amending the zoning ordinance to create a new zoning classification, the R-MH residential HUD-code manufactured housing district, in compliance with the new state law, Senate Bill (SB) 785, that goes into effect September 1, 2026.

SECONDED: Flachsbart

AYES: Bainbridge, Winget, Flachsbart

NAYS: Gibson, Moore

ABSENT: Cleveland

Motion Carried 3-2.

ORDINANCE 2026-05, CONSIDER AN ORDINANCE AMENDING THE ZONING ORDINANCE TO CREATE A NEW ZONING CLASSIFICATION, THE R-MH RESIDENTIAL HUD-CODE MANUFACTURED HOUSING DISTRICT, IN COMPLIANCE WITH THE NEW STATE LAW, SENATE BILL (SB) 785, THAT GOES INTO EFFECT SEPTEMBER 1, 2026. FINAL READING

- Discussion continued regarding the proposed R-MH zoning district and whether additional amendments could later address concerns raised by residents seeking to place individual manufactured homes on privately owned property. Councilman Flachsbart asked whether future amendments could reduce the current five-acre requirement and whether Ms. Amber Haliburton’s concerns could be addressed before ratification of the ordinance. Mr. Morris explained that the city’s ordinance currently identifies a five-acre minimum, while state law only references a “reasonable size” without specifying acreage. He stated that the ordinance under consideration was intended solely to create the R-MH district to comply with state law and facilitate development projects, not to address individual residential lots. Mr. Morris noted that staff had discussed the possibility of reducing the acreage requirement to two acres through a future code amendment, but no formal language had yet been prepared.
- As discussion continued, Mayor Pro-Tem Bainbridge emphasized that the current item was strictly intended to satisfy state law requirements by establishing the zoning district itself, while additional concerns regarding individual property owners would need to be addressed separately. Mr. Morris clarified that a future amendment to Chapter 12 could potentially address issues related to individual tracts and preserve existing development rights in areas such as Texas Trails and the Fannon Addition.

However, he stressed that the current ordinance did not address private property requests for individual manufactured homes on industrially zoned land.

- City Attorney Adam Miles further explained that two separate issues were being discussed simultaneously. He stated that the ordinance before council was only intended to establish a new zoning district in compliance with Senate Bill 785, while Ms. Haliburton's request involved whether a manufactured home could be placed on property currently zoned industrial under existing city code. Mr. Miles explained that Bellmead's current ordinances do not allow manufactured homes in industrial districts, but there may be ways to amend the code in the future to accommodate situations like Ms. Haliburton's without creating unintended consequences citywide. He emphasized that staff and legal counsel needed time to carefully draft language that would solve the issue appropriately while maintaining compatibility with existing zoning regulations.
- The City manager indicated a willingness to work with legal and the Community Development Director to explore future amendments if directed by council. The discussion shifted when Ms. Haliburton interrupted from the audience and stated that she was not seeking to preserve the industrial zoning on her property, but simply wanted a clear pathway to place a manufactured home for her family once the R-MH district was created. She explained that the cost difference between a manufactured home and a modular home was significant, estimating approximately \$215,000 for the manufactured home option compared to roughly \$305,000 for a modular home, both excluding site preparation costs.
- Ms. Haliburton argued that Senate Bill 785 was intended to expand access to affordable housing, but as currently written, the proposed ordinance primarily benefited developers with large tracts of land rather than private citizens who already own property in Bellmead. She stated that requiring five contiguous acres and prohibiting rezonings intended for a single home effectively prevented ordinary residents from benefiting from the new zoning district. She urged council to consider amendment language that would create a practical path for private property owners to place manufactured homes on their land while maintaining the city's development standards. Ms. Haliburton also formally volunteered property within the Branch Creek Terrace Subdivision for city-initiated R-MH rezoning consideration, noting that the property was already platted, surveyed, and had confirmed utility access.

- Councilman Gibson thanked Ms. Haliburton for clarifying her position and stated that he better understood her concerns regarding affordable housing and private property rights. He acknowledged the importance of creating opportunities for residents to use their own land to provide housing for their families, rather than limiting the benefits of the ordinance primarily to large-scale developers.

MOTION: Councilman Winget motioned to approve an ordinance amending the zoning ordinance to create a new zoning classification, the R-MH residential HUD-code manufactured housing district, in compliance with the new state law, Senate Bill (SB) 785, that goes into effect September 1, 2026.

SECONDED: Flachsbart

AYES: Bainbridge, Winget, Flachsbart, Gibson

NAYS: Moore

ABSENT: Cleveland

Motion Carried 4-1.

- 27.** Consider an ordinance amending the Code of Ordinances of the City of Bellmead, Texas including (i) Appendix A, Zoning, to create a new R-MH, Residential HUD-Code Manufactured Housing District, and (ii) Chapter 12, Mobile Homes, Mobile Home Parks, Manufactured Homes, and Related regulations to provide clarifying and conforming provisions consistent with the R-MH district; providing a repealing clause; providing a savings and severability clause; and providing for an effective date.

Second and Final Reading

- Mr. Morris explained that the agenda item was primarily a “cleanup” measure identified by the city attorney during the drafting of the R-MH zoning ordinance. Mr. Morris stated that the city wanted to ensure that adopting the new manufactured housing district would not unintentionally remove or limit existing development rights for property owners in the Texas Trails Phase 1 or the Fannon Addition. During earlier discussions, staff had considered simply designating those areas as the city’s manufactured housing districts; however, it was recognized that doing so could create complications because the two areas currently contain a mix of zoning classifications and land uses. One area is zoned single-family residential, while portions of the Fannon Addition are zoned industrial and already include single-family homes, duplexes, and active businesses. Mr. Morris emphasized that removing or restricting established development rights could expose the city to potential legal and financial liability, including compensation claims. As a result, the proposed amendment was intended only to preserve those existing rights and clarify the ordinance without negatively affecting current property owners or development opportunities.

ORDINANCE 2026-06, CONSIDER AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF BELLMEAD, TEXAS INCLUDING (i) APPENDIX A, ZONING, TO CREATE A NEW R-MH, RESIDENTIAL HUD-CODE MANUFACTURED HOUSING DISTRICT, AND (ii) CHAPTER 12, MOBILE HOMES, MOBILE HOME PARKS, MANUFACTURED HOMES, AND RELATED REGULATIONS TO PROVIDE CLARIFYING AND CONFORMING PROVISIONS CONSISTENT WITH THE R-MH DISTRICT; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

SECOND READING

MOTION: Councilman Winget motioned to amend the Code of Ordinances of the City of Bellmead, Texas including (i) Appendix A, Zoning, to create a new R-MH, Residential HUD-Code Manufactured Housing District, and (ii) Chapter 12, Mobile Homes, Mobile Home Parks, Manufactured Homes, and Related regulations to provide clarifying and conforming provisions consistent with the R-MH district; providing a repealing clause; providing a savings and severability clause; and providing for an effective date.

SECONDED: Flachsbart

AYES: Bainbridge, Winget, Gibson, Flachsbart

NAYS: Moore

ABSENT: Cleveland

Motion Carried 4-1.

ORDINANCE 2026-06, CONSIDER AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF BELLMEAD, TEXAS INCLUDING (i) APPENDIX A, ZONING, TO CREATE A NEW R-MH, RESIDENTIAL HUD-CODE MANUFACTURED HOUSING DISTRICT, AND (ii) CHAPTER 12, MOBILE HOMES, MOBILE HOME PARKS, MANUFACTURED HOMES, AND RELATED REGULATIONS TO PROVIDE CLARIFYING AND CONFORMING PROVISIONS CONSISTENT WITH THE R-MH DISTRICT; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

FINAL READING

MOTION: Mayor Pro-Tem Bainbridge motioned to amend the Code of Ordinances of the City of Bellmead, Texas including (i) Appendix A, Zoning, to create a new R-MH, Residential HUD-Code Manufactured Housing District, and (ii) Chapter 12, Mobile Homes, Mobile Home Parks, Manufactured Homes, and Related regulations to provide clarifying and conforming provisions consistent with the R-MH district; providing a repealing clause; providing a savings and severability clause; and providing for an effective date.

SECONDED: Winget

AYES: Bainbridge, Winget, Gibson, Flachsbart

NAYS: Moore

ABSENT: Cleveland

Motion Carried 4-1.

28. Consider an ordinance authorizing the proposed amendments of the parade ordinance, Chapter 12, Article IV Parades, governing the application process and guidelines for parades within the city. **First and Second Reading**

- City Manager Yost Zakhary explained that the proposed ordinance amendments are primarily a “cleanup item” intended to formalize procedures the city has already been following for parade approvals. He stated that the revisions clarify requirements such as a 20-day notice, identifying a contact person and on-site representative, and submitting draft plans for review. Mr. Zakhary emphasized that while parades are important community events, the city must also protect public safety and reduce liability, especially if an accident or incident occurs during an event. He noted that the proposed changes would also better define who is responsible for approving traffic control measures rather than placing all responsibility solely on the city.
- Councilman Winget asked whether the changes were prompted in part by the recent La Vega state championship parade, which had to be organized quickly. Mr. Zakhary responded that the city has always intended to require a 20-day notice, but that requirement was never formally included in the ordinance. He explained that organizing a parade requires significant coordination, including staffing officers and arranging traffic control. Chief Myatt added that because Bellmead Drive is a TxDOT highway, parade approvals also require coordination with TxDOT, making additional lead time necessary. He noted that obtaining approval for the recent parade within seven days was difficult.
- A lengthy discussion followed regarding a proposed requirement for a traffic control plan prepared by a licensed engineer. Councilman Flachsbart expressed concern that requiring an outside engineer could make parades too expensive for schools and community organizations, potentially discouraging future events. He stated that the city’s police department already has the experience and knowledge necessary to manage parade traffic safely. Chief Myatt responded that the intent was not to eliminate parades, but rather to ensure safety and reduce liability risks after several near misses at past events, including incidents involving floats and children near moving vehicles. Chief Myatt explained that once an approved traffic control plan is developed for a parade route, it could be reused for future events on the same route without additional engineering costs.

- Council members and staff discussed possible alternatives, including giving the police chief discretion to require engineering studies only when unique circumstances or new routes are proposed. City Attorney Adam Miles suggested that the council consider language allowing the chief to determine when additional traffic studies are necessary rather than mandating them in every case. Mayor Pro-Tem Bainbridge also asked whether agreements could potentially be established between the city, TxDOT, and parade organizers.
- By the end of the discussion, the council generally agreed to revisit the ordinance and review examples from other cities before moving forward. Mr. Zakhary reiterated that the city is not opposed to parades and remains committed to supporting community celebrations while balancing public safety and liability concerns.

ORDINANCE 2026-07, CONSIDER AN ORDINANCE AUTHORIZING THE PROPOSED AMENDMENTS OF THE PARADE ORDINANCE, CHAPTER 12, ARTICLE IV PARADES, GOVERNING THE APPLICATION PROCESS AND GUIDELINES FOR PARADES WITHIN THE CITY.

FIRST READING

MOTION: Councilman Winget motioned to consider an ordinance authorizing the proposed amendments of the parade ordinance, chapter 12, article IV Parades, governing the application process and guidelines for parades within the city.

SECONDED: Moore

AYES: Bainbridge, Winget

NAYS: Gibson, Moore, Flachsbart

ABSENT: Cleveland

Motion Failed 2-3.

29. Update from the Community Development Department regarding the status of an application for the property located at 2814 Bellmead Dr.

- Mr. Morris addressed questions from the council regarding the status of the former tire shop property and explained that the city had been approached by an individual seeking to open a new business at the location. However, because the individual was not the property owner, city staff requested a copy of the lease agreement before utilities could be restored, as required by existing policy. He noted the required lease documentation was never provided. He further explained that the previous business had operated for many years as a legal non-conforming use, but once the owner retired, closed the business, and disconnected utilities, that legal non-conforming status was lost. As a result, any new business operating at the property must now comply with all current zoning and building code requirements.

- Mr. Morris stated that he, the City Manager, Building Official, and Fire Marshal have met with the property owner several times regarding the necessary upgrades. The building official attempted to conduct a courtesy inspection but was unable to complete it because the building had no electricity or water service. Fire Marshal Rob Bailey conducted a separate courtesy fire inspection, which resulted in multiple violations being identified, including items stored too close to the ceiling, unapproved electrical conditions, missing or non-compliant emergency exit signage, and improperly maintained fire extinguishers. Bailey explained that because the business involves tire storage, it is classified as a high-hazard occupancy under the International Fire Code and therefore requires a monitored fire alarm system. He also clarified that many of the violations had not yet been re-inspected because the city had not been contacted to schedule a follow-up inspection and utilities still had not been restored.
- Councilman Moore questioned staff extensively about the inspection process and whether some violations had already been corrected. Fire Marshal Bailey responded that he had not personally verified any corrections because no re-inspection had occurred. Bailey further explained that all code enforcement decisions were based strictly on the adopted 2018 International Fire Code and not on discretionary interpretations. During the discussion, officials also clarified that other tire shops in the city operate under similar safety requirements, including monitored alarm systems and compliance with fire safety regulations and are zoned appropriately.
- A significant portion of the discussion focused on whether vehicle repair work could be performed outside the building. Mr. Morris explained that the property is zoned within a Neighborhood Business District, which is the city's more restrictive commercial zoning districts. He stated that while a retail tire shop is permitted, operations must occur inside the building and not in the parking lot or driveway area. Morris emphasized that other businesses in Bellmead have been held to the same standard and that the city is working to consistently enforce minimum code and zoning requirements citywide. He also noted that the building itself would still need to meet all applicable building and fire codes before operations could resume.
- Antonio "Tony" Mederos, Waco resident and the longtime operator of the tire closed shop, expressed frustration during the meeting, stating that he had already spent approximately \$13,000 on improvements and believed he had previously been told the business could reopen. He argued that the city changed its position after the work had already been completed and claimed he had evidence supporting his concerns. City Manager Yost Zakhary responded by stating that at no time had the city guaranteed approval to reopen without compliance with ordinances and requested that any recordings or evidence be provided for review.

- Building Official Bill Hunt confirmed that he had visited the property twice and conducted preliminary, courtesy walkthroughs but could not complete a formal inspection because temporary utilities had never been installed. Hunt outlined several basic issues observed during his visits, including exposed electrical wiring, missing conduit, plumbing concerns, outdoor electrical outlet deficiencies, and general maintenance issues with the building exterior. City officials concluded the discussion by reiterating that the city's goal is to ensure the property complies with applicable health and safety, zoning, and building standards before the business can legally open.

30. Discussion regarding the organization, alignment, and reporting structure of City Departments, offices, and functions, including possible consolidation or reassignment of departmental duties.

- City Manager Yost Zakhary addressed concerns raised by council members regarding staffing, organizational structure, customer service, and human resources operations within the city. He explained that many of the issues discussed by Councilman Gibson and Councilman Moore had largely been addressed and that additional organizational realignments are planned as part of the upcoming budget process. Mr. Zakhary stated that some employees are currently overburdened and that staff restructuring would likely be presented during the June budget workshops and presentations. He noted that while the city has successfully expanded commercial development efforts in recent years, there have been few major organizational changes beyond staffing adjustments and internal realignments.
- The discussion also focused on customer service expectations within city departments. Mr. Zakhary stated that customer service training is regularly emphasized and encouraged council members to provide specific details, such as dates, times, and employee interactions, whenever complaints are received so concerns can be properly investigated. He emphasized that all phone calls are recorded and that while mistakes can occur, there are often multiple perspectives to any situation. He also stressed that city employees should be treated respectfully and not subjected to abuse while performing their duties.
- A significant portion of the conversation centered on the structure and independence of the city's Human Resources operations. Concerns were raised about whether the city should establish a more independent Human Resources department to improve transparency, employee confidence, and internal oversight. Discussion included the potential benefits of separating HR functions from other departments to provide better checks and balances, particularly regarding employee grievances, hiring practices, and workplace concerns. At the same time, council members acknowledged the financial challenges associated with creating a fully independent HR department in a smaller city

government. Councilman Gibson stated that HR should be an independent department acting as a liaison between City Council and staff.

