



MAY 4, 2021

3:00 P.M.

CITY COUNCIL

TELECONFERENCE

WORKSHOP AGENDA



**NOTICE OF WORKSHOP OF THE CITY COUNCIL OF
THE CITY OF HARKER HEIGHTS, TEXAS
VIA TELECONFERENCE**

The City of Harker Heights
305 Miller's Crossing
Harker Heights, Texas 76548
Phone 254/953-5600
Fax 254/953-5614

Notice is hereby given that, beginning at 3:00 p.m. on Tuesday, May 4, 2021, and continuing from day to day thereafter if necessary the City Council of the City of Harker Heights, Texas, will conduct a telephonic workshop to contain the spread of COVID-19 in accordance with Governor Abbott's declaration of the COVID-19 public health threat and action to temporarily suspend certain provisions of the Texas Open Meetings Act issued on March 16, 2020. The subjects to be discussed are listed in the following agenda:

AGENDA

Mayor

Spencer H. Smith

Mayor Protem

Michael Blomquist

City Council

Jennifer McCann
Jackeline Soriano Fountain
Lynda Nash
Jody Nicholas

I. Roll Call:

II. Presentations by Citizens:

Citizens who desire to address the Council on any matter may do so during this item. Please understand that while the Council appreciates hearing your comments, State law (Texas Gov't Code §551.042) prohibits them from: (1) engaging in discussion other than providing a statement of specific factual information or reciting existing City policy, and (2) taking action other than directing Staff to place the matter on a future agenda. Please state your name and address for the record and limit your comments to three minutes.

III. New Business:

1. Receive and discuss a presentation from Tax Appraisal Board Representative Jared Bryan regarding the Board of Directors of the Tax Appraisal District of Bell County that outlines the method for selecting members of the Appraisal District Board of Directors. (City Manager)
2. Receive and discuss an Update on Capital Improvement Projects. (Public Works Director)

VI. Adjournment:

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Harker Heights, Texas, a place readily accessible to the general public at all times, on the 30th day of April 2021, by 2:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Julie Helsham
City Secretary

The public may participate remotely in this meeting by dialing-in using the toll-free number: [1 877 309 2073](tel:18773092073) and use Access Code: 142-843-781

To join the meeting from your computer, tablet or smartphone, use the following meeting link: <https://global.gotomeeting.com/join/142843781>

The public will be permitted to offer public comments telephonically as provided by the agenda. Written questions or comments may be submitted two hours before the meeting to the City Secretary's Office. When submitting your written questions or comments, you must include your Name and Address. Agenda packet and recording of the telephonic meeting will be available on the City of Harker Heights website at www.harkerheights.gov

"This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 254-953-5600, or FAX 254-953-5614, or email jhelsham@harkerheights.gov for further information."

"Pursuant to Chapter 551 of the Government Code the City Council reserves the right to go into Closed Meeting on any item listed above if deemed necessary."



CITY COUNCIL MEMORANDUM

AGENDA ITEM # III-1

FROM: THE OFFICE OF THE CITY MANAGER

DATE: MAY 4, 2021

RECEIVE AND DISCUSS A PRESENTATION FROM TAX APPRAISAL BOARD REPRESENTATIVE JARED BRYAN REGARDING THE BOARD OF DIRECTORS OF THE TAX APPRAISAL DISTRICT OF BELL COUNTY THAT OUTLINES THE METHOD FOR SELECTING MEMBERS OF THE APPRAISAL DISTRICT BOARD OF DIRECTORS.

EXPLANATION:

The Board of Directors of the Tax Appraisal District of Bell County are currently selected under a method that was adopted by the taxing units of Bell County in 1985. Under the method adopted in 1985, the seven-member board is comprised as follows:

Bell County – 1 member

City of Killeen – 1 member

Killeen ISD – 1 member

City of Temple – 1 member

Temple ISD – 1 member

City of Belton and Belton ISD – jointly share 1 member

All other taxing units in the County (including Harker Heights) – jointly appoint 1 member

The City of Harker Heights, having grown significantly since 1985, is now the third largest City in Bell County. Council has discussed the issue of representation on the Bell CAD Board of Directors in the past. After a recent decision by the Texas Attorney General on the makeup of Tax Appraisal Boards, Bell CAD mailed a letter out to the entities it represents to get feedback on the current makeup of the Board. Bell CAD received back just one letter and that was from the City of Harker Heights. Per Council's direction, staff issued a letter to Bell CAD stating our desire to have representation more in line with how the County has grown.

