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1 COMMUNITY GOALS & OBJECTIVES

Community goals and objectives guide the actions recommended throughout the Comprehensive Plan. Hamilton residents' goals and objectives were developed through public hearings, presentations, and interviews. On August 9, 2018 Hamilton held a planning workshop at City Hall. The purpose of the workshop was to identify, organize, and analyze goals and objectives for the community. The conclusions from the workshop can be expressed as a community vision statement that describes residents' hopes for what Hamilton might be like in 2028:

City of Hamilton Community Vision Statement

In 2028, Hamilton will be an affordable residential community that provides excellent services and attractive amenities. The City will be characterized by:

- *A local economy that supports a variety of businesses;*
- *Well-maintained parks for youth, adult, and senior entertainment;*
- *Water and sewer systems that provide good service at low cost to taxpayers; and*
- *Diverse housing opportunities affordable to and serving the needs of all segments of the population.*

1.1 Community Planning Workshop

The planning workshop gathered information from Dawson residents using an effective, established process known as the Goals Grid Method.¹ The following questions were presented to those in attendance:

1. What are you trying to achieve?
2. What are you trying to preserve?
3. What are you trying to avoid?
4. What are you trying to eliminate?

¹ Nichols, Fred (2000) The Goals Grid: A Tool for Clarifying Goals and Objectives

Residents responded as follows:

Preserve/Achieve

- More housing choices
 - More low and moderate income rental housing
 - More single family housing choices
 - HOME program
- Commercial/Industrial growth
 - More employment opportunities
 - Stimulate entrepreneurial development in the community
 - Retail and service industries that would cater to residents as well as visitors/tourists to the area
- Improvements are needed at existing City maintained parks
 - Swimming pool needs to be repaired
 - Playground equipment in need of updating
 - Consider public WIFI at City Parks
 - Look into possibility of using grey water for watering parks
- An active citizenry devoted to and involved in community projects and initiatives

Eliminate/Avoid

- Housing Concerns
 - Lack of available housing
 - Dilapidated single-family stick frame and manufactured homes
- Junk/nuisance yards
- Vandalism in City parks
- City maintained roads in poor condition
- Water and sewer systems need maintenance repairs
- Drainage problems that result from blocked culverts and shallow drainage ditches

1.2 Implementation: Goals & Objectives Framework

The results of the Goals Grid Method were used in conjunction with field work and background research to define specific implementation plans for each area of the Comprehensive Plan. Each implementation plan contains long-term goals and specifically defined objectives, timelines, involved parties, and estimated costs.

1.3 Commitment to Fair Housing

In recognition of fair housing as important to all aspects of community planning, these studies include analyses of protected classes in Hamilton and of how Hamilton policies, procedures, and investments impact protected classes in the City.

2 POPULATION ANALYSIS

Comprehensive plans include estimates of current and future population because the size and rate of a community's growth affects planning for community facilities and services. Information for the population analysis comes from the United States Census Bureau, from the Texas State Data Center, and from a survey of the community's occupied houses.

2.1 Highlights

Hamilton was incorporated in 1911 although the first settlers arrived in the area around 1855. The City was designated as the county seat of Hamilton County when the county was founded in 1858, both named for South Carolina governor James Hamilton. The population had reached over a thousand people by the time railroad service came to the city in 1906 and by 1950 the population was just over three thousand, where the population has remained more or less to the present day. Partly because the elderly population of Hamilton is so large, this study projects that Hamilton's population will grow slightly over the next 10 years, reaching approximately 3,126 residents in 2028.

Between 2000 and 2010, the age distribution of Hamilton's residents changed as younger populations declined and older populations increased, a sign that residents are aging in place and not a great of new population is moving in. Hamilton is 95% White and only slightly less racially or ethnically diverse than Hamilton County.

Table 2A: Population 1960 - 2010

Year	Hamilton	Hamilton County	State of Texas
1960	3,106	8,488	9,579,677
1970	2,760	7,198	11,196,730
1980	3,189	8,297	14,229,191
1990	2,937	7,733	16,986,540
2000	2,977	8,229	20,851,820
2010	3,095	8,517	25,145,561
2018 (estimate ²)	3,096		

Source: US Census Bureau, Profile of Demographic Characteristics, 1950 - 2010

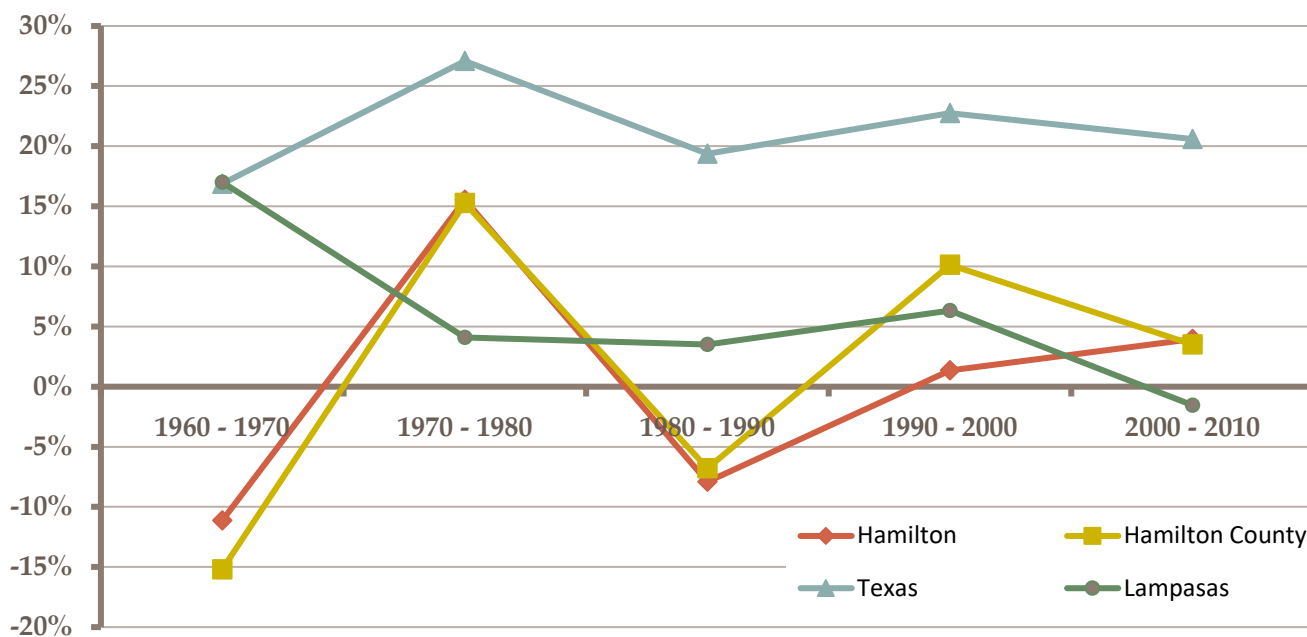
2.2 Conditions & Forecast

Population Counts:

² The City's 2013 population estimate was derived from the Housing Unit Method, defined in *Appendix 2B*.

According to US Census counts, Hamilton's population has grown intermittently since its incorporation, as has the population of Hamilton County.

Chart 2A: Population Change 1960 – 2010



Race and Ethnicity:

As shown in *Table 2B* (next page), Hamilton has a slightly smaller minority population than Hamilton County. By U.S. Census definitions, racial minorities include all non-white residents, while ethnicity is defined as Hispanic/Latino or non-Hispanic/Latino. Hispanic/Latino residents comprise 9% of the population, and racially non-White residents comprise 6% of the population. The minority population in Hamilton has increased since 2000.

As shown on *Map 2A: Population Distribution 2018 and 2028* and discussed further in *Chapter 3A: Housing*, the City of Hamilton does not have any areas of high minority concentration at the block group level. An "Area of High Minority Concentration" is defined by the State of Texas as "a census block group that consists of 65% or more of minorities³. Minorities include all racial and ethnic population groups other than 'White, non-Hispanic (Anglo)'". Census data is not available to map the locations of other protected classes for towns with fewer than 20,000 residents.

Additional race data is included in *Appendix 2A: Project Beneficiaries*.

³ The "65% threshold" is based on the definition of "an area of minority concentration" used by the Texas General Land Office in its 10/1/2012 publication, "Homeowner Opportunity Program Guidelines - CDBG Disaster Recovery Program - Hurricanes Ike & Dolly, Round 2."

Table 2B: Population by Race & Ethnicity, 2000 - 2010

Characteristic	Hamilton				Hamilton County	
	2000		2010		2010	
	Number	%	Number	%	Number	%
Total Population	2,977	100%	3,095	100%	8,517	100%
Race						
White	2,832	95%	2,925	95%	7,913	93%
Black or African American	2	0%	21	1%	46	1%
American Indian, Alaskan Native	5	0%	21	1%	68	1%
Asian	10	0%	14	0%	34	0%
Native Hawaiian / Other Pacific Islander	0	0%	1	0%	1	0%
Other	98	3%	88	3%	366	4%
Two or More Races	30	1%	25	1%	89	1%
Ethnicity						
Hispanic or Latino	201	7%	274	9%	863	10%
Not Hispanic or Latino	2,776	93%	2,821	91%	7,654	90%

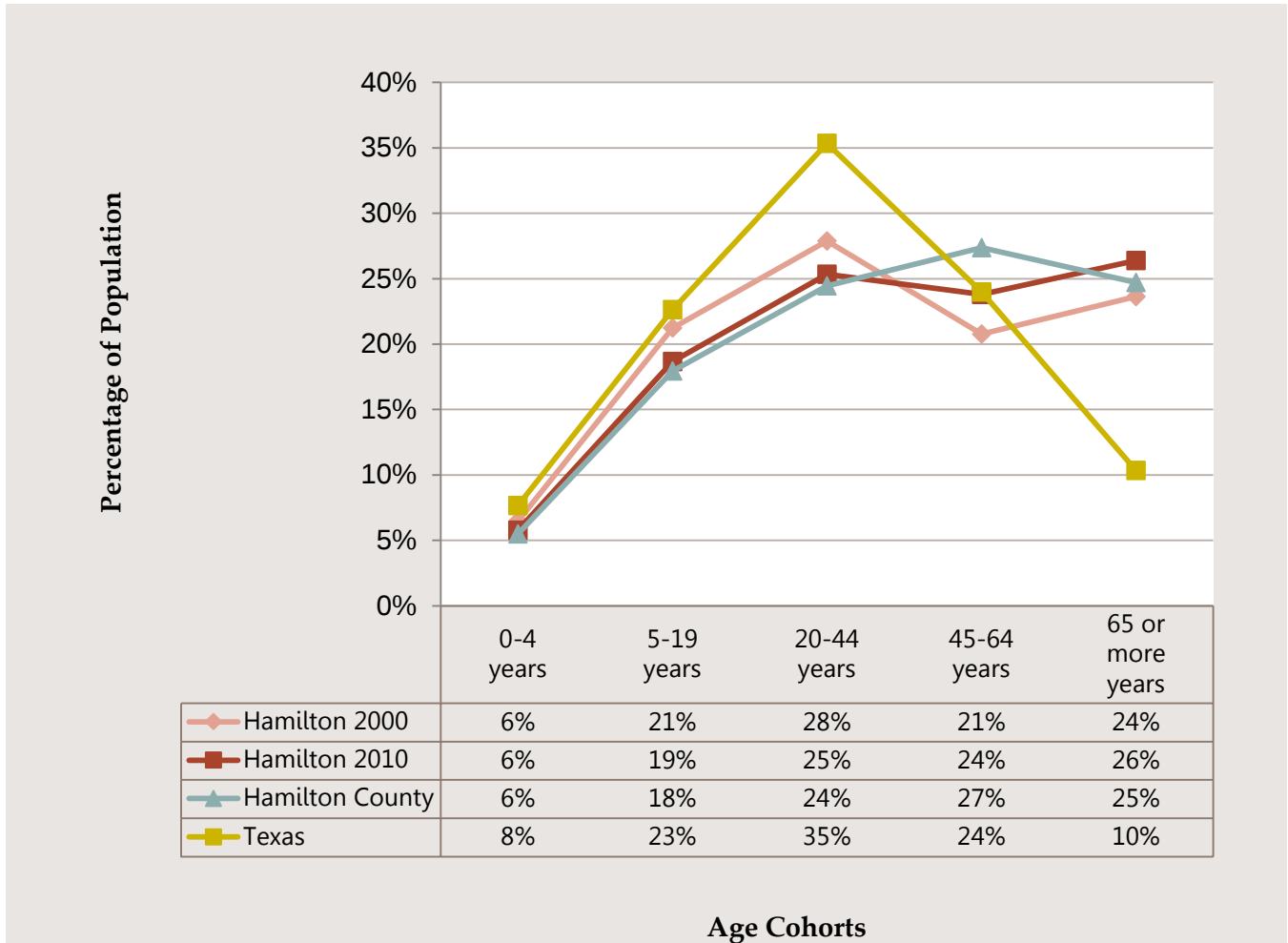
Note: figures may be rounded to next whole number

Source: U.S. Census Bureau.

Age:

Since 2000, Hamilton's population has aged in place, causing the City to lose some of its younger population and to gain population in the older cohorts. Due to the small size of the city's population, the age distribution can fluctuate from minor changes.

Chart 2B: Population by Age Group, 2000 – 2010



Source: 2000 and 2010 Census of Population and Housing, Summary Population and Housing

Population Projection:

Population projections are used to make federal, state, and local funding decisions about facilities such as highways, sewage treatment plants, and schools.

Hamilton's population forecast was created using county level data projections from the Texas State Data Center (TSDC), housing unit counts, and information from the City. The TSDC projections forecast moderate growth for Hamilton County. More detailed discussion of the TSDC's projection methodology and the analysis for this Plan can be found in *Appendix 2B*. **Hamilton's population estimate for 2028 is 3,126 residents.** *Map 2A* shows the expected locations of Hamilton's population in 2028.

Chart 2C: Hamilton Population 1970 - 2040



2.3 Appendix 2A: Project Beneficiaries

Table 2A.1 contains information required by the U.S. Department of Housing and Urban Development in the fulfillment of this planning grant. The numbers detailed for project beneficiaries below may not correspond exactly to the numbers presented in *Table 2B* above. That is because HUD grant programs generally require at least a 51% low to moderate community income level to qualify for funding, but income levels are not collected from all Census respondents. Census income levels are derived from a sample and weighted to represent the total population. Race beneficiary numbers are then mathematically derived to correspond to income beneficiary numbers. When Census income level estimates seem too high, extra door-to-door surveys are conducted in communities to verify a 51% low to moderate income level. Because the income tabulation is slightly different for the grant application, the resulting numbers generally do not correspond to the 100% population samples that are represented in *Table 2A.1*.

Table 2A.1: Beneficiary Report

Total Project Beneficiaries 3095 Male 1449 Female 1646

Race	Non-Hispanic	Hispanic Ethnicity also	Total
White	2583	418	3001
Black/African American	34	0	34
American Indian/Alaskan Native	0	0	0
Asian	8	0	8
Native Hawaiian/Other Pacific Islander	0	0	0
American Indian/Alaskan Native & White	33	19	52
Asian & White	0	0	0
Black/African American & White	0	0	0
American Indian/Alaskan Native & Black/African American	0	0	0
Other Multi-Racial	0	0	0
Grand Total			3095

Income Level	No. of Persons
Very Low (at or below 30% of the AMFI)	n/a
Low (31-50% of the AMFI)	n/a
Moderate (51-80% of the AMFI)	n/a
Non-Low/Moderate (above 80% of AMFI)	1346
Total	3095
Subtotal – All Low/Mod	1749
Percent Low/Mod	56.51%

2.4 Appendix 2B: Population Forecast

Population estimates identify changes to the city's population and provide a benchmark to guide population projections and forecasts. The Texas State Data Center periodically issues population estimates for all incorporated places in the state, and the Center's system provides a baseline for the estimate produced as part of this study. The Center uses a combination of the symptomatic, cohort component and housing unit methods to calculate estimates and projections. Descriptions of these methods are as follows:

- The **Ratio-Correlation Method** is based on factors such as county-level birth and death data, public and private school enrollment, voter registration and vehicle registration. The method utilizes multiple regression techniques with the ratio of variable values for adjacent time periods rather than simply the variable values themselves being used as independent and dependent variable.
- The **Cohort-Component Method** bases its calculations on each age group, or cohort, used in the census process. Projections rely on data that describe county-level birth and death rates and elementary school enrollments.
- The **Housing Unit Method** employs the formula $P = (H * PPH) + GQ$. Where P = total population, H = occupied housing units, PPH = average number of persons per household, and GQ = population in group quarters. The Texas State Data Center's housing unit method also considers building permit and demolition data in cities and counties that issue building permits. For cities and counties that do not issue building permits, the TSDC estimates housing changes using Census estimates and housing changes in nearby areas to arrive at a projection.

The TSDC produces three possible growth patterns that project population based on different assumed migration patterns. These include a projection that assumes no growth because in-migration and out-migration are equal (0.0); a pattern that assumes half the growth the county experienced between 2000 and 2010 (0.5); and a pattern that assumes the same growth as the county experienced from 2000 to 2010 (1.0). For Hamilton the 0.5 Scenario was selected. That scenario was modified with an updated housing unit count and a linear regression model that projects future growth based on historical growth patterns. Regression analysis can be used to compensate for short-term changes in population trends by assessing a locality's growth over its entire history.

Additional factors that were considered when adjusting TSDC's County-level data to forecast Hamilton's future population, included:

- Hamilton 2018 population estimate
- Public facilities
- Location along routes to employment centers

3 HOUSING STUDY

The Housing Study analyzes the location and condition of Hamilton's housing stock. It identifies the various types of housing, including multifamily (apartments, duplexes, etc. and government-funded units), single-family (the typical house), and mobile/manufactured homes, and examines fair housing-related characteristics of the City's housing stock. The study lists particular issues that need to be addressed, actions the City should take, and resources available for improving local housing.

3.1 Highlights

The City's housing supply is relatively healthy. Vacancy rates are moderate at 4%⁴, multi-family housing is available for both seniors and families, and homes are affordable.

However, much of the housing stock is in deteriorating or dilapidated condition; 23% (326) of occupied homes in the City are considered substandard. Further, 6% of single family homes in the city limits are mobile or manufactured. Mobile or manufactured homes can be expected to deteriorate more quickly than stick-frame construction. The location of housing units by type and condition is shown on *Map 3A: Housing Conditions 2018*.

The City is working to improve housing stock in Hamilton through application for HOME program grants, through helping owners of dilapidated buildings with voluntary removal, and through updating and enforcing ordinances to ensure that manufactured housing meets high standards.

⁴ According to the 2010 Census, vacancy rate is 16%.

3.2 Context: History & Community Input

Previous Studies

A housing study was conducted in 2003 as part of a comprehensive planning process. Table 3A shows changes in basic housing characteristics within the city limits between 2003 and 2018.

Table 3A: Housing Changes between 2003 and 2018

	2003	2018
Total # of Housing Units	1,362	1,429
# of single family units	1,223	1,351
# of multifamily units	60	78
# mobile/manufactured	79	90
Total in standard condition ⁵	954 (70%)	1,103 (77%)
Total in deteriorated condition	339 (25%)	270 (19%)
Total in dilapidated condition	69 (5%)	56 (4%)
Vacancy Rate	8%	4%

The goals expressed at the conclusion of the 2003 housing study are listed below:

1. Hamilton's neighborhoods will be preserved to make them physically and socially attractive.
 - Apply to the HOME program
 - Continue code enforcement
 - Incorporate incentives into the zoning and subdivision ordinances to maintain the quality of marginal neighborhoods
 - Encourage renovation of existing structures and identify projects that could be taken on as community projects
 - Set up a housing rehabilitation revolving loan fund
 - Explore ways to encourage maintenance of rental property
2. The supply of housing will be increased to serve a range of economic levels and age groups.
 - Explore ways to encourage new residential development

- Adopt and enforce development regulations
- Establish a housing task force to follow up on recommendations in this study
- Compile a list of properties available for residential construction
- Seek to have one subdivision project in development
- Encourage development of duplexes, garden homes, or town houses

3. Special housing assistance needs will be addressed, and fair housing will be promoted

- Consider forming a community housing agency or expand the scope of the housing authority to provide information and referrals on housing alternatives, coordinate fair housing activities, and market Hamilton for new residential development
- Continue to support fair housing
- Identify the needs of older residents
- Provide information to local lenders on housing assistance programs
- Provide housing information in newcomer packets

Community Input

Housing goals expressed by residents in *Chapter 1: Community Goals and Objectives* are:

Achieve/Preserve	Avoid/Eliminate
▪ More low and moderate income housing choices ▪ More single family housing choices ▪ Apply for HOME program	▪ Lack of available housing ▪ Dilapidated single family stick frame and manufactured homes

3.3 Inventory & Forecast

Housing Condition

Approximately 1-in-4 homes in Hamilton are in substandard condition, and 287 units in substandard condition are occupied. The City has a vacancy rate of 4% according to the housing survey, although the 2010 U.S. Census found a vacancy rate of 16% in the City. One of residents' primary housing concerns is

removing vacant, dilapidated houses and replacing or rehabilitating deteriorated and occupied dilapidated houses. A detailed tabulation of all housing units by type, condition, occupancy, and location (City and ETJ) is located in *Appendix 3A*.

Table 3B: Condition and Occupancy Rates of Hamilton Homes

Type and Condition	# by Condition	Occupied Homes	
Stick-frame		#	%
Standard	983	969	99%
Deteriorated	226	216	96%
Dilapidated	52	30	58%
Mobile/Manufactured			
Standard	42	42	100%
Deteriorated	44	37	84%
Dilapidated	4	4	100%
Multifamily			
Standard	78	77	99%
Deteriorated	0	0	0%
Dilapidated	0	0	0%
Total	1429	1375	96.2%

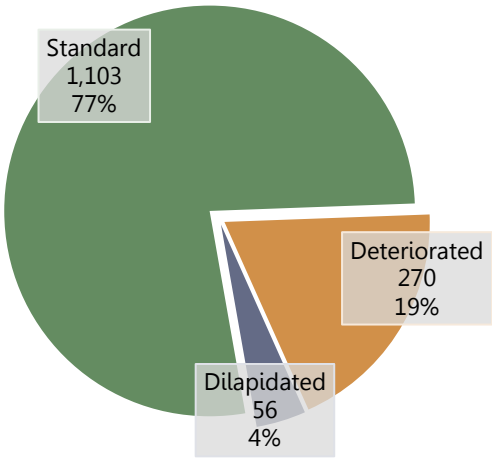


Chart 3A: Houses by Condition (all types), City

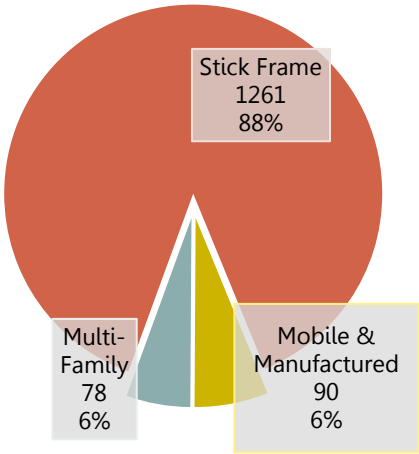


Chart 3B: Houses by Type, City

Multifamily Housing

There are 78 multifamily units in the City. All multifamily units are in standard condition, and most are occupied. The 38 public housing authority units are limited to low-income residents and 18 of the units are reserved for the elderly. Three (3) of the units are fully handicap accessible. Residents would like to see an increase in high-quality, affordable multifamily housing, especially for young families who cannot afford stick-frame homes and are limited to either rentals or manufactured housing.

Table3C: Condition and Occupancy Rates of Multi-Family Housing

Name	Condition	# of Units	Occupied	Vacant	# Income-limited	Location
Hamilton PHA - S. Dempster	Standard	20	19	1	20	City
Hamilton PHA - E. Gentry	Standard	18	18	0	18	City
Hamilton Manor Apartments	Standard	18	18	0	13	City
Apartment - E. Leslie	Standard	5	5	0	0	City
Apartment - E. Boynton	Standard	8	8	0	0	City
Two Duplexes - E. Grogan	Standard	4	4	0	0	City
Apartment - S. Rice	Standard	5	5	0	0	City
Total Standard		78	77	1		
Total Deteriorated		0	0	0		
Total Dilapidated		0	0	0		
Total Multi Family Units			78			

Housing Affordability⁶

Homes in Hamilton are less affordable than those in the County, as shown by Census data. Homes are considered to be affordable when they consume less than 30% of a household's monthly income. Monthly owner-occupied housing costs are 35% of an average income in Hamilton. Monthly renter-occupied housing costs are approximately 20% of monthly incomes. Median household income in Hamilton is lower than in the County and approximately \$20,000 lower than State-wide estimates. Median home value is approximately \$20,000 lower in the City than in the County and approximately \$60,000 lower in the City than in the State. The prevalence of manufactured housing in Hamilton contributes to the low cost of homes. Detailed tables and methodology regarding affordability calculations for housing are located in *Appendix 3B*.

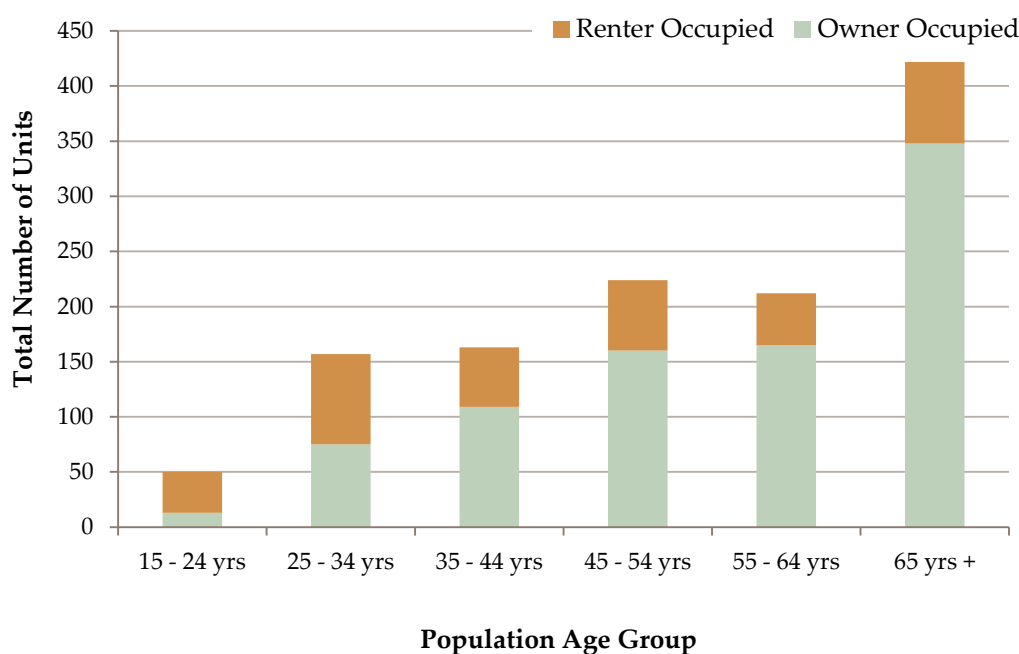
⁶ Affordability data comes from the 2012-2016 American Community Survey.

Home Ownership

Home ownership in Hamilton increases as residents' age increases, a trend common in all U.S. cities.

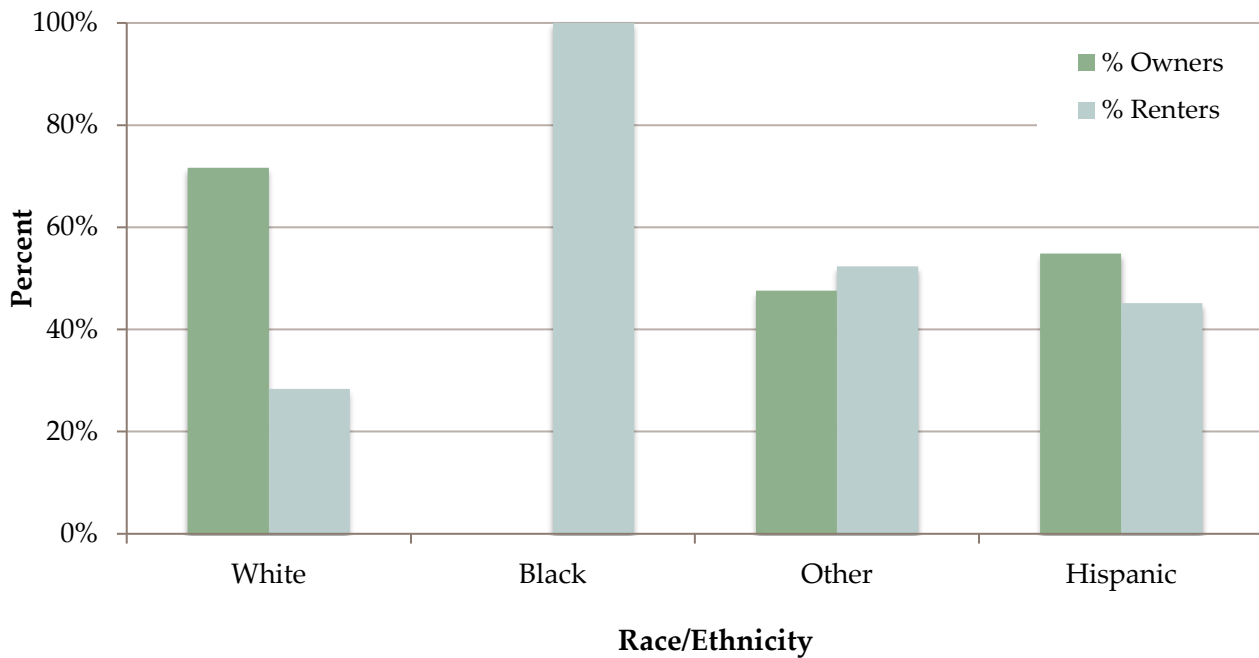
A detailed tabulation of all housing units by type, condition, occupancy, and location (City and ETJ) is located in *Appendix 3A*.

Chart 3C: Renters vs. Owners by Age



White and Black residents have 72% and 0% homeownership respectively. However, as there are only three black households represented in this data, there is little that can be concluded from this fact. Other racial/ethnic groups are represented by 36 households. Among those households, homeownership is lower than rentership (47% and 53% respectively).

Chart 3D⁷: Renters vs. Owners by Race/Ethnicity



Fair Housing

In conjunction with acceptance of grant funds from the TxCDBG program of the U.S. Department of Housing and Urban Development (HUD), the City stated that it would affirmatively further fair housing (AFFH) and uphold the 1968 Fair Housing Act. The Fair Housing Act prohibits discrimination based on disability, familial status, race, color, religion, sex, or national origin. *Table 3D* provides basic data on the availability of housing types to those protected classes. A discussion of each protected class follows the table.

Table 3D: Fair Housing Data

<i>Housing by Type/Location (Field Survey 2018)</i>					
	Units	% of all Units in City*	ADA Accessible	2+ Bedroom**	Location
<i>Multifamily Units (Occupied and Vacant)</i>					
Hamilton PHA - S. Dempster	20	1%	N/A	20	Southeast Hamilton
Hamilton PHA - E. Gentry	18	1%	3	0	Northeast Hamilton
Hamilton Manor Apartments	18	1%	2	9	Southwest Hamilton

⁷ Source: Census 2010, SF1, QTH1

Apartment - E. Leslie	5	0%	N/A	N/A	Central Hamilton
Apartment - E. Boynton	8	1%	N/A	N/A	Northeast Hamilton
Two Duplexes - E. Grogan	4	0%	N/A	N/A	Southeast Hamilton
Apartment - S. Rice	5	0%	N/A	N/A	Central Hamilton
Total MF Units	78	4%	5	29	
Houses (Occupied and Vacant)					
Single Family Rentals***	282	20%	N/A	218	Throughout City
Single Family Owned	1016	71%	N/A	787	Throughout City
Single Family Vacant	53	4%	N/A	41	Throughout City
Total Units	1,429				

* Percentage derived from 652 total housing units in City from Plan field survey (occupied and vacant)

** 2+ bedroom is estimated from 2007-2011 ACS Census data using minimum percentage within 90% margin of error.

Housing by Race/Ethnicity (Census 2010)					
Ownership by Race****					
% White Owned	853	72%	% Asian Owned	3	100%
% White Rented	338	28%	% Asian Rented	0	0%
% Black Owned	0	0%	% Other Owned	10	48%
% Black Rented	3	100%	% Other Rented	11	52%
% Amer Indian or Alaskan Native Owned	3	43%	% Two or more Owned	1	20%
% Amer Indian or Alaskan Native Rented	4	57%	% Two or more Rented	4	80%
Ownership by Ethnicity					
% Hispanic Owned	45	55%			
% Hispanic Rented	37	45%			

***Number is estimated based on total number of rentals counted in the Census minus number of apartments counted in field survey.