- Mr. Zakhary explained that the city currently has an HR manager position and previously utilized HR specialists before recruiting an experienced retired HR professional to serve in an interim capacity. He noted that the interim manager has helped resolve numerous outstanding issues and improve internal processes. While the city may not currently be able to afford a full HR director position, Mr. Zakhary stated that the city intends to recruit another qualified HR manager with extensive municipal experience to continue strengthening the department. He emphasized the complexity of municipal human resources responsibilities, including compliance with labor laws, family medical leave requirements, civil service regulations, and employee management issues.
- The discussion concluded with Mr. Zakhary assuring council members that staff remains committed to transparency, communication, and supporting the council. He encouraged council members to carefully review the detailed council updates and press releases distributed by staff, noting that employees invest significant time preparing those materials. He also acknowledged that some departments are handling heavy workloads and reiterated that upcoming organizational adjustments are intended to improve efficiency, communication, and overall support for both employees and elected officials.

ADJOURNMENT

Mayor Pro-Tem Bainbridge adjourned the meeting at 9:31 PM.

APPROVED:

James Cleveland
Mayor

ATTEST:

Shannon Garcia
City Secretary



Regular 06/09/2026

Item # 3

CCM/R 2026-024

CITY COUNCIL MEMORANDUM FOR RESOLUTION

Prepared By: Fred Morris

Approval: Yousry Zakhary

Thulasi Old Dallas Road Subdivision

DESCRIPTION:

Consider a memorandum/resolution approving the Preliminary Plat for the Thulasi Old Dallas Road Subdivision, consisting of Lots 1 – 15, Block 1, and Tract 1A, a 3.560 acre subdivision out of Tract A of the Woodlands of Bellmead Addition; generally located along Old Dallas Road and being north of Woodlands Blvd. and south of Hogan Lane.

BACKGROUND:

This subdivision consists of 15 single family residential lots, and 1 drainage and detention tract, laid out in 1 block. All lots front on Old Dallas Road and the plat identifies 891.76' of frontage. This rectangular parcel is identified as Tract A out of the development of the Woodlands of Bellmead Addition which occurred in 2011.

The subdivision fronts on an existing street. Lots will gain access from Old Dallas Road. There are existing utilities paralleling the property. No new infrastructure is proposed and water and sewer taps will tie to existing pipes.

The design engineer indicates analysis of the existing water supply determines the system has adequate capacity to serve the development. Stormwater runoff was also an initial concern with this project. The stormwater drainage situation was analyzed and a conveyance system and a detention pond are designed to address the situation. The City Engineer has reviewed the construction plans and finds they conform with the requirements of the City of Bellmead.

The applicant is also indicating this preliminary plat request should be approved with the residential lots having a width of fifty feet (50'). The City of Bellmead revised the development intensity standards to require seventy feet (70') lot frontages on June 10, 2025. The previous standard was 50'.

Thulasi Enterprises LLC purchased this property on February 25, 2022. Their contention is that their development standards should be set by and vested in the regulations in place at the time of original platting and development, and this plat reflects the 50' minimum lot width standard in place at that time (2011). All other development regulations, including minimum lot size, setbacks and drainage/detention meet current standards.

With the exception of the 50' lot width, the proposed subdivision meets all applicable development standards.

The Subdivision Regulations allow the Commission to recommend a variance to the City Council. The variance section of the regulation's state:

"Sec. 20-15. - Variances.

*Where, because of topographical or other conditions peculiar to the site, a subdivider can show that a provision of this chapter would cause an unnecessary and extraordinary hardship if strictly adhered to, a variance may be recommended by the commission to the city council. The city council may authorize variances if they deem such action proper. Any variance thus authorized is required to be entered in writing in the minutes of the council and the reason which justified the departure shall be set forth, and such variance must be authorized by affirmative vote of not less than four (4) members of the council.
(Ord. No. 92-001, § 15, 3-17-92)"*

It was determined that no variance is necessary due to vesting at the time of the original plat.

FISCAL IMPACT / FUNDING SOURCE:

None identified

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission determined the submittal meets all appropriate standards and voted unanimously to recommend approval of the Preliminary Plat for the Thulasi Old Dallas Road Subdivision.

ATTACHMENT(S):

Location map
Original plat
Proposed Thulasi Old Dallas Road Subdivision Plat
Design Engineer Letter
City Engineer Letter

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLMEAD:

That the above stated recommendation is hereby approved and authorized.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Bellmead, Texas, this the _____ day of _____, _____, at which meeting a quorum was present, held in accordance with provisions of V.T.C.A., Government Code, § 551.001 *et seq.*

APPROVED

James Cleveland
Mayor

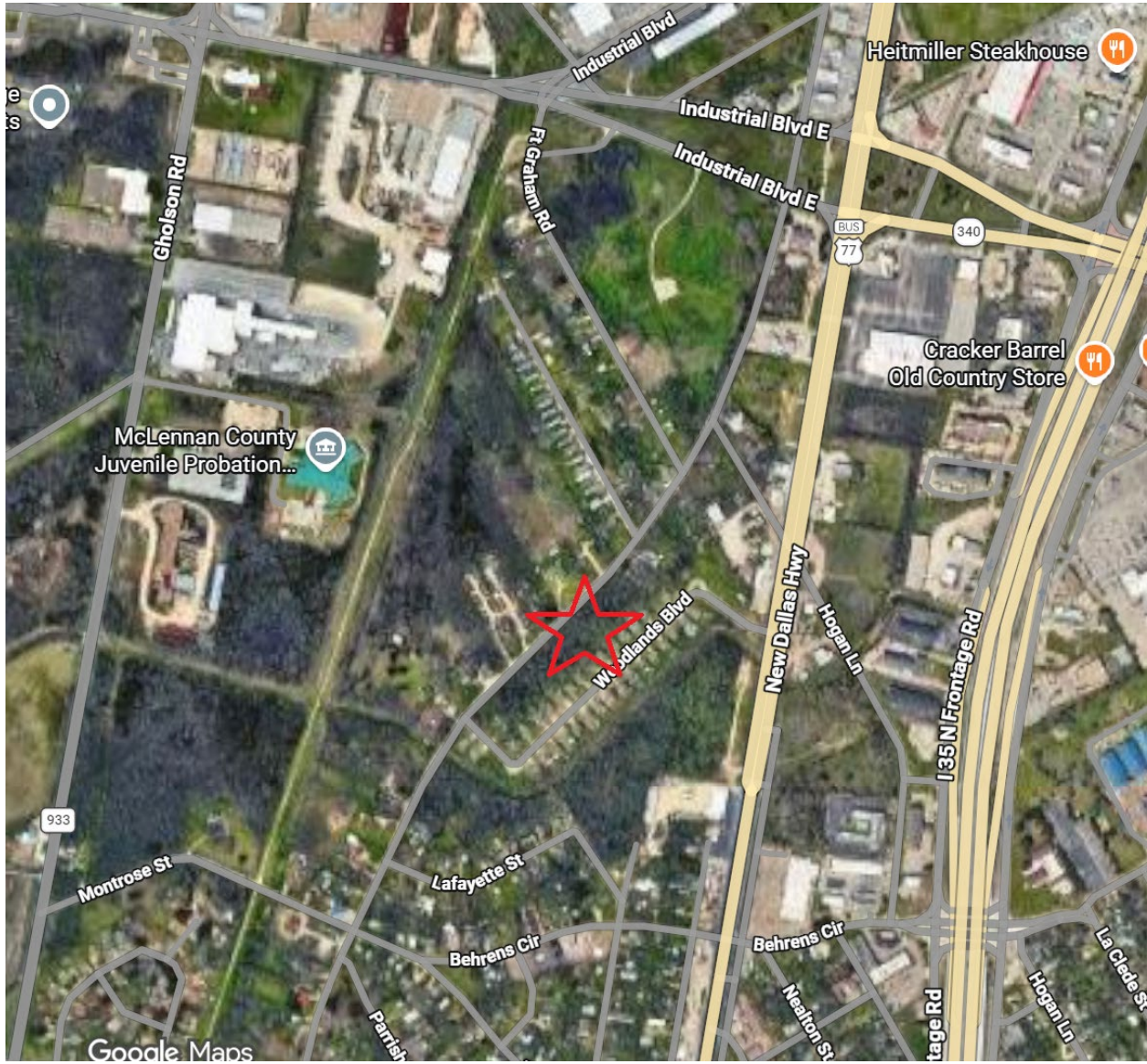
APPROVED AS TO FORM:

City Attorney

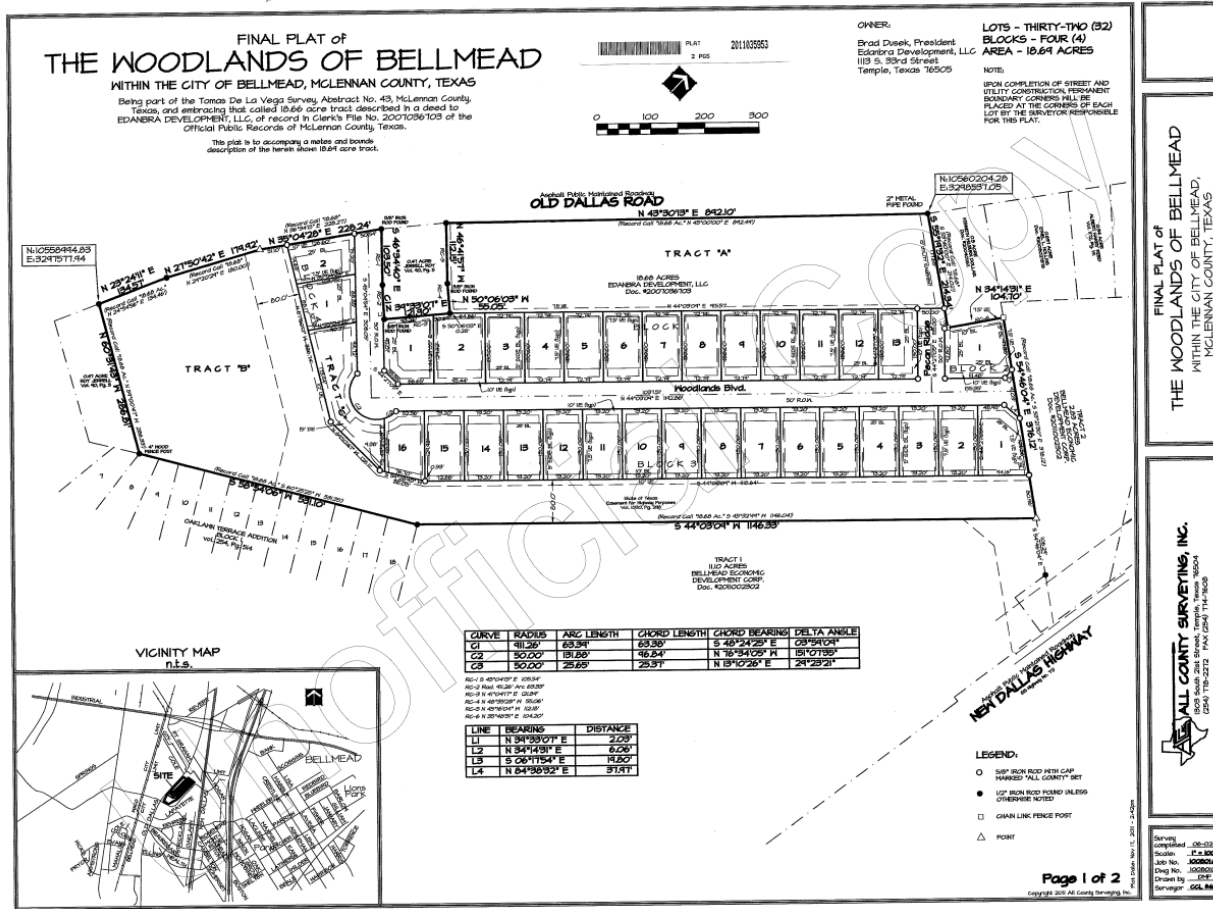
ATTEST:

Shannon Garcia
City Secretary

Location Map:



Original Plat:



Thulasi Old Dallas Road Subdivision:

SUBDIVISION PLAT ESTABLISHING THE
THULASI - OLD DALLAS ROAD SUBDIVISION
 BLOCKS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

BEING A 2.888 ACRE TRACT OR PARTS OF LAND SITUATED IN THE CITY OF BELLEVUE, WILCOX COUNTY, TEXAS, BEING ALL OF A CALLED TRACT "A", BLOCK 1, THE REGULARLY OF BELLEVUE, AN ADDITION TO THE CITY OF BELLEVUE, WILCOX COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 100, PAGE 100 OF THE OFFICIAL PUBLIC RECORDS OF WILCOX COUNTY, TEXAS.

LEGEND

- 1 - LOT AREA AND DIMENSIONS
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- 100 - LOT AREA AND DIMENSIONS

RECORDING NOTES:

- THIS SUBDIVISION WAS APPROVED BY THE BOARD OF SUPERVISORS OF WILCOX COUNTY, TEXAS, ON THE 15TH DAY OF JUNE, 2026, AND IS BEING RECORDED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 205, SUBCHAPTER A, OF THE TEXAS PROPERTY CODE.
- THE SUPERVISORS OF WILCOX COUNTY, TEXAS, HAVE REVIEWED THE CITY MAPS OF THE CITY OF BELLEVUE, TEXAS, AND HAVE DETERMINED THAT THIS SUBDIVISION IS IN ACCORDANCE WITH THE CITY MAPS.
- THE SUPERVISORS HAVE REVIEWED THE CITY MAPS AND HAVE DETERMINED THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE CITY MAPS AND THAT THE SUBDIVISION IS BEING RECORDED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 205, SUBCHAPTER A, OF THE TEXAS PROPERTY CODE.
- THE SUPERVISORS HAVE REVIEWED THE CITY MAPS AND HAVE DETERMINED THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE CITY MAPS AND THAT THE SUBDIVISION IS BEING RECORDED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 205, SUBCHAPTER A, OF THE TEXAS PROPERTY CODE.
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STATE OF TEXAS
 COUNTY OF WILCOX

NOTARY PUBLIC
 I, _____, a Notary Public in and for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the public records of the County of Wilcox, Texas.

DATE _____

NOTARY PUBLIC
 I, _____, a Notary Public in and for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the public records of the County of Wilcox, Texas.

DATE _____

PLANNING AND ZONING COMMISSION CERTIFICATION

APPROVED AND ADOPTED ON THE _____ DAY OF _____, 2026, BY THE BELLEVUE PLANNING AND ZONING COMMISSION OF THE CITY OF BELLEVUE, TEXAS.

BY _____

SECRETARY

CELCO SURVEYING
 REG. # 101800776
 GEORGE E. LUCAS, R.P.L.S. 4180
 P.O. BOX 701287
 SAN ANTONIO, TEXAS 78270
 TEL. 512-344-5100
 edluc@celcosurveying.com
 www.celcosurveying.com

FOR INFORMATIONAL PURPOSES ONLY

811
 Know what's below.
 Call before you dig.

CLARK ASSOCIATES
 CIVIL ENGINEERING & SURVEYING

THULASI OLD DALLAS ROAD
 NEW SUBDIVISION DEVELOPMENT
 BELLEVUE, TEXAS

PRELIMINARY PLAT

DRAWING STATUS

NOT RECORDED
 RECORDED
 BY _____

Author	TDS
Checker	AGP
Printer	153762.00
Plot Date	11-8-2024

C1.2

Letter from Design Engineer:

April 15th, 2026



REQUEST FOR VARIANCE

To whom it may concern:

We are formally requesting a variance for the intensity of use for the lots of the proposed Thulasi Old Dallas Road – New Subdivision Development, located adjacent to Old Dallas Rd. in Bellmead, TX.

The proposed development is a residential subdivision located within the City of Bellmead’s “R-1” One Family Dwelling District Zone, per Bellmead’s Zoning Map and GIS information. Per the City of Bellmead’s zoning requirements, the proposed development meets the use regulations, as the lots shall contain single-family dwellings. The setbacks within the lots have been designed to provide 30 feet in the front yards, 6 feet in the side yards, and 40 feet in the rear yards. These dimensions satisfy the City of Bellmead’s area regulations within their zoning requirements. Additionally, every lot within the proposed development achieves an area of at least 8,439 square feet (0.19 acres), surpassing the minimum of 7,700 square feet specified within Bellmead’s intensity of use requirements.