The City's representative on the Board is Jared Bryan and he is also the Board's President. Mr. Bryan and Bell County's Board representative, and Heights' resident, Scot Arey, along with Bell CAD staff met with Mayor Smith and staff to discuss the City's letter. At today's meeting, we will discuss the current system of board apportionment, the system as it would exist under the Attorney General's ruling, and a potential third option. In terms of the third option, changing the method adopted by Bell County in 1985 would require the agreement of all the voting entities. Staff desires Council's direction on how to proceed on this issue.

ATTACHMENTS:

1. Taxing Entities with Levies Breakdown
2. Bell County District Taxing Unit Allocation Schedule.

Taxing Entities With Levies

Levy Percentages

With Vote %'s based on current method and possible other methods

2020 -2021 BOD Appointments

Yellow – Appointed through Resolution

Green – Voted

Tax Unit	Appraisal Levy CAD	Bell Percent of Total Levy	Current Selection Process Vote Weight	Directors based on Levy	Change in %	With 7 Directors, of Directo Each Entit
Killeen ISD	\$97,553,813	21.374%	14.286%	21.374%	7.089%	1
Bell County	\$82,162,386	18.002%	14.286%	18.002%	3.716%	1
Temple ISD	\$56,457,501	12.370%	14.286%	12.370%	-1.916%	C
Belton ISD	\$52,146,155	11.425%	7.143%	11.425%	4.283%	C
Killeen - City	\$47,425,614	10.391%	14.286%	10.391%	-3.895%	C
Temple - City	\$35,140,159	7.699%	14.286%	7.699%	-6.586%	C
Salado ISD	\$13,813,311	3.027%	0.461%	3.027%	2.566%	C
Harker Hts-City	\$12,731,676	2.790%	0.461%	2.790%	2.329%	C
Central Tx College	\$11,693,107	2.562%	0.461%	2.562%	2.101%	C
Temple College	\$10,096,128	2.212%	0.461%	2.212%	1.751%	C
Belton City	\$8,337,395	1.827%	7.143%	1.827%	-5.316%	C
Academy ISD	\$6,253,790	1.370%	0.461%	1.370%	0.909%	C
Troy ISD	\$5,194,170	1.138%	0.461%	1.138%	0.677%	C
Rogers ISD	\$2,146,410	0.470%	0.461%	0.470%	0.009%	C
Morgans Pt. Resort	\$1,883,353	0.413%	0.461%	0.413%	-0.048%	C
Bell County WCID 6	\$1,753,861	0.384%	0.461%	0.384%	-0.077%	C
Holland ISD	\$1,709,000	0.374%	0.461%	0.374%	-0.086%	C
Nolanville - City	\$1,306,509	0.286%	0.461%	0.286%	-0.175%	C
Salado - Village	\$1,172,210	0.257%	0.461%	0.257%	-0.204%	C
Bio Science District	\$1,065,728	0.234%	0.461%	0.234%	-0.227%	C
Copperas Cove ISD	\$1,021,524	0.224%	0.461%	0.224%	-0.237%	C
Florence ISD	\$866,433	0.190%	0.461%	0.190%	-0.271%	C
Troy - City	\$742,850	0.163%	0.461%	0.163%	-0.298%	C
Clearwater UWCD	\$732,991	0.161%	0.461%	0.161%	-0.300%	C
Moody ISD	\$609,917	0.134%	0.461%	0.134%	-0.327%	C
Bell County MUD 1	\$599,314	0.131%	0.461%	0.131%	-0.330%	C
Bartlett ISD	\$584,245	0.128%	0.461%	0.128%	-0.333%	C
Elm Creek	\$294,957	0.065%	0.461%	0.065%	-0.396%	C
Rogers - City	\$199,395	0.044%	0.461%	0.044%	-0.417%	C
Holland - City	\$195,283	0.043%	0.461%	0.043%	-0.418%	C
Lampasas ISD	\$135,786	0.030%	0.461%	0.030%	-0.431%	C
Rosebud-Lott ISD	\$116,771	0.026%	0.461%	0.026%	-0.435%	C
Bartlett City	\$88,349	0.019%	0.461%	0.019%	-0.441%	C
Bell County WCID#3	\$86,756	0.019%	0.461%	0.019%	-0.442%	C
Bruceville-Eddy ISD	\$37,429	0.008%	0.461%	0.008%	-0.453%	C
Bell County MUD 2	\$28,002	0.006%	0.461%	0.006%	-0.455%	C
Donahoe Creek	\$14,189	0.003%	0.461%	0.003%	-0.458%	C
Gatesville ISD	\$8,872	0.002%	0.461%	0.002%	-0.459%	C