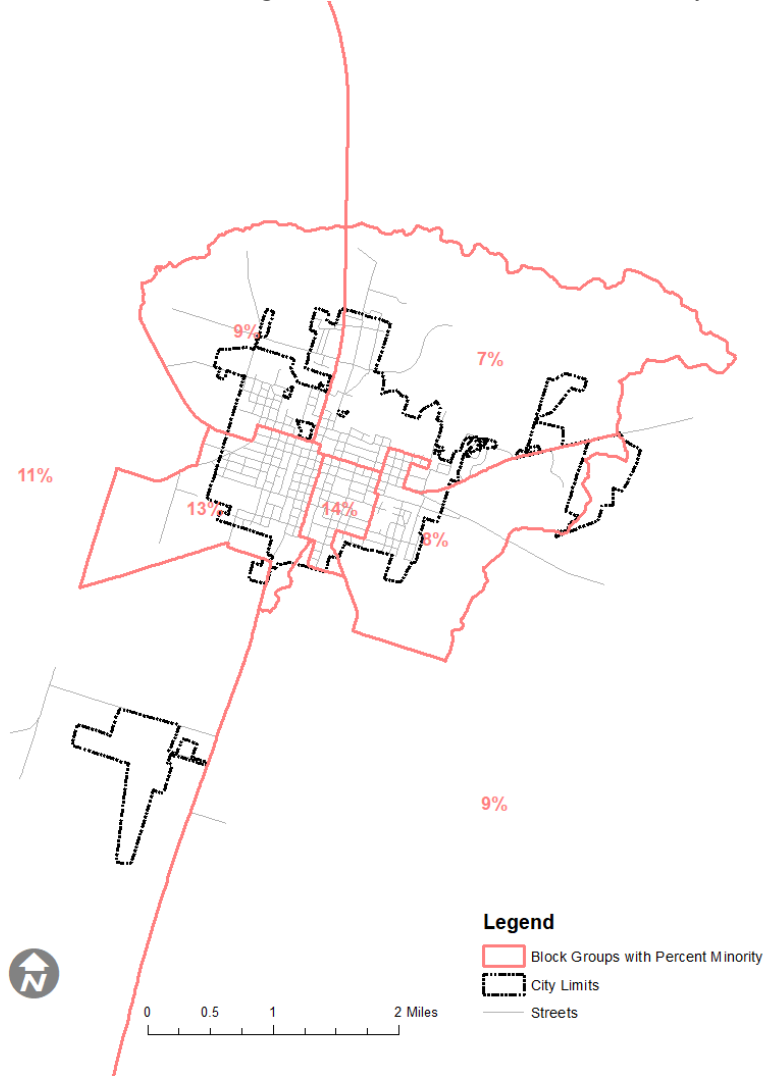
**** Source: Census 2010, Sf-1 Data, Quick Table Hi (QTH1)

- **Disability:** According to the 2016 American Community Survey, approximately 653 Hamilton residents (24%) reported having some type of disability⁸. That is higher than the 11.6% reported by all Texas residents. Field surveys in 2018 found three (3) fully accessible rental housing units at the PHA and another two (2) at the Hamilton Manor Apartments (not all property owners were available to verify accessibility). It is not known how many single-family homes meet ADA accessibility standards.

⁸ In the 2000 Census, individuals were classified as having a disability if any of the following three conditions were true: (1) they were 5 years old and over and had a response of "yes" to a sensory, physical, mental or self-care disability; (2) they were 16 years old and over and had a response of "yes" to going outside the home disability; or (3) they were 16 to 64 years old and had a response of "yes" to employment disability. The disabled category for the year 2000 includes questions such as the ability to lift 25 or more pounds.

- **Familial Status:** As measured by the number of bedrooms available, a variety of rental properties and homes for ownership are available to accommodate families as well as single occupants.
- **Race & Ethnicity:** As shown in *Figure 3A*, every Census area of Hamilton falls far below 65% minority, which is the threshold⁹ used by the State of Texas for defining an area of “minority concentration.” Homes in both good and poor condition and multifamily housing units are located throughout the community.

Figure 3A: Distribution of Minority Residents



Future Housing Needs

⁹ The “65% threshold” is based on the definition of “an area of minority concentration” used by the Texas General Land Office in its 10/1/2012 publication, “Homeowner Opportunity Program Guidelines - CDBG Disaster Recovery Program - Hurricanes Ike & Dolly, Round 2.”

Based on existing housing condition and projected city population of 3,126 residents, Hamilton will need to add 8 single family units, 5 multifamily units, repair 226 units, and replace 100 units by 2028.

Because of the City's 4% vacancy rate and moderate expected growth, Hamilton is not expected to need extensive new housing construction over the 10-year planning period. Additional construction beyond the 13 units expected might take place in lieu of rehabilitation of deteriorated homes. The City should focus on assisting residents with home repair (e.g. through grant applications and dissemination of information on organizations able to assist individuals) and with removal of dilapidated structures.

Table 3D: Future Housing Needs

	Single-Family	Multifamily	Total
Occupied Housing in 2018	1,298	77	1,375
Total Housing in 2018	1,351	78	1,429
<i>Total needed in 2028</i>	<i>1,311</i>	<i>82</i>	<i>1,393</i>
Future Housing Strategy (2018-2028)			
Need to repair (deteriorated homes)	226	0	226
Need to remove/replace (dilapidated homes)	100	0	100
New construction needed	8	5	13

3.4 Key Housing Considerations

Based on the community input and local housing data described above, the City of Hamilton and its residents should focus on the following key issues related to housing.

3.4.1 Occupied substandard homes need to be renovated or replaced

Within the city limits, Hamilton has 270 single-family homes in deteriorated condition that need renovation, 34 occupied dilapidated houses that need to be replaced, and 22 vacant, dilapidated homes that need to be removed. Common causes of home deterioration include:

- A change in financial circumstances that makes an owner unable to pay for home repairs;
- Elderly residents no longer attentive to or able to maintain their homes;
- Lack of motivation by rental property owners to maintain their properties (because of low renter expectations, desire to maximize profit, living out of town, lack of enforcement by the City, etc.); and
- Lack of pride in property.

The effects of deteriorated and dilapidated houses impact the entire community, and it is worth community investment to address the problem. Effects include:

- Health risks to residents of deteriorated and dilapidated structures.
- Reluctance of future homeowners to move to an area with large numbers of deteriorated or dilapidated houses.
- Downward pressure on property values.



Figure 3B: Dilapidated Homes

The City has two ongoing methods for assisting residents with single-family housing condition: HOME program grants and enforcement of city ordinances.

HOME Program

This is the most common grant program for rehabilitation or replacement of single family homes. It is managed by the Texas Department of Housing and Community Affairs (TDHCA) and funded by the U.S. Department of Housing and Urban Development (HUD). Program details change year to year, but the resident must meet income limits and have clear title to the property and land, and the City may have to provide a cash or labor/materials match, depending on population size. In 2006, the City facilitated two households to buy their homes through the HOME program's Homebuyer Assistance Program.

The HOME program is an important component of housing improvement over time, and the City should continue applying for grants under the program. Program rules change regularly, and there have been application periods when the rules made the program unfeasible.

A number of additional grant programs and resources that city officials should be aware of and make residents aware of are listed in *Appendix 3C: Community Housing Organizations and Grant Programs*.

Existing Ordinance Enforcement

Hamilton has three ordinances that directly impact housing condition:

- Nuisance Ordinance: This ordinance was adopted on January 8, 1998. The ordinance prohibits lots from being neglected in such a manner that there is a growth or accumulation of weeds, brush, or rubbish. Those conditions are safety hazards and provide breeding grounds for disease-carrying animals. The ordinance defines enforcement procedures and sets a \$25 to \$150 fine plus remediation costs to the City.
- Flood Damage Prevention Ordinance: This ordinance was adopted on November 9, 2004 and references the Federal Emergency Management Agency (FEMA) map dated September 4, 1991 and any revisions thereto. The ordinance follows the model ordinances provided by the Texas Water Development Board (TWDB) and makes Hamilton eligible to participate in the National Flood Insurance Program (NFIP). The ordinance sets standards for construction in flood hazard areas identified by the Federal Emergency Management Agency (FEMA).

The Flood Ordinance requires houses in the flood plain to be constructed at or above the base flood elevation and sets standards for construction to minimize flood damage, but ideally, new construction in the flood plain should be entirely prohibited.

Floodplain construction has occurred in Hamilton because development has happened over a long history during part of which the floodplain was not known. Thirty-three homes within the city limits are located in the floodplain. Prohibition of floodplain construction is usually politically unfeasible because it eliminates property value, but the City should educate residents about the costs of floodplain development and post floodplain maps in visible locations at City Hall, at the library, and on a city website.

- Substandard Structures Ordinance: Substandard structures ordinances are the most common legal mechanism for requiring the removal of dilapidated buildings. The City of Hamilton adopted a substandard structures ordinance on January 8, 1998. The ordinance sets forth conditions under which the City can enforce the ordinance by ordering substandard buildings be vacated, secured, repaired, removed, or demolished and allows the City to complete this work if the homeowner is unable to. It also provides that the City can recover their expenses from the homeowner and sets a penalty for violating the ordinance.

Local Government Code, Title 7, Subtitle A, Chapter 214 defines a city's authority and the procedures that must be included in a dangerous structures ordinance. In 2011 and 2012, the Texas Supreme Court released opinions on the *City of Dallas v. Stewart* that affect ordinance enforcement. Most importantly, cities must allow 30 days after an administrative nuisance declaration for an owner to appeal the declaration before enforcing the ordinance. The Texas Municipal League (TML) has prepared a detailed

report on the case and its implications for municipal enforcement of substandard structures ordinances. That report is included in the digital appendices to this study and is available on the TML website (www.tml.org).

One way that some cities have encouraged landowners to abide by dangerous structures codes without entering litigation is to include a provision in the ordinance that provides city assistance with demolition to landowners who voluntarily come forward and ask for an inspection. Instead of the \$5,000 - \$10,000 it can cost to demolish, the property owner pays landfill costs and \$500 to the city for labor and hauling. Some cities also provide no-cost demolition to homeowners who show financial inability to pay. Some small towns negotiate with their solid waste providers to include provisions such as removal of 1-2 dilapidated structures per year in their solid waste contract.

The provision for voluntary removal is most effective if combined with regular inspection and fines. One East Texas city has requested that a state fire marshal check a number of buildings as a way to focus attention on safety hazards and motivate owners to comply with their ordinance.

Alternative Home Removal Strategies

Two increasingly popular alternatives to home demolition are deconstruction and house moving.

Rather than bringing in heavy equipment to raze an abandoned structure before sending it to the landfill, home deconstruction specialists and salvagers take apart abandoned homes, piece by piece. Their focus is collecting materials for reuse, so they limit the amount of waste that heads to the landfill.

Certain structural moving companies maintain an inventory of commercial buildings and stick frame and manufactured homes that they've removed from properties with the intention of reselling and relocating them at a later time. Often times, structural moving companies sell their inventory at relatively affordable prices. By reselling the homes, house movers keep them out of the landfill, and they give new buyers an opportunity to rehabilitate the structures.

Unlike demolition, pricing deconstruction isn't always straightforward. In certain cases, salvagers will pay to remove certain materials, but they might not take everything. In other cases, deconstruction specialists will demolish the house for the right to collect all of the materials they want. In still other cases, deconstruction can cost significantly more than demolition. However, deconstructing a home allows the homeowner to take a significant tax deduction, often larger than the cost of deconstruction itself. An explanation of the appraisal process for donated building materials has been included in the digital appendices.

If structural movers keep the structure, they may or may not charge for house removal. Depending on the home, they might buy it from the property owner before moving it. As long as the home is structurally sound enough to be moved, structural moving companies will collect homes and other buildings in all conditions.

An additional alternative is donating abandoned structures to area fire departments. In the past, homeowners have taken a tax deduction for the donation. The IRS has recently updated the way it enforces the rules regarding donating a structure to a fire department in lieu of demolition, so earning a tax deduction shouldn't be the primary motivation for pursuing this option. Fire departments use the structures for training exercises, including burning the houses to the ground. Generally, the departments handle removing any leftover debris, but the details of any arrangement would have to be worked out with the participating department.

New Ordinance Adoption

- Mobile Home, Modular Home and HUD-Coded Manufactured Home Ordinance: The City has not adopted a specific ordinance to regulate the placement or condition of mobile or manufactured homes within its corporate limits. However, the City's zoning ordinance does limit placement of manufactured homes to three districts, which are the Agricultural/Open Space, Residential-2, and Commercial districts. In addition the ordinance controls lot size, setbacks, and other specifications related to manufactured home parks.

Hamilton's single-family housing stock is 6% mobile/ manufactured homes. In Hamilton, mobile/ manufactured homes are about twice as likely to be deteriorated than stick-frame homes. Reasons for that include both the financial ability of residents to maintain their property and the durability of mobile/ manufactured versus stick-frame construction.

Although less durable than well-constructed stick-frame homes, when in compliance with HUD and building codes, manufactured homes can provide affordable, safe housing. One of the most common complaints about manufactured homes is that their appearance negatively impacts surrounding property values. Manufactured homes are growing increasingly similar to stick-frame homes in design, and when located on single-family lots with landscaping, masonry skirts, and regular maintenance, can be near-indistinguishable from stick-frame.



Figure 3C: New Manufactured Home¹⁰

A second issue with manufactured homes is that they can be more likely to depreciate in value than stick-frame homes due to factors such as location, maintenance, and purchase price. Depreciation negatively impacts local property tax revenues. A 2003 study conducted by the Consumers Union in Texas has assessed which aspects of manufactured homes are most likely to lead to depreciation or appreciation in value¹¹. They conclude that the variability in manufactured home appreciation/depreciation is much higher than in stick-frame construction and that home owners and regulators can pursue a number of actions to increase the likelihood of appreciation:

- ✓ Own Land.
- ✓ If land ownership is not an option, rent and tenancy should be as stable as possible. Homes should be sold in place.
- ✓ Good location and neighborhoods [increase appreciation].
- ✓ Give the home site-built visual appeal and congruence with neighborhood styles.
- ✓ Pay fair price – and it may be that shopping for a deal in used homes is worthwhile.
- ✓ Improve demand for used homes by creating lending products to finance this market.
- ✓ Budget money for repairs
- ✓ Select durable homes
- ✓ Consider all the aspects that lead to equity building, not just appreciation.

¹⁰ www.manufacturedhomesource.com

¹¹ Study available from www.consumersunion.org and is included in the digital appendices to this chapter.

The effect of manufactured homes on city tax revenues also depends on State tax law and county appraisal district methods for depreciating manufactured housing.

3.4.2 The City needs more housing

One of residents' top priorities is to provide more housing for residents by a) addressing the current lack of standard housing and b) providing more variety in housing options in terms of owner- and renter-occupied units.

Hamilton should pursue three strategies to raise the City's profile and make it easier for potential developers to understand the advantages of working in Hamilton.

- Collect information: The City currently receives regular inquiries about available single-family and multi-family housing opportunities and keeping record of these inquiries would make the city more appealing to housing developers. When that type of basic legwork has been done by city staff and residents, it makes a city more appealing for consideration because: a) the developer does not have to spend as much time on research and b) such work builds trust that residents and city staff members are able and willing to work with development groups. Information collection would include:

- ✓ Keeping records of requests made to city hall for rental housing information
- ✓ Keeping records of occupancy and vacancy rates in rental housing (including PHA, RV park, single-family homes)
- ✓ Providing information on land available for lease or purchase
- ✓ Providing information on city utility rates and capacities

- Make information easily accessible: Ideally, the City, EDC, or other group interested in marketing housing development opportunities in Hamilton should compile a marketing package that includes the above information, demographic and economic information from this housing study and *Chapter 9: Economic Development*, and information on quality of life advantages to living in Hamilton that may not be obvious to non-residents. For example, local baseball and softball leagues, volunteer groups, church activities, senior activities, etc. The marketing package should be available at City Hall and online via the city website.

- Network: Currently, Hamilton is most appealing to niche developers who work in rural Texas and in the low income and senior housing markets. Recruiting those developers would require networking, consulting with potential developers about their needs, and providing information about the city to as

many people as possible. *Appendix 3C* describes several organizations that provide general information, grants, and loans for housing development and access to networks of housing developers:

- ✓ Texas Affiliation of Affordable Housing Providers (TAAHP)
- ✓ Texas State Affordable Housing Corporation (TSAHC)
- ✓ Texas Department of Housing and Community Affairs (TDHCA)
- ✓ U.S. Department of Agriculture Rural Development (USDA-RD)

The number and type of developers interested in Hamilton may change as demand rises for communities in the region that have available land and a pro-development mindset. A pro-development mindset is demonstrated in part by making a marketing package available, establishing a strong website that makes information about the community easily accessible, and ensuring that city ordinances and processes are transparent and do not slow developers' schedules.

3.4.3 The City should continue to support Fair Housing initiatives

The City has adopted or agreed to adopt a number of policies and undertake actions to increase local awareness of fair housing issues and increase availability of housing choices to protected classes. The City must consider whether its policy and budget decisions intentionally or unintentionally sanction segregation or limit free housing choice, if it has sufficiently educated the public about the Fair Housing Act, and if it has taken proper steps to uphold the Act.

The fair housing analysis in this Plan is guided by the State of Texas Analysis of Impediments and the Fair Housing Activities Statement of Texas (FHAST), both of which provide standards for analyzing fair housing in a community. The FHAST often combines reference to protected classes with reference to low-income because there is a high correlation between the two; therefore, the following analysis also references income-related assistance.

The City has at least three tools by which it can affect fair housing:

1. Grant applications: With the exception of HOME (described above), many grant applications that would help residents with home repair and rehabilitation must be initiated by individuals or non-city organizations. The City can publicize and provide contact information for such grants. A complete list of grant programs and area organizations that work on housing assistance can be found in *Appendix 3C*.
2. Ordinance adoption and enforcement: The City's ordinances do not appear to contain fair housing impediments. The following review assesses how fair housing is affected by the City's Flood Damage Prevention, Nuisance, and Substandard Structures Ordinances.

- *Flood Damage Prevention Ordinance:* The City's Flood Ordinance permits construction of structures in flood prone areas provided that the construction meets damage-prevention and safety standards. The ordinance applies equally to all residential structures in the 100-Year Floodplain and housing units of all condition are found in the 100-Year Floodplain.
- *Substandard Structures Ordinance:* Homes of varying condition are located throughout the City and the ordinance applies equally to all such housing. The ordinance would be improved if combined with assistance to owners who are unable to repair or replace their homes (primarily through HOME grants and other grant resources listed in Appendix 3C).
- *Nuisance Ordinance:* The City's Nuisance Ordinance prohibits the excessive growth or accumulation of weeds, brush, and rubbish. The ordinance applies equally to all residential structures in the City.

3. Policy adoption and community education: The City has regularly published the following ad in its newspaper of record in conjunction with TxCDBG grants.

To promote fair housing practices, the City of Hamilton encourages potential homeowners and renters to be aware of their rights under the National Fair Housing Law. Title VIII of the Civil Rights Act of 1968, as amended, prohibits discrimination against any person on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale or rental of units in the housing market. For more information on fair housing or to report possible fair housing discrimination, call the U.S. Department of Housing and Urban Development's toll-free hotline at 1-800-669-9777.

The City posts provisions of the National Fair Housing Laws and the process for filing a complaint regarding housing discrimination at City Hall.

In addition, the City should:

- a) Provide at city hall:
 - Local, state, and federal contacts for reporting a fair housing complaint
 - A copy of the City's Fair Housing policy and complaint procedures
 - A copy of the Federal Fair Housing Act¹²
 - A copy of the Texas Accessibility Standards¹³ and Construction Requirements for Single-Family Affordable Housing (Texas Government Code, Section 2306.514¹⁴)
- b) Adopt, update, and annually review City fair housing ordinances, resolutions, and policies, including:
 - A Fair Housing Ordinance based on HUD model ordinances.

¹² Available at the Department of Justice Civil Rights Division website: www.justice.gov/crt/about/hce/title8.php

¹³ Available at www.tdlr.state.tx.us/ab/abtas.htm

¹⁴ Available at www.statutes.legis.state.tx.us/Docs/GV/htm/GV.2306.htm#2306.514

- A policy explicitly requiring that all non-federally funded projects in the City follow State and Federal laws regarding special-needs construction standards.
 - A policy preventing the concentration of undesirable infrastructure (e.g. sewer plant, solid waste dump, etc.) in location(s) that would unfairly impact protected classes.
 - A proclamation designating April as Fair Housing Month.
- c) Provide annual fair housing training to all senior staff¹⁵.
- d) Establish a procedure for city staff to keep logs and records of fair housing complaints and referrals.
- e) Coordinate housing grant applications with other grant applications so that housing quality in an area is improved at the same time as water, sewer, streets, and drainage.
- f) Develop an anti-NIMBYism action plan to disseminate timely and accurate information to residents and other concerned parties during the planning and execution of fair housing projects and developments.
- g) Continue to support private development of affordable and mixed-income housing.

3.5 Implementation Plan

The Implementation Plan organizes the action items recommended to address each issue identified in the above sections into a timeline for completion. The actions are prioritized by date.

Table 3E: Implementation Plan 2018-2028

Goals and Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2018-2021	2022-2025	2026-2028			
Goal 3.1 Substandard housing has been renovated or replaced						
Reconstruct at least 3 houses per year with HOME grants	X	X	X	City	Variable depending on program rules	GEN, TDHCA
Continue dilapidated building removal program; remove at least 1 dilapidated house per year	X	X	X	City	\$10,000	GEN, Local
Keep up-to-date information on housing assistance organizations at city hall, on a city website, at the library, and at local churches (see Appendix 3C for a list of organizations)	X	X	X	City	Staff	GEN

¹⁵ Annual training is expected to be offered through the Texas Department of Agriculture beginning in 2013 for CDBG grantees.

Keep up-to-date information on grant programs at city hall, on a city website, at the library, and at local churches (see Appendix 3C for a list of programs)	X	X	X	City	Staff	GEN
<i>Goal 3.2 Pursue Rental Housing Development</i>						
Collect information on Hamilton's population and housing needs (e.g. rental housing requests, occupancy rates, demographics)	X	X	X	City	Variable	GEN, Local
Create a website and marketing package to make information about Hamilton easily accessible to potential developers	X	X		City	Variable	GEN, Local
Network with housing organizations	X	X	X	City	Variable	GEN, Local
<i>Goal 3.3 The City continues to support Fair Housing initiatives</i>						
Adopt and conduct annual reviews of ordinances, resolutions, and policies that support fair housing	X	X	X	City	Staff	GEN
Keep up-to-date information on Fair Housing laws, policies, complaint procedures, and ADA construction standards at city hall, on a city website, and at the library	X	X	X	City	Staff	GEN
Provide annual fair housing training to all senior staff		X	X	TDA, Staff	Staff	GEN
Establish a procedure for city staff to keep logs and records of fair housing complaints and referrals		X		Staff		
Develop an anti-NIMBYism action plan to disseminate timely and accurate information to residents during the planning of fair housing developments		X	X	City	Staff	GEN
GEN = Municipal funds; Staff = Staff time; LOCAL = donations of time/money/goods from private citizens, charitable organizations, and local businesses; TDHCA = Texas Department of Housing and Community Affairs; UTILITY = City's utility fund						

3.6 Appendix 3A: Detailed Housing Data

An exterior/windshield survey of all residential buildings in Hamilton was conducted in June 2018 to determine the physical condition of each housing unit in the City and ETJ (extraterritorial jurisdiction). A housing unit can be a single-family detached house, a mobile/manufactured home, or a multifamily unit such as an apartment, condominium, or town home. The survey rates the condition of each housing unit on a scale from "standard" to "dilapidated" as defined in *Table 3A.1*.

Table 3A.1: Housing Condition Survey Classifications and Criteria

Criteria	
Standard	Few or no minor visible exterior defects such as: • cracked, peeling, or missing paint • cracked, sagging, rotting, or missing siding, steps, porch planks, or other wooden surfaces • cracked or broken window panes • cracked masonry, brick, or mortar surfaces • missing or damaged roof shingles • small rust spots on mobile homes Generally meets local building codes No detriment to health and safety present
Deteriorating	Few visible exterior defects requiring repair beyond routine maintenance such as: • missing or damaged wooden surfaces that could cause injury if walked upon or leaned against • missing window panes • badly deteriorated window frames • major holes in exterior walls, up to one (1) foot across and/or penetrate through the interior walls • roof missing many shingles or has holes up to six (6) inches across • chimney bricks missing • extensive rusting, joint separation on mobile home exterior Rehabilitation is economically feasible
Dilapidated	Fails to provide safe shelter Several of the major defects listed under Deteriorating Any major structural damage such as: • sagging foundation • sagging roof • slanted or tilted exterior walls

- missing doors
 - collapsed chimney or porch
 - fire or severe water damage
- Rehabilitation is not economically feasible
All non-HUD Code (pre-June 15, 1976) mobile homes are considered dilapidated

Occupancy and vacancy was determined by a visual inspection of each house. Each house was checked for: wired electric meter, yard maintenance, intact blinds and/or visible furniture, undamaged or secured windows, and the condition of yard furniture. *Table 3A.2* tabulates the complete survey results.

Table 3A.2: Housing Data from Windshield Survey

Type / Condition		Occupancy	City	ETJ	Total Region
Stick Frame	Standard	Occupied	969	171	1140
		Vacant	14	0	14
	Deteriorated	Occupied	216	17	233
		Vacant	10	0	10
	Dilapidated	Occupied	30	3	33
		Vacant	22	6	28
	Total (Occupied)		1215	191	1406
	Total (Vacant)		46	6	52
Subtotal - Stick Frame Homes			1261	197	1458

Type / Condition		Occupancy	City	ETJ	Total Region
Mobile & Manufactured	Standard	Occupied	42	9	51
		Vacant	0	0	0
	Deteriorated	Occupied	37	10	47
		Vacant	7	1	8
	Dilapidated	Occupied	4	0	4
		Vacant	0	0	0
	Total (Occupied)		83	19	102
	Total (Vacant)		7	1	8
Subtotal - Mobile/Manufactured Homes			90	20	110
Subtotal - Single Family Units			1,351	217	1,568

Type / Condition		Occupancy	City	ETJ	Total Region
Multi-Family	Standard	Occupied	77	0	77
		Vacant	1	0	1
	Deteriorated	Occupied	0	0	0

	Dilapidated	Vacant	0	0	0
		Occupied	0	0	0
		Vacant	0	0	0
	Total (Occupied)		77	0	77
	Total (Vacant)		1	0	1
	Subtotal - Multi-Family Homes		78	0	78

Type / Condition		Occupancy	City	ETJ	Total Region
Total Housing Conditions	Standard	Occupied	1,088	180	1,268
		Vacant	15	0	15
		Total Standard	1,103	180	1,283
	Deteriorated	Occupied	253	27	280
		Vacant	17	1	18
		Total Deteriorated	270	28	298
	Dilapidated	Occupied	34	3	37
		Vacant	22	6	28
		Total Dilapidated	56	9	65
	Total (Occupied)		1,375	210	1,585
	Total (Vacant)		54	7	61
Total Housing Units		1,429	217	1,646	

Source: Grantworks, Inc., 2018 Fieldwork Study

3.7 Appendix 3B: Housing Affordability Calculations

Housing is considered affordable when monthly costs are less than 30% of monthly income. *Table 3B.1: Housing Tenure Data* tabulates the median monthly income, total number of owner and renter occupied housing units and the housing costs as a percentage of income for both renters and home owners.

Table 3B.1: Housing Tenure Data, 2016

	City	County	
Owner Occupied	Total Occupied Housing Units	1,222	3,231
	# of Units	835	2,369
	% of Total	68%	73%
	Monthly \$ w/Mortgage (median)	\$927	\$1,082
	% of monthly income	35%	29%
	Monthly \$ w/o Mortgage (median)	\$402	\$436
	% of Income	15%	12%
Rental Units	Number of Units	387	862
	% of total units	32%	27%
	Median monthly rent	\$537	\$606
	% of monthly income	20%	16%

* The City housing unit count is from the ACS and does not include additional houses counted in the field survey.

Source: U.S. Census Bureau 2010, Table QT-H1; American Community Survey 2012-2016, Tables B19013, B25077; American FactFinder <<http://factfinder.census.gov>>

Another affordability measure for housing and a key component of mortgage lending decisions is the price to income ratio. The price to income ratio is the disparity between median income and median housing value. It provides a measure to answer the question "Is a median priced home affordable for a median income earner?" According to a 2013 article published by Forbes, the typical median home in the U.S. costs 2.6 times as much as the median annual income.¹⁶ *Table 3B.2* shows that Hamilton's price to income ratio is higher than that of the County and roughly equal to the state. The ratio for all three geographies is considered affordable.

¹⁶ "High Home Price-to-Income Ratios Hiding Behind Low Mortgage Rates" retrieved from: <http://www.forbes.com/sites/zillow/2013/04/16/high-home-price-to-income-ratios-hiding-behind-low-mortgage-rates/>

Table 3B.2: Median Household Income and Housing Values

	City	County	State
Median Household Income	\$32,031	\$45,105	\$54,727
Median Household Monthly Income	\$2,669	\$3,759	\$4,561
Median Home Value	\$79,200	\$102,300	\$142,700
Median Home Value / Median Household Income	2.5	2.3	2.6

Source: U.S. Census Bureau; American Community Survey 2012-2016, Tables B19013, B25077; American FactFinder <<http://factfinder.census.gov>>

3.8 Appendix 3C: Community Housing Organizations and Grant Programs

Detailed information regarding programs that serve housing needs in Hamilton County and Hamilton are listed below. Additional information on state and federal programs that may be useful to Hamilton's residents may be found by contacting local offices and reviewing individual organizations' websites.

3.8.1 Services Currently Available/Active in Hamilton

Hamilton Housing Authority

The Hamilton Public Housing Authority (PHA) maintains and administers public housing in Hamilton. The Hamilton PHA has 38 units at two different locations (one on S Dempster and the other on E Gentry). The 18 E Gentry properties are reserved for the elderly and 3 units are ADA compliant. The units are split between 18 single bedroom units and 20 multi-bedroom units.

Main Office:
Hamilton Public Housing Authority
920 S Dempster St
Hamilton, TX 76531
(254) 386-5281

Central Texas Council of Governments

Council of governments (COGs) are voluntary associations of local governments formed under Texas law. These associations address problems and planning needs that require regional attention or that cross the boundaries of individual local governments. COGs coordinate planning and provide a regional approach to problem-solving through cooperative action and may provide direct services at the local level.

The Central Texas Council of Governments conducts planning activities, applies for grants for local communities, and administers programs such as the Area Agency on Aging, solid waste planning, coordination, and project implementation, and is an Economic Development District.

Main Office:

Central Texas Council of Governments
2180 North Main Street
Belton, TX 76513
(254) 770-2200

Counties Served: Bell, Coryell, Hamilton, Lampasas, Milam, Mills, San Saba

Area Agency on Aging

Local area agencies on aging (AAAs) are affiliated with the Texas Department on Aging and receive state and federal funds to help coordinate local elderly care for those over age 60. Services the agency provides include: Nursing Home Ombudsman, Benefits Counseling (legal information), Care Coordination (in-home assistance with meals, minor repair, health care, etc.), Caregiver Support Program (counseling/assistance to caregivers), and some additional services (nutrition, legal assistance, transportation, etc.). The Central Texas Council of Governments administers the program in Hamilton County.