On November 12th, 2025, the City of Bellmead updated their intensity of use requirements, increasing the minimum width of lots/tracts of land from 50 feet to 70 feet. For the proposed development, we are requesting the use of 50-foot-wide lots in lieu of Bellmead’s new 70-foot requirement. This request is consistent with the historic development pattern of the City of Bellmead, as prior iterations of the zoning ordinance recognized 50-foot lot widths as appropriate for single-family housing. 50-foot-wide lots would promote housing affordability and accessibility within Bellmead, translating into more attainable home prices for families, first-time homebuyers, and residents seeking to remain in the community. Additionally, 50-foot-wide lots would not adversely affect public health, safety, or welfare. Utilities, drainage, and traffic circulation can be adequately provided as planned.

Upon submission of our plans to the city, the engineer for the City of Bellmead requested for us to ensure that fire flow requirements are met by the existing water infrastructure located adjacent to Old Dallas Rd. Fire flow test data for the existing water infrastructure located adjacent to Old Dallas Rd. was provided to us by the City of Bellmead's Fire Marshal, and the water design for the proposed development was reviewed and approved by the city engineer.

For these reasons, it is our professional opinion that utilizing 50-foot-wide lots within the proposed development will be the best course of action in developing this property while attempting to meet the City of Bellmead's zoning requirements.

Please let us know if this is acceptable and of any thoughts and concerns.

Respectfully,

Clark Associates, PLLC



4-15-2026

Trey D. Simpson, P.E.

City Engineer Letter:



19 North Main Street • Temple, TX 76501 • (254) 773-3731
800 South Austin Ave • Georgetown, TX 78626 • (512) 819-9478

January 8, 2026

Mr. Fred Morris
Director of Community Development
City of Bellmead
3015 Bellmead Drive
Bellmead, Texas 76705

Re: City of Bellmead
Thulasi Old Dallas Road
Construction Plan Review

Dear Mr. Morris:

We have completed our second review of the referenced construction plans that were sent to us on December 30, 2025. Our previous comments have been addressed and we have no additional comments. At this time, we recommend approval of the referenced construction plans by the City of Bellmead. All responsibility for the adequacy of the construction plans lies with the engineer of record. In approving the construction plans, the City of Bellmead must rely on the adequacy of the design by the engineer of record.

If you have any questions or comments, please call.

Sincerely,

A handwritten signature in blue ink, appearing to read 'John A. Simcik', is written over a light blue horizontal line.

John A. Simcik, P.E., C.F.M.
Partner
jsimcik@kpaengineers.com



Regular 06/09/2026

Item # 4

CCM/R 2026-025

CITY COUNCIL MEMORANDUM FOR RESOLUTION

Prepared By: Fred Morris

Approval: Yousry Zakhary

Designate Area Appropriate for R-MH

DESCRIPTION:

Consider a memorandum/resolution designating the 13.98-acre tract, known as the Walker–Jacob Tract 14, as an area appropriate for R-MH development, in accordance with the provisions of SB 785

BACKGROUND:

SB 785 requires cities to provide opportunity for the development of manufactured home communities. Bellmead recently adopted the new manufactured home district, the R-MH District. SB 785 also requires a city to “designate” at least one (1) area as appropriate for development of manufactured housing communities.

This action proposes designating a tract of land immediately north of the Texas Trails Addition as appropriate for R-MH zoning. Designating this tract as appropriate does NOT rezone the property – the property owner must request rezoning and complete the rezoning process.

This tract is recommended for designation as appropriate for R-MH because the immediately adjacent the Texas Trails Addition allows manufactured housing. Texas Trails was developed specifically for manufactured housing and streets and utilities were installed for extension. The current owner indicates manufactured housing development is anticipated at some point in the future and that a formal rezoning application may be submitted soon.

When rezoning is considered, the specific boundary determinations between R-MH and the existing residential and business zoning will be determined. The frontage along Air Base Road is currently Neighborhood Business and we would anticipate this will remain.

FISCAL IMPACT / FUNDING SOURCE:

None identified

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission recommends the City Council adopt a resolution designating the 13.98-ac. tract referred to as the Walker – Jacob Tract 14 as appropriate for R-MH development.

ATTACHMENT(S):

Location & Zoning map

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLMEAD:

That the above stated recommendation is hereby approved and authorized.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Bellmead, Texas, this the _____ day of _____, _____, at which meeting a quorum was present, held in accordance with provisions of V.T.C.A., Government Code, § 551.001 *et seq.*

APPROVED

James Cleveland
Mayor

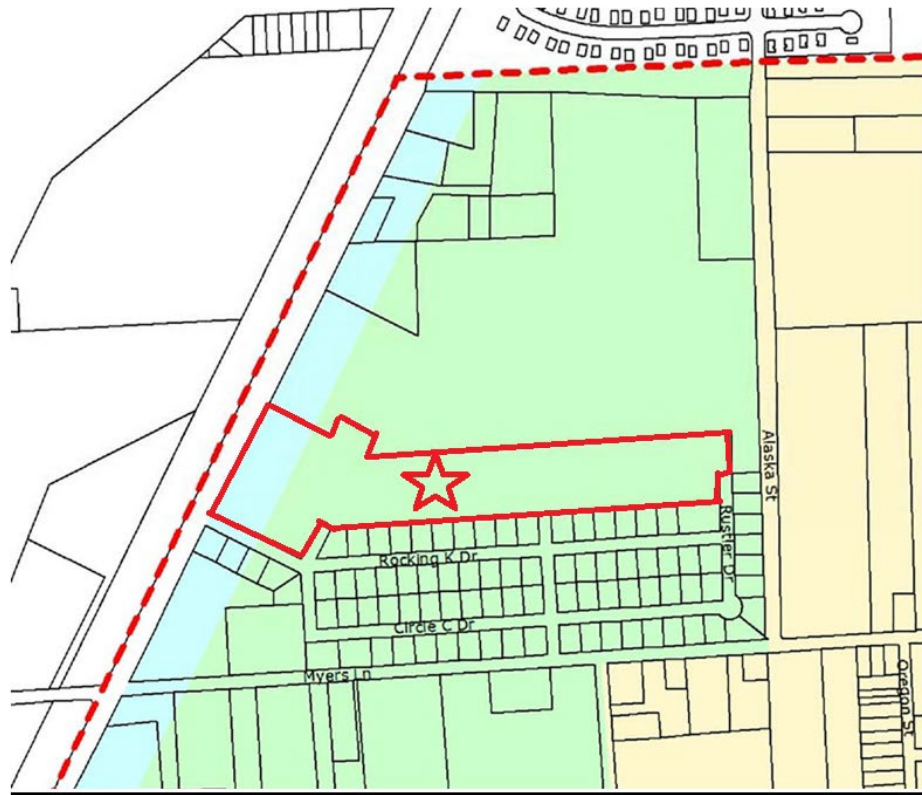
APPROVED AS TO FORM:

City Attorney








ATTEST:

Shannon Garcia
City Secretary

Location & Zoning Map:



Legend

-  Business District
-  Duplex and Apartment District
-  Industrial District
-  Neighborhood Business District
-  One Family Dwelling District
-  One Family Dwelling and Duplex District
-  City Limits



CITY COUNCIL MEMORANDUM FOR RESOLUTION

Prepared By: Jim Reed

Approval: Yousry Zakhary

Texas Water Development Board – Open Call for Projects Grant Submission in Support of Water Wells

DESCRIPTION:

Consider a memorandum authorizing the City Manager to expend up to, but not to exceed, \$29,600 for professional services and/or project-related costs associated with the preparation and submission of the City's application(s) to the Texas Water Development Board (TWDB) funding program.

BACKGROUND:

Bellmead's water utility system continues to operate within regulatory standards; however, recurring and costly equipment failures at the water well plants, combined with aging infrastructure and limited system redundancy, present increasing operational and long-term resiliency concerns. These conditions elevate the risk of service interruptions and emergency response events. Strategic capital investment and targeted modernization of the city's water well plants are therefore necessary to improve reliability, reduce emergency incidents, and strengthen long-term water supply stability.

The Texas Water Development Board's (TWDB) current funding opportunity provides Bellmead with a rare and potentially transformative opportunity to address these well plant deficiencies through state-supported infrastructure investment rather than relying solely on local revenue or future rate increases. The availability of grant assistance for water supply resiliency, infrastructure rehabilitation, and operational modernization aligns directly with the city's most critical plant challenges, including mechanical reliability, electrical system vulnerability, and lack of production redundancy.

From a financial and operational standpoint, rehabilitation of water well plants are generally more cost-effective than repeated emergency repairs following major equipment failures. Planned, grant-supported upgrades can extend asset life, improve energy efficiency, reduce long-term maintenance costs, and minimize unplanned operational disruptions that often result in emergency restrictions or expedited repairs at higher cost.

Ultimately, Bellmead's water well plants represent the foundational component of the city's water supply system. Investment in their modernization, redundancy, and resiliency would directly strengthen the reliability of water production operations, reduce vulnerability to equipment failures, and better position the city to meet future water demand and drought conditions with greater operational stability and financial

predictability.

City staff will continue coordinating with the consultant and application team to ensure the timely completion and submission of all required grant materials for a potential grant award of up to \$21 million, which would provide significant value and benefit to the City of Bellmead.

FISCAL IMPACT / FUNDING SOURCE:

\$29,600 Quiddity Engineering
Fund 35 / Account 5805408 Consulting Services
Department Economic Development

**BELLMEAD ECONOMIC DEVELOPMENT CORPORATION (BEDC)
RECOMMENDATION:**

On June 1, 2026, the Bellmead Economic Development Corporation (BEDC) unanimously voted to recommend that the City Council adopt a resolution authorizing the City Manager to expend up to, but not exceed, \$29,600 for professional services and other project-related expenses associated with the preparation and submission of the City's application(s) to the Texas Water Development Board (TWDB) funding program.

STAFF RECOMMENDATION:

Staff recommends authorizing the City Manager to expend up to, but not to exceed, \$29,600 for professional services and/or project-related costs associated with the preparation and submission of the City's application(s) to the Texas Water Development Board (TWDB) funding program system improvement efforts.

ATTACHMENT(S):

Map of Water Well Plant Sites
Resolution (Required by Grant)
Application Affidavit (Required by Grant)
City Certificate of Secretary (Required by Grant)

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLMEAD:

That the above stated recommendation is hereby approved and authorized.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Bellmead, Texas, this the _____ day of _____, _____, at which meeting a quorum was present, held in accordance with provisions of V.T.C.A., Government Code, § 551.001 *et seq.*

APPROVED

James Cleveland
Mayor

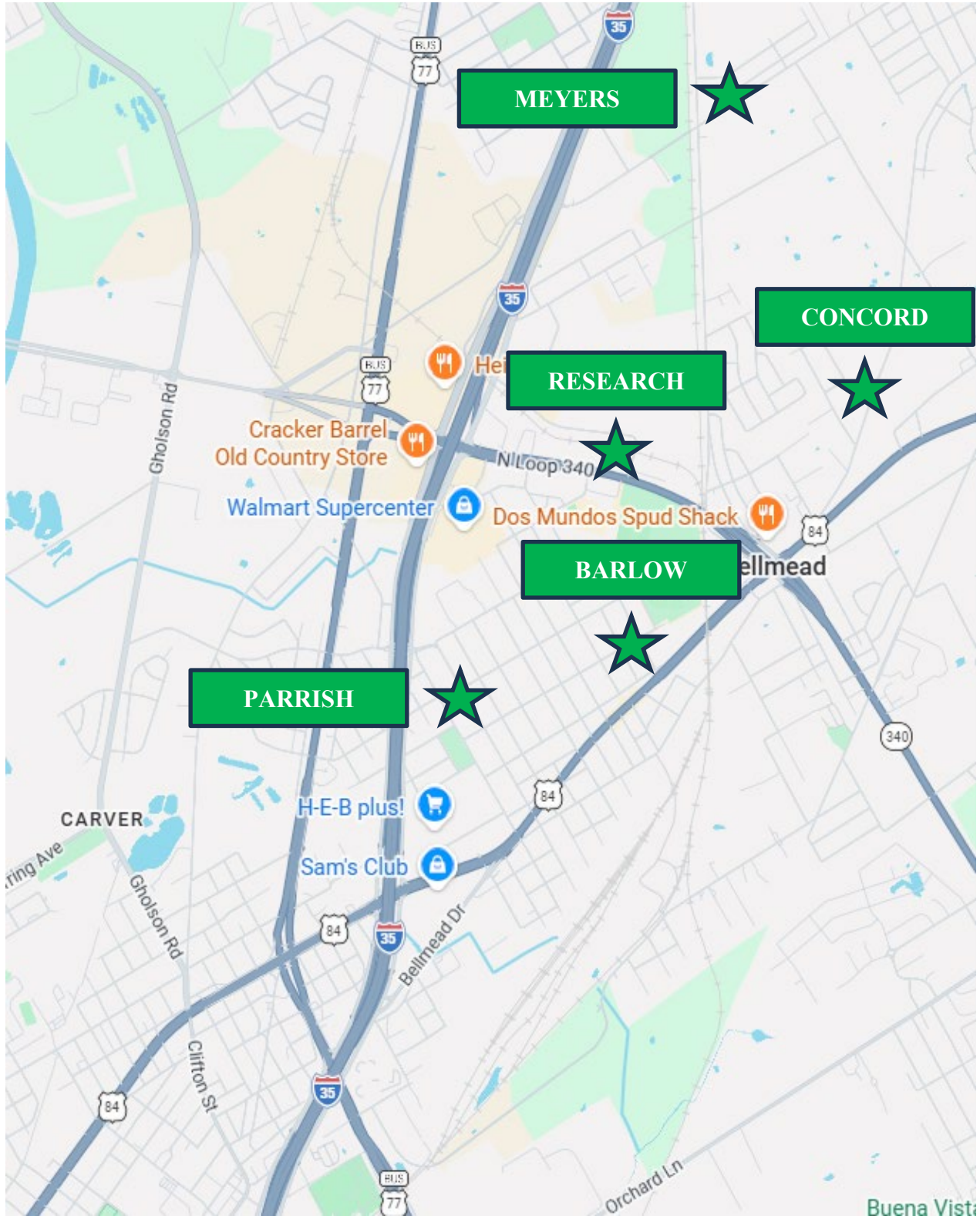
APPROVED AS TO FORM:

City Attorney

ATTEST:

Shannon Garcia
City Secretary

MAP of WATER WELL PLANT SITES



RESOLUTION

TWDB-0201A
Rev 11/16

Application Filing and Authorized Representative Resolution

A RESOLUTION by the _____ of the _____ requesting financial assistance from the Texas Water Development Board; authorizing the filing of an application for assistance; and making certain findings in connection therewith.

BE IT RESOLVED BY THE _____ OF THE _____:

SECTION 1: That an application is hereby approved and authorized to be filed with the Texas Water Development Board seeking financial assistance in an amount not to exceed \$ _____ to provide for the costs of _____.

SECTION 2: That _____ be and is hereby designated the authorized representative of the _____ for purposes of furnishing such information and executing such documents as may be required in connection with the preparation and filing of such application for financial assistance and the rules of the Texas Water Development Board.

SECTION 3: That the following firms and individuals are hereby authorized and directed to aid and assist in the preparation and submission of such application and appear on behalf of and represent the _____ before any hearing held by the Texas Water Development Board on such application, to wit:

Financial Advisor:

Engineer:

Bond Counsel:

PASSED AND APPROVED, this the _____ day of _____, 20 _____.

ATTEST: _____

By: _____

(Seal)

CITY APPLICATION AFFIDAVIT (2 OF 2)

7. The City of Bellmead (authority, city, county, corporation, district) will comply with all applicable federal laws, rules, and regulations as well as the laws of this state and the rules and regulations of the TWDB.

Official Representative

Title: City Manager

SWORN TO AND SUBSCRIBED BEFORE ME, by _____,
on this _____ day of _____, 20____.

(NOTARY'S SEAL)

Notary Public, State of Texas



CITY COUNCIL MEMORANDUM FOR RESOLUTION

Prepared By: Shannon Garcia

Approval: Yousry Zakhary

City Attorney Agreement

DESCRIPTION:

Consider and take possible action on an amendment to the City Attorney engagement agreement to increase the City Attorney's hourly rate and extend the term of the agreement for one additional year; and authorize the Mayor to execute all documents related thereto on behalf of the City of Bellmead.

BACKGROUND:

The Bellmead City Charter mandates that the City Council appoint a competent and duly licensed attorney to serve as its City Attorney. Historically and customarily throughout the state, City Attorneys enter into a contractual agreement with the appointing City.