**Tax Appraisal of Bell County District
Taxing Unit Allocation Schedule
Based on 2018 Tax Levies**

Tax Unit	Appraisal Levy Bell CAD	Percent of Total Levy
Bell County	\$80,210,018	18.5213%
Bell County WCID#3	\$80,185	0.0185%
Academy ISD	\$5,668,548	1.3089%
Bartlett City	\$94,892	0.0219%
Bartlett ISD	\$580,897	0.1341%
Belton City	\$7,383,713	1.7050%
Belton ISD	\$49,545,350	11.4405%
Bio Science District	\$1,055,397	0.2437%
Bruceville-Eddy ISD	\$24,985	0.0058%
Copperas Cove ISD	\$1,033,783	0.2367%
Central Tx College	\$11,805,888	2.6799%
Donahoe Creek	\$13,851	0.0032%
Elm Creek	\$289,903	0.0623%
Florence ISD	\$857,030	0.1979%
Gatesville ISD	\$9,139	0.0021%
Harker Hts-City	\$12,209,872	2.8193%
Holland - City	\$181,910	0.0443%
Holland ISD	\$1,624,458	0.3751%
Killeen - City	\$43,442,987	10.0314%
Killeen ISD	\$96,220,995	22.2184%
Lampasas ISD	\$128,802	0.0297%
Moody ISD	\$687,718	0.1586%
Morgans Pt. Resort	\$1,738,737	0.4010%
Nolanville - City	\$1,218,858	0.2815%
Rogers - City	\$190,787	0.0441%
Rogers ISD	\$2,409,365	0.5583%
Rosebud-Lott ISD	\$107,080	0.0247%
Salado ISD	\$10,344,969	2.3888%
Salado - Village	\$1,189,920	0.2748%
Temple - City	\$31,268,863	7.2202%
Temple ISD	\$54,202,808	12.5160%
Temple College	\$9,568,838	2.2091%
Troy - City	\$701,423	0.1620%
Troy ISD	\$4,467,080	1.0315%
Clearwater UWCD	\$715,109	0.1651%
Bell County MUD 1	\$400,433	0.0925%
Bell County MUD 2	\$24,578	0.0057%
Bell County WCID 6	\$1,585,515	0.3651%
Totals	\$433,889,348	100.0000%



CITY COUNCIL MEMORANDUM

AGENDA ITEM # III-2

FROM: THE OFFICE OF THE CITY MANAGER

DATE: MAY 4, 2021

RECEIVE AND DISCUSS AN UPDATE ON CAPITAL IMPROVEMENT PROJECTS.

BACKGROUND:

Staff will provide an update on the status of the Capital Improvement Projects (CIP) within the City.

The attached CIP spreadsheet is color coded as follows:

- YELLOW highlighted projects will be discussed in detail by the Public Works Director.
- RED highlighted projects are in a pending status.
 - The Fire Station #2 Renovation is complete however there are soft costs still needing to be purchased before Staff can close the project.
- GREY highlighted projects have been completed.
- Projects not highlighted have amounts that are budgeted on a yearly basis for projects that come up and are completed during the fiscal year.