Main Office:

Area Agency on Aging of Central Texas
2180 N Main St
Belton, Texas 76513
(254) 770-2330

Counties served: Bell, Coryell, Hamilton, Lampasas, Milam, Mills, San Saba

Local Senior Center:

Hamilton Senior Center
200 E Gentry St #A
Hamilton, TX 76531
(254) 386-3676

3.8.2 Grants/Loans and Organizational Resources Available to the City

Texas Department of Housing and Community Affairs (TDHCA)

TDHCA is the state agency responsible for promoting and preserving homeownership, and financing the development of affordable rental housing. The agency has programs to build and to rehabilitate single-family and multifamily housing. The City can apply for funding to:

- assist with multifamily unit rehabilitation projects; *(Rental Housing Development Program);*
- assist renters, including veterans and persons with disabilities, with utility and security deposits *(Tenant Based Rental Assistance Program, Tenant Based Rental Assistance Program for Persons with Disabilities, and the Veterans Housing Support Program);*

- provide down payment assistance to individuals who have not owned a home in three years or who are first-time home buyers (*Texas HOMEbuyer Assistance Programs*);
- repair or replace substandard homes for low-to-moderate income residents (*HOME Rehabilitation Program and Homeownership Assistance Program*); and
- construct home accessibility projects for disabled residents (*Amy Young Barrier Removal Program*)

Contact:

www.tdhca.state.tx.us
Phone: (512) 475-3800
or (800) 525-0657

U.S. Department of Agriculture Rural Development (USDA-RD)

The mission of USDA-RD is to improve the economy and quality of life in rural America. USDA programs include homeownership opportunities, owner-occupied housing assistance, rental assistance, rental housing development, community development activities, business development, and technical assistance in rural areas of the state (generally considered areas with a population of less than 20,000 people). Programs include:

- Loan Program: USDA-RD Guaranteed Rural Housing Loans for Single-family Dwellings offers help for people who want to own a home but cannot pay a down payment. Low and moderate-income applicants can have closing costs associated with purchasing a house financed into the loan up to the appraised value of the property. Loans can be for new or existing homes. The Guaranteed Rural Housing Program charges a 1.5% guarantee fee that is due at closing. Generally, the program targets communities with populations of 10,000 or less in locations not closely associated with urban areas.
- Direct Loan program: Individuals can apply for direct loans through the area office located in Hillsboro.
- Rural Repair and Rehabilitation loans: Used to modernize existing homes by adding bathrooms, central heating, modern kitchens, and other improvements such as driveways and foundation plantings. Individuals who meet the requirements should contact USDA directly for these loans. The USDA Rural Development Hillsboro office accepts applicants from Hamilton. Some seniors may be eligible for grants of up to \$7,500 for home repairs.

Programs are explained at www.rurdev.usda.gov/ProgramsAndOpportunities.html or the following offices can be contacted.

Local Office:

Hillsboro Area Office
1504 N Highway 77
Hillsboro, TX, 76645
(254) 582 8411 ext. 4

State Office:

Ana Placencia, USDA Rural Development Single Family Housing Programs Director
101 S. Main, Ste. 102
Temple, TX 76501
(254) 742-9770

Texas Affiliation of Affordable Housing Providers (TAAHP)

TAAHP is a non-profit association of affordable housing developers, financiers, and designers throughout Texas. The goal of TAAHP is to “increase the supply and quality of affordable housing for Texans with limited incomes and special needs,” and the organization’s primary focus is on education and lobbying. The group is a good starting place for communities interested in affordable housing projects. It provides communities with networking opportunities (through conferences and newsletters) to market available land, seek financing information, and/or discuss changes to state laws that could bring more affordable housing to their towns.

Contact information:

221 E. 9th Street, Ste. 408
Austin, TX 78701
tel 512.476.9901
fax 512.476.9903
<http://taahp.org>

Rural Rental Housing Association of Texas (RRHA)

RRHA is a non-profit association of professionals involved in the development and management of rental housing in rural Texas. Like TAAHP, the organization provides communities with networking opportunities and lobbying for the industry as well as technical assistance and training for housing providers.

Contact information:

417-C West Central Temple,
Texas 76501
PHONE 254.778.6111
FAX 254.778.6110
www.rrhatx.com

3.8.3 Grants/Loans and Organizational Resources Available to Residents

Hill Country Community Action

Hill Country Community Action is the delivery system for federal and state antipoverty programs. Hill Country Community Action provides families with assistance related to education, health, disabilities, nutrition, and other family services. Programs available through Hill Country Community Action include:

- Head Start: a child development program available to low-income, disabled, or language disadvantaged children
- Housing Initiatives: Down Payment Assistance; Homebuyer education and counseling; and Subdivision/housing developments

- Community Outreach: Comprehensive Energy Assistance Program (CEAP) and Weatherization Assistance Program

Hill Country Community Action:

2905 W. Wallace
San Saba, TX 76877
(866) 372 - 5167
<http://www.hccaa.com/>

Texas State Affordable Housing Corporation (TSAHC)

TSAHC is a self-supporting, not-for-profit organization created by state statute in 1994 to provide safe, decent and affordable housing for low-income Texans and other underserved populations. TSAHC provides a variety of affordable housing programs that range from First-time Homebuyer Programs for individuals and families. Programs provide low-interest financing to individuals, particularly first-time homebuyers, teachers, paid firefighters, EMS personnel, peace officers, correction of juvenile corrections officers, county jailers and public security officers. It also provides various financing options for developers of both single-family and multifamily housing, portions of which would serve low-to-moderate income tenants. Programs are listed on the agency website at www.tsahc.org. The agency can be reached at 512-477-3555 or 888-638-3555.

Aging in Place

Aging in Place is a joint program of Partners for Livable Communities and the National Association of Area Agencies on Aging. It provides regional workshops and jumpstart grants to facilitate conversations and form action plans that address issues of aging in place within a community. Past JumpStart grants have been used to create programs that assist seniors with home maintenance and lawn care, provide paratransit services to help senior residents remain an active part of their community, and create "return visit" programs where nurses/social workers visit regularly to identify possible issues that may impair the individual's ability to remain in their home. For information, contact Penny Cuff, Vice President of Programs for Partners for Livable Communities by emailing pcuff@livable.org or calling (202) 887-5990. Website: www.aginginplaceinitiative.org

Additional resources on aging in place can be found through national networks:

National Aging in Place Council (www.ageinplace.org)
Senior Resource (www.seniorresource.com/ageinpl.htm)

Texas Ramp Project

Texas Ramp Project is a non-profit agency that relies on volunteers, foundations, civic organizations, and corporate partners to build ramps for low income elderly and disabled residents. Since it was established in 2006, the organization has built over close to 15,000 ramps throughout the state. The organization accepts client referrals from social service agencies through its 37 service areas. Social service agencies can refer clients by submitting an online form to their respective service area. The Texas Ramp Project currently serves the Central Texas Region, including Hamilton County, through its Temple/Belton field office.

Central Administration Office:

PO Box 832065
Richardson, TX 75083
Phone: (214) 675-1230
www.texasramps.org

Texas Association of Structural Movers

TASM is a statewide trade organization for structural movers. Their website provides an easy to use Member Directory that is organized by region. It also provides an Online Quote Engine to send a request for services to all TASM members. The organization is a good source for helpful information about the house moving process and permitting requirements.

Contact:

Texas Association of Structural Movers
12155 Business Highway 287 N. Ste. 100
Fort Worth, TX 76179
Phone: (817) 988-2275
Website: www.texashousemovers.com

The ReUse People of America

The ReUse People of America provide deconstruction services across the country. They have over 20 years of experience in the deconstruction industry, and they are experts in making sure that homeowners get as much salvageable material as possible. Their expertise is important because the value of the salvageable material will determine the tax deduction that a homeowner can take on the donated deconstructed materials. In addition to deconstruction services, The ReUse People of America conduct job training seminars. In the past, they have worked with cities to provide job training for unemployed and underemployed residents.

Contact:

The ReUse People of America
9235 San Leandro St.
Oakland, CA 94603

Mike Thrutchley, Deconstruction Manager, Texas Regional Office

Phone: (214) 251-2306
Website: www.deconstructiontexas.com

Pure Salvage Living

Pure Salvage Living is Tiny Texas Houses' salvage operation. They salvage materials from dilapidated and decaying structures before completing demolition. They can deconstruct a structure and leave the salvaged materials for the property owner, or they can keep the salvaged materials. The Pure Salvage Living website is a good source for homeowners trying to locate deconstruction professionals in their area. The website is also the best way for homeowners to have their project evaluated. It includes an online form where homeowners can input information about the size, condition and location of the structure that needs to come down, along with the desired project timeframe. Pure Salvage Living reviews deconstruction projects on a case by case basis. All fees for deconstruction must be worked out directly with Pure Salvage Living or their representatives.

Contact:
Pure Salvage Living
20501 E. I-10
Luling, TX 78648
Phone: (830) 875-2500
Website: www.puresalvageliving.com

Legal Aid Services

Local legal aid organizations provide civil legal representation and advice at little or no cost to low income individuals who cannot afford a lawyer. Legal aid focuses on legal issues relating to basic needs, self-sufficiency, children and families, elderly and disability, and housing and homelessness prevention.

Lone Star Legal Aid serves communities around Texas with legal aid in housing, family, health, public benefits, education, employment, individual rights, fair housing, and many other areas.

Lone Star Legal Aid –Belton Office:
512 S Main
Belton, Texas 76513
Phone: (254) 939-6606
Counties Served: Bell, Coryell, Hamilton, Lampasas, Milam

Leader Dog for the Blind

Leader Dog works to improve the mobility and independence of blind or visually impaired individuals by partnering them with a guide dog. Applicants complete a 26 day residential training program and must be 16 years or older and in good mental and physical health. The training program is located in Rochester Hills, Michigan and is offered at no cost. Room and board and transportation costs to and from the training program for clients traveling within the United States are also provided free of

charge. The organization also offers orientation and mobility and GPS programs to professionals and clients. Applicants can apply online at www.leaderdog.org or can download an application to print and mail.

Contact:

Leader Dogs for the Blind
1039 S. Rochester Rd.
Rochester Hills, MI 48307
Phone: (248) 651-9011 or 888-777-5332

4 LAND USE STUDY

The location and extent of land uses in a community affect property values, city service expenditures, traffic flow, aesthetics, and economic development potential. The Existing Land Use Map (*Map 4A*) shows land development patterns within the city limits and extraterritorial jurisdiction (ETJ)¹⁷. The Future Land Use Map (*Map 4B*) and Land Use Study provide legal support for the City's Zoning Map, showing desired future land uses according to the Comprehensive Plan. The Future Land Use Map also helps the community plan for infrastructure to guide the desired direction of future growth.

4.1 Highlights

The majority of Hamilton's land area is used by single-family residential neighborhoods, closely followed by agriculture/open space and road right of way. The topography of the City also creates a higher than average number of dead end streets and some neighborhoods are relatively isolated from each other. The primary natural barriers to construction are streams, floodplain, and shrink-swell from changing water content in the soil.

Residents are interested in these primary areas of land use improvement:

- Enhanced appearance, including dilapidated building removal and yard maintenance (discussed below);
- Preservation of the downtown's historic origins and traditional use as a commercial center (discussed below); and
- An increase in specific land uses: more commercial, more residential developments, and possible industrial development.

¹⁷ The City's ETJ is the area within ½ mile of the city limits within which the City can control land development patterns through its subdivision ordinance

All of the above uses are represented in *Map 4B: Future Land Use 2028* as increased residential and multifamily development in existing residential neighborhoods, and increased commercial development on the highways and in areas zoned as commercial (C-1).

4.2 Context: History & Community Input

Previous Studies

A land use study for the City of Hamilton was conducted in 2003 as part of a comprehensive planning process. Major goals and objectives of the 2003 Land Use Study are included below:

1. The integrity of residential areas will be protected, and an adequate supply of housing will be provided
 - Stabilize existing neighborhoods with housing rehabilitation, code enforcement, zoning, and infrastructure improvements
 - Promote infill development
 - Guide the type, location, and quality of new residential development
 - Provide space for higher density residential development (multifamily, duplex, etc.)
 - Encourage long-range redevelopment of residential areas in more deteriorated states
2. Commercial and industrial development will be encouraged which is compatible with Hamilton's character and which serves the needs of the community's residents.
 - Preserve downtown and immediate surrounding area as the commercial center
 - Promote centralized commercial development in "nodes" rather than along "strips"
 - Retain existing large commercial/industrial sites and consider feasibility of designating land around airport for an industrial park.
3. Codes and ordinances will be enacted and enforced for the implementation of land use guidelines
 - Continue code enforcement
 - Coordinate existing regulations with new zoning and subdivision ordinances
4. The image, character, and quality of life in Hamilton will be preserved and enhanced.
 - Continue efforts to develop sports complex
 - Undertake ongoing beautification and clean-up activities

- Include landscaping and screening guidelines in zoning and subdivision ordinances

Community Input

A detailed discussion of community input collection is located in *Chapter 1: Community Goals and Objectives*. The particular concerns expressed by residents that relate to land use are:

Achieve/Preserve	Avoid/Eliminate
■ Retail and service industries that would cater to residents as well as visitors/tourists to the area ■ An active citizenry devoted to and involved in community projects and initiatives ■ Helping Hands and Keep Hamilton Beautiful helping to clean properties	■ Vacant commercial buildings ■ Dilapidated single-family stick frame and manufactured homes ■ Vandalism in City parks

4.3 Inventory & Forecast

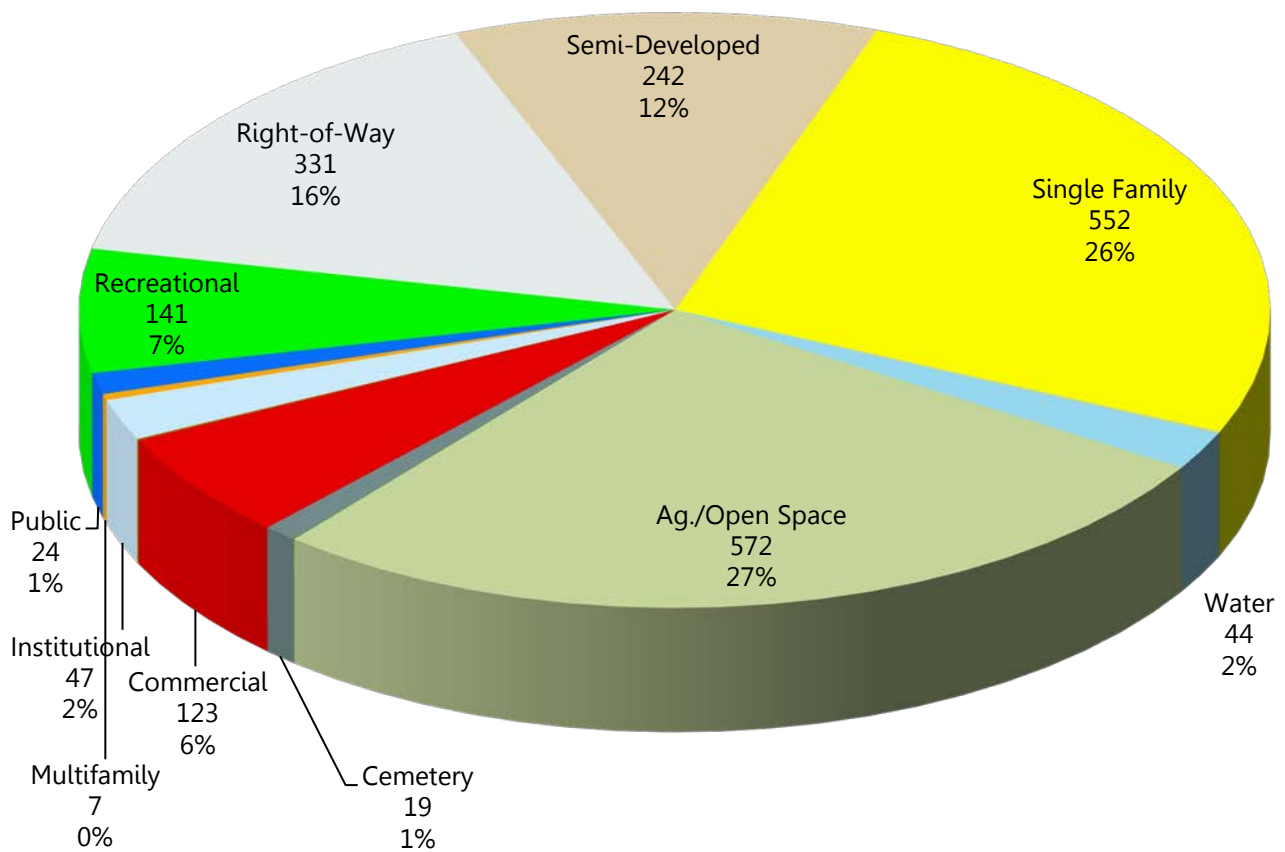
Existing Land Use

Hamilton's land use in 2018 is characterized by:

- Approximately 2,260 acres in the city limits; approximately 814 acres semi-developed¹⁸, undeveloped, or agricultural.
- Approximately 552 acres of single-family residential land.
- Approximately 331 acres of right-of-way.
- Separation of commercial, residential, and industrial land uses (see *Map 4A*). Residents do not feel that there are conflicts between land uses within the City.

¹⁸ Subdivided and provided with city services, but no building on the property

Chart 4A: Land Use Percentages in the City



Definitions, detailed tables, and an explanation of the methodology used to calculate land use can be found in *Appendix 4A*.

Environmental Factors

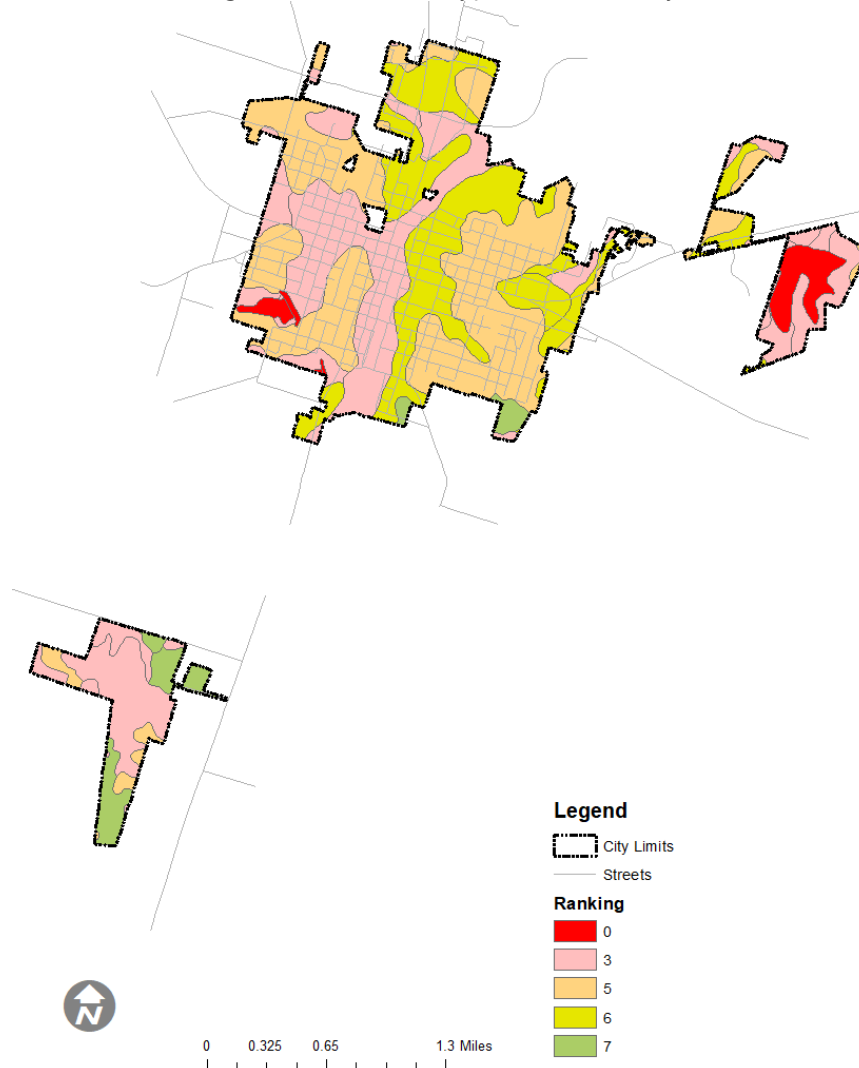
Environmental factors affecting construction include streams and canals, floodplain, and soil type. Those factors do not prevent construction, but they can make initial costs and/or long-term maintenance more expensive.

Approximately 136 acres within the city limits are located in the 100-year floodplain. Floodplain property includes agricultural/undeveloped land, recreational land, institutional land, public land, parts of 49 commercial properties, and parts of 90 residential yards. Within the city limits, 33 homes are located within the floodplain. The floodplain also crosses US 281 and SH 36 and many local roads.

The primary limiting soil factors in Hamilton are shrink-swell, the contracting and swelling of soils as moisture content changes, and depth to saturated zone. The presence of limiting factors does not prevent

construction, but it can make initial development and long-term maintenance more expensive. Many houses in Hamilton have been constructed in areas with some soil limitations on construction of streets, small commercial buildings, or 1-3 story single-family homes (orange or red in *Figure 4A*). Detailed soil data is available through the U.S. Department of Agriculture – Natural Resources Conservation Service¹⁹. Floodplain construction issues are discussed in *Chapter 3: Housing Study*.

Figure 4A: Soil Types & Buildability



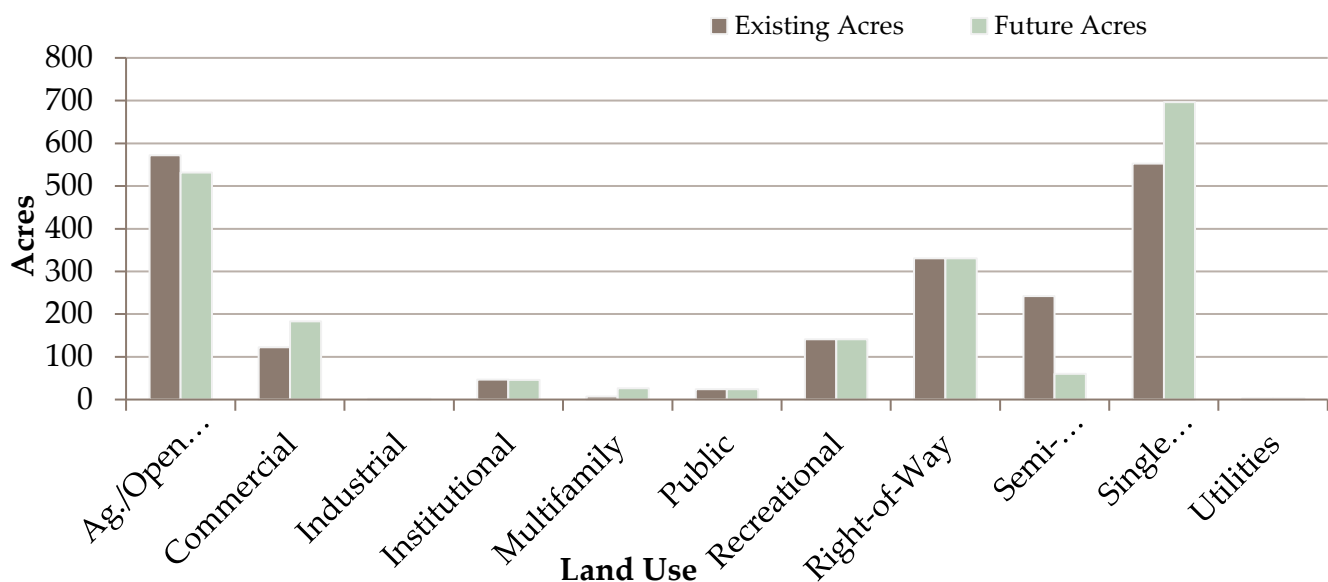
¹⁹ <http://datagateway.nrcs.usda.gov/GDGOrder.aspx>

Future Land Use

Hamilton is not expected to experience drastic changes in land use patterns over the next 10 years based on a forecasted population increase from 3,096 to 3,126 residents (increase of 30). There are also some limitations on land development caused by topography, floodplain, area creeks, and utilities.

Within the city limits, some undeveloped agricultural and semi-developed lots are likely to be developed as single family, and commercial properties. New development in the ETJ is likely to locate along the freeways. All changes are shown on *Map 4B*.

Chart 4B: City Land Use Change, 2018 – 2028



4.4 Key Land Use Considerations

Based on the community input and local land use data described above, the City of Hamilton and its residents should focus on the following key issues related to land use.

4.4.1 Junked yards and dilapidated buildings are a major concern of residents

The survey of existing land uses conducted in June 2018 found a few lots within the city limits that had piles of junk and an additional 28 lots that had vacant, dilapidated houses.

In order to encourage development, the City should continue projects that improve the appearance of neighborhoods and commercial development and that make the City a more visibly attractive place to live. Many activities are recommended in other parts of this Comprehensive Plan, and the City, Economic Development Board (EDC), and other local volunteer organizations already undertake projects such as:

- Annual trash-off (City)
- Street paving (EDC; City)



Figure 4B: Nuisance Yards

The Texas Department of Transportation and Keep Texas Beautiful sponsor a scholarship competition for high-school students involved in trash-off organization. Information is available on their websites (www.ktb.org/programs/litter-prevention/dont-mess-with-texas-trash-off.aspx and <http://dontmesswithtexas.org>).

In addition to City and volunteer community improvement efforts, the City has adopted and enforces ordinances that minimize the number of junked yards and dilapidated houses in the city limits. Those include:

- Nuisance Ordinance
- Substandard Building Ordinance
- Flood Damage Prevention Ordinance

All three of those ordinances are discussed in *Chapter 3: Housing Study*.

Motivating property owners to voluntarily clean up their buildings and yards is usually the most politically popular and effective mechanism for eliminating junked yards and dilapidated buildings and improving property maintenance. In addition to ongoing community projects, activities that have been successful in other communities Hamilton's size include:

1. Competitions for "yard of the month," "best garden," and/or "best maintained property" with signs posted monthly or quarterly on the winning properties.
2. Self-assessments. It is easy for anyone to become used to the status quo of how something looks. One effective way to make property owners refocus on their property is to ask them to conduct a self-assessment of their property's appearance. A "Self-Assessment Questionnaire" used in another small town is included in the digital appendices to this study. The questionnaire was sent by a volunteer group working on image improvement to owners of properties on that city's main thoroughfares. The volunteers included a letter explaining the project and requesting that owners

evaluate their properties. The letter resulted in approximately 50% of property owners conducting repair and maintenance work.

3. Mowing clubs can be started as Eagle-Scout projects or by neighborhood groups. They are designed to assist low-income seniors in the community who may be unable to maintain their properties. The Aging in Place Initiative is one organization that has successfully implemented such a program²⁰.

4.4.2 Preservation of the historic downtown will require that multiple land owners agree to regulations or voluntary land use guidelines

The Hamilton County Courthouse's place on the National Historic Register represents both an acknowledgment of the downtown's value and an untapped marketing opportunity that could draw more residents and business to the City. Communities often fail to recognize which of their characteristics non-members find important or attractive; therefore it can be challenging but useful to receive the kind of recognition represented by the NHR listing.

Studies have shown that areas designated as historic districts typically have property value appreciation each decade between 5-35% more rapid than comparable, undesignated districts²¹. Similarly, the preservation of amenities commonly found in historic districts and lost in new construction add value to properties. Streets that accommodate pedestrian and bicycle as well as automobile traffic (and typically include features such as uniform setbacks, trees, benches, etc.) – create the following advantages²²:

- Retail sales increase through accommodating non-auto users and creating an appealing space for pedestrians and shoppers
- More residents shop locally due to reduced travel time and added convenience
- New development and businesses are attracted to the area
- Residential property values increase because, in general, homeowners will pay a premium to reside in walkable communities
- Office and retail property values increase²³

A study of 15 U.S. cities showed a residential property premium in more walkable neighborhoods of approximately \$4,000 to \$34,000²⁴.

²⁰ See www.aginginplaceinitiative.org and information in Appendix 3C (*Housing Study*)

²¹ Mabry, Jonathan. "Benefits of Residential Historic District Designation for Property Owner" (2007). See accompanying digital appendices or www.preservationnj.org

²² See www.completestreets.org/complete-streets-fundamentals/factsheets/economic-revitalization/ for examples and studies

²³ Pivo, G. & Fisher, J.D. (2010). The Walkability Premium in Commercial Real Estate Investments. Retrieved from <http://merage.uci.edu/ResearchAndCenters/CRE/Resources/Documents/01%20-%20Fisher-Pivo%20Walkability%20Paper.pdf>

²⁴ Cortright, J. (2009). Walking the Walk. Retrieved from www.ceosforcities.org/work/walkingthewalk

From a land use perspective, the City should strongly consider regulations and public investments that:

- Preserve existing historical structures and lot layouts
- Encourage new construction that matches or enhances existing historical structures and lot layouts
- Provide additional practical and/or aesthetic benefits that will draw people to the downtown.

Ordinances.

Most historic buildings and districts are protected through a historic preservation ordinance. Texas Local Government Code (Sec. 211.003) provides that “In the case of designated places and areas of historical, cultural, or architectural importance and significance, the governing body of a municipality may regulate the construction, reconstruction, alteration, or razing of buildings and other structures.” No limits are placed on the type of city with regards to that type of regulation. The Texas Historical Commission has produced a model ordinance, and that ordinance and the version of that ordinance adopted by Fredericksburg are included in the digital appendices to this plan. Mount Vernon, a General Law Type A city in northeast Texas has also been widely recognized for the success of its historic preservation efforts²⁵. Grapevine, TX has a useful FAQ related to its historic preservation ordinance listed on its website²⁶.

Financial Incentives:

- Tax credits: The inclusion of the historic downtown in the Register should enable property owners to more easily qualify individual buildings as historic properties on the Register (a separate process). Income-producing properties on the Register can qualify for a 20% tax credit for rehabilitation²⁷.
- Tax abatement: A number of cities have created tax abatement programs, which exempt rehabilitated buildings in designated historic districts from property tax increases for a set period. The abatement is most often used to help property owners offset rehabilitation costs.
- Grants: Some cities use EDC 4A or 4B tax income to fund matching grants that help property owners rehabilitate building exteriors. Such grants can be used to encourage improvements to historic or non-historic structures but are typically available for rehabilitation that meets specific design criteria.

²⁵ Mount Vernon’s historic preservation ordinance is available at www.comvtx.com/

²⁶ www.grapevinetexas.gov/IndividualDepartments/HistoricPreservation/HistoricPreservationFrequentlyAskedQuestions.aspx

²⁷ See www.nps.gov/tps/tax-incentives.htm for details.

4.4.3 Infill development should be encouraged in order to: minimize infrastructure costs, preserve agriculture land, maintain housing affordability, revitalize the downtown area, and discourage development in the 100-year floodplain.

To encourage infill development during the planning period, the City should focus on the following concepts:

Encourage the development of semi developed lots inside the city limits.

There is enough undeveloped land in the city limits and outside of the floodplain to accommodate a 1% population increase over the planning period; the need for 13 new, single-family homes; new multifamily homes; and new commercial highway development. Thirteen percent of the land in Hamilton is vacant and near roads and city infrastructure. Another 31% of Hamilton's land is vacant but not as near these services, or not subdivided into housing parcels.

Figure 4C (next page) shows all of Hamilton's undeveloped land as defined by those criteria, and a large-scale version of the map in PDF format is included with the digital appendices to this study. That map should be posted on the City's website and at city hall to demonstrate the type and variety of undeveloped land within the city limits.

Figure 4C: Developable Areas

Legend

- Floodplain
- Developable Land, Platted and Near Infrastructure
- Developable Land
- Developed Land
- Roads
- City Limits

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- Discourage new subdivisions and developments that are located in the floodplain by a) posting the FEMA Flood Insurance Rate Map at city hall and on the city website; and b) partnering with area non-profits to develop a land exchange, conservation easement, or development rights transfer program to eliminate development in the floodplain (long-term project beyond the City's staff and financial capacity at this time);
- Limit extension of services beyond the city limits;
- Adopt a future land use map that illustrates where infill development will occur and what type of infill development is prioritized by the community.

Attract development to the city limits.

- Conduct the recommendations to minimize junked yards and support the historic downtown, discussed above.

Carry out the projects discussed in Chapter 10: Recreation and Open Space to improve the City's recreation facilities and open spaces.

4.4.4 Alternative development types should be permitted and encouraged

Planned Unit Developments and Cluster Developments are two types of development that many municipalities are encouraging as alternatives to traditional suburban development.