The agreement is structured as a one-year contract beginning October 1, with automatic one-year extensions unless four or more City Council members vote against extension at least 90 days prior to the expiration of the current term. In accordance with the agreement, the City Attorney may continue to hold office at the pleasure of the City Council or until a successor is appointed pursuant to the City Charter.

Key terms of the new agreement include:

1. **Duties:** The City Attorney will perform all duties outlined in the City Charter, job description, and any other legally permissible duties assigned by the City Council.
2. **Effective Date and Term:** The agreement takes effect October 1 for a one-year term. It will automatically renew each year unless four or more Council members vote against renewal with at least 90 days' notice.
3. **Termination:** The City Council may terminate the agreement without cause with 90 days' written notice, provided the action is approved by at least four Council members.
4. **Compensation:** The City Attorney shall be compensated at a rate of \$215.00 per hour, with services billed monthly for fiscal year 2027. That rate shall be adjusted by the City Council annually.

5. **Indemnification:** The City agrees to indemnify and defend the City Attorney from legal proceedings arising from acts performed within the scope of his duties, except in cases of misconduct, gross negligence, or bad faith.
6. **Amendments:** The agreement may be modified by the mutual written consent of both parties.

FISCAL IMPACT / FUNDING SOURCE:

FY 2026 - \$34,443

FY 2025 - \$31,090

FY 2024 - \$36,164

STAFF RECOMMENDATION:

Staff recommend that the City Council approve the City Attorney for a one year term at a rate of \$215,00 an hour; and authorize the mayor to execute all documents related thereto on behalf of the City of Bellmead.

ATTACHMENT(S):

Contract

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLMEAD:

That the above-stated recommendation is hereby approved and authorized.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Bellmead, Texas, this the _____ day of _____, _____, at which meeting a quorum was present, held in accordance with provisions of V.T.C.A., Government Code, § 551.001 *et seq.*

APPROVED

James Cleveland
Mayor

APPROVED AS TO FORM:

Adam Miles
City Attorney

ATTEST:

Shannon Garcia
City Secretary

CITY ATTORNEY EMPLOYMENT AGREEMENT

~~This City Attorney Employment Agreement (“Agreement”) is made and entered into by and between the City of Bellmead, Texas, a municipal corporation (“City” or “Employer”), and Adam Miles (“City Attorney”). The Agreement (“Agreement”) is made and entered into by the City Attorney, Adam Miles, Charlie Buenger and between the City of Bellmead, Texas, a municipal corporation (herein called the “Employer”) and the City Attorney, Charlie Buenger, Adam Miles (herein called “City Attorney”) (each a “Party” or collectively the “Parties”), both of whom understand and agree as follows:~~

Recitals

~~WHEREAS, WHEREAS,~~ the City Council for the City of Bellmead, Texas (“City Council”) and the City Attorney believe that an Agreement negotiated between the City Council, on behalf of the ~~C~~city, and the City Attorney can be mutually beneficial to the city, City Attorney, and the community they serve; and

~~WHEREAS, it~~ is the desire of the City Council to: (1) secure and retain the services of the City Attorney and to provide inducement for them to serve as their City Attorney; and (2) make possible full work productivity by assuring the City Attorney’s morale and peace of mind with respect to future security; and

NOW THEREFORE, for and in consideration of mutual promises and covenants set forth herein, the other valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

Section 1: Duties

A. City appoints the City Attorney to perform the duties specified in the Charter, the job description for such position, ~~and to and to perform other legally permissible and proper duties and functions as the City Council may from time to time assign.~~ ~~legally perform other legally permissible and proper duties and functions as the City Council shall from time to time assign to the City Attorney.~~

B. All duties assigned to the City Attorney by the City Council shall be appropriate and consistent with the professional role and responsibility of the City Attorney.

C. City Attorney warrants and agrees that they are licensed to practice law in this state without limitation. City Attorney shall maintain City Attorney’s license to practice law in good standing during the term of the Agreement as a condition of ~~e~~Employment under this Agreement.

Section 2: Effective Date and Term

A. The effective date of this Agreement is October 1, 202~~5~~6. The term of this Agreement shall be for an initial period of one (1) year with one-year extensions beginning on October 1,

2026⁷, unless four (4) or more members of the City Council, at least ninety (90) days before the expiration of the term, have voted not to renew. Expiration of the term of this Agreement is neither an involuntary termination nor a resignation, and the City Attorney shall continue to hold the office of City Attorney at the pleasure of the City Council, in accordance with the City Charter.

B. Nothing in this Agreement shall create a definite or fixed term of appointment for the City Attorney or prevent, limit, or otherwise interfere with the right of the City Council to terminate the services of the City Attorney at any time.

C. Nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of the City Attorney to resign at any time from the position of City Attorney, subject only to the specific provisions of this Agreement.

Section 3: Termination

Formatted: French (France)

A. Termination for Cause. Upon the affirmative vote of four (4) or more members of the City Council, the Employer may terminate the City Attorney for cause at any time, and upon reasonable written notice to the City Attorney, may terminate the City Attorney, as set forth herein.

For the purposes of this Agreement, "cause" shall mean and include any of the following:

1. Incompetence in the performance of the City Attorney's ~~d~~Duties and documented by evaluations, supplemental memoranda, or other written communication from the city, provided, however, the terms and conditions of this paragraph shall not justify good cause unless the city has provided the City Attorney a reasonable opportunity to remediate any incompetency;
2. A conviction of any felony offense or any non-felony offense involving moral turpitude or an illegal act resulting in personal gain to the City Attorney;
3. A physical or mental disability of the City Attorney that precludes or prevents the City Attorney from performing the duties of the City Attorney for a period of at least sixty (60) consecutive days;
4. Loss of license to practice law; or
5. An order by any court of competent jurisdiction restraining, preventing, or otherwise impairing the ability of the City Attorney to perform the duties and responsibilities as City Attorney under this Agreement.

Section 4: Compensation

A. Compensation~~Base Salary~~: City agrees to pay the City Attorney an hourly rate of \$20¹5.00, payable monthly. -This rate may be evaluated annually.

Section 5: Indemnification

Section 5: Indemnification

To the extent permitted by applicable law, including but not limited to Texas Civil Practice and Remedies Code Chapter 102, the City agrees to defend, hold harmless, and indemnify the City Attorney from and against any and all demands, claims, suits, actions, judgments, expenses, and attorney's fees incurred in any legal proceeding brought against the City Attorney in the City Attorney's individual or official capacity as City Attorney, provided that the incident, act, or omission forming the basis of such demand, claim, suit, action, judgment, expense, or attorney's fee arose from an act or omission of the City Attorney while acting within the course and scope of the City Attorney's duties for the City.

This indemnification shall not apply to any demand, claim, suit, action, judgment, expense, attorney's fee, or cause of action to the extent it is determined that the City Attorney committed official misconduct, committed a willful or wrongful act or omission, committed an act or omission constituting gross negligence, or acted in bad faith. This indemnification shall also not apply to any cost, fee, expense, or damage that is recoverable or payable under an insurance contract held by either the City or the City Attorney.

The selection of legal counsel shall be by mutual agreement of the City and the City Attorney. A legal defense may be provided through applicable insurance coverage, in which case the City Attorney's right to approve legal counsel shall be subject to the terms and conditions of the applicable insurance contract.

To the extent this Section exceeds the authority provided or limitations imposed by Texas Civil Practice and Remedies Code Chapter 102, this Section shall be construed and modified to conform to applicable law. The provisions of this Section shall survive the termination, expiration, or other end of this Agreement and/or the City Attorney's service as City Attorney for the City.

~~To the extent it may be permitted to do by applicable law, including, but not limited to, Texas Civil Practice & Remedies Code Chapter 102, The City does hereby agree to defend, hold harmless, and indemnify the City Attorney from any and all demands, claims, suits, actions, judgments, expenses and attorney's fees incurred in any legal proceedings brought against the City Attorney in the City Attorney's individual or official capacity as the City Attorney, providing the incident(s), which is (are) the basis of any such demand, claim, suits, actions, judgments, expenses and attorney's fees, arose or does arise in the future from and act or omission of the City Attorney acting within the course and scope of the City Attorney's employment with the City' excluding, however, any such demands, claims, suits, actions, judgments, expenses and attorney's fees for those claims or any cause of action where it is determined that the City Attorney committed official misconduct, or committed a willful or wrongful act or omission, or an act or omission constituting gross negligence, or acted in bad~~

~~faith; and excluding any costs, fees, expenses, or damages that would be recoverable or payable under an insurance contract, held either by the City or by the City Attorney. The selection of legal counsel shall be with the mutual agreement of the City Attorney and the City. A legal defense may be provided through insurance coverage, in which case the City Attorney's right to agree to legal counsel provided for him will depend on the terms of the applicable insurance contract. To the extent this Section exceeds the authority provided and limitation imposed by Texas Civil Practice & Remedies Code, Chapter 102, it shall be construed and modified accordingly. The provisions of this Section shall survive the termination, expiration, or other end of this Agreement and/or the City Attorney's employment with the City.~~

Section 6: Other Terms and Conditions

The Ccity, upon agreement with the City Attorney, may fix other terms and conditions as it may determine from time to time, provided such terms and conditions are not inconsistent with or in conflict with any provision of law.

Section 7: Notices

Notice pursuant to this Agreement may be given by personal service, by email, by nationally recognized courier, or by depositing in the custody of the United States Postal Service, postage prepaid, and addressed as follows:

Charlie Buenger <u>Adam Miles</u>	Bellmead City Manager
3203 Robinson Drive	3015 Bellmead Dr.
Waco, TX 76706	Bellmead, TX 76705

Section 8: Amendments

This Agreement may be amended by the mutual written Agreement of the Parties.

CITY OF BELLMEAD, TEXAS

BY: BRYAN WINGET JAMES

CLEVELAND, MAYOR

Executed this ____ day of _____, 20256

CITY ATTORNEY

BY: _____
~~CHARLIE BUENGER~~

Adam Miles
Executed this ____ day of _____, 202~~6~~⁵



Regular 06/09/2026
Item # 7
CCM/O 2026-07

CITY COUNCIL MEMORANDUM FOR ORDINANCE

Prepared By: Shawn Myatt

Approval: Yousry Zakhary

Amendment of Chapter 21 Article IV. Parades Ordinance

DESCRIPTION:

Consider a memorandum/ordinance authorizing the proposed amendments of the parade ordinance Chapter 21 Article IV Parades governing the application process and guidelines for parades within the city. **First and Second Reading**

BACKGROUND:

The City of Bellmead's parade ordinance, codified as Article IV of Chapter 21 of the City Code, has governed the permitting process for parades and public processions within the City since its original adoption. Over time, several provisions of the ordinance required updating to better reflect current public safety practices, improve administrative clarity, and align with the operational needs of the Bellmead Police Department.

The proposed amendments to Article IV modernize the ordinance in several key areas. The advance application deadline is extended from seven (7) to twenty (20) days to allow adequate time for departmental review and coordination. The application process is strengthened by requiring applicants to submit a Traffic Control Plan, a comprehensive security plan detailing police and security coordination, and updated participant and vehicle information. Standards for permit issuance are revised to shift responsibility for private security and emergency service personnel to the applicant, and to clarify assembly area requirements. Additionally, the notice period for permit rejection is extended from three (3) to ten (10) days to provide applicants a reasonable opportunity to respond or seek an alternative permit.

Collectively, these amendments establish a more structured, transparent, and operationally sound framework for parade permitting that protects public safety, reduces the burden on City resources, and provides clear expectations for event organizers.

FISCAL IMPACT / FUNDING SOURCE:

None

STAFF RECOMMENDATION:

Staff recommends approval of the proposed memorandum/ordinance amending Chapter 21 Article IV. - Parades ordinance.

ATTACHMENT(S):

Proposed Amendments Ordinance Chapter 21 Article IV - Parades Amendments-
Redlined
Application Permit
City of Waco Parade Ordinance

ORDINANCE 2026-07

AN ORDINANCE OF THE CITY OF BELLMEAD, TEXAS, AMENDING THE CODE OF ORDINANCES, AMENDING CHAPTER 21, ARTICLE IV. – PARADES; REQUIRING PERMITS; ESTABLISHING APPLICATION PROCEDURES AND STANDARDS; PROVIDING FOR PUBLIC SAFETY; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Bellmead is authorized under the laws of the State of Texas to regulate the use of its streets, parks, and public places to protect the health, safety, and welfare of the public; and

WHEREAS, parades and similar public gatherings may impact traffic flow, emergency response, and public safety; and

WHEREAS, the City desires to establish clear procedures and requirements for parade permits to ensure coordination with public safety agencies; and

WHEREAS, requiring advance application, traffic control planning, and security coordination will promote safe and orderly events; and

WHEREAS, the City Council finds that these regulations are necessary and appropriate to balance the use of public spaces with the need for safety and efficient municipal services;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELLMEAD, TEXAS, THAT:

ARTICLE IV. - PARADES^[3]

Sec. 21-101. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Parade means any ~~parade~~, gathering, march, ceremony, show, exhibition, pageant or procession of any kind, or any similar display, in or upon any street, park or other public place in the city.

Parade permit means ~~a permit~~ an official authorization that has been submitted and reviewed, based upon a prescribed application, and identifies specifics of a parade, as defined above, and as required by this article.

(Code 1972, § 19-4)

Sec. 21-102. - Permit required.

No person shall engage in, participate in, aid, form or initiate a parade, unless a parade permit has been obtained from the Chief of Police.

(Code 1972, § 19-4)

Sec. 21-103. - Permit application.

(a) A person seeking a parade permit shall submit an application to the Chief of Police no later than ~~seven (7)~~ **twenty (20)** days before the proposed parade, using the **application** forms provided by ~~such officer~~ **the City of Bellmead**.

(b) The application for a parade permit shall set forth the following information:

(1) **Applicant information, including** ~~¶~~ the name, address and telephone number of the person seeking to conduct such parade;

(2) If the parade is proposed to be conducted for, on behalf of, or by an organization, the application must include the name, address and telephone number of the organization's headquarters, as well as the names and contact information of its authorized and responsible representatives;

(3) The name, address and telephone number of the ~~person on-site~~ **representative** who will serve as the parade chairman and be **immediately** responsible for its conduct;

(4) **Parade information, including** ~~¶~~ the date which the parade will be conducted;

(5) The designated route to be traveled, the starting point and the termination point;

(6) The approximate number of participants, ~~and~~ animals and vehicles in the parade, including the type of animals, and a description of the vehicles; provided, however, that if horses or other livestock animals are included in the parade, the event organizer shall be responsible for providing appropriate cleaning and sanitation measures for the removal

and disposal of animal waste along the parade route and any related staging areas.

(7) The start and end times of the parade, including hours designated for **assembly and disassembly**;

(8) A statement as to whether the parade will occupy all or only a portion of the width of the streets proposed to be traversed;

(9) The location ~~by streets~~ of ~~any the identified~~ **assembly and disassembly** areas for such parade;

(10) A Traffic Control Plan that is coordinated with and approved by the Bellmead Police Department must be submitted for any parade lasting less than four (4) hours. The plan shall identify the locations and types of devices necessary for the safety of vehicles and pedestrians impacted by the event;

(11) Names, addresses, telephone numbers for persons responsible for the installation and removal of all traffic control measures approved for the event;

(12) A comprehensive security plan, coordinated and approved by the Bellmead Police Department must be submitted detailing the anticipated number of police officers requested to assist with traffic control, the designated individual responsible for overseeing the parade, and a communication strategy to ensure effective coordination with police officers assisting with the parade.

(13) The time at which units of the parade will begin to assemble at any such assembly area;

(14) The **estimated time and spacing** intervals ~~of space~~ to be maintained between units of such parade;

(15) If the parade is designed to be held by, and on behalf of or for, any person other than the applicant, the applicant for such permit shall file with the chief of police a communication in writing from the person proposing to hold the parade, authorizing the applicant to apply for the permit on his behalf;

(16) Any additional information which the chief of police shall find reasonably necessary to **render** a fair determination as to whether a permit should **be issued, and as may be required on the application.**

For any parade lasting more than four (4) hours, the applicant shall submit the following that is required by Texas Department of Transportation:

(1). A Traffic Control Plan, prepared by an engineer licensed in the state of Texas, identifying the locations and types of traffic control devices necessary to ensure the safety of vehicles and pedestrians impacted by the parade route. The Traffic Control Plan shall include designated detour routes for the traveling public during the duration of the parade.