ATTACHMENTS:

1. Capital Improvement Program – Budget Summary by Project.

CAPITAL IMPROVEMENT PROGRAM - SUMMARY OF REVENUES AND PROJECTS

	ORIGINAL BUDGETED	PROJ / ACT COST	OVER (UNDER)	FY 2020 BUDGET	FY 2020 ACTUAL	FY 2021 BUDGET	FY 2021 PROJECTED
BEGINNING BALANCE - CAPITAL PROJ FUNDS				8,288,469	11,073,503	13,153,920	7,111,987
REVENUE SOURCES:							
Interest Income / Interest Receivable				125,000	164,980	150,000	55,000
Non Bond Revenues				2,720,000	1,355,876	1,750,000	1,750,000
2017 Comb Tax & Utility Revenue CO				0	0	0	0
2018 Comb Tax & Utility Revenue CO				2,427,834	0	2,433,315	0
2019 Comb Tax & Utility Revenue CO				3,027,800	0	81,696	0
Total Revenue Sources				8,300,634	1,520,856	4,415,011	1,805,000
CIP PROJECT EXPENDITURES*:							
<i>Budgeted Water Projects:</i>							
034 Rattlesnake Road Waterline Replacement (2019)	258,000	242,175	(15,825)	147,900	143,755	0	0
500 Water Main Improvements		<i>projects vary yearly</i>		8,200	8,180	25,000	25,000
036 Beeline Drive Waterline Replacement (2019)	490,200	440,000	(50,200)	490,200	0	490,200	0
Total Budgeted Water Projects	748,200	682,175	(66,025)	646,300	151,935	515,200	25,000
<i>Budgeted Wastewater Projects</i>							
008 Warrior's Path WW Interceptor Line (2019)	798,100	768,674	(29,426)	0	3,135	0	0
009 Thoroughbred 8" WW Line / 21" @ Prospect	147,200	90,780	(56,420)	0	70,733	0	0
035 Sanitary Sewer at Station #2	77,900	63,332	(14,568)	0	38,328	0	0
516 Sewer Rehabilitation		<i>projects vary yearly</i>		250,000	0	250,000	250,000
517 Rummel Road Lift Station Ferrous Chloride Dosing	112,000	113,870	1,870	0	1,000	0	0
518 Highland Oaks WW Line Extension	23,900	23,851	(49)	0	23,851	0	0
519 Rummel Road Lift Station Upgrade	0	1,064,000	1,064,000	0	0	0	159,000
528 Low Water Crossing (Connell Property)	20,000	20,000	0	0	3,000	17,000	17,000
528 Trimmier Creek LS Iron Chloride Dosing System	125,000	147,793	22,793	110,000	135,293	0	0
521 Second Belt Filter Press at Sludge Dewatering Bldg	505,000	505,000	0	0	0	505,000	45,000
401 VFW Lift Station Upgrade	50,000	50,000	0	0	0	50,000	0
Total Budgeted Wastewater Projects	1,859,100	2,847,300	988,200	360,000	275,340	822,000	471,000
<i>Budgeted Drainage Projects</i>							
501 Jorgette Drive Bank Stabilization (2018)	120,000	155,000	35,000	120,000	0	120,000	10,000
501 Pinewood Erosion Project - Retaining Wall (2018)	225,000	209,426	(15,574)	204,000	17,000	200,000	192,400
501 Roy Reynolds Bridge Abutment Stabilization (2018)	182,100	152,100	(30,000)	124,000	14,500	122,100	137,600
506 Cayuga French Drain Project (2018)	0	43,400	43,400	0	0	0	8,000
512 Drainage Master Plan #1 Connell Det Pond (2018)	1,031,200	1,051,200	20,000	1,031,200	19,950	1,101,200	0
512 Drainage Master Plan #2, Phases #2, 3, 4 (2018)	1,162,600	2,338,460	1,175,860	1,162,600	9,044	2,221,000	25,000
512 Tahuaya Drive Drainage Project	16,400	18,359	1,959	0	16,359	0	0
Total Budgeted Drainage Projects	2,737,300	3,967,945	1,230,645	2,641,800	76,853	3,764,300	373,000
<i>Budgeted Building Improvements</i>							
028 Utility Relocation on Old PD Lot	22,200	21,929	(271)	0	8,769	0	0
504 Fire Station #2 Renovation (2019)	2,035,400	2,337,617	302,217	1,765,400	1,596,941	0	621,000
508 Public Works Water / Street Yard	552,200	552,200	0	0	3,738	57,000	0
508 Purchase Mobile Home Park Adjacent to Street Yard	400,000	400,000	0	0	0	400,000	6,500
509 Police Dept Building Repairs	60,000	72,340	12,340	0	24,326	35,000	50,000
520 Stairwell and Grating Safety Improvements	37,000	79,000	42,000	0	3,000	35,000	44,000
537 Remodel City Council Chambers	30,000	29,985	(15)	30,000	29,985	0	0
537 Flooring Updates in City Hall	31,000	31,000	0	0	0	31,000	31,000
539 Demo / Replace Pavement at Central Station	124,900	178,770	53,870	124,900	9,500	110,400	169,300
539 New Roof Wellness Center (Central Station)	35,400	16,953	(18,447)	35,400	16,953	0	0
Total Budgeted Building Improvement Projects	3,328,100	3,719,794	391,694	1,955,700	1,693,212	668,400	921,800
<i>Budgeted Park Improvements</i>							
505 Miscellaneous Park Projects		<i>projects vary yearly</i>		50,000	63,294	50,000	50,000
536 Bathrooms at Carl Levin Park (2017)	300,000	365,109	65,109	0	33,472	0	0
545 Dana Peak Park Development	25,000	25,000	0	0	0	25,000	0
Total Budgeted Park Projects	325,000	390,109	65,109	50,000	96,766	75,000	50,000