Planned Unit Development (PUD): A PUD is a designed grouping of varied and compatible land uses, such as housing, recreation, commercial centers, and industrial parks, within one development or subdivision. It is used as part of conventional zoning or form-based code to allow for flexibility in land use planning. It can be an overlay district or a zoning category. Depending on the type of PUD, a project might go through the subdivision and zoning processes at the same time. PUDs are usually implemented to carry out master planning of a tract of a land and are intended to:

- foster City or public/private partnered special projects;
- allow for the development of mixed use, transit-oriented, or traditional neighborhoods with a variety of uses and housing types;
- carry out specific goals of a comprehensive plan; and/or
- preserve natural features, open space, and other topographical features of the land.

Standards within a PUD are usually negotiated between a city and developer on a case-by-case basis, and they require approval under adopted zoning and/or subdivision codes, including plan review and public hearings. The City already allows for PUDs within its existing zoning ordinance.

Cluster Development. Cluster developments, also known as conservation subdivisions, are residential subdivisions that have been designed to maximize contiguous open space in order to:

- Provide habitat for wildlife;
- Provide shared open space for recreation;
- Enhance community spirit;
- Reduce infrastructure maintenance costs (fewer miles of pavement and utility lines);
- Reduce flooding and road deterioration (less water enters the drainage system); and
- Preserve the City's rural character (by preserving open space).

As shown in *Figures 4D-4E*, a piece of land subdivided as a cluster development allows for the same number of houses as a traditional development. While each individual lot is smaller in the cluster development, the remaining land becomes common open space that can be used for recreation, utilities such as storm water detention ponds, and for public gardens or agriculture.

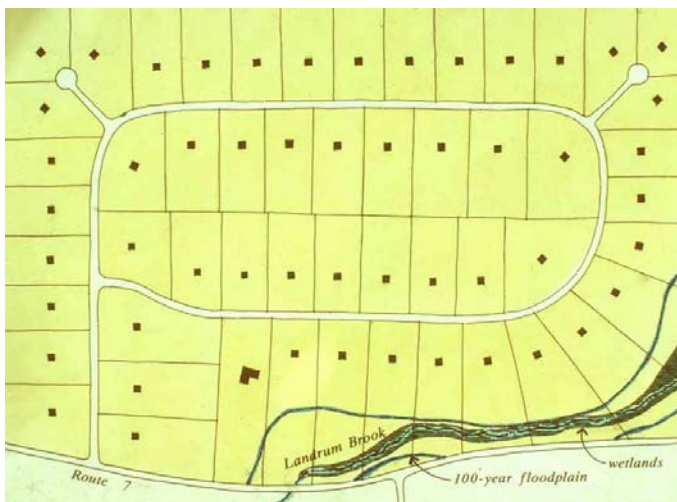


Figure 4D: Standard subdivision

130 acre site with 55, 2 acre home sites²⁸



Figure 4E: Cluster subdivision

Same 130 acre site with 55, 3/4 acre home sites; 81 acres preserved as common open space.

The City of Pearland has adopted a provision for cluster developments and could be contacted for guidance on adopting an appropriate ordinance amendment and encouraging their construction²⁹.

²⁸ Images retrieved from www.landchoices.org. Extensive information available on that site and from the University of Minnesota Extension office www.extension.umn.edu/

²⁹ See City of Pearland website at www.cityofpearland.com and digital appendices to this study

The Town of Flower Mound included a cluster development, the Cross Timbers Conservation Development District, in their 2013 Master Plan³⁰. The district is identified in their land use map and organizes development to preserve the Cross Timbers ecosystem, other natural systems and scenic views.

A fact sheet on cluster developments has been created by Ohio State University and is included with the digital appendices to this plan³¹.

A number of non-profit groups are working with cities, developers, and individuals throughout the country to promote energetic, livable cities through design and would be a good source for technical information on various design features, community education, and funding as relates to both alternative subdivision design (PUDs and cluster developments) and thoroughfare design elements. These include the USDA Office of Sustainable Development (www.usda.gov), the Congress for New Urbanism (<http://www.cnu.org/>), the Urban Land Institute (www.uli.org) and Smart Growth Online (<http://www.smartgrowth.org/>).

4.5 Implementation Plan

The Implementation Plan organizes the action items recommended to address each issue identified in the above sections into a timeline for completion. The actions are prioritized by date.

Table 4A: Implementation Plan

Goals and Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2018-2021	2022-2024	2025-2028			
Goal 4.1 <i>Dilapidated, abandoned buildings and junked yards have been eliminated.</i>						
Continue enforcement of Substandard Building Ordinance; remove at least 3 dilapidated commercial buildings per year	X	X	X	City	Variable	GEN
Continue the annual Trash-off; keep records of tons of trash collected	X	X	X	City; Helping Hands	Variable	GEN, Local
Consider community pride and garden club signs; create record	X	X	X	City	Variable	GEN

³⁰ See Town of Flower Mound Master Plan website at <http://www.flower-mound.com/index.aspx?NID=329>

³¹ The fact sheet is also available at <http://ohioline.osu.edu/cd-fact/1270.html>

of winning properties (pictures and text)						
Continue main street beautification efforts	X	X	X	City; Keep Hamilton Beautiful	Variable	GEN, Local
Start a mowing club to help low-income seniors maintain their yards	X	X	X	City	Variable	Local
Initiate tree plantings, community gardens, and other reuse of vacant lots; plant 10 trees a year	X	X	X	City; Keep Hamilton Beautiful	Variable	Local
Goal 4.2 <i>The downtown retains its historic character and place on the national historic register. It becomes a draw for tourists from Austin, Dallas, and the Waco area.</i>						
Adopt a historic preservation ordinance as a stand-alone document or amendment to the zoning ordinance	X			City	\$2,000 (legal)	GEN
Advertise tax credit advantages available to properties on the National Historic Register; add 1 property to Register each year	X	X	X	City	Staff	N/A
Consider a tax abatement program for downtown properties that maintain exterior improvements and use of structures for non-storage activities	X			City	Variable	GEN
Keep the future land use map and information on desired development types on display at city hall, on the city's and chamber's websites, at the chamber's offices, and at the Library	X	X	X	City	N/A	N/A
Goal 4.3 <i>Infill development occurs instead of greenfield development, and as a result, the City spends less on infrastructure costs, the rural character of the area is preserved, housing remains affordable, and the downtown investment increases.</i>						
Post the FEMA FIRM at city hall and on the city's website	X	X	X	City	Staff	N/A
Refuse to extend city services beyond the city limits	X	X	X	City	N/A	N/A
GEN = Municipal funds; Staff = Staff time; LOCAL = donations of time/money/goods from private citizens, charitable organizations, and local businesses;						

4.6 Appendix 4A: Land Use Methodology

GrantWorks, Inc. conducted a land use survey in Hamilton in June 2018. Land use data was collected by driving by every property in the City and ETJ, using aerial imagery available from the Texas Natural Resources Information System (www.tnris.org), and consulting with city staff. *Table 4A: Land Use Classifications* defines the land uses that were chosen to describe property in Hamilton.

Table 4A.1: Land Use Classifications

Classification	Examples
Agricultural / Undeveloped	Fields, farms, woodlands, open flood plain
Single-Family Residential	Single-family houses, mobile homes
Multifamily Residential	Duplexes, triplexes, apartments, condominiums
Mixed Use	Apartment over office or store, home occupation with store/office front
Commercial	Stores, mini-storage businesses, offices, including medical offices, and commercial parking lots/facilities
Industrial	Factories, salvage yards, mines, large warehouses, industrial yards and refineries
Institutional	Educational and religious institutions, and hospitals, jails, prisons, and nursing homes, including associated parking lots and recreation/park areas for the institutional use only
Recreational	Developed recreational or open space (public or private), not associated with other uses
Public	Government offices and facilities, water and wastewater facilities, public utilities
ROW	Highway and street right-of-way, railroad right of way
Utility	Private utility, including cell phone towers, electrical stations, transformer stations, etc.
Semi-Developed	Vacant subdivided lots of less than 10 acres in areas with or very near water, sewer, and street infrastructure

Table 4A.2: Detailed Land Use Tabulation

City Land Use Classification	Acres	% DEV	% TOTAL	Acres/100
Agricultural – Processing	1	0.1%	0.0%	0.1
Airport	151	9%	7%	12
Cemetery	19	1.2%	0.8%	1.5
Commercial	123	7%	5%	10
Industrial	2	0.1%	0.1%	0.1
Institutional	47	3%	2%	4
Multifamily	7	0.4%	0.3%	0.6
Public	24	1.5%	1.1%	1.9
Recreational	141	9%	6%	11
ROW	331	20%	15%	26
Semi-Developed	242	15%	11%	19
Single Family	552	34%	24%	43
Utilities	2.4	0.1%	0.1%	0.2
Total for Developed Areas	1,644	100%	73%	128.5
Agricultural, Forest, Other Open Space	572	-	25%	44.7
Water	44	-	2%	3.4
Citywide Total	2,260		100%	176.5

ETJ Land Use Classification	Acres	% DEV	% TOTAL	Acres/100
Agricultural – Processing	0	0%	0%	0
Airport	11	1%	0%	4
Cemetery	0	0%	0.0%	0.0
Commercial	114	13%	1.7%	41
Industrial	32	4%	0.5%	12
Institutional	7	1%	0%	3
Multifamily	0	0%	0%	0
Public	8	1%	0%	3
Recreational	1	0%	0%	0
ROW	219	26%	3%	78.3
Semi-Developed	69	8%	1%	24.6
Single Family	390	46%	6%	139.4

Utilities	1	0.2%	0.02%	0.5
<i>Total for Developed Areas</i>	<i>853</i>	<i>100%</i>	<i>13%</i>	<i>304.8</i>
Agricultural, Forest, Other Open Space	5,946	-	91%	2123.6
Water	12	-	0%	4.2
<i>ETJ Total</i>	<i>6,811</i>	<i>-</i>	<i>100%</i>	<i>2432.6</i>

Regional Land Use Classification	Acres	% DEV	% TOTAL	Acres/100
Agricultural – Processing	1	0%	0.0%	0.1
Airport	163	7%	2%	10
Cemetery	19	0.8%	2%	1
Commercial	237	9%	3%	15
Industrial	34	1.4%	0.4%	2.2
Institutional	54	2%	1%	3
Multifamily	7	0.3%	0.1%	0.5
Public	32	1.3%	0.4%	2.1
Recreational	142	6%	1.6%	9
ROW	550	22%	6%	35
Semi-Developed	311	12%	3%	20
Single Family	943	38%	10%	60
Utilities	4	0.2%	0.0%	0.2
<i>Total for Developed Areas</i>	<i>2,498</i>	<i>100%</i>	<i>28%</i>	<i>160.1</i>
Agricultural, Forest, Other Open Space	6,518	-	72%	417.8
Water	55	-	1%	3.6
<i>Regional Total</i>	<i>9,071</i>	<i>-</i>	<i>100%</i>	<i>581.5</i>

Source: GrantWorks, Inc. Field Survey, 2018

5 WATER SUPPLY & DISTRIBUTION STUDY

The approximate date of the original construction of the City of Hamilton's water distribution system is prior to 1960. Original line material consists of cast iron (CI), galvanized steel, asbestos, and PVC. It is estimated that approximately 75% percent of the system is original. A previous comprehensive study of the water system occurred as part of the City's 2003 TxCDBG-funded Comprehensive Plan.

There has been one major system improvement project implemented over the past 10 years using funds from Texas Department of Rural Affairs Grant Programs (TDRA – formerly ORCA, now administered by the Texas Department of Agriculture, TDA). In September of 2011 construction included installation of three thousand four hundred fifty-five linear feet (3,455 l.f.) of six-inch (6") water line, five (5) fire hydrants, and associated appurtenances.

The City of Hamilton public water supply, located in Hamilton County, is a Superior-rated community water system that purchases water from Upper Leon River MWD (PWS:0470015) as their only source of water. Water service is provided to 1,791 active connections. The City of Hamilton PWS also sells treated water to Multi-County WSC (PWS:0500044) at a contracted rate of 139 gallons per minute (GPM), and to the Hamilton Inn. Treated purchased water enters the below ground storage tank at the old SWTP. The SWTP is no longer utilized and is air-gapped from distribution. Chlorine injection facilities are provided prior to the clearwell. Four service pumps on the clearwell take suction from the tank and discharge to the distribution system. The portion of the elevated tanks and standpipe that serve as elevated storage is based on the City's consulting engineer's January 6, 1994 calculations. There are additional service pumps located ahead of the standpipe for pressure maintenance. The distribution system operates as one pressure plane.

5.1 Water System Inventory

The following sections provide an inventory of the major components of the City's water system as of the date of this Comprehensive Plan. The plan will also identify areas of operation in which system improvements should be implemented in order to improve the safety, efficiency, and economy of the treatment and distribution operations. The plan will conclude by providing a prioritized summary of the needed improvements and their estimated costs.

Table 5A and 5B show the inventory and locations of the various components associated with the water treatment, storage, and distribution system.

Table 5A: Major Water System Components

Component	Location	Capacity or Size
Meter (Upper Leon MWD)	924 E Main St	
Treatment Plant	924 E Main St	
Service Pump #1	924 E Main St	400 GPM
Service Pump #2	924 E Main St	700 GPM
Service Pump #3	924 E Main St	1050 GPM
Service Pump #4	924 E Main St	1425 GPM
Booster Pump #1	N Cage St/Park Rd	115 GPM
Booster Pump #2	N Cage St/Park Rd	115 GPM
Elevated Storage Tank	924 E Main St	.500 MG
Elevated Storage Tank	300 S College St	.500 MG
Standpipe	Fair Grounds	.183 MG (.094 MG Elevated)

Table 5B: Water Distribution System Components

Component	Linear Feet (LF)	Component	# Of Units
3/4" Line	1,430	Fire hydrants	135
2" Line	39,741	Gate Valves	94

6" Line	124,506	Flush Valves	N/A
10" Line	2,854	Service connections	1791 (TCEQ Data)
12" Line	12,788		
16" Line	3,107		
Unknown size	106		

5.2 Water System Analysis

Standards and Criteria

The Texas Commission of Environmental Quality (TCEQ), the American Water Works Association (AWWA), and the U.S. Environmental Protection Agency (EPA) have established regulations and standards for the safe treatment, storage, and distribution of potable water to the public. All Public Water Supply (PWS) systems operating within the State of Texas must adhere to these regulations and standards.

TCEQ has adopted the following engineering standards that apply to the minimum production and supply capacities for public water systems and according to copies of recent routine compliance reports from the TCEQ, Hamilton's Water Supply System provides the following capacities:

Table 5C: Minimum Water System Standards

Facility or Measure	TCEQ / Engineering Standard	City of Hamilton
Well & Surface Water Capacity, or Purchase Capacity (GPM/Connection)	0.6	0.89***
Total Storage – TCEQ (gal/connection)	200	939***
Elevated Storage/Pressure Tank Capacity (gal/connection)	100	610***
Service Pump (GPM/Connection)****	0.6	2.12***
Normal Operating Pressure (psi)	35	+/-45
"C" Certified Operators*	2	3
Minimum Main Size**	2"	3/4"

Sources: TCEQ and Texas State Data Center Population Estimates for 2015 and plan fieldwork. System standards based on 585 active connections (TCEQ 01/10/2013)

**Depends on system type and size, according to TCEQ 30 TAC 290, Subchapter D: Rules and Regulations for Public Water Systems, Section 290.46*

*** According to TCEQ 30 TAC 290, Subchapter D: Rules and Regulations for Public Water Systems, no new waterline under two inches in diameter will be allowed to be installed in a public water system distribution system. These minimum line sizes do not apply to individual customer service lines.*

**** Calculated using TCEQ Water Utility Database information indicating a total of 1791 connections to the system and using the daily purchase rate of 0.6MG per month as reported in the CCI Report # 140798-4/20/2017*

***** If Elevated Storage Capacity is > 200 Gallons/Connection, Service Pump Capacity is 0.6 GPM/Connection. If Elevated Storage Capacity is < 200 Gallons/Connection, Service Pump Capacity is 2.0 GPM/Connection. The minimum Elevated Storage Capacity requirement is always 100 Gallons/Connection.*

Table 5C indicates that the City of Hamilton is operating in accordance with the established standards for minimum production and supply capacities in all categories. However, the information also indicates that in the area of purchase capacity taking into account the Multi County WSC and the Hamilton Inn if the City should both lose the alternative minimum capacity status while at the same time experience significant growth in the future, would not meet the criteria.

Water Supply

The water supply source for the City of Hamilton is a Superior-rated community water system that purchases water from Upper Leon River MWD (PWS:0470015) as their only source of water. Water service is provided to 1,791 active connections. The City of Hamilton PWS also sells treated water to Multi-County WSC (PWS:0500044) at a contracted rate of 139 gallons per minute (GPM), and to the Hamilton Inn. Treated purchased water enters the below ground storage tank at the old SWTP. The SWTP is no longer utilized and is air-gapped from distribution. Chlorine injection facilities are provided prior to the clearwell. Four service pumps on the clearwell take suction from the tank and discharge to the distribution system. The portion of the elevated tanks and standpipe that serve as elevated storage is based on the City's consulting engineer's January 6, 1994 calculations. There are additional service pumps located ahead of the standpipe for pressure maintenance. The distribution system operates as one pressure plane.

Water Storage

For water systems with more than 250 connections, The Texas Administrative Code, Title 30, Chapter 290, Subchapter D, Sections 290.45I & (f) mandate that the wholesaler have storage capacity for the total number of connections served equal to or greater than: a) 200 gallons of total storage per connection; and, b) 100 gallons of elevated storage per connection or a pressure tank capacity of 20 gallons per connection. According to the TCEQ Water Utility Database the City has 1791 total connections,

The City of Hamilton meets the established minimum standards for water storage capacity with 939 Gallons/connection of total storage and 610 Gallons/connection of elevated storage. The City owns and

operates two (2) elevated tanks – Both are 500,000-gallons, and one (1) 183,000 Gallon Standpipe, of which 94,000 gallons is elevated, for a total of 1,094,000-gallons of elevated storage.

Water Distribution System

Water system pipes in the City of Hamilton range in size from 3/4" to 16" in diameter. The system is comprised of approximately 184,871 linear feet (LF) of distribution lines. The materials contained in the original lines are primarily cast iron (CI), galvanized steel, and asbestos. The newer replacement lines are C-900 PVC.

The City does not have an established program for routine line replacement. The City does not dedicate specific revenues such as a water utility fund for annual repair and maintenance. The City replaces lines periodically when required by events such as line breakage, valve malfunctions, or other related system failures.

Lines of 2" and smaller diameter lines represent roughly 22.3% (41,171 LF) of the water distribution system in the City of Hamilton. Lines of 3" and 4" diameter comprise about 0.00% (0 LF) of its water system. Undersized water lines limit both volume and pressure within the distribution system. The Texas Administrative Code (TAC), Subchapter D, Section 290.44(c) prohibits the installation of new water lines smaller than 2". The standards permit more than ten (10) connections on existing water mains only when a licensed professional engineer deems it necessary. There are many segments of 2" and smaller diameter pipe in the distribution system. Some are located at the periphery of the system where the intensity of development is low but a few are located within established residential neighborhoods and have numerous single-family connections.

The City of Hamilton does not currently have any specific water line replacement programs. The City should consider developing a routine line replacement program if the appropriate funding mechanism can be established.

System Water Pressure

The City's water system operates at a normal working pressure of approximately 45 psi. This is sufficient to operate the system effectively. The service pumps and booster pumps provide this operating pressure.

Future Development Considerations

The City of Hamilton is projected to experience approximately 2.0% growth during this planning period. There are growth opportunities along US Hwy 281 as it passes through the City as well as along Texas Route 36.

The Texas Administrative Code (TAC) Title 30, Chapter 291 states that when a water utility that requires a Certificate of Convenience and Necessity (CCN) reaches 85% utilization of the minimum capacity requirements for the system it must submit to the TCEQ Director a planning report indicating how the utility plans to expand its capacity in order to meet future demands. According to the information contained in Tables 5C and 5D, the City's system will support the number of new connections before reaching the 85% threshold as shown below:

Table 5D: Capacity for New Connections*

Measure	Required	Provided	# New Connections
Purchase Capacity	0.6	0.90	446
Total Storage	200	940	5326
Elevated Storage	100	610	7472
Service Pump Capacity	0.6	2.12	3564

**Based on a current connection count of 1791 active connections*

As shown in Table 5D, the City's water system has sufficient capacity for the foreseeable future. With a 1.0% growth rate over the next ten (10) years, the City will add approximately 12 new connections.

The ability to meet peak demand in a future scenario can only be determined by establishing a future peak demand for the system, which requires a detailed study that is beyond the scope of this plan. The new well and associated pumps should meet these increased demands for the next 10 years.

Fire Protection Considerations

The primary consideration for fire protection issues is whether or not the system is capable of delivering sufficient flow volume at sufficient pressure to effectively respond to emergencies.

The standards for adequate fire protection are established in the International Fire Code (IFC). The code recommends minimum flow volume, flow pressure, hydrant spacing, and construction standards. Examples of the IFC recommendations are as follows:

1. Every building in a community should be located no more than 500' from a fire hydrant;
2. All fire hydrants should be installed on water mains no smaller than 6" in diameter;

3. Each hydrant should provide a minimum flow volume of 1,500 GPM; and
4. The minimum flow volume should be delivered at a minimum residual pressure of 20 psi.

Fire departments perform individual hydrant flow tests to determine if adequate pressure and flow rates are available at specified hydrant locations. Testing every hydrant is usually beyond the capabilities of most small communities, but field-testing at selected hydrants can give the City some preliminary information on water system fire fighting capabilities. When any major new subdivision construction is proposed, a computer-aided water system model of the existing conditions and the effects of the proposed development should be prepared by the consulting engineer. This model will assist the City and its representatives to evaluate the existing system's capacity to provide adequate flow volume at sufficient pressure to effectively respond to emergencies.

There are many homes within the City of Hamilton that are not within 500 feet of a hydrant connected to a 6" water main. There are a number of homes within the City that are located near to 4" or smaller lines. A 4" line will provide adequate flow volume and pressure for fire fighting purposes under ideal conditions, but the configuration is usually not effective. A smaller line cannot provide adequate flow and pressure for fire fighting purposes under any conditions. This plan will recommend several line replacement projects that will replace aging, deteriorating, and/or undersized lines. All of these line replacement projects will include lines of sufficient size to provide adequate flow and pressure for fire fighting purposes. These projects will also include fire hydrants at the appropriate locations.

System Operations

TCEQ conducted a Comprehensive Compliance Investigation (CCI) in April 20 2017. TCEQ records indicate that any minor violations have been resolved. The last CCI indicated that the system was operating at an average pressure of 45 psi with a residual chlorine level of 1.40 mg/L.

Water System Revenues

The City of Hamilton has adopted a rate schedule as of January 2017 as follows:

Location	Base Fee
Residential Inside the City	\$ 35.00
Residential Inside the City with well	\$ 35.00
Residential Irrigation Meter	\$ 0.00
Residential Outside the City	\$ 52.50
Commercial Inside the City	\$ 45.00

Commercial Outside the City	\$ 67.50
Commercial Compound Meter	\$ 45.00
Master Meter	Rate
Meter with 2 Units	\$ 50.00
Meter with 3-5 Units	\$ 55.00
Meter with 6-10 Units	\$ 60.00
Meter with 10+ Units	\$ 65.00
Usage	Rate
Residential/Commercial Inside the City	\$ 5.00 per 1,000
Residential/Commercial Outside the City	\$ 7.52 per 1,000
Compound Meter Inside the City	\$ 5.05 per 1,000
Master Meter Inside the City	\$ 5.05 per 1,000
Multi County WSC	\$ 5.48 per 1,000
Irrigation Meter	\$ 5.05 per 1,000

A comparison of Operational Activities cash flow from revenue to the Operational Activities cash flow from expenses was not able to be performed due to the lack of information provided.

Water Losses

Unmetered water usage and/or unaccounted for usage affects the cost to provide water services. A typical value of acceptable water loss ranges from 6% - 11%. Major sources of water loss include:

- Line leakage,
- Line breaks,
- Aging or faulty meters,
- Inaccurate or incomplete record keeping,
- Water theft and unauthorized use.

The City should replace aging lines and meters as funding becomes available.

Regional and Drought Planning

In 1999, the 75th Texas Legislature passed Senate Bill 1. This legislation requires that all entities providing public water supplies must develop drought contingency plans. These plans must be implemented during periods of severe water shortages and drought. A drought contingency plan often combines several strategies designed to achieve long-term advancements in the efficient use of water.

The plans require the development of specific response measures aimed at avoiding, minimizing, or mitigating the risks and impacts of drought-related water shortages and other emergencies. The plan adopted by a water provider should ensure the provider's capability of providing adequate water supplies under drought conditions.

The City of Hamilton adopted a plan in March 2000, Ordinance No. 001-15. The plan includes both a Water Conservation section and an Emergency water Demand Management Plan.

The Water Conservation Plan contains five (5) stages of water demand that provides detailed information on the process that should occur in extended periods of low rainfall.

The Region G 2016 Regional Water Plan projects that the water supplies for the City of Hamilton will remain steady for the duration of this planning period.

As the City of Hamilton grows by the estimated amount described previously, the City may attempt to develop some water conservation methods as part of the development standards. These standards may include the following:

1. Require recirculation equipment for all new swimming pool installations and insulation of hot water piping for all new construction;
2. Require builders to utilize low demand fixtures and appliances;
3. Implement a conservation water rate structure in which the rates increase as the water consumption increases;
4. Implement testing of all meters;
5. Require sub-dividers and builders to include low water demand landscaping items in their development plans;
6. Reduce unaccounted for water by 5% per year for the first two (2) years and 2% per year for the remainder of this Planning period.

Texas water law requires that revised and updated Regional and State Water Plans be prepared every five years. The 2016 Plans may be found at the TWDB web site.

The City of Hamilton Comprehensive Plan places a high priority on a continuing program of replacing old and undersized system lines and aging meters to help ensure that the City and the surrounding area continue to meet local water supply demand.

Prioritized Problems

City leaders, residents, staff, and consulting engineers have identified the following areas of concern with regard to the water system:

1. A need to replace aging, and undersized lines throughout the system;
2. A need to add new fire hydrants;

Goals and Objectives for the Water System

Goal 1: A local water system that operates efficiently and cost-effectively.

Objective 1.1: By 2028, reduce operating costs.

Policy 1.1.1: Promote and exercise preventative maintenance by inspecting all facilities once per year.

Policy 1.1.2: Maintain a monitoring plan and report on a timely basis.

Objective 1.2: Reduce system water loss by 40% by 2028.

Policy 1.2.1: Implement methods to classify meters and replace meters that are damaged or leaking.

Policy 1.2.2: Replace deteriorated lines throughout system, with priority given to those made of obsolete materials.

Policy 1.2.3: By 2019, enact procedures to document water used but not billed.

Objective 1.3: The City is financially able to maintain and improve the system to improve quality of life for residents and enable growth.

Policy 1.3.1: By 2020, evaluate rate structure and usage characteristics to determine if a rate increase would be feasible and enable the City to complete more line replacement projects.

Policy 1.3.2: Beginning in 2019 and continuing throughout the planning period, regularly apply for available grants through the Texas Department of Agriculture to fund replacement of aging, deteriorated water lines.

Goal 2: City and area residents have clean, safe, potable water.

Objective 2.1: Over the planning period, deteriorated lines and equipment are replaced and/or improved.

Policy 2.1.1: Continue maintaining and inspecting the existing system facilities according to a regular schedule and providing repairs as the need arises.

Policy 2.1.2: In phases throughout the planning period, replace deteriorated and undersized lines with PVC lines 4" or larger in diameter.

Policy 2.1.3: In phases throughout the planning period, replace defective meters.

Goal 3: Customers have access to a sustainable water supply that provides sufficient pressure and fire protection, particularly in times of drought.

Objective 3.1: By 2028, upgrade the system to ensure adequate pressure and coverage for fire safety.

Policy 3.1.1: Install fire hydrants and upgrade lines in areas with inadequate fire protection coverage.

5.3 Water Supply & Distribution System Improvement Projects

Proposed System Improvements – Planning Period 2018-2028:

The following section describes a series of proposed improvements to the existing water treatment, storage, and distribution system. The improvement projects are presented as phased improvements that are suggested for implementation over the 10-year planning period encompassed by this Comprehensive Plan.

The projects are listed in a sequence that represents just one of several possible approaches, all of which should lead to the achievement of the long-term goals adopted by the City for the operation and maintenance of the water treatment, storage and distribution system. The sequence shown in this plan is a logical, step-by-step process intended to increase the safety, efficiency, and economy of the water system operations. The sequence is intended only as a suggested program of phased improvements, and alternative sequences are recommended if funding availability requires significant changes.

Table 5E contains the estimated projected costs for each phase of the improvements program. These costs are based on current costs of record for similar projects in north central Texas. Every effort has been made to include appropriate cost factors such as inflation, variations in the market, and advances in water

treatment, storage, and distribution technology. These cost estimates are predicated on several assumptions related to the scope of each phase. These assumptions are as follows:

- The choice of specific lines to be replaced within each area – The cost estimates assume that all lines less than six (6) inches in diameter will be replaced with 6"-8" C-900 DR 18 PVC pipe and fire hydrants at the appropriate spacing. The priority is placed on replacing the smaller lines, but each individual project evaluation may identify segments of larger lines that need replacement. In this event, the funding should be applied to replacing the lines with the greatest need for repair, regardless of size;
- Fire hydrants – Fire hydrants are included in the estimates. However, when replacing lines of 6 (6) inches and larger, the estimates assume that approximately 50% of the existing fire hydrants can be re-used;
- Service re-connects, valves, and appurtenances – Service re-connects, valves, and appurtenances are estimated at 12%-15% of the line costs, depending on the housing density and complexity of the proposed improvements;
- Street and Pavement Repair – Streets, driveways, and pavement repair is estimated at 5%-10% of the line costs, depending on the housing density and the presence of curb & gutter in the area of interest;
- Engineering and Surveying – Engineering and surveying services are estimated at 15% of the estimated construction costs of the combined elements described above.

The suggested phases for the system improvements are as follows:

- ✓ **Phase 1** – Obtain funding to replace approximately 5,000 LF of aging and deteriorated 12" water lines. The project will also include approximately 200 LF of bore & casing under Pecan Creek. The project will include approximately 5 fire hydrants, service re-connects, valves, street, pavement, and driveway repair, administration, and Engineering & Survey services;
- ✓ **Phase 2** – Obtain funding to replace approximately 4,250 LF of aging and deteriorated 10" water lines. The project will also include approximately 5 fire hydrants, service re-connects, valves, street, pavement, and driveway repair, administration, and Engineering & Survey services;
- ✓ **Phase 3** – Obtain funding to replace approximately 3,800 LF of aging and deteriorated 12" water lines. The project will also include approximately 4 fire hydrants, service re-connects, valves, street, pavement, and driveway repair, administration, and Engineering & Survey services;

5.4 Implementation Plan

The City strives to provide a safe, efficient, and uninterrupted water supply while meeting all applicable water system standards. These goals can be accomplished by implementing the improvements described above over the planning period of 2018 through 2028. The estimated costs for the proposed improvements to the water system are as follows:

Table 5E: Water System Improvement Plan Projects: 2018-2028

Goals and Objectives	Activity Year(s)			Lead Organization	Cost Estimate*	Funding Sources
	2018-2021	2022-2025	2025-2028			
Goal 5.1 <i>Deteriorated lines and equipment are replaced and/or improved so city and area residents have access to clean, safe, potable water</i>						
Phase 1: Obtain funding to replace approximately 5,000 LF of aging and deteriorated 12" water lines. The project will also include approximately 200 LF of bore & casing under Pecan Creek, approximately 5 fire hydrants, service re-connects, valves, street, pavement, and driveway repair, administration, and Engineering & Survey services;	X			City	\$380,300	TxCDBG, GEN (General Obligation Bond), USDA, TWDB loan, City Utility Fund (Rev Bond)
Phase 2: Obtain funding to replace approximately 4,250 LF of aging and deteriorated 10" water lines. The project will also include approximately 5 fire hydrants, service re-connects, valves, street, pavement, and driveway repair, administration, and Engineering & Survey services;		X		City	\$201,000	TxCDBG, GEN (General Obligation Bond), USDA, TWDB loan, City Utility Fund (Rev Bond)
Phase 3: Obtain funding to replace approximately 3,800 LF of aging and deteriorated 12" water lines. The project will also include approximately 100 LF of bore & casing under Baker St., approximately 4 fire hydrants, service re-connects, valves, street, pavement, and driveway repair, administration, and Engineering & Survey services;			X	City	\$268,900	TxCDBG, GEN (General Obligation Bond), USDA, TWDB loan, City Utility Fund (Rev Bond)
Goal 5.2 <i>A local water system that operates efficiently, cost-effectively, and in compliance with TCEQ requirements</i>						
Exercise preventative maintenance by inspecting all facilities once per year	X	X	X	City	variable	GEN, Utility
Seek funding to address TCEQ issues	X	X	X	City	N/A	N/A

Evaluate rate structure and usage characteristics to determine if rate increase would be feasible and enable the system operator to complete more line replacement projects

X

X

X

City

N/A

N/A

Regularly apply for TxCDBG grants to fund replacement of aging, deteriorated water lines

X

X

X

City

N/A

N/A

Goal 5.3 *Customers have access to a sustainable water supply that provides sufficient pressure and fire protection, particularly in times of drought*

Replace as many lines 2" or less in diameter, giving priority to those with more than 10 connections

X

X

X

City

variable

TxCDBG, GEN, USDA, TWDB, Utility

Replace as many lines 4" in diameter that connect to at least one fire hydrant

X

X

X

City

variable

TxCDBG, GEN, USDA, TWDB, Utility

Install fire hydrants in areas with inadequate fire protection coverage

X

X

X

City

variable

TxCDBG, GEN, USDA, TWDB, Utility

Continue City's participation and mention in the Region G Regional Water Plan

X

X

X

City

\$1,000 annually

GEN, Utility

Sources: TxCDBG = Texas Community Development Block Grant Program, administered through the Texas Department of Agriculture (TDA); TWDB = Texas Water Development Board grants and loans; UTILITY = City utility fund/revenue bonds; USDA = US Department of Agriculture Water and Wastewater Infrastructure loans and grants; GEN = Municipal Funds and General Obligation Bonds

6 WASTEWATER COLLECTION & TREATMENT SYSTEM STUDY

Most of the City of Hamilton's existing sewage collection and treatment system was installed in the 1930's according to best estimates. The current wastewater treatment plant (WWTP) was commissioned in the 1960's. The WWTP is located on 601 N.Loyd St in the City of Hamilton and located immediately south of Pecan Creek in Hamilton County. The WWTP discharges via Outfall 001 into Pecan Creek; thence to the Leon River below Proctor Lake in Segment No. 1221 of the Brazos River Basin. The daily average flow of effluent is not to exceed 0.62 million gallons per day (MGD); nor shall the average discharge during any two-hour period exceed 1,625 gallons per minute (GPM). The WWTP is an activated sludge process plant operated in the extended aeration mode.