(2). A written request for the parade that includes the names and contact information of the applicant or event organizer, the date and time of the event, and identification of entity or organizer responsible for traffic control.

(3). A letter from the Police or Fire Departments who will be responsible for traffic control on official letter head. The letter must contain current contact information acknowledging and accepting responsibility for traffic control operations associated with the parade.

(4). A current Certificate of Insurance (COI) meeting all insurance requirements for the event.

~~(c) The chief of police, where good cause is shown therefor, and with the written approval of the mayor, shall have the authority to consider any application hereunder which is filed less than seven (7) days before the date such parade is proposed to be conducted.~~

Sec. 21-104. - Standards for issuance.

The chief of police shall issue a permit under this article upon review of the application, consideration of **input from other applicable departments and authorities**, and any other relevant information, provided that the following conditions are met:

(1) The conduct of the parade will not substantially interrupt the safe and orderly movement of other traffic contiguous to its route;

~~(2) The conduct of the parade will not require the diversion of so great a number of police officers of this municipality to properly police the line of movement and the areas contiguous thereto as to prevent normal police protection to this city~~ The applicant provides appropriate levels of private or contracted security and emergency services personnel to address anticipated demands;

~~(3) The conduct of such parade will not require the diversion of so great a number of ambulances as to prevent normal ambulance service to portions of this city other than that to be occupied by the proposed line of march and areas contiguous thereto;~~

~~(3) The concentration of persons, animals and vehicles at assembly points of the parade will not unduly interfere with~~ The assembly points at the beginning and end points of the parade are demarcated and organized in a manner that support proper fire and police protection of, or ambulance service to, areas contiguous to such assembly areas;

(4) The conduct of such parade will not interfere with the movement of firefighting equipment or other emergency services en route to a fire;

(5) The conduct of the parade is not reasonably likely to cause injury to persons or property, to provoke disorderly conduct or create a disturbance;

(6) The parade is scheduled to move from its point of origin to its point of termination expeditiously and without unreasonable delays en route;

(7) The parade is not to be held for the sole purpose of advertising any product, cause, goods or event and is not designed to be held purely for private profit.

Sec. 21-105. - Notice of permit rejection.

If the chief of police disapproves the permit application, he shall mail to the applicant within ~~three (3)~~ ten (10) days after the date upon which the application was filed, a notice of his action.

~~Sec. 21-106. — Alternative permit.~~

~~The chief of police, in denying an application for a parade permit, shall be empowered to authorize the conduct of the parade on a date, at a time, or over~~

~~a route different from that named by the applicant. An applicant desiring to accept an alternate permit shall, within two (2) days after notice of the action of the chief of police, file a written notice of acceptance with the chief of police. An alternate parade permit shall conform to the requirements of, and shall have the effect of, a parade permit under this article.~~

~~Sec. 21-107. — Contents of permit.~~

~~Each parade permit shall state the following information:~~

~~(1) Starting time;~~

~~(2) Minimum speed;~~

~~—— (3) Maximum speed;~~

~~(4) Maximum interval of space to be maintained between the units of the parade;~~

~~(5) The portions of the streets to be traversed that may be occupied by the parade;~~

~~(6) The maximum length of the parade in miles or fractions thereof;~~

~~(7) Such other information as the chief of police shall find necessary to the enforcement of this article.~~

Sec. 21-108. - Possession of permit.

The parade chairman or other person heading or leading such activity shall carry the parade permit upon his person during the conduct of the parade.

Sec. 21-109. - Compliance with law required.

A permittee under this article shall comply with all permit directions and conditions and with all applicable laws and ordinances.

Sec. 21-110. - Revocation of permit.

The chief of police shall have the authority to revoke a parade permit issued under this article upon application of the standards for issuance as herein set forth.

Sec. 21-111. - Exceptions.

This article shall not apply to:

- (1) Funeral processions;
- (2) Students going to and from school classes or participating in educational activities, providing such conduct is under the immediate direction and supervision of the proper school authorities;
- (3) A governmental agency acting within the scope of its functions.

(Code 1972, § 19-4)

Section 3. Cumulative Repealer Clause.

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of the conflict. The remainder of such ordinances not in conflict herewith shall remain in full force and effect.

Section 4. Severability Clause.

If any sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal, or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

Section 5. Savings Clause.

That an offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Code of Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

Section 6. Effective Date.

This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

Section 7. Open Meetings Compliance.

It is officially found and determined that the meeting at which this ordinance was passed was open to the public as required by Chapter 551, Texas Government Code, and that public notice of the time, place, and subject of said meeting was given as required by law.

PASSED ON FIRST READING ON THE ___ DAY OF _____, 2026.

PASSED ON SECOND READING ON THE ___ DAY OF _____, 2026.

PASSED ON THIRD READING ON THE ___ DAY OF _____, 2026.

CITY OF BELLMEAD, TEXAS

James Cleveland
Mayor

ATTEST:

Shannon Garcia
City Secretary

APPROVED AS TO FORM & LEGALITY:

City Attorney



PARADE PERMIT APPLICATION

City of Bellmead, Texas
Bellmead Police Department

A Parade Permit is required for any organized procession or march that takes place on public streets or other public spaces. This applies to both for-profit and non-profit events. If the event involves the use of public roads, streets, or sidewalks, a Parade Permit is required, regardless of the number of participants.

APPLICATION PROCESS

Applications must be submitted at least **twenty (20) days** prior to the scheduled event.

Please refer to the **Master Fee Schedule** (bellmeadtx.gov) for applicable fees and deposits.

Completed applications should be submitted to the **Bellmead Police Department**. Contact Shawn Myatt, Chief of Police at smyatt@bellmeadtx.gov or **(245) 799-0251**.

APPLICATION REQUIREMENTS

The following items must be included with the application:

Application fee and deposit (see master fee schedule)

Insurance Policy (Minimum \$1,000,000 coverage, City of Bellmead as Additional Insured)

Traffic Control Plan (that shall include ingress/egress points, fire hydrants, fire lanes, parking, and traffic management measures, include detours or road closures along the parade route)

Comprehensive Security Plan (detailing police assistance for traffic control, security personnel, and a communication strategy for coordination)

APPLICANT INFORMATION

Applicant Name

Date

Mailing Address

Primary Phone Number

Day of Event Phone

E-mail Address

Organization / Business Name

Organization / Business Type:

Individual

For-Profit

Non-Profit (Proof of Tax Status required)

PARADE INFORMATION

Parade Purpose

Date / Time of Parade

Width of Road Occupied by Parade

Route of Parade

First-time Parade? Yes No

If No, when last held: _____

Open to the General Public? Yes No

If No, who can attend: _____

Parade Set-up Start Time

Parade Actual Start Time

Parade End Time

Projected Number of Attendees

PARADE PARTICIPANTS

Projected Number of People

Projected Number and Type of Animals

Projected Number and Type of Vehicles

TRAFFIC CONTROL

Are Street Closures proposed for this parade? Yes No

If Yes — provide the name of the traffic control plan provider responsible for design, installation and removal of traffic control devices. Attach an official copy of the traffic control plan:

Traffic Control Plan Provider / Contact Information

Will Bellmead Police Department be requested to assist with traffic control? Yes No

If Yes, additional fees apply — see Master Fee Schedule.

SECURITY PLAN

A comprehensive security plan must be submitted, detailing:

Communication Strategy to Coordinate with Assisting Officers

FEE SCHEDULE

Application Fee: \$100

Damage and Cleaning Deposit: \$500 (refundable)

Police Security Fee: \$50/Hour per Officer (Minimum 4 hours)

Bellmead Fire Department: \$250/Hour per fire company

Public Works Traffic Control: \$50/Hour per worker (Minimum 4 hours)

*All fees must be **paid in advance**. Additional fees for extra services will be collected post-event.*

SITE PLAN

A detailed, scaled Route Plan must include the following:

Location of streets that will require barricades

Map of route from starting point to ending location

Location of fire hydrants

Location of fire lanes for emergency equipment (minimum width 21 ft, minimum clearance 14 ft)

Detours and Road Closures

ACKNOWLEDGEMENTS**PUBLIC NOTIFICATION:**

City may require written notice to all owners or occupants of properties abutting the parade route. The notice must include parade date, time, route, and confirmation of the submitted Parade Permit application.

CLEANLINESS:

Applicants must ensure public spaces are returned to a clean and orderly condition. The cost of repair or replacement of any City property damaged during the event will be the applicant's responsibility.

DAMAGE OR LOSS OF MATERIALS:

The City is not responsible for damage or loss of materials used or left in any public spaces during the parade.

PARADE RULES:

- Throwing candy or items from vehicles, floats, or other conveyances is prohibited.
- Parade participants may distribute candy or items by walking alongside the crowd.
- A refundable cleanup deposit is required for all parades.

INSURANCE:

No permit shall be issued until the applicant has filed a certificate of insurance. The insurance policy shall be in force during the event and list the City as an Additional Insured. Policy must be not less than \$1,000,000 issued by a company licensed in Texas. Additional insurance may be required based on parade type, equipment, location, number of people, and other risks. Final determination made by the City Manager.

INDEMNITY AGREEMENT:

1) As a condition of issuance, the applicant agrees to protect, indemnify and hold harmless the City of Bellmead, its officers, agents and employees from and against suits, actions, claims, losses, liability or damage of any character, and from costs and expenses including attorney fees incidental to the defense of such suits arising from any negligent act, error or omission arising out of the exercise of the privileges granted by this permit.

- 2) This indemnity agreement is intended to be as broad and inclusive as permitted by Texas law. If any portion is held invalid, the remainder shall continue in full legal force and effect.
- 3) This agreement contains the entire agreement and may not be modified without the express written consent of the City of Bellmead.
- 4) This agreement shall be construed in accordance with Texas law, with venue in McLennan County, Texas.

I do solemnly swear (or affirm) that all answers given, and statements made on this application are true and correct to the best of my knowledge and beliefs. I am aware of **Ordinance 2021-27** and agree to comply with its requirements and those described in this application.

Applicant Signature X

Date

FOR OFFICE USE ONLY

Role	Name / Signature	Yes	No	Date
PD Approval		Yes	No	
Fire Approval		Yes	No	
Public Works Approval		Yes	No	
City Manager Approval		Yes	No	
Intake By				

Waco's Parade Ordinance

ARTICLE XIV. OUTDOOR EVENTS AND PARADES

Sec. 13-480. Purpose.

- (a) There are an increased number of demands upon City resources and infrastructure from applications to hold outdoor events in the city streets, sidewalks and parks and for large outdoor events on private property. In order to conserve and allocate city resources and to adequately protect the public safety of the event participants, neighboring property owners, residents and businesses, it is necessary to regulate the use of the city's parks, streets and public areas by those desiring to hold outdoor events on public property and to regulate large outdoor events on private property that affect public property.
- (b) The intent of this article is to ensure that the city will have adequate advance notice of outdoor events and the ability to plan and allocate the city services that will be needed while recouping the city's costs associated with outdoor events, such as personnel, equipment, utilities, maintenance and administrative costs.

(Ord. No. 2018-792, § 2, 9-4-18)

Sec. 13-481. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Applicant shall mean the person who has filed a written application for a special event or parade that is responsible for conducting the event and the responsible organization, corporation or other group on whose behalf the individual is requesting the permit.

Attendee or attendance shall mean participants, spectators, speakers, performers, entertainers, exhibitors, or other persons at the event.

City shall mean the City of Waco, Texas.

Days shall mean calendar days. In computing any period of time prescribed or allowed by this article, the day of the act, event, or default after which the designated period of time begins to run is not to be included. The last day of the period so computed is to be included, unless it is a Saturday, Sunday, or legal holiday, in which event the period runs until the end of the next day which is not a Saturday, Sunday, or legal holiday.

Emergency services and fire safety plan shall mean a plan submitted by the applicant setting forth its plans for providing emergency services and evacuation, including fire prevention and fire suppression on public and private property used for the event, and emergency medical services to attendees.

Event shall mean a special event or parade.

First Amendment activity shall mean all expressive and associative activity that is protected by the United States and Texas Constitutions, including speech, press, assembly, and the right to petition, but not including commercial advertising.

First Amendment parade shall mean a parade, the sole or principal object of which is First Amendment activity.

First Amendment special event shall mean a special event in which the sole or principal object is First Amendment activity.

Hearing examiner shall mean an attorney, not an employee of the city, who is licensed to practice law in Texas, has experience in Texas municipal law, and is retained to serve as an independent tribunal to conduct hearings under this article.

National night out shall mean the annual nationwide community-police awareness event to promote neighborhood spirit and police-community partnerships to generate support for, and participation in, local anticrime programs.

Neighborhood association shall mean a group of residents of a defined neighborhood that is organized for the purpose of improving the quality of life for residents of the neighborhood. The neighborhood association, for the purposes of this article, must: 1) be open for membership to all adult residents of the neighborhood; 2) meet at least twice per year and keep minutes of the meetings; and 3) be registered with the city as a neighborhood association.

Neighborhood event shall mean an event with less than 500 attendees at any one time that is sponsored by a neighborhood association and held in the neighborhood of the neighborhood association or a city park adjacent to the neighborhood.

Outdoor events manager shall mean the person designated by the city manager to perform the functions under this article.

Parking plan shall mean a written proposal for the operation and regulation of parking on private and public property.

Parade shall mean an organized procession of people, traveling by whatever means, from one location to any other location on a street or other public right-of-way or anywhere else in the city in such a way as to impede the normal flow or regulation of pedestrian or vehicular traffic.

Person shall mean an individual, firm, partnership, corporation, limited liability company, joint venture, organization, contractor, subcontractor, affiliate, agent, representative, association or other legal entity of any kind, any lawful trustee, successor, assignee, transferee, heir or personal representative, but shall not mean the City.

Police services plan shall mean a plan to provide traffic, crowd and parking control, public security and service calls, including not only the street or streets to be closed but any other streets or public areas in the close proximity that may be utilized for alternative routes or for parking of vehicles of persons attending the event.

Private property shall mean all property that is located within the boundaries of the city, except for property that is owned by the city, public property, as defined herein, or by another governmental entity.

Public property shall mean any dedicated or undedicated public land, outdoor park and outdoor recreational facilities, streets, highways, municipal parking lots, parkways or alleys, public spaces and rights-of-way within the city.

Residential street or block shall mean a street in a single-family residence district, two-family and attached single-family residence district, multiple-family district, or multiple-family residence district.

Special event shall mean a single, temporary, daily, organized, outdoor gathering or a temporary celebration or series of related consecutive outdoor daily gatherings or celebrations, sponsored by a person, that:

- (a) Is expected to draw 150 or more attendees at any one time held on public property;
- (b) Is expected to draw 50 or more attendees and involves any of the following on public property:

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- (1) The sale or distribution of merchandise, food or beverages;
 - (2) Installation of a stage, band shell, truck, trailer, van, portable building, booth, grandstand or bleachers to support the event;
 - (3) Placement of portable restrooms to support the event; or
- (c) Is on public or private property that includes one or more of the following:
- (1) Partial or full closure of a street;
 - (2) Obstruction of the flow of traffic upon a street, sidewalk, or other public right-of-way;
 - (3) Blocking or restricting access to public property; or
 - (4) Placement of temporary no-parking, directional, oversize or identification signs or banners in or over a public right-of-way, or on private property where otherwise prohibited by ordinance.

Sidewalk shall mean the portion of a street between the curblines, or lateral lines of the roadway, and the adjacent property lines intended for the use of pedestrians, which area may or may not be improved by use of concrete, cement, asphalt or other material.

Street shall mean the entire width between the boundary lines of every way publicly maintained, when any part thereof is open to the use of the public for purposes of vehicular traffic.

Traffic control plan shall mean a written proposal for the operation and regulation of traffic-control devices used to facilitate vehicular and pedestrian traffic safely and efficiently through a temporary traffic control zone, that is stamped and approved by a licensed, professional engineer, and approved by the city.

(Ord. No. 2018-792, § 2, 9-4-18)

Sec. 13-482. Exceptions.