*projects also funded by bond proceeds will have the Series in parenthesis

	ORIGINAL BUDGETED	PROJ / ACT COST	OVER (UNDER)	FY 2020 BUDGET	FY 2020 ACTUAL	FY 2021 BUDGET	FY 2021 PROJECTED
<i>Budgeted Sidewalk Projects</i>							
513 From Prospector to Vineyard	587,800	594,400	6,600	255,100	33,000	562,800	55,500
Total Budgeted Sidewalk Projects	587,800	594,400	6,600	255,100	33,000	562,800	55,500
<i>Budgeted Street Projects</i>							
007 Mounition Lion / Pontiac Drainage Flume Recon	101,600	101,600	0	64,900	0	97,600	0
030 FM 3481 and Vineyard Traffic Light / Turn Lane	87,500	63,500	(24,000)	0	0	0	2,300
031 Warrior's Path ROW / Street Reconstruction (2019)	3,153,400	2,643,516	(509,884)	3,153,400	2,408,202	0	0
032 Warrior's Path ROW	2,000	3,250	1,250	0	3,250	0	0
502 Street Projects (Winter Storm 2021)	0	2,248,600	2,248,600	0	0	0	200,000
503 Chaucer Drive Improvements	36,000	37,030	1,030	0	37,030	0	0
503 Tejas Trail Roadway Improvement	41,000	42,080	1,080	0	42,080	0	0
503 2019 Street Improvements	1,147,000	1,262,868	115,868	897,400	628,254	0	0
503 2020 Street Improvements	551,200	697,966	146,766	1,000,000	36,450	496,700	698,000
Total Budgeted Street Projects	5,119,700	7,100,410	1,980,710	5,115,700	3,155,266	594,300	900,300
Total CIP Project Expenditures	14,705,200	19,302,133	4,596,933	11,024,600	5,482,372	7,002,000	2,796,600
ADDITION (USE) OF FUND BALANCE				(2,723,966)	(3,961,516)	(2,586,989)	(991,600)
ENDING BALANCE - CAPITAL PROJECT FUNDS				5,564,503	7,111,987	10,566,931	6,120,387

*projects also funded by bond proceeds will have the Series in parenthesis