A previous comprehensive study of the wastewater system was conducted as part of the City's 2003 TxCDBG-funded Comprehensive Plan.

There have been at least two (2) system improvement projects implemented over the past 10 years using funds from Texas Department of Rural Affairs Grant Programs (TDRA – formerly ORCA, now administered by the Texas Department of Agriculture, TDA). These projects are described briefly as follows:

1. 2013 – Improvements were made to resolve inflow and infiltration and brought the system into compliance with Texas Commission on Environmental Quality (TCEQ) regulations. Construction consisted of installing approximately four thousand four hundred thirty linear feet (4,430 l.f.) of six-inch (6") and ten-inch (10") PVC sewer collection lines, seven (7) manholes, ten (10) service connections, trench safety, pavement repairs, silt fencing, and related appurtenances;
2. 2009 – Construction consisted of (2,068 l.f.) of ten-inch (10"), six-inch (6"), and four-inch (4") sewer main, thirteen (13) manholes, rehabilitation of twenty-three (23) manholes, service reconnections and pavement repair.

6.1 Wastewater Collection System Inventory

The quantity of the collection lines and lift stations associated with the collection system operated by the City of Hamilton are shown by size, total length, and percentage of the system as a whole in *Table 6A*. The lift station inventory is shown in *Table 6B*.

Table 6A: Major Sewer Collection System Components

Sewer Lines			
	Diameter	Length (ft.)	Percent
Force Mains			
	4"	3,884	2.6%
Subtotal – Force Main		3,884	2.6%
	Diameter	Length (ft.)	Percent
Gravity Feed			
	4"	9,752	6.49%
	6"	96,773	64.40%
	8"	32,302	21.50%
	10"	1,317	0.88%
	12"	2,049	1.36%
	16"	1,220	0.81%
	UNK	1,144	0.76%
Subtotal – Gravity Feed		146,384	97.42%
Total Sewer Lines		150,268	100%

Table 6B: Lift Station Inventory

Lift Stations			
Name	Pump Capacity (gpm)	Year Built	Condition
Lift Station #1 601 N. Loyd St (at WWTP)	Unknown	Unknown	Poor
Lift Station #2 2900 Elm/Jones St	Unknown	Unknown	Poor
Lift Station #3 Navajo Trail	Unknown	Unknown	Poor

6.2 Wastewater System Analysis

The wastewater system analysis evaluates the system components described in the previous sections with respect to the applicable standards and criteria as described in the previous sections. This analysis will consider the following elements:

- Standards and Criteria;
- The wastewater treatment facilities;

- Industrial waste and special treatment facilities;
- Collection system conditions;
- Unserved/underserved areas;
- Manhole conditions;
- The characteristics of the soil and terrain affecting the collection facilities;
- Lift station conditions;
- Infiltration/inflow problems; and
- Operational procedures.

Standards and Criteria

The U.S. Environmental Protection Agency (EPA) and the Texas Commission on Environmental Quality (TCEQ) outline the standards or criteria applicable to the design and operation of municipal wastewater systems. The standards address influent quality, collection, treatment, and effluent quality. The TCEQ guidelines were originally set forth in Title 30 Part 1 Chapter 317 of the Texas Administrative Code "Design Criteria for Sewerage Systems". The State of Texas has revised the standards and replaced Chapter 317 with Chapter 217, "Design Criteria for Domestic Wastewater Systems" which outlines system design and operations in all respects. EPA requirements mainly relate to discharge limitations and industrial wastewater treatment.

For wastewater treatment facilities, the TCEQ standards provide detailed information concerning design flows and design loadings expected at the treatment facility for the average municipal wastewater effluent stream. The authorized effluent discharge quality limitations are established in the individual municipality or operator's Permit to Discharge Waste, and will vary based on local conditions. Typically, effluent strength entering the treatment facility should not exceed approximately 200-350 mg/L BOD-5, depending on the characteristics of the influent stream and the source of the wastewater stream. BOD5 and TSS values higher than 200 mg/L would likely be the result of wastewater demand from industrial sources that should be pretreated or eliminated.

The average quantity of wastewater flow set forth by the standards depends on the source. For example, a residential subdivision would have a design flow of 75-100 gallons per capita per day, while a hospital design flow is approximately 200 gallons per capita per day. For another example, the design flow criteria for a facility with expected flows of less than 1.0 MGD establishes the permitted flow as the maximum 30-day average flow. This permitted flow is estimated by multiplying the average annual flow by a factor of at least 1.5, and dividing that value by 12. When site-specific data is unavailable, the two-hour peak flow must be estimated by multiplying the permitted flow described above by a factor of 4.0.

The criteria for sewage treatment facilities are based on process type and address the individual system components. The design standards take into account design flow, peak flow, influent characteristics, and

required discharge quality. The criteria are comprehensive and consider most treatment technologies currently in common use.

When a public sewer system experiences average daily flows in excess of 75% of its permitted capacity for three or more consecutive months TCEQ regulations require that the system owner begin planning for plant expansion or replacement. When average daily flows exceed 90% for three or more consecutive months, TCEQ requires that the owner of the facility begin construction on a new or expanded treatment facility.

Design criteria for collection systems include standards for pipe size, horizontal and vertical spacing, gradient, manhole spacing, lift station connections, and allowable infiltration/inflow. The standards require a minimum diameter of six (6) inches for gravity collection mains. The standards also specify minimum gradients for various pipe sizes that will be required to achieve a flow velocity of at least two (2) feet per second (fps). The grade requirements and pipe size minimums that should be required within the City’s system are listed in *Table 6C*.

Table 6C: Sewer Gradient Standards

Main Size (inches)	Fall in Feet per 100' of line
6	0.50
8	0.33
10	0.25
12	0.20

The typical manhole spacing for 6” to 15” main sizes with straight alignment and uniform grades is 500 feet (maximum). Reduced spacing may be necessary based on a system’s ability to clean and maintain its sewer with available equipment.

Lift station design criteria establishes general requirements that include, but are not limited to, the following:

1. The raw wastewater pump, with the exception of a grinder pump, must be capable of passing a sphere of 2.5 inches or greater;
2. The raw wastewater pump must have suction and discharge openings of at least 3.0 inches in diameter;
3. The lift station pumping capacity must have a firm pumping capacity equal to or greater than the expected peak flow;
4. For a lift station with more than two (2) pumps, a force main in excess of one-half mile, or firm pumping capacity of 100 GPM or greater, system curves must be provided for both the normal and peak operating conditions at C values for proposed and existing pipe;

5. A collection system lift station must be equipped with a tested quick-connect mechanism or a transfer switch properly sized to connect to a portable generator, if not equipped with an onsite generator;
6. Lift stations must include an audiovisual alarm system and the system must transmit all alarm conditions to a continuously monitored location;
7. A lift station must be fully accessible during a 25-year 24-hour rainfall event;
8. A force main must be a minimum of 4.0 inches in diameter, unless it is used in conjunction with a grinder pump station;
9. For a duplex pump station, the minimum velocity is 3.0 feet per second with one pump in operation;
10. For a pump station with three or more pumps, the minimum velocity is 2.0 feet per second with only the smallest pump in operation. The use of pipe or fittings rated at a working pressure of less than 150 pounds per square inch is prohibited.

Wastewater Treatment Facility

The City of Hamilton owns and operates one WWTP. The WWTP is located at 601 North Loyd St and located immediately south of Pecan Creek in Hamilton County. The WWTP discharges via Outfall 001 into Pecan Creek; thence to the Leon River below Proctor Lake in Segment No. 1221 of the Brazos River Basin. The daily average flow of effluent is not to exceed 0.62 million gallons per day (MGD); nor shall the average discharge during any two-hour period exceed 1,625 gallons per minute (GPM). The WWTP is an activated sludge process plant operated in the extended aeration mode. Treatment units include: lift stations, arc screen unit, grit removal chamber, a 6" parshall flume, oxidation ditch, two (2) final clarifiers, belt press, circular contact chamber, and chlorine disinfection system.

The most recent Comprehensive Compliance Investigation (CCI) report for the WWTP of January 12, 2016 indicates that the City received several minor alleged violations. The City's operations staff has indicated that these allegations are being resolved, or have been resolved, as of the time of this Plan.

The current Permit to Discharge Wastes (WQ0010492002) authorizes the discharge of treated domestic wastewater effluent at a daily average flow not to exceed 0.62 million gallons per day (MGD). The permit allows an average discharge during any two-hour period (2-hour peak) of 1,625 GPM.

Flows that exceed the system's design capacity can cause the WWTP to experience solids washout and other plant failures that would in turn cause violations of the permitted effluent quality. Collection systems of this age typically experience a significant amount of inflow and infiltration (I/I) into the system. In addition, when a public sewer system experiences average daily flows in excess of 75% of its permitted capacity for three or more consecutive months TCEQ regulations require that the system owner begin planning for plant expansion or replacement. When average daily flows exceed 90% for three or more

consecutive months, TCEQ requires that the owner of the facility begin construction on a new or expanded treatment facility.

The current estimated average daily flow of 0.228 MGD represents roughly 37% of permitted levels. The City should monitor the plant inflow during and after storm events to determine the influence of I/I and begin to consider ways and means to mitigate the issue if the flows are found to be excessive.

Industrial Waste and Special Treatment Facilities

There are no known industrial waste producers in the City of Hamilton at this time.

Collection System Lines

The City's force mains are 4" in diameter according to the best information available at this time. The gravity sewer mains range in diameter from 4" to 16" and are located in the street Right-of-Ways (ROW). The original collection lines are primarily Vitrified Clay Pipe (VCP) and concrete pipe. The recent replacements are all SDR-35 and SDR-26 PVC. The newer PVC lines are reported to be in good condition, while the remaining original VCP lines are reported to be in poor condition. VCP becomes very brittle with age and is prone to breaks and joint separation. Under normal conditions, this condition can be a primary source of excessive inflow and infiltration. Collection lines that are broken and separated also constitute a hazard to people and the environment.

The City has been replacing collection mains in its system when sources of funding have been available for the last 10-15 years.

Unserviced/Underserved Areas

According to the best information available at this time, there are no areas that do not have sewer service within the City's corporate limits.

Manholes and Cleanouts

There are approximately two hundred fifteen (215) manholes and twenty-six (26) cleanouts within the collection system. The manholes and cleanouts are distributed throughout the collection system. For exact locations please see *Map 6A: Existing Sewer System Map*. Older, deteriorating brick and mortar manholes in the system are probably one of the causes of excessive inflow and infiltration into the collection system and the City should continue to replace these brick manholes as funding sources are found in the future.

Soil Conditions

The integrity of wastewater systems may be affected by soil and topography with respect to system infiltration and inflow, pipe breakage, and other construction issues. For example, soils with high porosity characteristics may contribute to higher system infiltration rates than soils with low infiltration rates, particularly when collection lines and manholes have deteriorated due to age and breakage. Soils that absorb water and swell, like fat clays, can crack sewer pipes and manholes, particularly when these components have been constructed with improper bedding material or techniques. In areas that include septic systems, certain soils may be unsuitable for septic systems if they do not have suitable porosity and percolation characteristics.

Since the City of Hamilton is located within an area that contains soils that are relatively stable, serves most of the residents with a centralized collection system that uses proper bedding material with the pipe, and has few, if any, septic facilities within their corporate boundaries, the soils conditions are not particularly relevant to the collection system.

Lift Stations

There are three (3) lift stations operating within the collection system. According to the best information available at this time, the lift stations are full-size lift stations.

Inflow & Infiltration (I/I)

Inflow and Infiltration (I/I) are terms used to describe the flow of surface water or ground water into a wastewater collection system. Primary causes include deteriorated manholes that are no longer watertight, cracked or collapsed pipes, disjointed pipe connections, and inadvertent stormwater flows into the sanitary system via storm drains (cross-connections). I/I is a serious, continuous, and cumulative problem that has a significant adverse effect on the operation costs and efficiency of a wastewater treatment facility. Since there is no data available at the time of this plan, the precise amount of I/I cannot be determined, but it was noted during the last CCI dated January 12, 2016 that the City was experiencing problems with I/I.

Acceptable levels of I/I are determined by applying the standard of 200 gallons per inch of diameter per mile of pipe per day. Using information collected in the system inventory, the allowable I/I for the City of Hamilton would be about 80,094 GPD. Since this represents almost 16% of the reported actual normal average daily flow, the I/I experienced in the City's system is probably not much higher than this standard. The operations staff should consider performing an I/I study using smoke testing, video inspection, or

other methods in order to more precisely determine potential source(s) of I/I and determine the water tightness of the system.

Operational Procedures

The WWTP is classified as a Class "B" facility and requires one operator with a Class "B" or higher license. The City currently has one (1) certified Class "A" operator, one (1) Class "C" operator, and those persons also hold the requisite qualifications for the operation of the collection system as well.

In the area of operational procedures, there are several issues that all sewer systems should address concerning its treatment and collection systems that require a minimum of capital outlay. These issues are continuous and should be addressed by routine, scheduled operational procedures such as the following:

- Establish a routine to locate sources of I/I and a plan to address these problems in a timely fashion;
- Establish a program for routine scheduled maintenance of plant mechanical equipment, possibly incorporating currently available technological systems such as SCADA (Supervisor Control And Data Acquisition) packages designed for this task;
- Monitor influent and effluent quality on a regularly scheduled basis, with appropriate recording and reporting procedures;
- Establish a routine line and manhole inspection schedule and a plan for the required line and manhole replacement and/or rehabilitation.

In many systems these operational/maintenance practices occur in the form of repair as opposed to preventive maintenance. This situation appears to have occurred frequently in the City of Hamilton. The City is making use of TxCDBG funds to finance projects to rehabilitate and/or replace lift stations to the greatest extent possible. In order to avoid serious problems in the future, there should be emphasis on addressing the needs of the collection lines regularly to maintain the system at maximum efficiency and serviceability.

Prioritized Problems

In summary, the wastewater system analysis has identified the following problems with the current municipal wastewater collection and treatment system:

- 1) A Need to replace or repair aging or undersized lines;
- 2) A Need to rehab aging manholes to reduce I/I.

6.3 Wastewater Collection & Treatment System Improvement Projects

Goals and Objectives. The City establishes the following goals for its wastewater system:

Goal 1: An efficient wastewater system with minimal operational and maintenance costs.

Objective 1.1: Deteriorating lines in the collection system are replaced by 2028.

Policy 1.1.1: Replace deteriorating and undersized lines, manholes, and cleanouts in the system to reduce inflow and infiltration in the system and thereby reduce operational costs.

Policy 1.1.2: Apply for grants and/or loans from the TxCDBG Program, USDA Rural Development, and other sources in order to keep the costs of system improvements at a minimum.

Goal 2: Safe and sanitary wastewater treatment and disposal.

Objective 2.1: By 2028, failing equipment that poses a safety hazard will have been replaced as needed and an annual program put in place to ensure the continued safety of the wastewater system.

Policy 2.1.1: After major improvements are made according to the phased projects in this report, begin an annual program to smoke test and pressure test all existing manholes and cleanouts for leakage. Install waterproofing and seals as needed.

The following section describes a series of proposed improvements to the existing wastewater collection and treatment system. The improvement projects are presented as phased improvements that are suggested for implementation over the 10-year planning period encompassed by this Comprehensive Plan.

The projects are listed in a sequence that represents just one of several possible avenues, all of which should lead to the achievement of the long-term goals adopted by the City of Hamilton for the operation and maintenance of the wastewater collection and treatment system. The sequence shown in this plan is a logical, step-by-step process intended to increase the safety, efficiency, and economy of the wastewater system operations. The sequence is intended only as a suggested program of phased improvements, and alternative sequences are recommended if funding availability requires significant changes to this proposed system improvements program.

Table 6D contains the estimated projected costs for each phase of the improvements program. These costs are based on current costs of record for similar projects in the same geographical area of the state.

Every effort has been made to include appropriate cost factors such as inflation, variations in the market, and advances in wastewater technology.

The suggested phases for the system improvements are as follows:

- ✓ **Phase 1** – Obtain funding for a Sewer System Evaluation Study (SSES) including an I/I analysis, manhole vacuum testing, smoke testing of lines 6” or greater of one half (approximately 70,000 LF) and TV of one third (approximately 47,000 LF) of the collection system with administrative, engineering, and survey services;
- ✓ **Phase 2** – Obtain funding to replace aging and/or deteriorated collection lines and manholes as recommended in the SSES. Project will include approximately 25 point repairs, rehabilitation of 28 manholes, 6 manhole replacements, service re-connects as required, street, pavement, and driveway repair. Project will include administrative, engineering, and survey services;
- ✓ **Phase 3** – Continue to obtain funding to replace aging and/or deteriorated collection lines and manholes as recommended in the SSES. Project will include approximately 22 point repairs, rehabilitation of 21 manholes, 5 manhole replacements, service re-connects as required, street, pavement, and driveway repair. Project will include administrative, engineering, and survey services;

6.4 Implementation Plan

The City strives to provide a safe, efficient, and sanitary wastewater collection and treatment system while meeting all applicable wastewater system standards. These goals can be accomplished by implementing the actions and improvement projects outlined in *Table 6D* below.

Table 6D: Wastewater System Improvement Plan Projects: 2018-2028

Goals and Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2018-2021	2022-2025	2025-2028			
Goal 6.1 <i>Deteriorated lines and equipment are replaced to increase the efficiency of the wastewater system and to minimize operational and maintenance costs.</i>						
Phase 1: Obtain funding for a Sewer System Evaluation Study (SSES) including an I/I analysis, manhole vacuum testing, smoke testing of lines 6" or greater of one half (approximately 70,000 LF) and TV of one third (approximately 47,000 LF) of the collection system with administrative, engineering, and survey services;	X			City	\$192,600	TWDB, TxCDBG, USDA, WASTEWATER UTILITY

Phase 2: Obtain funding to replace aging and/or deteriorated collection lines and manholes as recommended in the SSES. Project will include approximately 25 point repairs, rehabilitation of 28 manholes, 6 manhole replacements, service re-connects as required, street, pavement, and driveway repair. Project will include administrative, engineering, and survey services;

X

City

\$274,400

TWDB,
TxCDBG,
USDA,
WASTEWATER
UTILITY

Phase 3: Continue to obtain funding to replace aging and/or deteriorated collection lines and manholes as recommended in the SSES. Project will include approximately 22 point repairs, rehabilitation of 21 manholes, 5 manhole replacements, service re-connects as required, street, pavement, and driveway repair. Project will include administrative, engineering, and survey services;

X

City

\$202,300

TWDB,
TxCDBG,
USDA,
WASTEWATER
UTILITY

Apply for grants and/or loans from the TxCDBG program, USDA Rural Development, and other sources to keep costs of system improvements at a minimum

X

X

X

City

N/A

TxCDBG,
USDA

Goal 6.2 *An annual program to check for safety hazards will be implemented to ensure a safe and sanitary wastewater disposal system*

After major improvements are made according to the phased projects in this report, begin an annual program to smoke test and pressure test all existing manholes and cleanouts for leakage. Install waterproofing and seals as needed.

X

X

X

City

variable

GEN, Utility

Sources: Texas Community Development Block Grant Program (TxCDBG), Texas Water Development Board (TWDB), City of Hamilton Water & Sewer Fund (Wastewater Utility), or Certificates of Obligation/Revenue Bonds (Bond).

7 STORM DRAINAGE SYSTEM STUDY

Storm drainage facilities prevent or minimize damage resulting from overland flows or pooling of water during and following periods of rainfall. They collect and channel the runoff from heavy rainfalls or other surface water into a natural stream course or other body of water. A community's storm drainage system might include creeks, rivers, canals, reservoirs, lakes, marshes or wetlands, channels, culverts, enclosed pipe storm sewers, and ditches.

A previous comprehensive study of the drainage system was undertaken as part of the City's 2003 TxCDBG Comprehensive Plan.

The fieldwork associated with this plan will produce a map of the roadside ditches, curb and gutter sections, and channels.

This Plan recommends that the City attempt to obtain funding for problem drainage mitigation projects, establish a routine program to clean out culverts, grade ditches, regularly maintain drainage facilities, replace selected damaged culverts, replace undersized culverts, re-grade associated ditches where necessary, and adopt a streets and drainage construction manual/ordinance.

7.1 Storm Drainage System Inventory

Field Survey

In the spring of 2018, GrantWorks, Inc. conducted a field survey of the stormwater drainage system in the City of Hamilton. The survey identified the location, type, size, condition and level of blockage or damage (when applicable) for all the drainage features including curb and gutter (if applicable), channels & roadside ditches, bridges and culverts. That information is illustrated on *Map 7A: Existing Drainage System 2018*.

The drainage system elements that serve the City of Hamilton are controlled by three (3) separate entities: Hamilton County, the Texas Department of Transportation (TxDOT), and the City of Hamilton. The City's drainage system capabilities are subject to the jurisdiction of those three entities, so it does not control all of the decisions related to the scope, location, or timing of drainage system improvements. The City is responsible for minor roadside ditch and culvert maintenance and major structures that are located within the City limits on roads and properties maintained by the City. Hamilton County is responsible for

structures in the ETJ not located on US Highways or on TxDOT farm-to-market roads (FM) such as CR 101 and CR 201. TxDOT maintains the roadside drainage system along US Hwy 281, TX-22, and FM 218. The majority of existing culverts are located along local streets and is the responsibility of the City for maintenance, while the maintenance of roadside ditches is essentially evenly divided amongst the City, County, and TxDOT. Most of the City maintained local streets currently have culvert or drainage ditches alongside them.

Drainage systems typically consist of curb and gutter, inlets, enclosed underground pipes, culvert pipes, roadside ditches, channels, creeks, and bridges that use the natural topography or grade of the land to convey storm water from the community to a nearby creek, river, or reservoir. The City of Hamilton relies on a system of culvert pipes, roadside ditches, channels, underground storm sewers, curb and gutter, and creeks to control excess storm water and convey it away from the City.

The different types of culvert pipes found throughout the City and ETJ of Hamilton include Corrugated Metal Pipe (CMP), High Density Polyethylene Pipe (HDPE), Cast Iron, Reinforced Concrete Box Culverts (RCBC), and Reinforced Concrete Pipe (RCP). The field survey recorded a total of fifty seven (57) culverts within the City limits and ETJ. Of those, forty (40) are the responsibility of the City for maintenance. Hamilton is not responsible for the maintenance of any culverts utilized for the drainage of TxDOT or County maintained right of ways. The culverts were inventoried and are shown on *Map 7A: Existing Drainage System 2018*.

7.2 Storm Drainage System Analysis

Geographic Context

The City of Hamilton has gently sloped terrain topography, with a maximum elevation near 1200 feet MSL in most of the City to around 1128 feet MSL along Pecan Creek in the northeast part of the city. Most buildings' finished floor elevations are between 1130 and 1201 feet above sea level.

Existing Drainage Facilities

The City's drainage system was developed over the course of the City's growth. The system does not function well in some areas in its present configuration. The existing roadside ditches and culverts serve as the primary roadway drainage infrastructure in the City. In some cases these ditches do not have adequate capacity to convey runoff during average rainfall events and many do not drain well after the event. The inadequate ditches also do not provide positive drainage for the pavement resulting in pavement subgrade and surface deterioration. Moreover, localized flooding occurs due to the lack of ditches and culverts alongside local streets. The sections below examine the state of each type of drainage facility in more detail.

Roadside Ditches/Drainage Channels

Roadside drainage ditches line the state and local roads within the City and its ETJ to convey stormwater to the unnamed tributaries and named creeks that surround the City. Channel types are shown in *Table 7A*. The roadside ditches within the City and its ETJ are maintained nearly equally by the City, Hamilton County, and TxDOT.

Table 7A: Drainage Channel Type and Length, City Limits & ETJ

Drainage Channel Type	LF	Maintenance	Percent
Natural Lined Channel	296	City	.72%
Concrete Lined Channel	2,142	City	5.18%
Roadside Ditch	17,133	City	41.42%
Sub Total	19,571		47.31%
Natural Lined Channel	0	County	0.00%
Concrete Lined Channel	0	County	0.00%
Roadside Ditch	16,125	County	38.98%
Sub Total	16,125		38.98%
Natural Lined Channel	0	TxDOT	0.00%
Concrete Lined Channel	0	TxDOT	0.00%
Roadside Ditch	5,671	TxDOT	13.71%
Sub Total	5,671		13.71%
Total	41,366		100.00%

Source: 2018 Fieldwork

Underground storm drainage system

According to the best information available at this time, there is an underground drainage network in portions of the City of Hamilton, mostly coinciding with areas with curb and gutter and inlets.

Culverts

The most significant problems with Hamilton's culvert facilities are their inadequate sizing in some locations and their lack of maintenance. However, unlike the ditch system, the maintenance of the majority of the fifty-seven (57) culverts located in the vicinity is the responsibility of the City. Of the forty (40) culverts the City maintains, five (5) are damaged, twenty (20) are completely/mostly blocked, and seventeen (17) are damaged and completely/mostly blocked. Hamilton County is responsible for one (1) culvert which is neither blocked nor damaged. TxDOT is responsible for sixteen (16) culverts of which two (2) are damaged, one (1) completely/mostly blocked, and one (1) is damaged and completely/mostly blocked.

The most common problem encountered with culvert pipes is either blockage from the accumulation of silt, vegetation, and other debris, or damaged ends from vehicle traffic. The reduction in storm water movement caused by the blocked culverts may lead to standing water and mosquito problems for residents, although there have been occasional reports of buildings flooding.

Culvert damage can result from several factors including but not limited to: insufficient turning radii of pavement sections at intersections; insufficient pavement width at intersections; high velocities of the runoff in the ditches, channels, and streams; and the absence of protective headwalls or end treatments for the culvert pipes. Those factors cause vehicular traffic, particularly truck traffic, to pass over and crush the unprotected ends of the pipes in the process of turning. High water velocities within the ditches, channels, and streams can cause erosion and undermining of the culvert pipes, which can damage or significantly reduce their bearing capacity.

It is unknown if the city has no inter-local agreement with the county for maintenance of culverts or ditches, and if one doesn't exist the City should pursue one.

Drainage Problem Areas

The primary area in which property flooding occurs is located in the central part of the city, mainly along Pecan Creek. One area in particular noted during field work was Pecan Creek as it traverses White Street (pictured below). There are occasional cases of nuisance ponding throughout the City during average rainfall events that result in minor property damage and standing water is always detrimental to road surfaces.



Figure 7A: Pecan Creek and White St

7.3 Flood Planning and Policies

National Flood Insurance Program

The National Flood Insurance Program (NFIP) is a FEMA program that provides federally backed flood insurance to members of communities that carry out measures to reduce the risk of flood damage. While NFIP participation is voluntary, federally backed flood insurance is not available for structures in non-participating communities, and disaster assistance as well as federal grants and loans are not available for structures in FEMA designated special flood hazard areas (SFHAs) of non-participating communities. Various requirements and caveats apply to the obligations of lenders and property owners with respect to flood insurance, and specific questions should be addressed to FEMA or the Texas Water Development Board NFIP division.

The City participates in the National Flood Insurance Program (NFIP). Among many other services, the U.S. National Flood Insurance Program provides flood insurance rate maps that depict the 100-year and 500-year special flood hazard areas (SFHA's) for many communities, including the City of Hamilton. There are many SFHA's within the City of Hamilton, mostly along the Pecan Creek, as it traverses thru the City, as described in Section 1.3, above. The effective date of the most recent Flood Insurance Rate Map (FIRM) for Hamilton is September 4, 1991. This FIRM is titled #480281001C. The City does have a Flood Ordinance #18-04 dated November 9, 2004. The special flood hazard areas of the City are shown on *Map 7A: Existing Drainage System 2018*.

7.4 Prioritized Problems

City staff and consulting engineers have identified the following areas of concern with regard to the storm-water system.

1. Damage to the existing culverts;
2. Some residential culverts are smaller than optimum size;
3. Need for the City to use a consistent method for sizing culverts and drainage infrastructure to ensure new structures function efficiently;
4. Need to maintain ditches and control erosion and sedimentation build-up that impedes the function of drainage infrastructure.

Goals and Objectives

Goal 1: A citywide drainage system that prevents flooding of private property.

Objective 1.1: Mitigate all nuisance ponding areas over the planning period.

Policy 1.1.1: Between 2018 and 2028 budget annually to revise drainage structures in identified nuisance ponding areas and engaging engineers to properly size culverts and design ditches.

Policy 1.1.2: Between 2018 and 2028, determine if nuisance ponding areas can be addressed as water and sewer improvements are made.

Policy 1.1.3: Continue to communicate regularly with TxDOT and Hamilton County to provide for on-going, semi-annual routine maintenance of all culvert pipes, drainage channels, and roadside ditches by removing silt, debris, and vegetation that impede the flow of water.

Objective 1.2: By 2022, commission and adopt a basic street and drainage construction manual/ordinance specifying required width and depth of drainage channels and diameter of culverts for use by current and future city staff and contractors hired to construct improvements.

Goal 2: Maintain a functional citywide drainage system that limits sedimentation loading to nearby creeks.

Objective 2.1: Improve drainage system between 2018 and 2028 to alleviate nuisance ponding areas.

Objective 2.2: Decrease opportunities for introducing sediment into the city's drainage system.

Policy 2.2.1: Educate city public works staff on and increase annual funding to the public works department to construct properly sized drainage channels and culverts.

7.5 Storm Drainage System Improvement Projects

The following section describes a series of proposed improvements to the existing drainage infrastructure. The improvement projects are presented as phased improvements that are suggested for implementation over the 10-year planning period encompassed by this Comprehensive Plan.

The projects are listed in a sequence that represents just one of several possible avenues, all of which should lead to the achievement of the long-term goals adopted by the City of Hamilton for the maintenance of the drainage infrastructure. The sequence shown in this plan is a logical, step-by-step process intended to increase the safety, and efficiency of the drainage infrastructure. The sequence is intended only as a suggested program of phased improvements, and alternative sequences are recommended if funding availability requires significant changes to this proposed infrastructure improvements program.