The provisions of this article do not apply to:

- (1) Property owned or controlled by the city subject to a use agreement, contract, lease, or management or operation agreement with a private party in which the agreement addresses outdoor events;
- (2) Processions of vehicles operated in compliance with ordinary traffic laws;
- (3) Processions of vehicles for a funeral operated in compliance with the Texas Transportation Code and Chapter 25;
- (4) Processions of pedestrians in public parks, along or upon sidewalks, or on private property as long as the normal flow of traffic upon a street, sidewalk, or other public right-of-way is not impeded or obstructed;
- (5) First Amendment activity conducted entirely on sidewalks, on the non-paved portion of public right-of-way, in public parks, or on private property as long as the normal flow of traffic upon a street, sidewalk, or other public right-of-way is not impeded or obstructed and as long as other persons are not prevented from using the public park;
- (6) Events held for national night out provided that the event does not involve:
 - a. The closure of non-residential streets; or
 - b. The use, occupation, or full or partial closure of more than two city blocks.
- (7) Events conducted under the supervision of or with the permission of a governmental entity on property owned, leased or operated by a governmental entity other than the city, if the event does not

require the closing or rerouting of a street, the entity employs certified peace officers to provide security for the event, and the entity adopts and provides to the city, a written plan addressing emergency services, crowd, traffic, and parking control.

(Ord. No. 2018-792, § 2, 9-4-18)

Sec. 13-483. Permit required.

- (a) A person commits an offense if he engages in, participates in, aids, or commences a parade or special event without making written application for and receiving a permit from the city.
- (b) This section shall apply to all aspects of permitting events in the city.
 - (1) No permit shall be denied nor shall the applicant be given less favorable treatment as to time, manner or place based upon race, color, religion, national origin, gender, or any other protected class as interpreted by the United States Supreme Court, or political affiliation of the applicant and/or the participants of the event.
 - (2) No permit shall be denied nor shall the applicant be given less favorable treatment as to time, manner or place based upon the message of the event, nor based on the identity or associational relationships of the applicant and/or participants.
 - (3) No permit shall be denied nor shall the applicant be given less favorable treatment as to time, manner or place based upon any assumption or predictions as to the amount of hostility which may be aroused in the public by the content of speech or message conveyed by the event, provided that reasonable accommodation as to time, manner and place may be required in order for the city to provide the resources necessary for police, fire and emergency services protection.

(Ord. No. 2018-792, § 2, 9-4-18)

Sec. 13-484. Permit application.

- (a) An application for a parade or special events permit must be made to the outdoor events manager on the form prescribed by that official. The application must include:
 - (1) The name, address, and daytime telephone number, fax number, and cellular number, if applicable, of the applicant;
 - (2) If the event is proposed to be conducted for, on behalf of, or by an organization, the names, addresses and telephone numbers of the headquarters of the organization and of the authorized and responsible heads of such organization;
 - (3) The name, address, and telephone number of the person who will be the parade or special event chairman and who will be responsible for its conduct and will be at the site during the entirety of the parade or special event;
 - (4) The date(s) and times of the event, including set up or assembly and removal;
 - (5) Projected attendance estimate;
 - (6) For a parade;
 - a. The route to be traveled, including the exact street address of the starting point and the termination point of the proposed parade, or the street to be used for the activity;
 - b. The location by streets of any assembly areas;

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- c. The interval of space to be maintained between units of such parade or special event;
 - d. A map reflecting the route;
- (7) For a special event;
- a. A description of the special event, including any historical or promotional information;
 - b. The location;
 - c. A noise mitigation plan that addresses noise impacts on surrounding businesses and residences if amplified sound is to be utilized;
 - d. Details of how applicant will clean up the area after the special event;
 - e. A statement as to whether pyrotechnics will be used;
 - f. A statement as to whether alcohol is going to be sold or distributed, the vendors, and any applicable license by Texas Alcoholic Beverage Commission;
- (8) A site plan that details the electrical, street barricade, and traffic needs and the location of tents, generators, stages, booths, utility poles, stands, disbanding areas, signs, banners, vendors, portable restrooms, orientation of amplifiers and loudspeakers, lighting, disability access, and viewing stands, if any;
- (9) The number and type of any animals which will participate, and the number and description of any vehicles which will be used, and the basis on which this estimate is made;
- (10) A statement as to whether the event will occupy all or only a portion of the width of the streets, sidewalks or other public rights-of-way proposed to be traversed;
- (11) A public safety plan as detailed in section 13-486;
- (12) Proof that the applicant possesses or is able to obtain all licenses and permits required by the city or state law;
- (13) If the event is free admission, charges admission, the actual price of admission if admission is charged, and whether the event is a public or private event; and
- (14) Any additional information related to health and safety that the City finds reasonably necessary to make a determination as to whether a permit should be issued.
- (b) No application for an event permit may be made earlier than three 365 days prior to the parade or special event.
- (c) An application must be filed no later than 45 days before the event, except:
- (1) If the expected attendance is in excess of 5,000 people, the application must be filed no later than 180 days before the event;
 - (2) If the expected attendance is between 501 and 4,999 people, the application must be filed no later than 60 days before the event; or
 - (3) For a First Amendment parade or First Amendment special event which must be filed no later than five days before the event or parade.

(Ord. No. 2018-792, § 2, 9-4-18)

Sec. 13-485. Projected attendance estimate.

For purposes of this article, attendance estimates by the applicant shall be accompanied by an affidavit stating the basis of the estimate. Each estimate shall be based upon all the relevant factors known at the time, including, without limitation, past attendance at similar functions having the same and similar performers, both in the city and comparable communities, the price of admission, if applicable, and the extent of advertising and promotion planned. The city may accept the applicant's affidavit if it appears to be based on realistic and appropriate information. If the city rejects the attendance estimates, the city shall substitute a reasonably determined estimate for the applicant and the applicant shall be responsible for all attendant costs and requirements associated with the revised estimate. If, for unforeseen reasons, an estimate did not in fact reflect the actual and necessary resources for the event, the city may seek cost recovery from the applicant as determined by the city.

(Ord. No. 2018-792, § 2, 9-4-18)

Sec. 13-486. Public safety plan.

- (a) The applicant for an event is required to submit a public safety plan with the application. The public safety plan shall contain the following:
 - (1) Emergency services and fire safety plan;
 - (2) Parking plan;
 - (3) Police services plan;
 - (4) Traffic control plan; and
 - (5) Plan for water safety if boating and/or swimming is part of the event.
- (b) The applicant is required to provide and pay for emergency medical services, in accordance with subsection (d) and the following schedule:

Type of Emergency Medical Personnel or Vehicle Required	Minimum Number of Emergency Medical Personnel/Vehicles Required (based on number of participants and spectators at the special event)						
	1—500 attendees	501—2,500 attendees	2,501— 5,000 attendees	5,001— 10,000 attendees	10,001— 25,000 attendees	25,001— 50,000 attendees	Over 50,000 attendees
Medic/EMT	0	1	2	4	8	8	10
EMS Supervisors	0	0	0	1	1	1	1
Emergency Medical Vehicles	0	0	0	1	1	2	2

- (c) The applicant is required to provide and pay for law enforcement services for security, crowd control, and traffic, in accordance with subsection (d) and the following schedule:

Number of attendees	Minimum Number of Law Enforcement Officers Required

0 to 250	0
251 to 1,500	2
1,501 to 3,000	4
3,001 to 5,000	6
over 5,000	6 plus 1 law enforcement officer for every 1,000 participants and spectators over 5,000 at the special event

- (d) The outdoor events manager, upon recommendation of the chief of the fire department, may require a number of emergency medical personnel and emergency medical vehicles, or upon recommendation of the chief of the police department, may require a number of law enforcement officers, in addition to those required in subsections (b) and (c), if:
- (1) Any alcoholic beverage is sold, served, or otherwise made available at the event;
 - (2) Special needs for increased security, crowd control, or traffic control are created by:
 - a. The topography or size of the event location;
 - b. Weather conditions at the event; or
 - c. The time of day during which the event is conducted;
 - (3) The event requires street closures or rerouting of vehicular or pedestrian traffic; or
 - (4) The history of the particular event indicates that a greater number of law enforcement officers are required to protect the public health, safety, and welfare.
- (e) The applicant is required to provide and pay for any law enforcement officer, firefighter, lifeguard, or other personnel needed for the event. Such payment shall be made directly to the personnel that are not on-duty for the City of Waco on or before the day of the special event or parade.
- (f) The outdoor events manager, in consultation with the city's police, fire and public works departments, shall be responsible for determining whether to approve, modify or deny the respective plan. In evaluating the plans, the outdoor events manager shall not take into account any of the factors set forth in section 13-483(b).
- (g) Compliance with the public safety plan.
- (1) If the outdoor events manager, the chief of police or the fire chief, or their designees determine that the services being provided at the event do not comply with the approved plans and should this determination be the event's first violation of its approved plans, the outdoor events manager shall contact the applicant or his or her designee and shall provide him or her with one hour in which to bring the services into full compliance with the approved plans. The outdoor events manager, if approved by the chief of police or the fire chief, or their designees, may allow additional time for compliance provided health and safety is not compromised. As soon as possible after this contact, the outdoor events manager shall prepare written detailed documentation of the name of the event contact, the time of the conversation, and the corrective action required of the applicant.
 - (2) If the applicant does not comply in a timely manner, the City may either cancel the event or provide the necessary services and will include the full cost of providing these services in a supplemental services fee.
 - (3) If the violation is the event's second or greater violation of its approved plans, the city may either cancel the event or provide the necessary services without giving the applicant an opportunity to take corrective action, and the city will include the full cost of providing these services in a supplemental

services fee. As soon as possible after finding the violation, the outdoor events manager shall prepare written detailed documentation of the nature of the violation and the corrective action taken by the city.

- (4) If the chief of police or the fire chief, or their designees, determine that the services being provided at the event are not sufficient, given the actual circumstances of the event, the applicant or his or her designee shall be notified of such determination. The chief of police, or the fire chief, or their designees, using their sole judgment regarding the immediacy of the need to have additional emergency services, shall determine whether to allow the applicant to provide additional emergency services or whether to have the city provide additional emergency services. As soon as possible after the contact with the applicant or his or her designee, the chief of police or the fire chief, or their designees, shall prepare written detailed documentation of the name of the event contact, the time of the conversation, the findings of the chief of police or the fire chief, or their designees regarding the need for additional emergency services, the corrective action required, and who will provide the corrective action. This written documentation shall be provided to the outdoor events manager within five business days after the conclusion of the event. Where the city provides the additional emergency services, the city will include the full cost of providing these services in a supplemental services fee.

(Ord. No. 2018-792, § 2, 9-4-18)

Sec. 13-487. Notification requirements.

- (a) No later than 15 days before the special event or parade, the applicant shall provide written notice, at applicant's expense, to all owners of property, as shown by the current tax roll, along all the block faces of the special event or parade. Notice shall also be sent to the outdoor events manager. Notice shall include the special event or parade hours, location or route, date, and street closures. Notice may be provided by U.S. mail, electronic mail, or door hangers.
- (b) The applicant shall file an affidavit with the outdoor events manager within ten days of the event showing that notice has been provided as required above. Submittal of the affidavit to the outdoor events manager shall be proof of notification required in this article, and the outdoor events manager shall not be responsible for verifying the information submitted by the applicant.
- (c) At the request of the outdoor events manager, any questions or concerns from residents, business or property owners shall be addressed by the applicant prior to issuance of a permit.

(Ord. No. 2018-792, § 2, 9-4-18)

Sec. 13-488. Fees and costs.

- (a) An application for a parade or special event must be accompanied by an application fee to be set by council in the annual fee schedule.
- (b) The applicant is required to provide and pay for the services required by section 13-486.
- (c) The applicant is required to pay for city services for the event in excess of what the city would provide to the general public in the ordinary course of its daily operations. Such costs include costs of set up, clean up, placement of traffic barriers, but do not include on-duty police officers. The applicant is required to pay a rental fee for city equipment and property, including but not limited to barricades and street fixtures, used by the applicant for the event.
- (1) A current list of charges and fees for city services must be maintained in the outdoor events manager's office and made available for public inspection during normal business hours.

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- (2) Not less than 15 days before the event, the outdoor events manager shall provide the applicant an estimate of all city costs.
 - (3) Not less than ten days before the event, the applicant shall pay:
 - a. The full cost of real property rental, if any; and
 - b. A security deposit to the city that is equal to one-third of the remainder of the estimated city costs and fees in this subsection.
 - (4) The applicant shall pay any remaining fees owed the city for the event within 60 days after the event ends. The applicant may, upon written request to the outdoor events manager, obtain a refund of any fee deposited with the outdoor events manager for a service that the city did not provide for the special event.
- (d) First Amendment parades and First Amendment special events are exempt from the payment of the fees for staff time required by this section, except that an applicant for a First Amendment parade or First Amendment special event shall be required to pay all fees for street closures to conduct specific activities in conjunction with or as part of a First Amendment parade and First Amendment special event. Fees for First Amendment parades and First Amendment special events on public streets shall not be in excess of the city's cost to close the street(s) for traffic control. No security deposit is required for First Amendment parades and First Amendment special events.
- (e) The city will absorb the first \$1,000.00 in city fees and city costs required by this section for one neighborhood event that is held each year. A neighborhood event will not be eligible to receive this waiver of city fees and costs in the following circumstances:
- (1) The event involves the closure of non-residential city streets;
 - (2) The event involves the use, occupation, or full or partial closure of more than two city blocks as part of the event;
 - (3) The event is to be held on a city holiday;
 - (4) A fee is charged for attendance or admission to the event; or
 - (5) The event requires the use, occupation, or full or partial closure of a residential street, sidewalk or public right-of-way, and less than 60 percent of all owners of property, as shown by the current tax roll, along all the block faces of the closed, residential block fail to consent to the closure.
- The neighborhood association shall comply with all other provisions of this article.
- (f) An applicant shall be required to pay all fees for permits and licenses required by other city ordinances to conduct specific activities in conjunction with or as part of an event.

(Ord. No. 2018-792, § 2, 9-4-18)

Sec. 13-489. User agreement.

- (a) The applicant shall enter into a user agreement with the city prior to the event, in which the applicant agrees to bear all costs of clean up and restoration of the public property upon the conclusion of the event and to reimburse the city for costs related to any damage or use beyond normal wear and tear on the public property. The user agreement shall require the applicant to provide full reimbursement to the city within 60 calendar days of the conclusion of the permitted event. The assessed reimbursement amount shall be subject to the procedures for appeal contained in this article.
- (b) The user agreement shall include the following:

- (1) *Indemnification.* Applicant shall assume full responsibility and liability for and indemnifies, defends and holds the city harmless against:
- a. All liability, claims for damages and suits for or by reason of any injury to any person, including death, and damage to any property for every cause in any way connected with the holding of the event, including the preparation, set-up, teardown and cleanup; and
 - b. All expenses incurred by the city for public safety, sanitation and transportation personnel and resources required to preserve public order and protect public health, safety and welfare, together with any other expenses or costs that may be incurred by the city as a result of the event. The applicant shall indemnify the city against all charges, expenses and costs, including the city's legal department services incurred on account of or by reason of any such injuries, damages, liability, claims, suits or losses and all damages growing out of the same.
- (2) *Insurance.*
- a. An applicant must provide to the outdoor events manager, a certificate of general liability insurance in the following amounts:

Type	Amount
Workers' Compensation (If the applicant has no employees, this requirement may be waived by the outdoor events manager upon receipt of an affidavit to that effect.)	Statutory
Employer's Liability	\$1,000,000.00
General Liability Including: • Contractual Liability • Injury Liability	<u>Bodily Injury</u> \$250,000.00 per occurrence; \$500,000.00 aggregate <u>Property Damage</u> \$100,000.00 per occurrence; \$100,000.00 aggregate
Automobile Liability a. Owned/leased vehicles b. Non-owned vehicles c. Hired vehicles	<u>Bodily Injury</u> \$250,000.00 per occurrence; \$500,000.00 aggregate <u>Property Damage</u> \$100,000.00 per occurrence; \$100,000.00 aggregate

- b. An applicant for a permit to hold an event where alcohol is to be sold must provide to the outdoor events manager a certificate of insurance in the amount of \$1,000,000.00 as liquor liability insurance, in addition to the general liability insurance requirements.
- c. An applicant for a permit to hold an event where any fireworks or other special effects are displayed at the event, then separate additional general liability insurance must be provided by the pyrotechnics company in an amount of not less than \$3,000,000.00 for each claim.
- d. In addition to the insurance requirements of subsection (a) of this section, the outdoor events manager may require additional insurance for a special event if such additional insurance is recommended by the city's risk manager as being necessary for the protection of the city or the public health, safety, and welfare.
- e. At least ten days before the event, the applicant must submit to the outdoor events manager certificates or copies of the insurance policy. All required insurance must:

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1. Be effective for the entirety of the event;
 2. Be issued by a company authorized to conduct business in the state of Texas;
 3. Name the City of Waco, its officers, officials, volunteers, and employees as additional named insureds (except for Workers' Compensation Coverage); and
 4. Shall not be subject to subrogation under any circumstances against the City of Waco, its officers, officials, volunteers, and employees.
- f. Federal, state and local government agencies may submit a statement of self-insurance which shall be acceptable in place of insurance requirements of this section.
- (c) Execution of a user agreement shall be waived for First Amendment special events that do not involve:
- a. The use of motor vehicles;
 - b. Road closures;
 - c. Rental of real property of the city; or
 - d. The use of city equipment.