Table 7B contains the estimated projected costs for each phase of the improvements program. These costs are based on current costs of record for similar projects in the same geographical area of the state. Every effort has been made to include appropriate cost factors such as inflation, variations in the market, and advances in stormwater technology.

These cost estimates are predicated on several assumptions related to the scope of each phase. These assumptions are as follows:

- Culvert pipe replacement costs are based on using Reinforced Concrete Pipe (RCP);
- Culvert replacements are estimated for a pipe size increase of one standard size over the existing size. Standard sizes are defined as those sizes that are readily available from a local supplier;
- The culverts that are identified as damaged are assumed to require 100% replacement;
- For City maintained culverts, the addition of a standard TxDOT-type Safety End Treatment (SET) at each end of the pipe is assumed for culverts scheduled for replacement;
- The cost estimates include grading to “daylight” at each end in order to ensure positive drainage;
- Culvert replacement includes driveway and pavement repair assuming a pavement cut of 4’ in width, ROW width minus 20’ in length, and a 2” depth of HMA pavement placement;
- New and existing roadside ditches assumes a full depth excavation with a triangular cross-section of a 3.0’ top width and a 1.0’ depth at center;
- Existing drainage channel maintenance assumes a one-half depth excavation with a trapezoidal cross-section of a 7.0’ top width, 1.0 bottom width, 3.0’ depth at center, and 1:1 side slope;

- Engineering and Surveying – Engineering and surveying services are estimated at 20%-35% of the estimated construction costs of an element as described above.

The proposed phases of future drainage system improvements are as follows:

- ✓ **Phase 1** – Obtain funding to replace undersized and/or damaged culverts and regrade existing ditches in the northern half of the City. Project will include culvert replacements, SET's at both ends of culvert replacements, re-grading of existing roadside ditches, new channel and roadside ditches where appropriate, pavement and driveway repair, and Administration, Engineering, & Surveying services;
- ✓ **Phase 2** – Obtain funding to replace undersized and/or damaged culverts and regrade existing ditches in the southern half of the City. Project will include culvert replacements, SET's at both ends of culvert replacements, re-grading of existing roadside ditches, new channel and roadside ditches where appropriate, pavement and driveway repair, and Administration, Engineering, & Surveying services;
- ✓ **Phase 3** – Obtain funding to regrade and install bank stabilization at the low water crossing on W. Ross St. at Pecan Creek to increase capacity. Project will include re-grading, stacked rock bank stabilization, re-paving of low water crossing, Administration, Engineering, & Surveying services;

7.6 Implementation Plan

Like many rural cities, the City of Hamilton faces a difficult predicament with respect to drainage problems. There is little grant money available to make improvements to the drainage systems of rural towns. Routine maintenance is the only viable route available to many cities to address various drainage problems. The following plan framework outlines a specific set of actions to meet the City's drainage system needs with local resources. The estimated costs for the actions and improvement projects are as follows:

Table 7B: Drainage System Improvement Plan Projects, 2018 – 2028

Goals and Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2018-2021	2021-2024	2025-2028			
Goal 7.1 A citywide drainage system that prevents flooding of private property						

Phase 1 Obtain funding to replace undersized and/or damaged and regrade existing ditches in the northern half of the City. Project will include culvert replacements, SET's at both ends of culvert replacements, re-grading of existing roadside ditches, new channel and roadside ditches where appropriate, pavement and driveway repair, and Administration, Engineering, & Surveying services;	X		City	\$323,100	GEN, TxCDBG, TWDB, USDA, FMA, DR
Phase 2: Replace undersized and/or damaged culverts throughout the southern half of the City. Project will include culvert replacements, SET's at both ends of culvert replacements, re-grading of existing roadside ditches, new channel and roadside ditches where appropriate, pavement and driveway repair, and Administration, Engineering, & Surveying services.	X		City	\$276,300	GEN, TxCDBG, TWDB, USDA, FMA, DR
Phase 3: – Obtain funding to regrade and install bank stabilization at the low water crossing on W. Ross St. at Pecan Creek to increase capacity. Project will include re-grading, stacked rock bank stabilization, re-paving of low water crossing, Administration, Engineering, & Surveying services.		X	City	Variable	GEN
Adopt a streets and drainage construction manual/ordinance	X	X	City	\$2,000 (legal fee, engineer fee)	GEN

Sources: TWDB=Texas Water Development Board Flood Protection Planning; FMA=Flood Mitigation Assistance program through the TWDB for NFIP members only; USDA= USDA Rural Development; GEN = General Funds of the City of Newton; Private=Land donation, TxCDBG=Texas Community Development Block Grant program if area is involved in project where street/curb and gutter repair is required; TxCDBG DR=TxCDBG Disaster Relief funds.

7.7 Appendix 7A: National Flood Insurance Program

The following describes regulations set by FEMA with which NFIP members must comply. The text derives primarily from NFIP Legislation and Regulation Guidance Documents (sections 59-61, available at <http://www.fema.gov/guidance-documents-other-published-resources>)

Federal “100-year” Standard: The NFIP has used a comprehensive study by a group of experts to advise the agency as to the best standard to be used as the basis for risk assessment, insurance rating, and floodplain management for the Program. After extensive study and coordination with Federal and State agencies, this group recommended the 1-percent-annual-chance flood (also referred to as the 100-year or “Base Flood”) be used as the standard for the NFIP.

The 1-percent-annual-chance flood was chosen on the basis that it provides a higher level of protection while not imposing overly stringent requirements or the burden of excessive costs on property owners. The 1-percent-annual-chance flood (or 100-year flood) represents a magnitude and frequency that has a statistical probability of being equaled or exceeded in any given year, or, stated alternatively, the 100-year flood has a 26 percent (or 1 in 4) chance of occurring over the life of a 30-year mortgage. The regulatory flood plains cover areas that would most likely be inundated by the largest storm events that typically occur in the area. While these storm events are referred to as 100-year or 500-year events, the designation actually refers to the probability of a storm of that particular magnitude occurring in any given year. As mentioned before, the “100-year” storm has a 1% chance of occurring in any given year, and the “500-year” storm has a 0.2% chance of occurring in any given year.

Identifying and Mapping Flood-Prone Areas: Under the NFIP, Flood Hazard Boundary Maps (FHBMs), which delineated the boundaries of the community’s Special Flood Hazard Areas (SFHAs), have been prepared using approximate methods prior to completion of a community’s Flood Insurance Study (FIS). These methods identify on an approximate basis a 1-percent-annual-chance floodplain, but do not include the determination of Base Flood Elevations (BFEs) (100-year flood elevations), flood depths, or floodways. The Flood Hazard Boundary Map is intended to assist communities that do not have current FIRMs in managing floodplain development, and to assist insurance agents and property owners in identifying those areas where the purchase of flood insurance was advisable.

FISs that use detailed hydrologic and hydraulic analyses to develop BFEs and designate floodways and risk zones for developed areas of the floodplain have been subsequently produced for most NFIP communities. Once more detailed risk data was provided to communities, the community could then enter the Regular Program whereby the community is required to adopt more comprehensive floodplain management requirements and owners of structures could purchase higher amounts of insurance.

An FIS usually generates the following flood hazard information:

- BFEs are presented as either water-surface elevations or average depths of flow above the ground surface. These elevations and depths are usually referenced to either the National Geodetic Vertical Datum of 1929 (NGVD29) or the North American Vertical Datum of 1988 (NAVD88).
- Water-surface elevations for the 10-year (10-percent-annual-chance), 50-year (2-percent-annual-chance), 100-year (1-percent-annual-chance), and 500-year (0.2-percent-annual-chance) floods.
- Boundaries of the regulatory 100-year floodway. The regulatory floodway is defined as the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the entire Base Flood (100-year flood) discharge can be conveyed with no greater than a 1.0-foot increase in the BFE.
- The boundaries of the 100- and 500-year floodplains. The 100-year floodplain is referred to as the Special Flood Hazard Area (SFHA).

Floodplain Management: The Congressional Acts that created the NFIP prohibit the Federal Emergency Management Agency (FEMA) from providing flood insurance to property owners unless the community adopts and enforces floodplain management criteria established under the authority of Section 1361(c) of the Act. These criteria are established in the NFIP regulations at 44 CFR §60.3. The community must adopt a floodplain management ordinance that meets or exceeds the minimum NFIP criteria. Under the NFIP, “community” is defined as:

“any State, or area or political subdivision thereof, or any Indian tribe or authorized tribal organization, or Alaska Native village or authorized native organization, which has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction.”

The power to regulate development in the floodplain, including requiring and approving permits, inspecting property, and citing violations, is granted to communities under a State’s police powers. FEMA has no direct involvement in the administration of local floodplain management ordinances.

Minimum NFIP Floodplain Management Requirements: Under the NFIP, the minimum floodplain management requirements that a community must adopt depend on the type of flood risk data (detailed FIS and FIRMs with BFEs or approximate A Zones and V Zones without BFEs) that the community has been provided by FEMA. Under the NFIP regulations, participating NFIP communities are required to regulate all development in SFHAs. “Development” is defined as:

“Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.”

Before a property owner can undertake any development in the SFHA, a permit must be obtained from the community. The community is responsible for reviewing the proposed development to ensure that it complies with the community's floodplain management ordinance. Communities are also required to review proposed development in SFHAs to ensure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, such as 404 wetland permits from the Army Corps of Engineers or permits under the Endangered Species Act.

Under the NFIP, communities must review subdivision proposals and other proposed new development, including manufactured home parks or subdivisions to ensure that these development proposals are reasonably safe from flooding and that utilities and facilities servicing these subdivisions or other development are constructed to minimize or eliminate flood damage.

In general, the NFIP minimum floodplain management regulations require that new construction or substantially improved or substantially damaged existing buildings in A Zones must have their lowest floor (including basement) elevated to or above the Base Flood Elevation (BFE). Non-residential structures in A Zones can be either elevated or dry-floodproofed. In V Zones, the building must be elevated on piles and columns and the bottom of the lowest horizontal structural member of the lowest floor of all new construction or substantially improved existing buildings must be elevated to or above the BFE. The minimum floodplain management requirements are further described below:

- For all new and substantially improved buildings in A Zones:
- All new construction and substantial improvements of residential buildings must have the lowest floor (including basement) elevated to or above the BFE.
- All new construction and substantial improvements of non-residential buildings must either have the lowest floor (including basement) elevated to or above the BFE or dry-floodproofed to the BFE. Dry floodproofing means that the building must be designed and constructed to be watertight, substantially impermeable to floodwaters.
- Buildings can be elevated to or above the BFE using fill, or they can be elevated on extended foundation walls or other enclosure walls, on piles, or on columns.
- Because extended foundation or other enclosure walls will be exposed to flood forces, they must be designed and constructed to withstand hydrostatic pressure otherwise the walls can fail and the building can be damaged. The NFIP regulations require that foundation and enclosure walls that are subject to the 100-year flood be constructed with flood-resistant materials and contain openings that will permit the automatic entry and exit of floodwaters. These openings allow floodwaters to reach equal levels on both sides of the walls and thereby lessen the potential for damage. Any enclosed area below the BFE can only be used for the parking of vehicles, building access, or storage.

In addition, to the above requirements, communities are required to select and adopt a regulatory floodway in riverine A Zones. The area chosen for the regulatory floodway must be designed to carry the waters of the 1-percent-annual-chance flood without increasing the water surface elevation of that flood more than one foot at any point. Once the floodway is designated, the community must prohibit development within that floodway which would cause any increase in flood heights. The floodway generally includes the river channel and adjacent floodplain areas that often contain forests and wetlands. This requirement has the effect of limiting development in the most hazardous and environmentally sensitive part of the floodplain.

Ordinance Adoption: Once FEMA provides a community with the flood hazard information upon which floodplain management regulations are based, the community is required to adopt a floodplain management ordinance that meets or exceeds the minimum NFIP requirements. FEMA can suspend communities from the Program for failure to adopt once the community is notified of being flood-prone or for failure to maintain a floodplain management ordinance that meets or exceeds the minimum requirements of the NFIP. The procedures for suspending a community from the Program for failure to adopt or maintain a floodplain management ordinance that meets or exceeds the minimum requirements of the NFIP are established in the NFIP regulations at 44 CFR §59.24(a) and (d).

Prior to filing an application for NFIP participation, the community would have to adopt a resolution stating it wishes to become an NFIP participant and designating a Floodplain Administrator. The 77th Legislature of the State of Texas amended Subchapter I, Chapter 16, Water Code, by adding Section 16.3145 to read as follows:

“The governing body of each city and county shall adopt ordinances or orders, as appropriate, necessary for the city or county to be eligible to participate in the National Flood Insurance Program..., not later than January 1, 2001”

Model ordinances and sample permit forms are available online at www.twfdb.state.tx.us/wrpi/flood/nfip.htm. Flood prevention ordinances often require or encourage appropriate development in flood prone areas and/or set zoning standards for areas to restrict the use or density of floodplain development. They also vest a designated Flood Administrator with the responsibility of delineating areas of special flood hazard; providing information about inhabited floodplain areas; maintaining FEMA flood maps; and cooperating with federal, state and local officials and private firms in undertaking to study, survey, map and identify floodplain. The Administrator is also to assist with the development and implementation of floodplain management measures.

Community Rating System: The NFIP’s Community Rating System (CRS) provides discounts on flood insurance premiums in those communities that establish floodplain management programs that go

beyond NFIP minimum requirements. Under the CRS, communities receive credit for more restrictive regulations, acquisition, relocation, or floodproofing of flood-prone buildings, preservation of open space, and other measures that reduce flood damages or protect the natural resources and functions of floodplains.

Under the CRS, flood insurance premium rates are adjusted to reflect the reduced flood risk resulting from community activities that meet the three goals of the CRS:

1. Reduce flood losses, i.e.,
 - a. Protect public health and safety,
 - b. Reduce damage to property,
 - c. Prevent increases in flood damage from new construction,
 - d. Reduce the risk of erosion damage, and
 - e. Protect natural and beneficial floodplain functions;
2. Facilitate accurate insurance rating; and
3. Promote the awareness of flood insurance.

There are 10 CRS classes: Class 1 requires the most credit points and gives the largest premium reduction; Class 10 receives no premium reduction. CRS premium discounts on flood insurance range from 5 percent for Class 9 communities up to 45 percent for Class 1 communities. The CRS recognizes 18 creditable activities, organized under four categories: Public Information, Mapping and Regulations, Flood Damage Reduction, and Flood Preparedness.

For example, credits are provided for use of future conditions hydrology and more restrictive floodway standards, prohibiting fill in the floodway, and adopting compensatory storage regulations, innovative land development criteria, stormwater management regulations, other higher regulatory standards, and local floodplain management plans. Credits are also provided in the CRS for preserving open space in their natural state and for low-density zoning and for acquiring and clearing buildings from the floodplain and returning the area to open space. The 2002 *CRS Coordinator's Manual* includes a new section, "Land Development Criteria," which specifically credits community land development regulations that limit development in the floodplain or provide incentives to limit floodplain development. Communities receive credits for adopting smart growth land development criteria and for creating open space through their land development process.

7.8 Appendix 7B: NFIP Community Rating System

The National Flood Insurance Program Community Rating System

Information from: <http://training.fema.gov/EMIWeb/CRS/>

The Community Rating System (CRS) is a part of the NFIP. The CRS reduces flood insurance premiums to reflect what a community does above and beyond the NFIP's minimum standards for floodplain regulation. The objective of the CRS is to reward communities for what they are doing, as well as to provide an incentive for new flood protection activities. The reduction in flood insurance premium rates is provided according to a community's CRS classification, as shown in the chart.

Community participation in the CRS is VOLUNTARY.

To apply for CRS participation, a community submits documentation that shows what it is doing and that its activities deserve at least 500 points. The documentation is attached to the appropriate worksheet pages in this CRS Application. The application is submitted to the ISO/CRS Specialist. The ISO/CRS Specialist is an employee of the Insurance Services Office, Inc. (ISO). ISO works on behalf of the Federal Emergency Management Agency (FEMA) and the insurance companies to review CRS applications, verify the communities' credit points, and perform program improvement tasks. The following information is based on the 2013 NFIP CRS Coordinator's Manual. A new manual should be published early in 2017 (updated manuals should be posted to <https://www.fema.gov/media-library/assets/documents/8768>).

A Quick Check of a Community's Potential CRS Credit

a. Purpose

A minimum of 500 points is needed to receive a CRS classification of Class 9, which will reduce premium rates. This quick check provides some basic information for local officials to determine if their communities will have enough points to attain Class 9.

If a community does not qualify for at least 500 points, it may want to initiate some new activities in order to attain Class 9. For example, some of the public information activities can be implemented for a very low start-up cost. The quick check can identify where points can be earned for new activities.

b. Quick Check Instructions

The section numbering system is used throughout all CRS publications. Sections 300 through 600 describe the 18 creditable activities. Activity 310 (Elevation Certificates) is required of all CRS communities and Activity 510 (Floodplain Management Planning) is required of designated repetitive loss

communities. The rest of the activities are optional. Only the elements most frequently applied for are listed.

If the activity is applicable, the average community score (which is in parentheses) should be entered in the blank to the left to provide a rough estimate of the community’s initial credit points.

c. Minimum Requirements

Section 211 (Prerequisites): The community must be in the Regular Phase of the NFIP and be in full compliance with the minimum requirements of the NFIP. The application must include a letter from the Federal Emergency Management Agency (FEMA) Regional Office confirming that the community is meeting all of the latest NFIP requirements.

Activity 310 (Elevation Certificates): All CRS communities must maintain FEMA’s elevation certificates for all new and substantially improved construction in the floodplain after the date of application for CRS classification.

Sections 501–503 (Repetitive Loss Areas): A community with properties that have received repeated flood insurance claim payments must map the areas affected. Communities with 10 or more such properties must prepare, adopt, and implement a plan to reduce damage in repetitive loss areas. The FEMA Regional Office can tell whether this applies to any given community.

d. Other Activities

If the activity is applicable, the average community score (which is in parentheses) should be entered in the blank at left to provide a rough estimate of the community’s initial credit points.

Public Information Activities (Series 300)

- ____ (45) 310 (Elevation Certificates) Maintain FEMA elevation certificates for all new construction. Maintaining them after the date of CRS application is a minimum requirement for any CRS credit.

- ____ (50) 320 (Map Information) Respond to inquiries to identify a property’s FIRM zone and publicize this service.

- ____ (72) 330 (Outreach Projects) Send information about the flood hazard, flood insurance, and flood protection measures to floodprone residents or all residents of the community.

- ____ (19) 340 (Hazard Disclosure) Real estate agents advise potential purchasers of floodprone property about the flood hazard; or regulations require a notice of the flood hazard.

- ___ (39) 350 (Flood Protection Information) The public library maintains references on flood insurance and flood protection.
- ___ (49) 360 (Flood Protection Assistance) Give inquiring property owners technical advice on protecting their buildings from flooding, and publicize this service.
- ___ (110³²) 370 (Flood Insurance Promotion) Assess current flood insurance coverage; develop and implement a plan to improve coverage; and provide technical advice to property owners about flood insurance.

Mapping and Regulatory Activities (Series 400)

- ___ (64) 410 (Additional Flood Data) Develop new flood elevations, floodway delineations, wave heights, or other regulatory flood hazard data for an area that was not mapped in detail by the flood insurance study; or have the flood insurance study's hydrology or allowable floodway surcharge based on a higher state or local standard.
- ___ (463) 420 (Open Space Preservation) Guarantee that a portion of currently vacant floodplain will be kept free from development.
- ___ (213) 430 (Higher Regulatory Standards) Require freeboard; require soil tests or engineered foundations; require compensatory storage; zone the floodplain for minimum lot sizes of 1 acre or larger; regulate to protect sand dunes; or have regulations tailored to protect critical facilities or areas subject to special flood hazards (e.g., alluvial fans, ice jams, or subsidence).
- ___ (87) 440 (Flood Data Maintenance) Keep flood and property data on computer records; use better base maps; or maintain elevation reference marks.
- ___ (107) 450 (Stormwater Management) Regulate new development throughout the watershed to ensure that post-development runoff is no worse than pre-development runoff.

Flood Damage Reduction Activities (Series 500)

- ___ (167) 510 (Floodplain Management Planning) Prepare, adopt, implement, and update a comprehensive plan using a standard planning process.

³² New activity in 2013. Average community score not available. Figure provided indicates maximum possible points based on 2013 coordinator's manual.

- ____ (165) 520 (Acquisition and Relocation) Acquire and/or relocate floodprone buildings so that they are out of the floodplain.
- ____ (45) 530 (Flood Protection) Document floodproofed or elevated pre-FIRM buildings.
- ____ (212) 540 (Drainage System Maintenance) Conduct periodic inspections of all channels and retention basins and perform maintenance as needed.

Warning and Response (Series 600)

- ____ (129) 610 (Flood Warning and Response) Provide early flood warnings to the public and have a detailed flood response plan keyed to flood crest predictions.
- ____ (235³³) 620 (Levee Safety) Maintain levees that are not credited with providing base flood protection.
- ____ (160³⁴) 630 (Dam Safety) All communities in a State with an approved dam safety program receive credit.

____ **TOTAL ESTIMATED POINTS FOR THE COMMUNITY**

³³ Activity so extensively revised that the old credits cannot be converted to the 2013 Coordinator's Manual.

³⁴ Activity so extensively revised that the old credits cannot be converted to the 2013 Coordinator's Manual.

8 STREET SYSTEM STUDY

Streets are in some ways the most difficult capital improvement to budget for because they are expensive, not usually related to imminent health and safety concerns, and not often fundable through grants. This study assesses existing street condition and makes recommendations for the timing and funding of needed improvements.

A previous comprehensive study of the City's street system was undertaken as part of the City's 2003 TxDBG-funded Comprehensive Plan.

8.1 *Street System Inventory*

In June 2018, surveys of the existing street system were conducted and the following information was collected:

- The dimension of each street, both the width and right-of-way;
- The surface material (e.g. asphalt, caliche, or gravel/dirt);
- A rating of the condition of each street's surface to determine its classification. The classifications are:

Good Condition	Few surface cracks or potholes, little edge deterioration
Fair Condition	Surface cracks less than 1/2 inch wide, potholes less than 2 inches in diameter or $\leq 2"$ in depth, crumbling edges extend less than 1 inch from street edge
Poor Condition	Surface cracks more than 1/2 inch wide, potholes greater than 2 inches in diameter or $\geq 2"$ in depth, crumbling edges extend more than 1 inch from street edge

- The location of existing curbs and gutters or similar drainage (all drainage structures are identified in Chapter 7: Drainage Study).



Figure 8A. Good condition.

Source: Google Street View



Figure 8B. Fair condition



Figure 8C. Poor condition.

The results of the field survey are tabulated in *Table 8A: Street Inventory*. The street system is delineated within the table by maintenance (City), condition (good, fair, poor), and material (asphalt, etc.). That provides a clear outline of the streets' characteristics and condition and a basis for further analysis. *Map*

8A: *Existing Street System* illustrates the information for spatial analysis and includes street location, condition, right-of-way and width. *Map 8A* also shows un-built right of way.

Table 8A: Street Inventory

Inventory by Street Material						
All Streets (City & ETJ)				City Maintained Streets		
CONDITION	LF	Miles	%	LF	Miles	%
Asphalt				Asphalt		
Good	125,245	24	36%	28,500	5	14%
Fair	130,707	25	37%	117,211	22	58%
Poor	45,842	9	13%	39,861	8	20%
<i>Subtotal</i>	<i>301,793</i>	<i>57</i>	<i>86%</i>	<i>185,572</i>	<i>35</i>	<i>91%</i>
Gravel				Gravel		
Good	0	0	0%	0	0	0%
Fair	38,441	7	11%	11,607	2	6%
Poor	9,096	2	3%	6,395	1	3%
<i>Subtotal</i>	<i>47,536</i>	<i>9</i>	<i>14%</i>	<i>18,002</i>	<i>3</i>	<i>9%</i>
TOTAL	349,329	66.16	100%	203,574	38.56	100%

Inventory by Condition						
All Streets (City & ETJ)				City Maintained Streets		
CONDITION	LF	Miles	%	LF	Miles	%
Good	125,245	24	36%	28,500	5	14%
Fair	169,147	32	48%	128,818	24	63%
Poor	54,937	10	16%	46,256	9	23%
TOTAL	349,329	66.16	100%	203,574	38.56	100%

Conditions by Type						
All Streets (City & ETJ)				City Maintained Streets		
CONDITION	LF	Miles	%	LF	Miles	%
Paved	301,793	57	86%	185,572	35	91%
Good	125,245	24	36%	28,500	5	14%
Fair	130,707	25	37%	117,211	22	58%
Poor	45,842	9	13%	39,861	8	20%
Unpaved	47,536	9	14%	18,002	3	9%
Good	0	0	0%	0	0	0%
Fair	38,441	7	11%	11,607	2	6%

Poor	9,096	2	3%	6,395	1	3%
TOTAL	349,329	66.16	100%	203,574	38.56	100%

Source: GrantWorks 2018 Fieldwork

8.2 Street System Analysis

The street system analysis determines the adequacy of the system to meet existing and forecasted needs and makes recommendations for any needed improvements concerning traffic flow and street conditions.

8.2.1 Street Condition

As detailed above, most city streets (91%) are paved. Of the paved streets, 15% are in good condition, 63% are in fair condition, and the remaining 22% are in poor condition.

Five standard street repair options are available to improve and maintain the condition of city streets:

- *Point Repairs:* Excavation of failed pavement sections to the base course, back-filled with cold mix asphalt and compacted to existing grade. Surface sealant is optional. This method is used to treat potholes and other imperfections and roadway hazards, and constitutes a portion of annual, ongoing maintenance.
- *Seal Coat: (Also known as chip seal)* Application of asphalt cement; cover with pre-coated aggregate at about one cubic yard of aggregate per 90 square yards. Ideally, this treatment is used once every three to five years to maintain streets and forestall more costly repairs. Using recent engineering cost estimates, chip seal coating would cost an estimated \$2.52 per square yard.
- *Overlay:* Depending on the severity of wear, approximately one inch of surface is milled off the existing street in order to level depressions in the pavement. The remaining surface material is overlaid with a minimum of 1.5- to 2-inches of hot mix asphaltic concrete (HMAC) or hot mix/cold laid asphaltic concrete, followed by a surface treatment (two-course). This treatment is used to completely replace the surface material of a street to address pavement deterioration and extend street life. Two-course overlay increases the life of the pavement, and would require additional milling. Using recent engineering cost estimates, overlay projects would cost an estimated \$6.38 per square yard, depending on processes chosen.
- *Reclaim/Reconstruct:* Remove existing base to a minimum depth of six inches. Mix emulsified asphalt with recycled asphalt to create road way base. Apply two-course of asphalt cement to create bearing surface. Base is proof-rolled at each course. Surface sealant optional. Streets

receiving the reclamation treatment will last 12 to 20 years, depending on the traffic load and environmental conditions. The cost of this method also approximates costs for paving a gravel road. Cost estimates would be higher than for overlay methods, at about \$29.56 per square yard.

- *Gravel roads* can be regraded and improved by adding more gravel if desired as well. There are some gravel roads in Hamilton and if the City wishes that they remain gravel instead of being reconstructing as a paved road, the costs would be \$16.64 per square yard.

Before seal coat, overlay, or reconstruct activities are undertaken, an engineer should assess the condition of the road and kind of construction needed. Road base condition cannot always be accurately determined by driving condition, and choosing the wrong construction type will increase city costs over time.

Street repairs should also always occur in conjunction with or shortly following water, sewer, and other underground utility line projects in order to avoid duplication of effort. When street repairs are not consciously phased with line projects, it is not uncommon for a street to be paved, torn up for line replacement, and then repaved within the space of five years.

8.2.2 Street Maintenance Costs

Initial street costs are usually paid for by developers and new residents. That can make it easy to ignore the cost implications of street design. However, as street maintenance and reconstruction is typically paid for through taxes rather than grants or special funding, it is important to consider the long-term cost implications of short-term construction decisions.

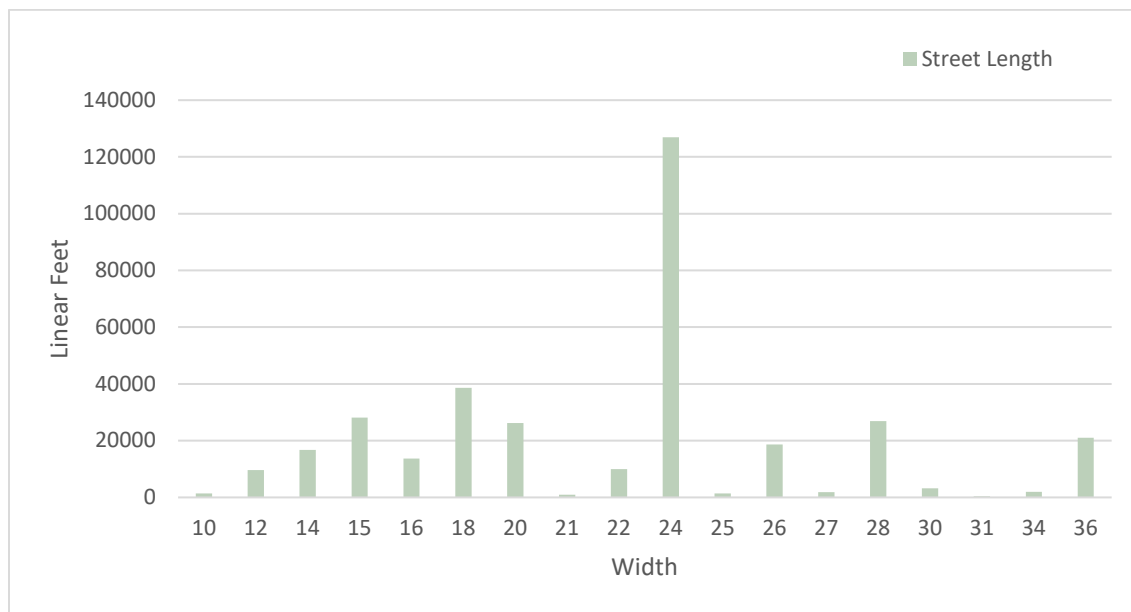
Two primary considerations impact street costs over time: a) initial street design and b) maintenance policies. When considering policies that set standards for street design and maintenance, the City should consider the costs/benefits of each criterion.

Initial Street Design

The layout of Hamilton's street system has been determined primarily by the former location of the railroad, State highways, and local topography/streams, namely Pecan Creek. The highways serve as the City's primary thoroughfares, and local streets extend from the highways to form small neighborhoods mostly on a traditional grid system.

- Width: Street width in the City of Hamilton ranges mostly from 10 feet to 36 feet. Widths below 14 feet can limit automobiles' ability to pass each other easily. Chart 8A shows the number of linear feet of roadway at each road width, the majority of which are in excess of 14 feet in width.

Chart 8A: Street Width Distribution



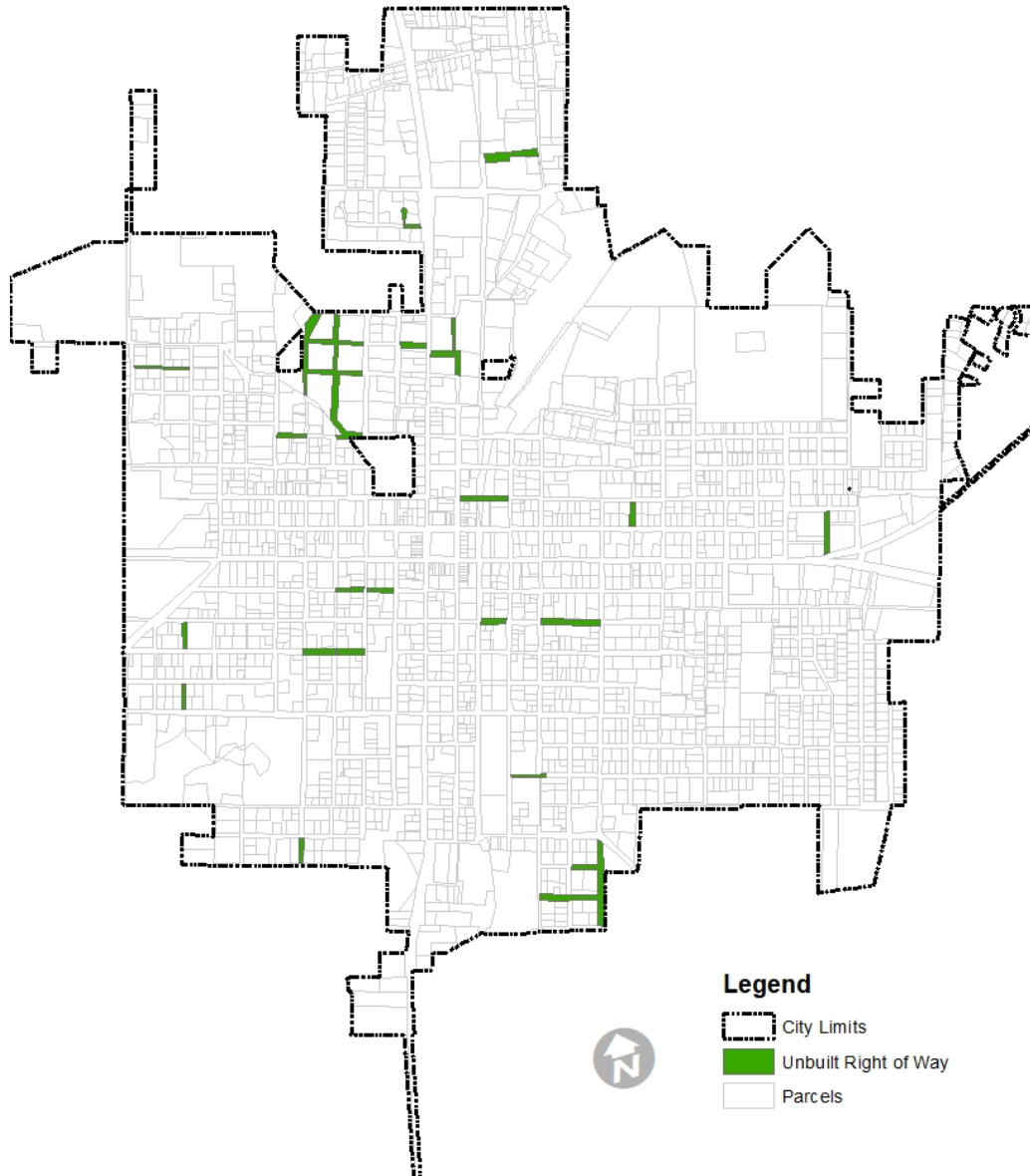
In general, roads should be built to a minimum of 14 feet wide with 25 feet preferred for high-traffic areas, including dense residential neighborhoods. "The wider the better" is often an accepted standard for street width, and subdivision ordinances often reflect that sentiment. However, at and beyond 25 feet, problems related to speeding, on-street parking (which can be a hazard to children in residential areas), heat-island effects, and maintenance of street and drainage systems increase.

Unbuilt Right of Way

Throughout the City, sections of right-of-way were dedicated when the land was platted. However, certain streets were never constructed. There are two common reasons for that: 1) the developments were never completely built out; or, 2) topographic barriers made construction of the streets impractical.

Figure 8D illustrates unbuilt right of way in Hamilton. All unbuilt right-of-way in Hamilton is recommended to be kept for future connectivity and infill development. It was not found that any unbuilt right-of-way in Hamilton should be abandoned at this time.

Figure 8D: Unbuilt ROW



8.2.3 Maintenance Policies

Hamilton budgets about \$200,000 a year on street improvements according to the 2017-18 Budget. In addition to regular street maintenance, keeping drainage infrastructure maintained will be essential to keeping Hamilton's streets in good condition.

Delayed maintenance, substandard materials, and inadequate drainage are factors that decrease the surface life of paved roads. Routine maintenance extends the life of city streets, delays higher cost

improvements, and can save the city money in the long run. *Figure 8E* illustrates how \$1 of preventative maintenance saves (or delays) on average, \$6 to \$10 in rehabilitation or reconstruction, by extending a street's surface life.



Source: Federal Highway Administration www.fhwa.dot.gov/pavement/preservation/ppc0621.cfm

Developers will sometimes attempt to cut construction costs by installing inferior quality materials at sub-standard design in cities that do not have minimum design standards and/or that do not require regular inspection during construction by a licensed engineer. The City should consider developing a public works construction manual and should continue to enforce its subdivision ordinance, which has specific warranty and testing requirements for new street construction. That ensures that new streets and roadside drainage features, which are generally maintained by the city after installation, are of standard quality.

An ideal maintenance schedule addresses road deterioration as it occurs so that roads never fall below “fair” condition. Roads receive annual pot hole and crack sealing, a seal coat every 8-10 years, an overlay every 20 years, and reconstruction every 30 years. Seal coat and overlay repairs extend the life of the road and forestall more expensive maintenance. A delayed maintenance schedule only addresses roads that have fallen into fair or poor condition. Because of surface and road base deterioration, cheaper maintenance options will only have a temporary effect on roads in fair to poor condition.

Using the standards in *Table 8B* and the percentages of asphalt streets maintained by the City of Hamilton, an ideal city-wide road maintenance program would cost approximately \$284,144 per year.

Widening city-maintained streets by only one (1) foot raises the cost of an ideal maintenance program by \$12,916 per year.

Table 8B: City-Wide Street Maintenance Costs

Repair Type	Repair Frequency	\$ per square yard	Ideal Maintenance Schedule (annual price at existing average street width of 17 feet)	Annual extra price per each additional foot of road width*
Seal Coat (asphalt)	10 years (10% per year)	\$2.52	\$125,402	\$5,700
Overlay (asphalt)	20 years (5% per year)	\$6.38	\$158,742	\$7,216
Preventative Maintenance (e.g. pot holes)	Annual, city-wide, as-needed	N/A	\$2,500/Mile	\$2,500/Mile
Total			\$284,144	\$12,916

*Estimate in 2018 dollars using 2018 costs; does not include inflation, cost fluctuation or other variables, and \$/yard estimate is included to facilitate re-calculation using adjusted numbers.

Funding

In addition to the City's 4B Sales Tax, the City could adopt a street maintenance tax. The street maintenance tax would be adopted as an additional increment of 0.25% on top of the City's existing sales tax of 1.5%. The street maintenance tax revenue can only be used for street maintenance and construction.

In 2017, Hamilton's sales tax revenues were approximately \$580,000. Adopting a 0.25% street maintenance tax would generate approximately \$14,500 each year for street maintenance or other economic and community development activities.

8.3 Prioritized Problems

Prioritized Problems

The problems with the City's street system are ranked and listed as follows:

1. Local streets in fair to poor condition are in need of seal coating, overlaying, or gravel regrading/stabilization
2. The City needs to pursue an ongoing maintenance program to limit long-term costs

8.4 Street System Improvement Projects

The following section describes a series of proposed improvements to the existing street system. The improvement projects are presented as phased improvements that are suggested for implementation over the 10-year planning period encompassed by this Comprehensive Plan.

Table 8C: Implementation Plan (Section 8.4) contains the estimated costs for each construction phase of the improvements program. The costs are based on current costs of record for similar projects in the same geographical area of the state. The costs of each type of construction and the linear feet and cubic yards for each street have been included in *Table 8D* to facilitate adjustments to the cost estimates. As with all planning documents, the costs are estimates only, provided to inform city staff and council members on approximate amounts required for city-wide street improvements. Exact prices cannot be known until specific proposals have been created and construction bids have been received.

Street repairs should occur in conjunction with or shortly following line projects in order to avoid duplicate street construction/paving caused by damages from line projects.

The construction phasing reflects an effort to address all City-maintained streets in fair to poor condition by 2028 and to execute an ongoing system of street maintenance for local roads. Construction phases are illustrated on *Map 8B: Proposed Street Improvements 2018-28*.

Phase 1 (2018-2020): Involves City-maintained streets in fair and poor conditions in southeast Hamilton. The repair operations include overlay, seal-coating, and gravel regrade/stabilization.

Phase 2 (2021-2023): Involves City-maintained streets in fair and poor conditions in northeast Hamilton. The repair operations include overlay, seal-coating, and gravel regrade/stabilization.

Phase 3 (2024-2026): Involves City-maintained streets in fair and poor conditions in northwest Hamilton. The repair operations include overlay, seal-coating, and gravel regrade/stabilization.

Phase 4 (2026-2028): Involves City-maintained streets in fair and poor conditions in southwest Hamilton. The repair operations include overlay, seal-coating, and gravel regrade/stabilization.

8.5 Implementation Plan

The following table outlines a specific set of actions and improvement projects to achieve a functional street system that improves the quality of life in Hamilton. The estimated costs for the actions and improvement projects are as follows:

Table 8C: Street Improvement Plan Projects, 2018 - 2028

Goals and Objectives	Activity Year(s)				Lead Organization	Cost Estimate	Funding Sources*
	2018-2020	2021-2023	2024-2026	2026-2028			
Goal 8.1 <i>A safe, well-maintained and functional community street system</i>							
By 2019, establish a system for maintaining street system on an overlapping, rotating basis by following a program of chip seal coating, overlay, and reclamation projects to keep paved surfaces in good condition.	X				City	N/A	N/A
Phase 1: Repair City-maintained streets in fair and poor conditions in southeast Hamilton. The repair operations include overlay, seal-coating, and gravel regrade/stabilization.	X				City	\$648,951	GEN
Phase 2: Repair City-maintained streets in fair and poor conditions in northeast Hamilton. The repair operations include overlay, seal-coating, and gravel regrade/stabilization.		X			City	\$401,586	GEN
Phase 3: Repair City-maintained streets in fair and poor conditions in northwest Hamilton. The repair operations include overlay, seal-coating, and gravel regrade/stabilization.			X		City	\$423,271	GEN
Phase 4: Repair City-maintained streets in fair and poor conditions in southwest Hamilton. The repair operations include overlay, seal-coating, and gravel regrade/stabilization.				X	City	\$226,824	GEN

Implement drainage projects in <i>Chapter 7: Storm Drainage System Study</i> to prevent ponding of water on roadways.	X	X	X	X	City	\$600,000 (total all projects)	City, TxDOT
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Source of Funds: City of Hamilton General Fund (GEN), including funds from any new tax. Some street segments may require associated curb and gutter construction. Those prices are not included in the costs on this table.*

Table 8D: Hamilton Street Improvements by Construction Phase

Phase	Street	From	To	Condition	Material	Square Yards	Cost
2018-2020							
Phase 1	3RD ST	Reagan	Dempster	Poor	Asphalt	580	\$3,697.92
Phase 1	BARKLEY DR	Kee	S. to end	Fair	Asphalt	3217	\$8,106.84
Phase 1	BARKLEY DR	Kee	Hill	Poor	Asphalt	2246	\$14,329.48
Phase 1	E BAKER ST	Rice	Reagan	Fair	Asphalt	3685	\$9,286.20
Phase 1	E COKE ST	Wieser	Williams	Fair	Asphalt	7433	\$18,731.16
Phase 1	E COKE ST	Manning	Wieser	Poor	Asphalt	2755	\$17,576.90
Phase 1	E COKE ST	Williams	TX 36	Poor	Gravel	486	\$8,084.91
Phase 1	E CREWS ST	Pecan	Loyd	Fair	Asphalt	2056	\$5,181.12
Phase 1	E CREWS ST	Rice	Hall	Poor	Asphalt	2008	\$12,811.04
Phase 1	E GROGAN ST	Rice	Bouldin	Poor	Asphalt	3248	\$20,722.24
Phase 1	E HILL ST	Dempster	Jones	Fair	Asphalt	5056	\$12,741.12
Phase 1	E HILL ST	Bell	Barkley	Poor	Asphalt	4075	\$25,998.50
Phase 1	E HILL ST	Reagan	Dempster	Poor	Gravel	535	\$8,910.41
Phase 1	E LESLIE ST	Rice	Wieser	Fair	Asphalt	8221	\$20,716.92
Phase 1	E PIERSON ST	Pecan	E. of Wieser	Fair	Asphalt	7213	\$18,176.76
Phase 1	E PIERSON ST	Rice	Pecan	Poor	Asphalt	2453	\$15,650.14
Phase 1	E STANDIFER ST	Bell	Hall	Fair	Asphalt	4247	\$10,702.44
Phase 1	E STANDIFER ST	Hall	Bouldin	Poor	Asphalt	1446	\$9,225.48
Phase 1	E WHITE ST	Rice	Barkley	Fair	Asphalt	2458	\$6,194.16
Phase 1	E WHITE ST	Pecan	Hall	Poor	Asphalt	2992	\$19,088.96
Phase 1	EDISON RD	Reagan	FM 932	Poor	Gravel	1235	\$20,550.40
Phase 1	ELM ST	Williams	Jones	Poor	Gravel	532	\$8,851.43
Phase 1	ISLAND AVE	Kee	Oak Ridge	Poor	Asphalt	676	\$17,820.50
Phase 1	KEE DR	Nancy Ann	Island	Fair	Asphalt	501	\$1,261.48

Phase 1	KEE DR	Nancy Ann	W. of Nancy Ann	Poor	Asphalt	870	\$5,549.35
Phase 1	LAURA ST	Meadowlark	Barkley	Poor	Asphalt	1894	\$12,083.72
Phase 1	MEADOWLARK ST	Hill	Laura	Fair	Asphalt	1937	\$4,880.44
Phase 1	MEADOWLARK ST	Hill	S. to City Limits	Poor	Asphalt	2172	\$13,857.36
Phase 1	NANCY ANN ST	Hill	Coke	Fair	Asphalt	5071	\$12,778.92
Phase 1	NANCY ANN ST	Hill	S. to City Limits	Poor	Asphalt	2077	\$13,251.26
Phase 1	NEWMAN AVE	Hill	N. of Hill	Poor	Asphalt	448	\$2,856.84
Phase 1	OAK RIDGE	Nancy Ann	Sherry Lee	Fair	Asphalt	1132	\$2,852.64
Phase 1	OAK RIDGE	Nancy Ann	W. of Nancy Ann	Poor	Asphalt	803	\$5,121.81
Phase 1	S BELL ST	Baker	Main	Fair	Asphalt	10286	\$25,920.72
Phase 1	S BOULDIN ST	Grogan	Coke	Fair	Asphalt	5120	\$12,902.40
Phase 1	S BROWN ST	Coke	Main	Poor	Asphalt	1702	\$44,898.76
Phase 1	S DEMPSTER AVE	Edison	White	Fair	Asphalt	819	\$2,063.14
Phase 1	S DEMPSTER AVE	Baker	S. of 3rd	Poor	Asphalt	983	\$6,271.54
Phase 1	S HALL ST	White	Standilfer	Fair	Asphalt	1204	\$3,034.08
Phase 1	S HALL ST	Crews	S. of White	Poor	Asphalt	1101	\$7,024.38
Phase 1	S JONES	Hill	N. to City Limits	Fair	Asphalt	1260	\$3,174.07
Phase 1	S JONES	Elm	Hill	Fair	Gravel	1161	\$19,311.31
Phase 1	S LOYD ST	Baker	Main	Fair	Asphalt	5759	\$14,512.68
Phase 1	S LOYD ST	Pierson	Coke	Poor	Asphalt	987	\$6,299.86
Phase 1	S MANNING ST	Grogan	White	Fair	Asphalt	496	\$1,250.92
Phase 1	S MANNING ST	Coke	Main	Poor	Asphalt	2099	\$13,391.62
Phase 1	S MANNING ST	Pierson	Coke	Fair	Gravel	556	\$9,243.82
Phase 1	S PECAN ST	Baker	Main	Fair	Asphalt	7603	\$19,159.56
Phase 1	S RAILROAD AVE	Baker	Main	Fair	Asphalt	10588	\$26,681.76
Phase 1	S REAGAN ST	3rd	Baker	Fair	Asphalt	588	\$1,482.15
Phase 1	S REAGAN ST	Edison	Standilfer	Poor	Asphalt	2152	\$13,729.76
Phase 1	S WIESER ST	S. of Pierson	Main	Fair	Asphalt	3461	\$8,721.72
Phase 1	S WILLIAMS ST	Elm	Coke	Fair	Asphalt	7017	\$17,682.84
Phase 1	SHERRY LEE DR	Kee	Oak Ridge	Fair	Asphalt	1804	\$4,544.93

Subtotal						152,501	\$648,950.86
Phase	Street	From	To	Condition	Material	Square Yards	Cost
2021-2023							
Phase 2	DURHAM	Boynton	Gentry	Fair	Asphalt	745	\$1,878.15
Phase 2	E BOYNTON ST	W of Pecan	Durham	Fair	Asphalt	2,316	\$5,835.24
Phase 2	E BOYNTON ST	Bell	E of Bell	Poor	Asphalt	882	\$5,625.61
Phase 2	E FRANCIS MARION DR	Rice	E of Railroad	Poor	Asphalt	1,967	\$12,549.46
Phase 2	E GENTRY ST	Bell	Nicholson	Fair	Asphalt	12,688	\$31,973.76
Phase 2	E GENTRY ST	Rice	Bell	Poor	Asphalt	942	\$6,007.13
Phase 2	E HENRY ST	Railroad	Park Hill	Fair	Asphalt	9,577	\$24,134.04
Phase 2	E HOARD ST	Rice	Blansit	Fair	Asphalt	1,641	\$4,134.70
Phase 2	E LITTLE ST	Rice	E of McDurmitt	Poor	Asphalt	3,077	\$19,631.26
Phase 2	E ROSS ST	Rice	Johnson	Fair	Asphalt	10,518	\$26,505.36
Phase 2	E SNELL ST	Rice	Bell	Fair	Asphalt	701	\$1,767.14
Phase 2	E WHITNEY ST	Hall	Brown	Fair	Asphalt	1,814	\$4,571.28
Phase 2	E WHITNEY ST	Rice	Ilanthe	Poor	Asphalt	1,592	\$41,996.96
Phase 2	E WHITNEY ST	Bell	Railroad	Poor	Gravel	650	\$10,813.05
Phase 2	ILANTHE	Whitney	Gentry	Poor	Asphalt	459	\$2,929.50
Phase 2	JOHNSON	SH 22	Boynton	Fair	Asphalt	2,265	\$5,707.80
Phase 2	N BELL ST	Main	Whitney	Fair	Asphalt	1,772	\$4,465.44
Phase 2	N BELL ST	Whitney	Snell	Poor	Asphalt	592	\$3,775.03
Phase 2	N BLANSIT AVE (OLD HAMILTON-HICO RD)	Little	McCaleb	Fair	Asphalt	3,838	\$9,671.76
Phase 2	N BOULDIN ST	Main	Gentry	Fair	Asphalt	3,533	\$8,903.16
Phase 2	N BROWN ST	Gentry	Whitney	Fair	Asphalt	856	\$2,156.60
Phase 2	N HALL ST	Gentry	Whitney	Fair	Asphalt	732	\$1,843.59
Phase 2	N HALL ST	Main	Henry	Poor	Asphalt	718	\$4,582.22
Phase 2	N LOYD ST	Main	Ross	Fair	Asphalt	1,262	\$3,180.24

Phase 2	N MANNING ST	Main	Whitney	Fair	Asphalt	3,837	\$9,669.24
Phase 2	N MCDURMITT ST	McCaleb	N to City Limits	Poor	Asphalt	4,165	\$26,572.70
Phase 2	N PARK HILL DR	Main	Henry	Fair	Asphalt	1,118	\$2,816.18
Phase 2	N PARK HILL DR	Henry	Gentry	Poor	Asphalt	3,108	\$19,829.04
Phase 2	N PECAN ST	Main	Ross	Fair	Asphalt	1,932	\$4,868.64
Phase 2	N PECAN ST	Ross	Gentry	Poor	Asphalt	1,270	\$8,102.60
Phase 2	N RAILROAD AVE	Main	Henry	Fair	Asphalt	1,221	\$3,077.84
Phase 2	N RAILROAD AVE	Francis Marion	McCaleb	Fair	Gravel	2,561	\$42,609.46
Phase 2	N REAGAN ST	Main	Gentry	Fair	Asphalt	2,548	\$6,420.96
Phase 2	N REAGAN ST	Gentry	Whitney	Poor	Asphalt	473	\$3,019.64
Phase 2	N WIESER ST	Main	Henry	Fair	Asphalt	1,143	\$2,881.07
Phase 2	N WIESER ST	Henry	Gentry	Poor	Asphalt	3,058	\$19,510.04
Phase 2	OLD STOCKYARD RD	Francis Marion	McCaleb	Fair	Asphalt	3,004	\$7,569.76
Subtotal						94,573	\$401,585.64

Phase	Street	From	To	Condition	Material	Square Yards	Cost
2024-2026							
Phase 3	HERCULES ST	Whitney	S of Park	Fair	Asphalt	483	\$1,218.35
Phase 3	HERCULES ST	S of Park	Park	Poor	Asphalt	377	\$2,407.69
Phase 3	HERCULES ST	Gentry	N of Park	Poor	Gravel	843	\$14,027.52
Phase 3	HILLTOP ST	Smith	Live Oak	Fair	Gravel	591	\$1,488.09
Phase 3	LIVE OAK LN	McCaleb	Shady Oaks	Fair	Asphalt	1,158	\$2,919.10
Phase 3	LIVE OAK LN	Whitney	Stonewall Jackson	Poor	Asphalt	1,088	\$6,941.44
Phase 3	LIVE OAK LN	Stonewall Jackson	Francis Marion	Poor	Gravel	500	\$8,323.54
Phase 3	MARY NELSON ST	Gentry	Park	Fair	Asphalt	1,431	\$3,606.12
Phase 3	MARY NELSON ST	Boynton	Gentry	Poor	Asphalt	754	\$4,809.59
Phase 3	N ALAMO ST	Park	McCaleb	Fair	Asphalt	3,910	\$9,852.76
Phase 3	N ALAMO ST	Whitney	Park	Poor	Asphalt	736	\$4,695.68
Phase 3	N CAGE ST	Main	Snell	Fair	Asphalt	5,118	\$12,897.36

Phase 3	N COLLEGE ST	Main	Henry	Fair	Asphalt	960	\$2,418.33
Phase 3	N HOWARD ST	Main	Whitney	Fair	Asphalt	3,224	\$8,124.48
Phase 3	N HOWARD ST	Whitney	Park	Poor	Gravel	863	\$14,360.32
Phase 3	N LEMMONS ST	Snell	N of Park	Fair	Gravel	2,046	\$34,045.44
Phase 3	N PIPES AVE	McCaleb	James	Fair	Asphalt	1,777	\$4,477.39
Phase 3	N PRICE ST	Main	Gentry	Fair	Asphalt	2,642	\$6,657.84
Phase 3	N PRICE ST	Gentry	N of Gentry	Poor	Asphalt	451	\$2,879.22
Phase 3	N STIDHAM ST	Main	Boynton	Fair	Asphalt	2,201	\$5,546.52
Phase 3	N STIDHAM ST	Boynton	Gentry	Poor	Asphalt	473	\$3,016.16
Phase 3	N TAYLOR ST	Main	Ross	Fair	Asphalt	1,698	\$4,278.96
Phase 3	N THOMPSON AVE	McCaleb	James	Fair	Asphalt	2,282	\$5,751.84
Phase 3	N THOMPSON AVE	James	Little	Poor	Gravel	478	\$7,949.66
Phase 3	PARK RD	Alamo	W of Alamo	Fair	Asphalt	173	\$436.31
Phase 3	PARK RD	W of Alamo	W to City Limits	Poor	Asphalt	673	\$4,292.89
Phase 3	PARK RD	Lemmons	Howard	Poor	Gravel	874	\$14,543.36
Phase 3	SHADY OAKS	W of Live Oak	E of Live Oak	Fair	Asphalt	2,071	\$5,218.92
Phase 3	SMITH LN	Gentry	Francis Marion	Fair	Gravel	2,864	\$47,656.96
Phase 3	STONEWALL JACKSON ST	Smith	Live Oak	Fair	Gravel	585	\$9,735.61
Phase 3	VERNON AVE	James	Little	Fair	Asphalt	667	\$1,682.08
Phase 3	W BOYNTON ST	Price	Mary Nelson	Fair	Asphalt	1,654	\$4,168.08
Phase 3	W BOYNTON ST	Stidham	Price	Poor	Asphalt	841	\$5,365.58
Phase 3	W BOYNTON ST	Mary Nelson	W of Mary Nelson	Poor	Gravel	1,305	\$21,715.20
Phase 3	W FRANCIS MARION DR	Rice	Smith	Poor	Asphalt	1,582	\$10,093.16
Phase 3	W FRANCIS MARION DR	Smith	W of Smith	Fair	Gravel	961	\$15,995.33
Phase 3	W GENTRY ST	Rice	Hercules	Poor	Asphalt	3,516	\$22,432.08
Phase 3	W GENTRY ST	Howard	Cage	Fair	Gravel	854	\$14,210.56
Phase 3	W HENRY ST	College	Cage	Fair	Asphalt	4,500	\$11,340.00
Phase 3	W JAMES ST	Rice	W to City Limits	Fair	Asphalt	1,828	\$4,606.56
Phase 3	W LITTLE ST	Vernon	W to City Limits	Fair	Asphalt	611	\$1,539.99
Phase 3	W LITTLE ST	Rice	Thompson	Poor	Gravel	630	\$10,484.02
Phase 3	W MCCALED LN	Rice	W to City Limits	Fair	Asphalt	3,193	\$8,046.36
Phase 3	W ROSS ST	Rice	Taylor	Fair	Asphalt	1,023	\$2,577.11

Phase 3	W SNELL ST	Howard	Lemmons	Poor	Asphalt	492	\$3,139.21
Phase 3	W SNELL ST	Cage	Mary Nelson	Fair	Gravel	770	\$12,820.85
Phase 3	W WHITNEY ST	Howard	Hercules	Fair	Asphalt	2,229	\$5,617.08
Phase 3	W WHITNEY ST	Hercules	Alamo	Poor	Asphalt	2,011	\$12,830.18
Subtotal						71,992	\$423,240.89

Phase	Street	From	To	Condition	Material	Square Yards	Cost
2026-2028							
Phase 4	3RD ST	Howard	Shive	Fair	Gravel	395	\$6,564.60
Phase 4	HERCULES ST	Standifer	FM 218	Fair	Asphalt	1,835	\$4,624.20
Phase 4	S ALAMO ST	Crews	FM 218	Poor	Asphalt	758	\$4,835.44
Phase 4	S CAGE ST	Crews	Coke	Poor	Gravel	1,106	\$18,403.84
Phase 4	S COLLEGE ST	Pierson	Main	Fair	Asphalt	2,961	\$7,461.72
Phase 4	S HOWARD ST	Standifer	Main	Fair	Asphalt	3,575	\$9,009.00
Phase 4	S HOWARD ST	Baker	3rd	Fair	Gravel	531	\$8,836.64
Phase 4	S PRICE ST	Baker	Main	Fair	Asphalt	7,713	\$19,436.76
Phase 4	S STIDHAM ST	Baker	Main	Fair	Asphalt	8,424	\$21,228.48
Phase 4	S TAYLOR ST	Standifer	Main	Fair	Asphalt	5,993	\$15,102.36
Phase 4	SHIVE RD	3rd	Grogan	Fair	Asphalt	1,369	\$3,449.88
Phase 4	W BAKER ST	Taylor	Shive	Fair	Asphalt	2,836	\$7,146.72
Phase 4	W BAKER ST	Shive	W of Shive	Fair	Gravel	302	\$5,019.90
Phase 4	W COKE ST	Rice	Hercules	Fair	Asphalt	3,181	\$8,016.12
Phase 4	W COKE ST	Taylor	Howard	Poor	Asphalt	1,647	\$10,507.86
Phase 4	W COKE ST	FM 218	W to City Limits	Fair	Gravel	700	\$11,653.19
Phase 4	W CREWS ST	Rice	Alamo	Fair	Asphalt	1,610	\$4,057.20
Phase 4	W CREWS ST	Howard	Hercules	Poor	Asphalt	1,875	\$11,962.50
Phase 4	W CREWS ST	Stidham	Price	Poor	Gravel	571	\$9,505.89
Phase 4	W GROGAN ST	Taylor	Shive	Fair	Asphalt	3,466	\$8,734.32
Phase 4	W LESLIE ST	Stidham	FM 218	Fair	Asphalt	2,427	\$6,116.04
Phase 4	W LESLIE ST	Price	Howard	Poor	Asphalt	1,169	\$7,458.22
Phase 4	W PIERSON ST	Price	FM 218	Fair	Asphalt	3,483	\$8,777.16
Phase 4	W PIERSON ST	Rice	College	Poor	Asphalt	942	\$6,007.26
Phase 4	W STANDIFER ST	Stidham	Price	Fair	Asphalt	1,154	\$2,908.94
Subtotal						60,023	\$226,824.24
Total						379,089	\$1,700,601.62

9 ECONOMIC DEVELOPMENT STUDY

Economic development in rural America is any activity that makes the choice to remain in a community easier and more satisfying. Job opportunities are an obvious example, but this list also includes availability of decent affordable housing, quality education, an attractive, safe, and clean environment (natural and manmade), a comfortable social atmosphere, recreational and entertainment options, convenient shopping, adequate health care, a competitive and fair tax structure, responsive local government, transparent government regulations, and high-quality infrastructure (water, sewer, streets, drainage, telecommunications, etc.).

9.1 Highlights

Hamilton has tools to have a healthy economy. Many residents are able to find work in Hamilton, despite its rural location. It is located at the intersection of two major highways, S.H. 36 and U.S. 281, making it accessible to large metropolitan areas. It has active community groups such as Helping Hands and Keep Hamilton Beautiful who work to improve the quality of life in Hamilton. Continued volunteer and financial support will be needed to preserve and enhance key community resources such as City's parks and downtown area. The City has begun to establish a "brand" and continued development of this brand and collaboration with regional entities will strengthen its regional presence.

Hamilton's residents have not turned a blind eye to either the City's weaknesses or its strengths. A strong city staff and many volunteer organizations are in place to capitalize on the City's strengths and work on local challenges described in this study.

9.2 Context: History, Location, & Community Input

Historic Development & Community Character

The area of Hamilton was settled around 1855 as an agricultural community. It became the county seat of Hamilton County when the county was formed by the Texas Legislature in 1858. Railroad service arrived around 1907 and stimulated the cotton economy in the region. The city was incorporated in 1911

In 2018, Hamilton remains a regional market center for surrounding cities in the county. Its central Texas location makes it dependent on several major highways that link it to the markets of San Antonio, Austin, Waco, and Fort Worth. The City's location at the intersection of S.H. 36 and U.S. Hwy 281 provides direct links to Abilene, San Antonio and Fort Worth.

Previous Studies

Central Texas Council of Governments Economic Development District: Comprehensive Economic Development Strategies 2017-2021 (CEDS): Hamilton is part of the Central Texas Council of Governments (CTCOG)³⁵, which also serves as an Economic Development District that promotes economic growth within the CTCOG region. The Central Texas Economic Development District, known as the Development District of Central Texas (DDCT) was formed in 2002 to respond to various economic challenges in the region. The DDCT is an advocate for the region and supports the efforts of individual EDCs in Central Texas. The plan draws census information on establishments, employment, and wages using American Community Survey data from the U.S. Census. Employment, establishment, and wages for Hamilton County and other counties in the region are examined and a SWOT analysis (Strengths, Weaknesses, Opportunities, and Threats) is performed for the region.

Top economic goals outlined in the CEDS' Action Plan for 2017-2021 include:

- I. Conduct grant search for funding that might enhance the access to natural resources and healthcare accessibility. Communicate funding opportunities to CTCOG members.
- II. Pursue support for increased regional broadband service in households through education, task forces, and outreach to elected officials.
- III. Partner with workforce, communities and others to build awareness of the military skills available for employers to assist in retaining soldiers in the region.
- IV. Continuation of the regional Leadership classes offered each year incorporating improvements as appropriate.
- V. Build communication systems whereby students and teachers in public schools will know what the expectations will be when entering college, such as organizing mentorship programs, round table discussions, etc.
- VI. The DDCT will meet in conjunction with the Homeland Security Division of CTCOG to discuss the Hazard Mitigation Plan and find ways to provide community assistance and become familiar with how the Mitigation Plan will work.
- VII. Explore the need for GIS systems that link with municipal or economic development organizations and other business establishment databases to track development sites in areas of the region that are lacking in that resource.
- VIII. Participate in the establishment of coordinated leadership plan for disaster recovery to include a plan for short, intermediate, or long-term recovery needs.

³⁵ Central Texas Council of Governments includes the following counties: Bell, Coryell, Hamilton, Lampasas, Milam, Mills, and San Saba.