(Ord. No. 2018-792, § 2, 9-4-18)

Sec. 13-490. Permit application review and rules.

- (a) The outdoor events manager is responsible for the processing, issuance, and management of all permits. The outdoor events manager shall consult with individuals for the following departments or sections in considering the issuance of a permit under this article:
- (1) Police;
 - (2) Fire, including emergency management;
 - (3) Public works; and
 - (4) Parks and recreation.

If the event involves food, the outdoor events manager shall consult with the Waco-McLennan County Public Health District. If the event involves street closures, the outdoor events manager shall consult with Waco Transit. The outdoor events manager may consult with other departments, including legal, risk management, and municipal information, as is necessary.

- (b) With the approval of the city manager, the outdoor events manager may develop and adopt additional guidelines, policies, and procedures not in conflict with this article or federal law.
- (c) After consultation with the affected departments, the outdoor events manager shall approve the permit, deny the permit or approve the event application with restrictions or conditions as to time, manner and place, if the outdoor events manager deems such restrictions are necessary. These modifications shall be made when the outdoor events manager and the affected departments, based upon review of the application, find compelling reasons related only to public safety, health or the environment, or to scheduling conflicts with other permitted uses at the time or place requested.

(Ord. No. 2018-792, § 2, 9-4-18)

Sec. 13-491. Permit issuance.

- (a) After consideration of the application and other information as may be otherwise required, an event application will be approved and a permit issued if, upon review, the outdoor events manager finds that:
 - (1) The application contains all of the information required by section 13-484;
 - (2) The application fee has been paid;
 - (3) The user agreement has been executed;
 - (4) The applicant has complied with the requirements of this article;
 - (5) The event complies with the provisions of this article and all other laws;
 - (6) The event does not:
 - a. Conflict with an event for which a prior application for a permit for the same time and place has been received and the permit has been or will be granted and the applicant did not accept alternative dates, times and location offered by the outdoor events manager;
 - b. Conflict with previously planned programs conducted by the city at the same time and place as determined by the outdoor events manager;
 - c. Present an unreasonable danger to the health or safety of the applicant, participants, residents, or visitors to the city;
 - d. Interfere with proper fire and police protection or ambulance service to the area contiguous to the event and alternative means of service acceptable to the city is not available;
 - e. Place such a burden on the police, fire or emergency services that they would be unable to provide normal services to the remainder of the city; or
 - f. Substantially interrupt the safe and orderly movement of pedestrian and vehicular traffic near the event location or route;
 - (7) There will be adequate sanitation and other required health facilities made available in or adjacent to the event; and
 - (8) The event is not being conducted for an unlawful purpose.
- (b) For a First Amendment parade or First Amendment special event that is filed within five days of the event, the outdoor events manager shall act upon an application within three days after the filing of the application. For all other events, the outdoor events manager must act upon the application for an event permit within ten business days after the filing of the complete application.
- (c) The applicant must have the permit, and all other required permits and approvals, if any, present at the event during the entire duration of the event, including but not limited to set-up, teardown and clean up. Failure to abide by this provision may result in the revocation of the event permit.

(Ord. No. 2018-792, § 2, 9-4-18)

Sec. 13-492. Denial, modification, or revocation of the permit.

- (a) If the application for a permit is denied or modified, the denial shall state the reasons for the denial of the application. All notices required under this section shall be in writing and sent by certified mail, return receipt requested, through the United States Postal Service, or hand delivered.

-
- (b) The outdoor events manager may revoke an event permit if:
- (1) The applicant violates the rules set forth in this article after the applicant has received the permit;
 - (2) The event poses an immediate threat to health or safety;
 - (3) The applicant has failed to obtain any other permit required by this article, state law or the city code;
or
 - (4) When by reason of disaster, public calamity, riot or other emergency, it is determined that the safety of the public or property requires revocation.

(Ord. No. 2018-792, § 2, 9-4-18)

Sec. 13-493. Appeal of a denial, modification, or revocation of the permit.

- (a) An applicant or permittee (respondent) may appeal a denial, modification, or revocation of a permit by submitting in writing no later than ten days after the action being appealed. The notice of appeal must be in writing and state the grounds for the appeal and why the determination should be reversed or modified. The notice of appeal must be delivered to the office of the outdoor events manager. If no appeal is received by the outdoor events manager within ten days of the decision, the decision shall be deemed final.
- (b) If the respondent makes a timely, written request for appeal, then the outdoor events manager shall, within ten days after the submission of the request, send a notice to the respondent indicating the date, time, and place of the hearing. The hearing shall be conducted by the hearing examiner not less than ten days nor more than 20 days after the date that the hearing notice is issued. The city shall provide for the hearing to be transcribed.
- (c) At the hearing, the respondent shall have the opportunity to present all relevant arguments and to be represented by counsel, present evidence and witnesses on his or her behalf, and cross-examine any of outdoor events manager's witnesses. The outdoor events manager shall also be represented by counsel, and shall bear the burden of proving the grounds for denying, modifying, or revoking the permit. The hearing shall take no longer than two days, unless extended at the request of the respondent to meet the requirements of due process and proper administration of justice. The hearing examiner shall issue a final written decision, including specific reasons for the decision pursuant to this chapter, to the respondent within five days after the hearing.
- (d) If the decision is to deny, modify, or revoke the permit, the written decision shall advise the respondent of the right to appeal such decision to a court of competent jurisdiction, and the decision shall not become effective until the 30th day after it is rendered. If the hearing examiner's decision finds that no grounds exist for denial, modification, or revocation of the permit, the hearing examiner shall, contemporaneously with the issuance of the decision, order the outdoor events manager to immediately withdraw the denial, modification, or revocation of the license and to notify the respondent in writing by certified mail of such action. If the respondent is not yet permitted, the outdoor events manager shall contemporaneously therewith issue the permit to the respondent.

(Ord. No. 2018-792, § 2, 9-4-18)

Sec. 13-494. Restrictions on parades and special events that involve street closures or obstructions.

- (a) No parade or special event that involves the partial or full closure of a street or obstruction of the flow of traffic upon a street, sidewalk, or other public right-of-way may occur between the hours of midnight and 6:00 a.m.

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- (b) No parade or special event that involves the partial or full closure of a street or obstruction of the flow of traffic upon a street, sidewalk, or other public right-of-way shall cross or utilize as a route or location or a portion thereof any of the following:
- (1) Jack Kultgen Expressway (Interstate Highway 35) (excluding frontage roads);
 - (2) State Highway 6/Loop 340 from the west City limit near Speegleville Park to the east City limit at Bagby Avenue;
 - (3) State Highway 6 from the southeast City limit to the South Loop Drive (U.S. 77 and U.S. 81) merge point;
 - (4) South Loop Drive (U.S. 77 and U.S. 81) from the State Highway 6 merge point to Interstate Highway 35;
 - (5) North Loop Drive (U.S. 77 and U.S. 81) from Interstate Highway 35 to the north City limits at Bellmead;
 - (6) Valley Mills Drive (Loop 396) from Interstate Highway 35 to Bosque Boulevard;
 - (7) Loop 340 from U.S. 77 to the City limit near Camp Ground Road at Bellmead; or
 - (8) Bosque Boulevard from 300 feet east of North Valley Mills Drive to the Woodway City limit.
- (c) No parade or special event that involves the partial or full closure of a street or obstruction of the flow of traffic upon a street, sidewalk, or other public right-of-way shall utilize as a route or location or a portion thereof Waco Drive (U.S. 84).

(Ord. No. 2018-792, § 2, 9-4-18)

Sec. 13-495. General conduct of parades or special events.

(a) *Portable restrooms.*

- (1) All events that provide portable toilets must indicate on the special event or parade site plan the exact location where the portable restroom(s) shall be placed.
- (2) If the portable restrooms are not placed at the location designated on the event site plan, the outdoor events manager or his or her designee shall give the applicant oral or written notice to move the portable restroom(s) to the proper location. The applicant must have the portable restroom(s) moved immediately, but in no case later than four hours after notice. Should the applicant fail to meet this requirement, the applicant shall be subject to the penalties set forth in this article.
- (3) The event site plan shall state the time that the portable restroom(s) shall be removed. In the event that the portable restrooms are not removed by the time set forth in site plan, the applicant shall be subject to the penalties set forth in this article. Where the applicant provides evidence of a good faith effort to have the portable restroom owner remove the portable restrooms in a timely manner, the city shall not subject the applicant to the penalties, but shall instead provide written notice to the portable restroom owner requiring removal of the portable restrooms within 24 hours of receiving the city's written notice. Should the owner fail to meet this requirement, the owner shall be subject to the penalties set forth in this article.
- (4) If portable restrooms are placed on public property for an event that is not permitted, the outdoor events manager shall require the owner of the portable restrooms to remove the portable restrooms within 24 hours of receiving the written notice. Should the owner fail to meet this requirement, the owner shall be subject to the penalties set forth in this article.
- (5) The provisions of subsection (a) shall not apply to events held entirely on private property, providing placement and use of the portable restrooms are not affecting adjacent property owners or tenants and it meets the requirements of the city Code.

-
- (b) *Alcohol permit.* No alcohol may be sold at any event unless the applicant receives an alcohol permit as required by the Texas Alcoholic Beverage Commission. If the Texas Alcoholic Beverage Commission otherwise requires a permit, e.g. when alcohol is made available only to paying guests or only to guests who bought a ticket to the event, then no alcohol may be served at the event unless the applicant receives an alcohol permit. Permits must be posted and visible to the public.
 - (c) *Food permit.* It will be the responsibility of the applicant to contact the Waco-McLennan County Public Health District to obtain necessary permits and information on proper dispensing and handling procedures for any food that is being provided or served at the event.
 - (d) *Barricades.* Any barricade that is not required to be manned by peace officer must be staffed at all times during the event with at least one person at least 18 years of age who is wearing a reflective safety vest. All barricades shall be deployed as designed.
 - (e) *Recycling.* Recycling at events is strongly encouraged, but is not mandatory.
 - (f) *Use of city logo or name.* An applicant may not use or allow its event to use the words "City of Waco," "The City of Waco" or the city's logo or a combination thereof in any manner that would imply an official endorsement of the event by the city without written authorization from the city manager.
 - (g) *Placement of tents or structures on the non-paved portion of public right-of-way.* No tent or structure may be placed on the non-paved portion of the public right-of-way that is adjacent to private property without the permission of the owner or occupant of the private property.

(Ord. No. 2018-792, § 2, 9-4-18)

Sec. 13-496. Public conduct during parades.

- (a) *Interference.* No person shall unreasonably hamper, obstruct or impede, or interfere with any parade or parade assembly or with any person, vehicle or animal participating or used in a parade or any other permitted activity.
- (b) *Driving through parades.* No driver of a vehicle shall drive between the vehicles or persons comprising a parade when such vehicles or persons are in motion and such parade has been authorized pursuant to this article.
- (c) *Parking on parade route.* The chief of police or the traffic engineer shall have the authority, when reasonably necessary, to prohibit or restrict the parking of vehicles along a street or part thereof constituting a part of the route of a parade. The traffic services division shall post signs to such effect, and it shall be unlawful for any person to park or leave unattended any vehicle in violation thereof. No person shall be liable for parking on a street unposted in violation of this chapter.

(Ord. No. 2018-792, § 2, 9-4-18)

Sec. 13-497. Offenses and penalties.

- (a) A person commits an offense if he or she commences or conducts an event:
 - (1) Without a permit;
 - (2) Knowingly makes a false statement in connection with an application; or
 - (3) In violation of any provision of a permit, this article, additional rules or regulations as promulgated by the city manager or any other city ordinance or applicable law.

-
- (b) Except as otherwise provided in this article, a culpable mental state is not required for the commission of an offense under this article.
 - (c) A person who violates a provision of this article or a requirement of a permit is guilty of a separate offense for each day or part of a day during which the violation is committed or continued.
 - (d) Each offense is punishable by a fine not to exceed:
 - (1) Two thousand dollars for a violation of a provision of this article or a requirement of a permit governing fire safety, zoning or public health and sanitation, including dumping or refuse; or
 - (2) Five hundred dollars for all other violations of this article or requirements of a permit.

(Ord. No. 2018-792, § 2, 9-4-18)



CITY COUNCIL AGENDA MEMO

Prepared By: Karen Evans

City Manager Approval: Yost Zakhary

Budget Discussion

DESCRIPTION:

City Manager/Assistant City Manager presentation overviewing the budget process, seeking Council input on key budget policies and initiatives.

BACKGROUND:

This presentation serves as the official kickoff to the FY2027 budget process and is intended to facilitate discussion regarding Council priorities and long-range financial sustainability.

Council will be asked to provide policy direction on matters including commercial development, workforce retention, public safety, street and utility infrastructure, parks and quality-of-life investments, and the City's overall service delivery expectations.

The presentation will also provide an overview of current financial challenges impacting future budget development, including declining taxable value, increased property tax exemptions, rising infrastructure and operating costs, workforce retention concerns, and ongoing limitations on municipal revenue growth.

Discussion will focus on balancing service expectations with available funding sources, including growth, taxes, fees, and debt financing. Input received will guide staff in developing departmental budgets, capital improvement plans, and future budget workshop recommendations for FY2027 and beyond.

ATTACHMENT(S):

PowerPoint presentation

Mayor and Council,

As we begin discussing next year's budget, it is important to look beyond the next twelve months and consider where Bellmead will be ten, twenty, and thirty years from now.

Across America, cities that were once thriving communities now struggle with declining property values, aging infrastructure, shrinking revenues, and population loss. Perhaps the most well-known example is Flint, Michigan.

Flint did not decline overnight. Over decades, investments were postponed, infrastructure aged, neighborhoods deteriorated, and jobs disappeared. Eventually, the city spent more time reacting to problems than planning for the future.

The lesson is simple:

Cities rarely decline because of one major event. They decline when they stop moving forward.

What does moving forward mean for Bellmead?

It means continuing to invest in the things that protect our tax base, improve quality of life, and encourage private investment:

- Streets and Infrastructure
- Code Enforcement
- Economic Development
- Public Safety
- Parks and Recreation

When infrastructure is maintained:

- Property values are protected
- Businesses remain competitive
- Repair costs are reduced
- Economic opportunities increase

When infrastructure is neglected:

- Costs multiply
- Emergency repairs become common
- Development slows
- Public confidence declines

Code enforcement also plays a critical role in economic development because property values are the foundation of community wealth.

When vacant structures, junked vehicles, overgrown lots, and dilapidated buildings are allowed to remain:

- Property values decline
- Neighborhoods become less attractive
- Investment decreases
- Businesses look elsewhere
- Crime often increases

Conversely, well-maintained neighborhoods attract investment, increase home values, and foster community pride.

Code enforcement is not merely regulatory activity—it is one of the most effective economic development tools a city possesses.

Economic Development and Business Retention

Bellmead must continue growing and diversifying its tax base. A healthy city cannot rely on a single business, industry, or revenue source.

Our focus should remain on:

- Supporting existing businesses
- Recruiting new employers
- Encouraging redevelopment

Every new investment strengthens Bellmead's long-term financial stability.

Public Safety

A community's success depends on residents feeling safe. Investments in police, fire, emergency management, equipment, and training protect:

- Lives
- Property
- Businesses
- Economic growth

Public safety is not simply an expense—it is an investment in community confidence.

Parks and Recreation

Families and businesses often choose communities based on quality of life.

They look for:

- Safe, clean neighborhoods
- Community events
- Parks and recreational opportunities
- Attractive public spaces

These investments help attract residents, retain families, and support economic activity.

The Cost of Standing Still

One of the greatest risks facing any city is not making a bad decision—it is making no decision at all.

Deferred maintenance becomes costly replacement.

Deferred redevelopment becomes blighted property.

Deferred investment becomes lost opportunity.

Cities that prosper continue investing during good times so they are prepared for challenging ones.

Bellmead's Strengths

Bellmead has significant advantages:

- Strategic location along Interstate 35, Loop 340, and Highway 77
- Central access to DFW and Austin
- Affordable housing
- Excellent medical facilities
- Parks, trails, and Lake Waco
- Access to the greater Waco economy
- Strong educational opportunities
- Commercial and industrial potential
- Dedicated city employees
- Engaged leadership

These strengths position Bellmead for continued success, provided we remain committed to moving forward.

Closing

As we discuss this budget, I encourage us to view each expenditure not simply as a cost, but as an investment in Bellmead's future.

My goal is simple

To ensure that five, ten, and twenty years from now, Bellmead is recognized as a city that protected its assets, grew its tax base, and continued moving forward to create a better place to live, work, and play for future generations.



City of Bellmead

FY2027 BUDGET WORKSHOP KICKOFF

MAINTAINING SERVICES, INVESTING IN
INFRASTRUCTURE, AND PRESERVING
AFFORDABILITY

Why We're Here Today



Prepare for long-range strategic budgeting
(5–10 years)



Align capital and operational investments
with Council priorities



Begin shaping the FY27 budget based on
your vision

The Core Question



Bellmead residents want high-quality services.



How do we maintain and improve those services while operating under state-imposed revenue constraints?

Bellmead's Tax Base is Declining

LOSS OF TAXABLE VALUE

Taxable Value ↓ \$9.2 Million

Exemptions ↑ \$15.3 Million

636 Active Protests

Additional Value Losses Expected

Bellmead is experiencing taxable value decline rather than growth.

Preliminary values reflect market declines, increased exemptions, and ongoing protest activity.

Why This Matters

Costs Continue to Increase Regardless of Taxable Value

Cost Category	Trend
Employee Salaries	↑
Health Insurance	↑
Street Construction	↑
Utility Infrastructure	↑
Equipment	↑
Fuel	↑
Technology	↑
Taxable Value	↓

Reality

The cost of delivering services increases every year. Revenue growth is becoming more difficult.

Bellmead's Reality

Among the lowest tax rates in
the region

Among the lowest utility rates

High service expectations

Aging infrastructure

Rising labor and construction
costs



Police officers, firefighters, utility operators, inspectors, maintenance crews, and administrative staff deliver every city service.



Retention and recruitment require competitive compensation.



Competitive compensation is not just an employee issue—it is a service delivery issue.



When experienced employees leave:

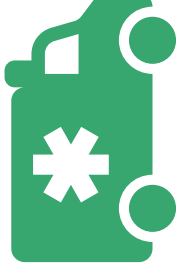
- Response times increase
- Training costs increase
- Institutional knowledge is lost
- Service levels decline

Services Depend on People

The Service Cycle



Revenue → Employees & Infrastructure
→ Service Quality → Citizen
Satisfaction.



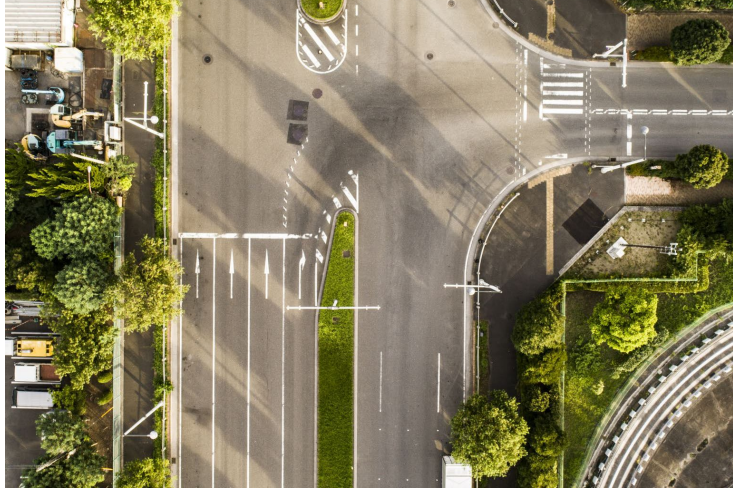
When revenue falls behind costs,
turnover rises, projects are delayed,
and service quality suffers.

Street Infrastructure Challenge

Recent street projects cost hundreds of thousands to millions of dollars.

Cash funding major projects is becoming increasingly difficult.

The City can no longer cash-fund major infrastructure projects without delaying other critical services or capital needs.



FY 2025 Wheeler/LaClede Project Mill & Overlay



Tax Rate	Tax Levy
\$0.01	\$ 72,315
\$0.02	\$ 144,630
\$0.03	\$ 216,945
\$0.04	\$ 289,260
\$0.05	\$ 361,575

\$ 39,350 - Engineering
\$255,000 – Construction
\$294,350 - Total

FY 2026 Wheeler/Pecan Streets



\$ 251,635 – Engineering
\$1,653,214 – Construction
 \$1,904,849 - Total

Future street improvements will require a combination of cash, grants, and debt financing.

Tax Rate	Tax Levy
\$0.20	\$1,517,440
\$0.21	\$1,593,312
\$0.22	\$1,669,184
\$0.23	\$1,745,056
\$0.24	\$1,820,928
\$0.25	\$1,896,800
\$0.26	\$1,972,672

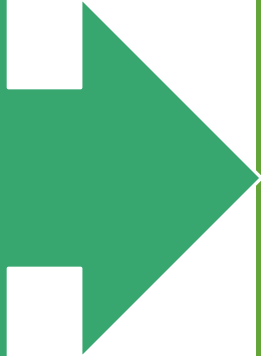
A 1¢ property tax rate generates approximately \$72,000 annually.

The Wheeler/Pecan project cost approximately \$1.9 million.

A single project of this size exceeds decades of revenue generated by one penny of tax rate.

What New Exemptions Mean

Approximately \$15.3 million
in new exemptions/value
losses are included in the tax
calculations.



Exemptions reduce the
taxable value available to
fund City operations.

What Does \$15.3 Million in Exemptions Mean?

Approximately **\$15.3 million** in new exemptions and value losses were added to the tax roll this year.

At the current tax rate:

Revenue Impact

\$15.3 million ÷ 100 × \$0.382358

≈ **\$58,000 Annual Revenue Impact**

What Is \$58,000?

Approximately:

- ✓ One Street Department Employee
- ✓ Critical Equipment Replacement Funding
- ✓ Neighborhood Street Maintenance

Important Reminder

The City still provides:

- Police
- Fire
- Streets
- Utilities
- Parks
- Code Enforcement

The demand for services remains unchanged, even when taxable value is removed from the tax roll.

Why Bellmead's Situation Is Different

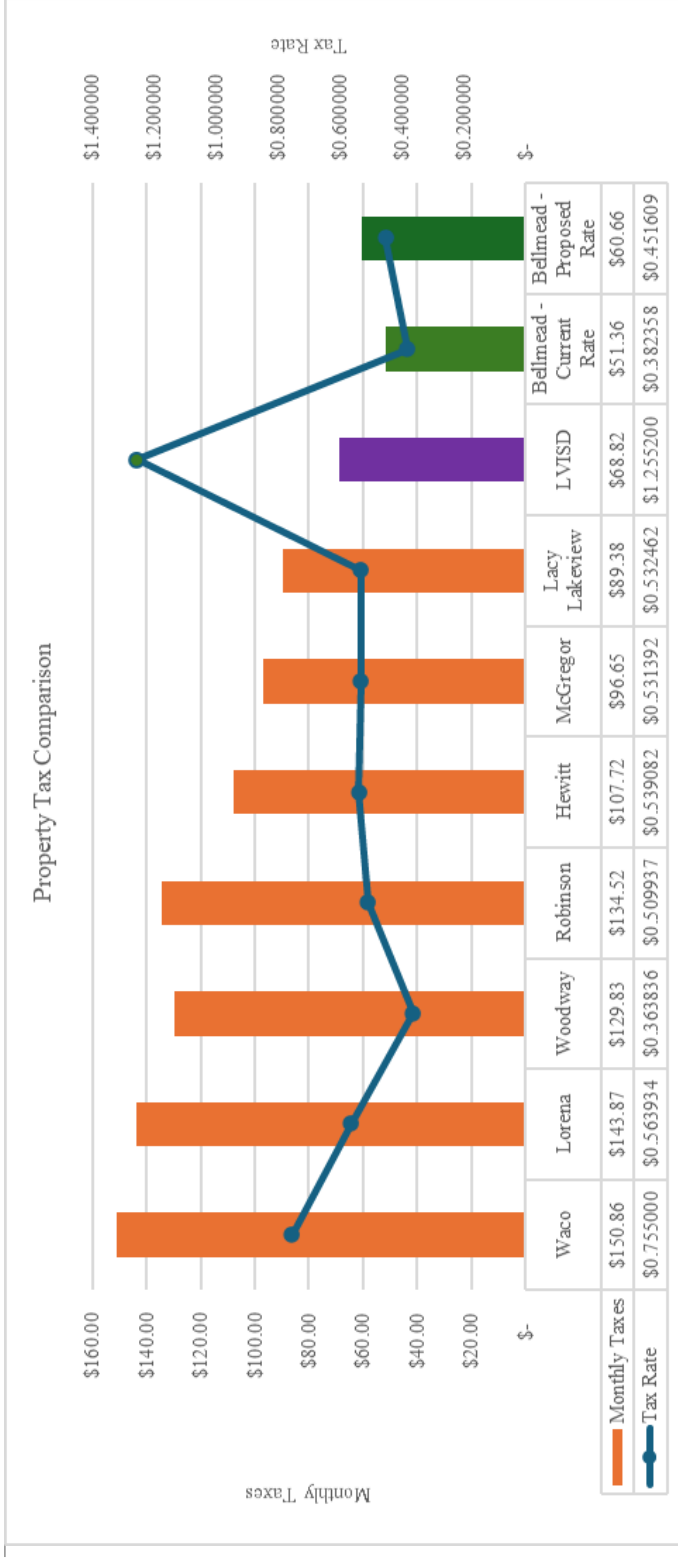
Bellmead faces several challenges simultaneously:

- ✓ Declining Taxable Value
- ✓ Increasing Exemptions
- ✓ Significant Protest Activity
- ✓ Aging Infrastructure
- ✓ Rising Labor Costs
- ✓ High Service Expectations
- ✓ Some of the Lowest Tax Rates in the Region
- ✓ Some of the Lowest Utility Rates in the Region

The Result

Bellmead must provide more services with less revenue growth than many neighboring communities.

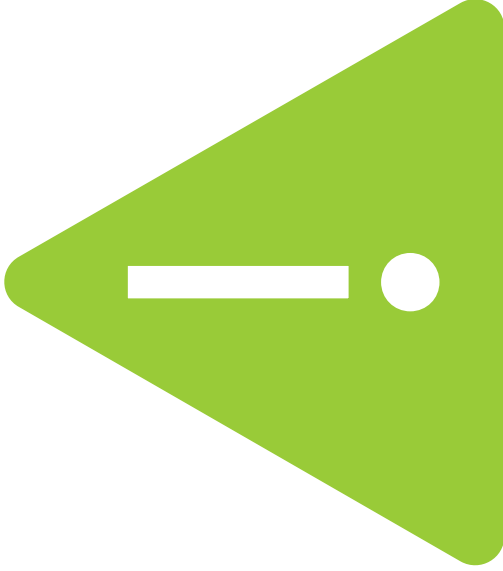
Bellmead Remains One of the Most Affordable Cities in the Region



Even at the De Minimis Rate:

- Bellmead remains below neighboring communities.
- Bellmead residents continue to receive municipal services at one of the lowest property tax costs in the area.
- Bellmead's challenge is not affordability. Bellmead's challenge is sustainability.

The Cost of Doing Nothing



Year 1

- Delayed equipment replacement
- Deferred maintenance

Year 3

- Increased employee turnover
- Slower project delivery

Year 5

- More expensive infrastructure failures
- Reduced service quality

Reality

Problems do not disappear when they are unfunded. They become more expensive.

Development Requires Infrastructure

Developers consistently ask about:

- Water capacity
 - Sewer capacity
 - Street access
 - Public safety
-

Infrastructure readiness directly impacts economic development.

Low Rates Today Require Investment Tomorrow

Low utility rates benefit customers today, but water and sewer systems require ongoing replacement, maintenance, and expansion to support growth.



Public Safety Expectations

Public Safety Is Bellmead's Largest Service Responsibility

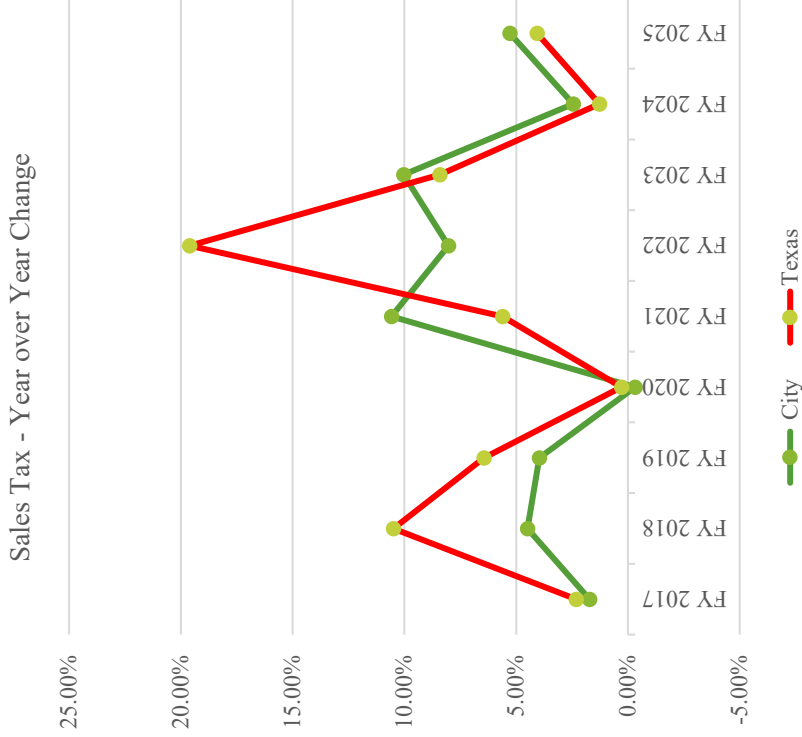
Residents expect:

- ✓ Fast emergency response
- ✓ Well-trained personnel
- ✓ Reliable equipment
- ✓ Safe neighborhoods

Delivering Those Expectations Requires Ongoing Investment



Sales Tax



1. Bellmead has outperformed the State since FY 2021
2. FY 2022 was an outlier: Texas saw double digit gains driven by the oil and gas, construction, manufacturing, and wholesale sectors.
3. The economy slowed in FY 2024.
4. Bellmead is heavily dependent on sales tax revenue.
5. General Sales tax election planned for November 2026

Why Growth Alone Is Not Enough

- Growth helps.
- New development helps.
- Increased sales tax helps.
- Grants help.

But

Infrastructure, labor, and equipment costs are increasing faster than traditional revenue sources.

Growth is part of the solution, not the entire solution.

Council Policy Choices

Residents Want

- Better Streets
- Faster Emergency Response
- Reliable Utilities
- Improved Parks
- Economic Development

Delivering Those Services Requires

- Employment
- Equipment
- Infrastructure
- Capital Investment

Every Service Requires Funding

Source	Purpose
Growth	Expands the tax base
Taxes	Supports ongoing services
Fees	Pays for specific services
Debt	Funds long-life infrastructure

Council's Role: Determine the appropriate balance among all four.

What Happens If We Do Nothing?



Deferred street repairs



Delayed utility upgrades



Employee turnover



Reduced service responsiveness



Higher long-term costs



Doing Nothing is Also a Decision

Areas Where Staff Needs Direction

Commercial Development

Is attracting new commercial investment a top priority?

Infrastructure

What level of street and utility investment is desired?

Workforce

Should employee retention remain a strategic priority?

Public Safety

Are additional investments needed?

Parks and Quality of Life

What role should these investments play in future budgets?

Council Direction Requested

What level of service do Bellmead residents expect?

What level of investment is required to deliver those services?

How should Bellmead balance growth, taxes, fees, and debt to meet those expectations?