- IX. A Rural Business Retention and Expansion Task Force is set in place to explore ways to expand and/or retain businesses in the region.

Hamilton EDC 3-year Strategic Plan 2017:

Goal #1: Downtown Development

To revitalize Hamilton's historic downtown into a thriving district.

1. Determine needed infrastructure and create plans for installation
 - a. Streets: create brick crosswalks
 - b. Sidewalks: Safe walkability and ADA-compliant
 - c. Trees & flowers: rainwater collection, solar lighting, more greenery and color
 - d. Maintain relationship with TxDOT
 - e. Research grants for sidewalks
2. Encourage proper signage throughout downtown
 - a. Establish wayfinding/directional signage
 - b. Research grants for funding
3. Secure charrette for Downtown that results in a professional design rendering
 - a. Research costs and/or get quotes
 - b. Annually put funding in budget for items in this plan
 - c. Take fieldtrips to San Saba, Sherman, & McKinney to meet with Downtown officials
 - d. Hire someone to create a map of Hamilton's Downtown District
4. Create a new parking plan for downtown
 - a. New striping for parking places
 - b. Plant trees and flowers along parking areas
 - c. Work with City to ensure covered trash bins in downtown
5. Lighting
 - a. Black lighting poles

- b. Solar
 - c. Ensure that initiatives in downtown create a charming effect
 - d. Dimming capabilities
6. Community Foundation
- a. Research pros and cons to establishing one
 - b. If moving forward, hire attorney to help establish one

Goal #2: Business Retention & Expansion

To build and foster relationships with existing businesses that result in retention and expansion

1. To conduct existing business visits
 - a. Formulate a new Business & Expansion Program that includes topics to be discussed during industry visits.
 - b. We will identify 12 businesses to visit in 2017-2018
 - c. Visits will consist of 2-on-1 (two EDC representatives to one industry leader.) Board members will identify a visit they would like to participate in.
 - d. Prior to visits, board members will have access to BRE Training that will consist of topics such as:
 - i. Mechanics of BRE Plan
 - ii. Roles and responsibilities
 - iii. Interview tips
 - iv. Confidentiality
 - v. A pre-meeting review of topics to be discussed
 - vi. Tips on asking "How can we help you succeed?"
 - vii. Recording and reporting results
 - e. Analyze data and create monthly report for board regarding visit information
 - f. Identify ways to market the BRE program and Hamilton existing businesses:
 - i. Create an annual Hamilton (or regional) existing industry newsletter

- ii. Google information on Hamilton's top 10 industries
 - iii. Write article
 - iv. Visit management to review article
 - v. Request quotes
 - vi. Publish in newspaper, Facebook, and other distribution channels
 - vii. Social media outlets
 - viii. Email blasts
 - ix. Highlight a business of the month each month to show recognition for existing industries
 - x. Business showcases
 - xi. Local media outlets
- 2. To host industry events that promote business retention efforts
 - a. Host annual Business Appreciation Luncheon or Breakfast
 - b. Host a Business/Workforce Resource Fair
- 3. To provide support to local existing businesses
 - a. Educate more businesses about the benefits of working with various workforce development resources such as the Small Business Development Center (SBDC), Workforce Solutions, SCORE, etc.
 - i. Distribute educational marketing material to typical small business service providers in Hamilton such as attorneys, certified public accountants, financial institutions, and financial advisors.
 - ii. Social media exposure/training workshops for existing businesses
 - b. Create and distribute welcome packages and list of area resources for new businesses (partner with Chamber?). Ask for certificate of occupancy list from the permit office each month.
 - c. Provide social media exposure/showcase to existing businesses on a routine and requested basis.
 - d. Identify wholesale Buy Local gap opportunities with local businesses
 - i. Secure an ESRI or EMSI wholesale gap analysis

- ii. Matchmaking B2B to lower cost/more convenient options
- iii. Workforce Solutions data
- iv. BRE visit questions, such as “What supplies does the hospital buy?” ISD?

Goal #3: Community Development

To improve the quality of life in Hamilton

1. Workforce/Education

- a. Identify Baby Boomers retiring in the area, i.e., dentists
- b. Create a Career Fair
 - i. Talk to Bastrop EDC to learn their award-winning process
 - ii. Explore potential partners
 - iii. Market to existing industries as a solution to their succession planning challenges
 - iv. Market to students as exploring what their options are and why considering a trade could lead to a rewarding career.
- c. Partner with the Hamilton ISD to identify opportunities to bridge the workforce gap between education and employers

2. Beautification

- a. Contact Keep Texas Beautiful to create a Keep Hamilton Beautiful Program
- b. Contact Master Gardeners in the area to see how they can help
- c. Organize and host a Clean-Up Day
 - i. Market it with an economic development message for residents
 - ii. Heavy promotion for participation
- d. Explore the creation of a Community Garden
- e. Encourage the tearing down of old nursing home property
- f. Research the purchase of properties to modify into parking lots, restrooms, water features or for purposeful resale

3. Establish written guidelines for signage, awnings, and façade grant program

- a. Write guidelines to improve aesthetics
 - b. Determine color scheme for branding
 - c. Establish payment schedules
 - d. Create line item in budget
 - e. Create grant application
 - f. Share with building and property owners
 - g. Revise Hamilton's ordinances (look at other towns)
 - h. Establish wayfinding/directional signage
 - i. Research grants for funding
4. Housing
- a. Pursue opportunities to partner with others for housing, including a possible Community Foundation
 - b. Contact Habitat for Humanity to explore options for Hamilton housing

Goal #4: Tourism

To become a premier Hill Country tourism destination

1. Research and replicate what some other Hill Country communities have done to attract tourists, i.e. Hico, Fredericksburg, Brady, Comfort, San Saba, Marble Falls
 - a. Answer the question: What do we do here that people would come see/do?
 - b. Take a 281-Road Trip Day to take notes on what tourists are already enjoying along route
 - c. Create something complementary to what tourists are already doing along 281
 - d. Research feasibility of becoming a Main Street Designated City
 - e. Create a plan to capture tourism tour busses
 - f. Establish a Historical Home District tour
 - g. Create two Selfie Stations with great backgrounds for photos
 - i. One at Circle T
 - ii. One in downtown

- h. Leverage Ann Whitney Day
 - i. Pipe music throughout downtown
 - j. Leverage the RV visitors to shop downtown
- 2. Leverage Circle T
 - a. Purposefully schedule events during key roping weekends
 - b. Partner with downtown businesses to increase awareness and create experiences
 - c. Establish a Shuttle from Circle T to downtown
 - d. Market downtown to roping visitors
 - e. Fair Park RV spots
 - f. Contact Livestock Association
 - g. Survey Circle T visitors to determine what they would like to do most while in town
- 3. Partner with area wineries
 - a. Learn everything about the various Wine Tours
 - b. Visit the "Way Out Wineries" organizers to seek opportunities to work together
 - c. Partner with the owners of the old BoxCar restaurant to explore options
- 4. Farm-to-Table Community Event
 - a. Research how other communities create successful outdoor dining events
 - b. Research "Outstanding in the Field" events
 - c. Create a "Table on Main" Dinner event
- 5. Partner with the Museum and Library to create a History tourism draw
- 6. Leverage hunting and fishing tourists and spouses to explore Hamilton while here
- 7. Subscribe to Small Business Saturday (American Express) and use their materials to promote shopping local.
- 8. Explore becoming a Film Friendly Community to attract film industry projects

Goal #5: Business Development/Marketing

To successfully market the Hamilton area for business development

1. Business Recruitment

- a. Collateral materials
- b. Develop an economic development incentive policy
- c. Identify target industries and target prospects
- d. Create a list of all available buildings and sites
- e. Identify site selection consultants and industry site selection professionals
- f. Attend "Meet the Consultants" events to begin building relationships
- g. Texas Economic Development Council
- h. Southern Economic Development Council
- i. Explore regional marketing opportunities
 - i. Texas One
 - ii. Team Texas
 - iii. Grand Central Texas
- j. Make efforts to build a stronger relationship with Workforce Solutions
- k. Secure relevant workforce information from Workforce Solutions
- l. Make efforts to network with other Economic Development professionals and developers
- m. Explore IAMC membership
- n. Add 3 feet to airport runway to qualify for financial incentives

2. Entrepreneurial Development

- a. Collateral materials
- b. Create selection criteria and award guidelines for start-up incentive grants
- c. Create a "Startup Texas"-like support team approach and checklist. Talk to SBDC & SCORE.
- d. Develop resources for entrepreneurial advice
 - i. Research and fully describe all revolving loan fund options
 - ii. Branding advice

3. Telling our story

- a. Business-friendly
- b. Small town charm
- c. No impact fees here
- d. Resurrect the Genealogical Library
- e. Team Roping Capital of Texas
- f. Most ranchland in region
- g. Historical background
- h. Billy the Kid
- i. Tell the Ann Whitney story
- j. Showcase airport and Glider Club story
- k. Promote hunting and fishing lifestyle

4. Social Media

- a. Create, populate, and effectively manage an Instagram account
- b. Host a photowalk on Instagram
- c. Utilize Instagram Stories
- d. Use hashtags: #hamiltontexas & #visithamiltontx
- e. Geotagging
- f. Create tips packet for local business to maximize TripAdvisor/Yelp/Google
- g. Promote a local selfie station
- h. Facebook Page:
 - i. Start posting on Facebook
 - ii. Start using Facebook Live for showcasing businesses & events

5. Website

- a. Complete design and content rebuild and rebrand
- b. New visual design

- c. New content
- d. Evaluate proposal for new web developer

Goal #6: Organizational Structure

To maximize the effectiveness of the Hamilton EDC by continually improving organizational management

1. Review and update by-laws
2. Establish a policy and procedures manual
3. Create a budget that reflects the Strategic Plan
4. Establish program guidelines for available grant programs

Community Input

A detailed discussion of community input during the planning process is located in *Chapter 1: Community Goals and Objectives*. The particular concerns expressed by residents that relate to economic development and guide the discussion below are:

Achieve/Preserve	Avoid/Eliminate
■ More employment opportunities ■ Stimulate entrepreneurial development in the community ■ Retail and service industries that would cater to residents as well as visitors/tourists to the area	■ Dilapidated single-family stick frame and manufactured homes ■ Junk/nuisance yards ■ Vandalism in City parks

9.3 Condition & Forecast

The following data includes both local and regional economic information because Hamilton's local workforce and economy are closely connected to the larger region. Some data is not available at the local level and in those cases Hamilton County is used for comparison.

9.3.1 Largest Industries in Hamilton & Hamilton County

Tables 9A and 9B and Charts 9A - 9C list establishment, taxable sales, and employment data. The tables show that:

- The largest number of establishments in Hamilton is in the retail trade industry, followed by manufacturing. For a more detailed breakdown of industries in Hamilton, see *Appendix 9A.1*.

Table 9A: Hamilton and County Establishments

Industry	# Establishments City	# Establishments County	City as % of County
Agriculture Operations	3	16	19%
Mining	0	0	0%
Utilities	3	4	75%
Construction	14	23	61%
Manufacturing	27	40	68%
Wholesale Trade	9	12	75%
Retail Trade	90	176	51%
Transportation	1	1	100%
Information	5	7	71%
Finance and Insurance	1	1	100%
Real Estate and Rental and Leasing	1	2	50%
Professional, Scientific, and Technical Services	8	17	47%
Management of Companies and Enterprises	1	1	100%
Administrative and Support and Waste Management and Remediation Services	7	10	70%
Educational Services	2	3	67%
Health Care and Social Assistance	3	3	100%
Arts, Entertainment, and Recreation	4	9	44%
Accommodation and Food Services	18	39	46%
Other Services (except Public Administration)	16	26	62%
Public Administration	2	3	67%
Unclassified	0	0	0%
TOTAL	215	393	55%

Source: Texas State Comptroller (open records request 2018).

- According to the Texas Workforce Commission, wages in Hamilton County in 2016 are highest in the Administrative and Waste Services, Wholesale Trade, Professional and Technical Services, and Construction industries. Hamilton County wages in the retail industry, largest industry in the City, averaged \$498.

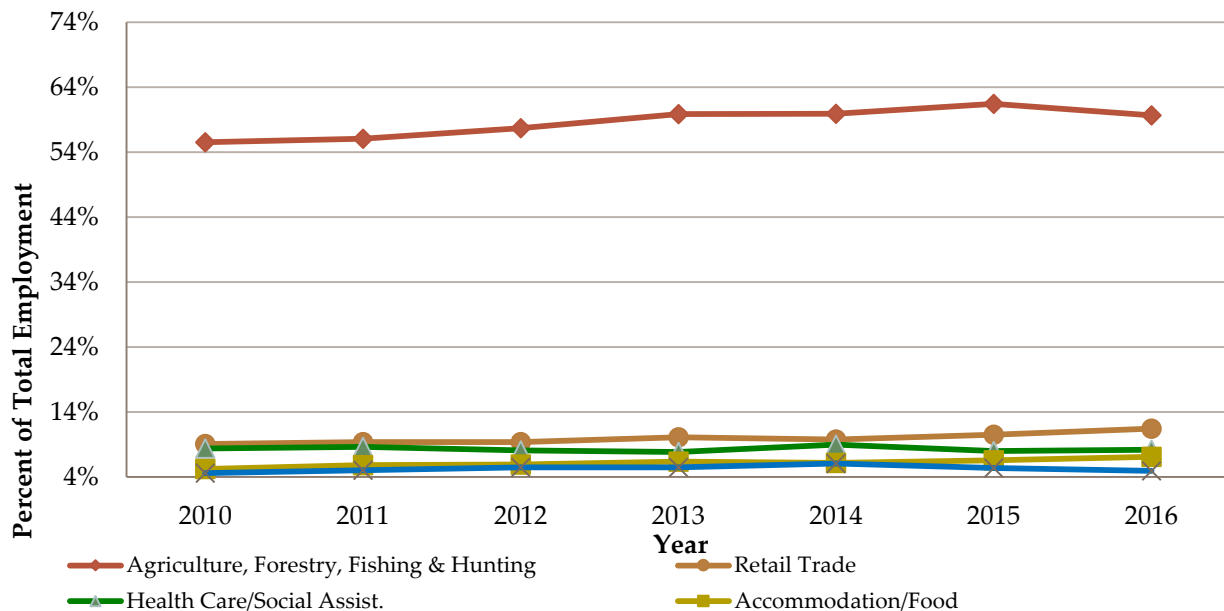
Table 9B: Highest Weekly Wages by Industry, Hamilton County

Industry	Average Weekly Wage
Administrative and Waste Services	\$1,094
Wholesale Trade	\$1,012
Professional and Technical Services	\$1,012
Construction	\$985

Source: Texas Workforce Commission, Tracer quarterly employment and wages

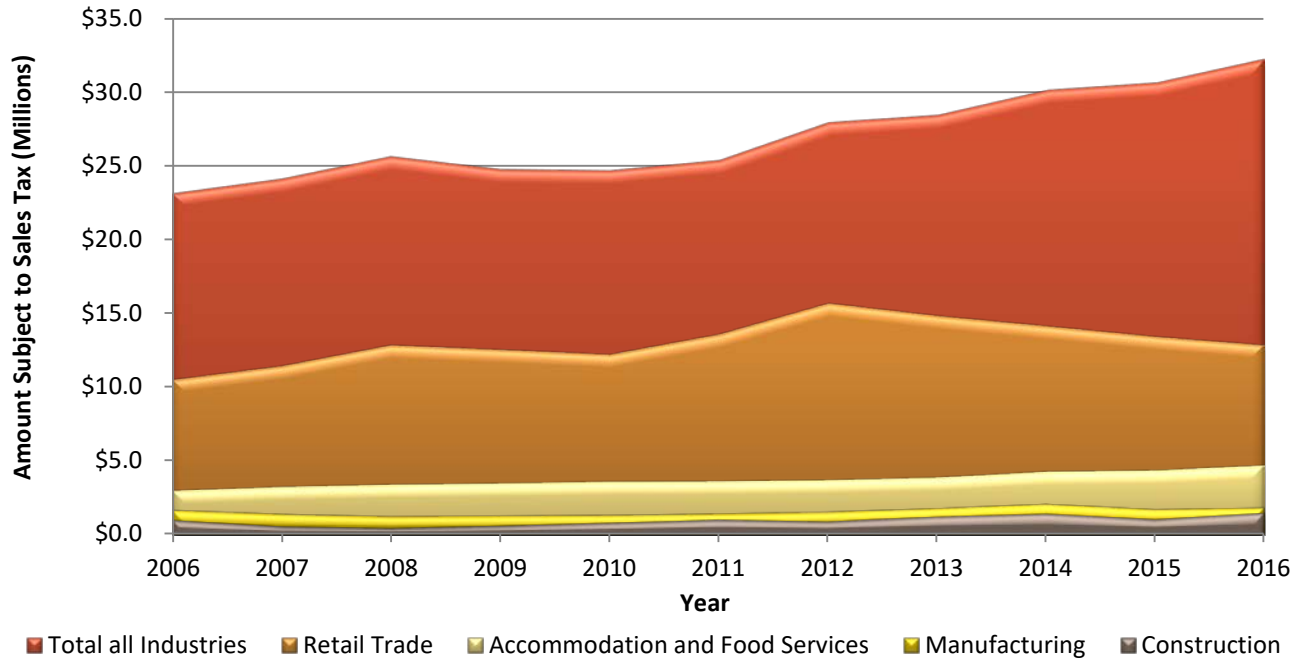
- The agriculture, forestry, fishing & hunting industry employs over 50% of workers in Hamilton County. The second largest industry in terms of employment is the retail trade industry.

Chart 9A: Percent of Employees by Industry (Hamilton Co, 2010 – 2016)



- Taxable sales in Hamilton increased during the 2006 to 2016 decade. The industries that contribute most to sales tax revenue are the retail trade and accommodations/food service industries. In 2016, 40% of all taxable sales was from the retail trade industry and 15% from the accommodations/food service industry. The Comptroller's Office does not report sales tax revenue for industries with three or fewer establishments, so complete information for sales tax revenue by industry in Hamilton is undisclosed.

Chart 9B: Taxable Sales, Hamilton, 2006-2016



Source: Texas Comptroller Quarterly Sales Tax Historical Data.

- Agriculture: The Comptroller's Office does not report any sales for agricultural establishments within the City of Hamilton. However, as is evident from employment data, farming is an important part of the county's economy. The USDA's Census of Agriculture data shows that Hamilton's zip code has 405 farms, 13 of which produce more than \$250K annually. Hamilton County is mainly a ranching area and the main products of its farms are beef, milk, and hay.

Table 9C: Farm Production in Hamilton County

Zip Code	Place Name	Total farms	LESS THAN \$50,000	\$50,000 TO \$249,999	\$250,000 OR MORE
76436	CARLTON	52	45	6	1
76457	HICO	407	366	22	19
76525	EVANT	116	103	6	7
76531	HAMILTON	405	360	32	13

76538	JONESBORO	116	98	12	6
76565	POTTSVILLE	30	28	1	1
76566	PURMELA	64	63	1	0
76637	CRANFILLS GAP	64	59	5	0
Total		1,254	1,122	85	47

Source: USDA – National Agricultural Statistics Service; 2007 Census of Agriculture, Zip Code Tabulations of Selected Items (www.agcensus.usda.gov/)

9.3.2 Characteristics of Hamilton & Hamilton County Workers

Types of Workers

Most residents of Hamilton are employed in the education, retail trade, construction, and manufacturing fields. The table below shows the types of industries in which Hamilton residents are employed. They may not necessarily be employed in Hamilton.

Table 9D: Hamilton Residents who work by industry

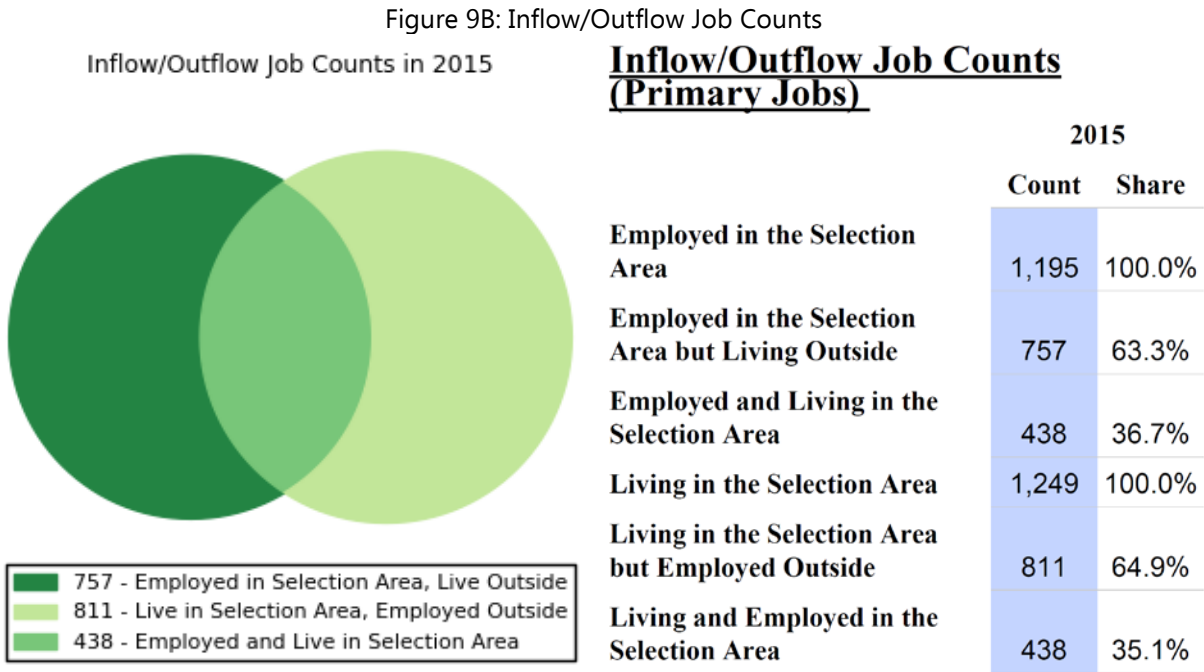
INDUSTRY	Estimate	Margin of Error	Percent
Civilian employed population 16 years and over	1,205	+/-135	1,205
Agriculture, forestry, fishing and hunting, and mining	51	+/-54	4.20%
Construction	133	+/-73	11.00%
Manufacturing	102	+/-57	8.50%
Wholesale trade	38	+/-63	3.20%
Retail trade	179	+/-96	14.90%
Transportation and warehousing, and utilities	42	+/-34	3.50%
Information	11	+/-17	0.90%
Finance and insurance, and real estate and rental and leasing	16	+/-24	1.30%
Professional, scientific, and management, and administrative and waste management services	51	+/-49	4.20%
Educational services, and health care and social assistance	348	+/-82	28.90%
Arts, entertainment, and recreation, and accommodation and food services	101	+/-46	8.40%
Other services, except public administration	67	+/-42	5.60%
Public administration	66	+/-48	5.50%

Source: US Census, 2011-2016 American Community Survey, 5-Year Estimates, DP03: Selected Economic Characteristics for Hamilton.
Note: Margins of error are large, data cited for trends only.

Location of Work

A majority (64.9%) of Hamilton workers travel outside of the City for employment, while a large majority of those employed within Hamilton (63.3%) live outside of the City. Approximately 35% of those who work in Hamilton also live in Hamilton. Of those traveling from Hamilton to work, about 42% are traveling less than 10 miles, with many heading northwest.

Of those who work in Hamilton, about 50% are traveling less than 10 miles with many of those workers coming from areas to the south and southeast.



For Hamilton residents, about 43% travel more than 10 miles for work and 41% are traveling more than 50 miles.

Figure 9C: Distance and Direction Traveled by Hamilton Residents to Work

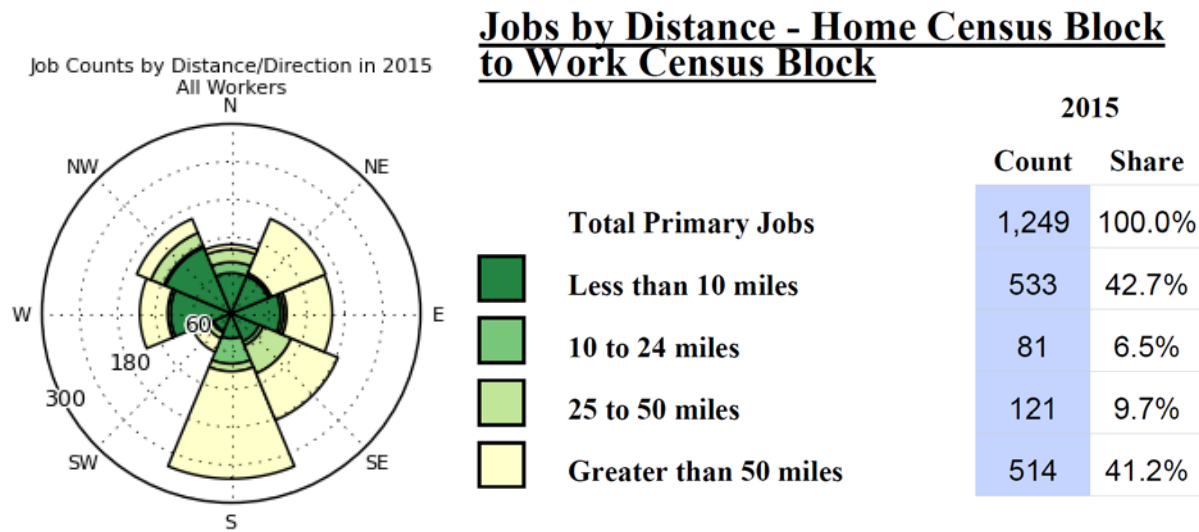
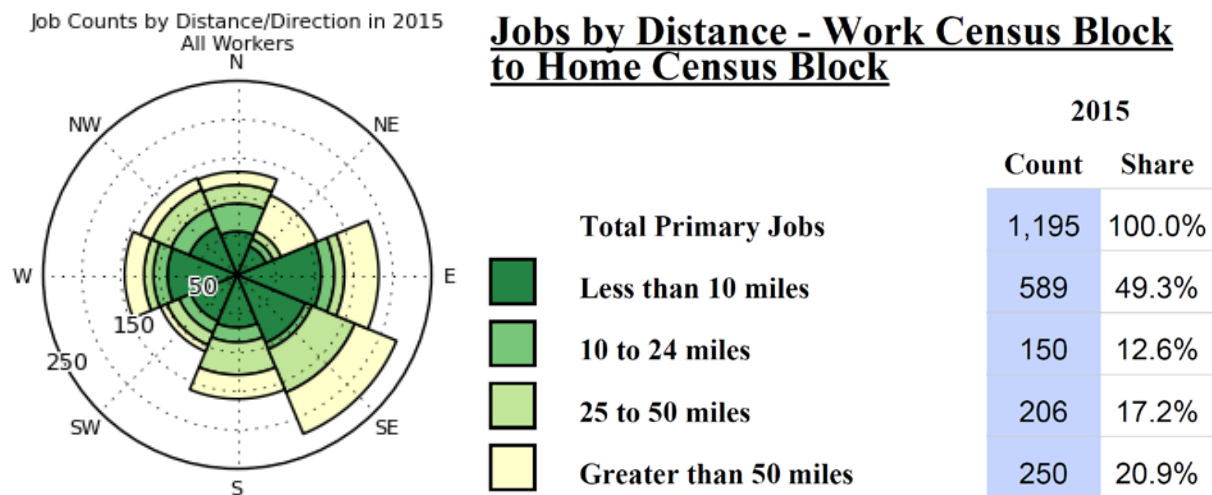


Figure 9D: Distance and Direction Traveled by Workers Employed in Hamilton from Home



Residents of Hamilton find work throughout the region. Some of the cities they are most likely to travel to for work are Austin, Waco, and San Antonio. Residents of other cities working in Hamilton also come from throughout the region including from Fort Hood, Copperas Cove, and Hico.

Figure 9E: Location of Hamilton Residents Employment
Jobs Counts by Places (Cities, CDPs, etc.) Where Workers are Employed - Primary Jobs

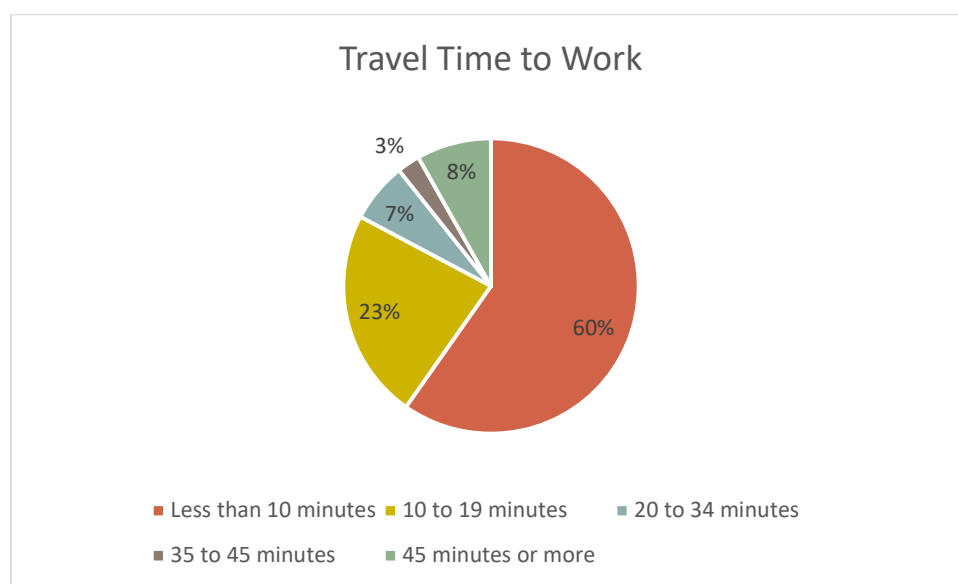
	2015	
	Count	Share
All Places (Cities, CDPs, etc.)	1,249	100.0%
Hamilton city, TX	438	35.1%
Austin city, TX	81	6.5%
Waco city, TX	40	3.2%
San Antonio city, TX	26	2.1%
Dallas city, TX	19	1.5%
Brownwood city, TX	18	1.4%
Temple city, TX	18	1.4%
Gatesville city, TX	16	1.3%
Evant town, TX	15	1.2%
Houston city, TX	15	1.2%
All Other Locations	563	45.1%

Figure 9F: Location of Hamilton Employees Residence
Jobs Counts by Places (Cities, CDPs, etc.) Where Workers Live - Primary Jobs

	2015	
	Count	Share
All Places (Cities, CDPs, etc.)	1,195	100.0%
Hamilton city, TX	438	36.7%
Fort Hood CDP, TX	23	1.9%
Copperas Cove city, TX	22	1.8%
Hico city, TX	17	1.4%
Gatesville city, TX	14	1.2%
Killeen city, TX	14	1.2%
Temple city, TX	14	1.2%
Evant town, TX	10	0.8%
Fort Worth city, TX	9	0.8%
Gustine town, TX	9	0.8%
All Other Locations	625	52.3%

Most residents appear to be able to find jobs within Hamilton County or neighboring counties. According to 2012-2016 ACS Census estimates, 83% of working residents commute less than 20 minutes.

Chart 9C: Travel Time to Work, Hamilton residents (2016)



Skills

According to the US Census, 2012-2016 ACS data, approximately 60% of adults in Hamilton work in professions that require high school completion, while 32% work in professions that typically require a bachelor's degree or higher. Occupations with high educational entry barriers usually require at least a college degree, while those with moderate educational barriers generally require a high school diploma, an associate degree from a two-year/technical college, or specialized coursework/certification. Occupations with low educational barriers do not require completion of high school. A similar percentage of workers in Hamilton and Hamilton County hold positions that require college degrees than in the state. The City has a lower percentage of workers in positions that require high-school completion, an associate's degree, specialized coursework, or other significant training to the state's percentage. Detailed occupation by education tables are located in *Appendix 9B*.

Table 9E: Workforce Education

	City	% of City	County	% of County	Texas	% of State
High Education	115	32%	41,930	32%	4,382,313	37%
Moderate Education	163	46%	54,260	42%	3,957,808	34%
Moderate-Low Education	49	14%	11,904	9%	1,371,380	12%
Low Education	31	9%	22,255	17%	1,980,651	17%
Total	358	100%	130,349	100%	11,692,152	100%

*Note: More detailed Occupation by Education and Occupation by Education and Gender tables are located in Appendix 9B: Occupation by Education Tables

Source: Summarized from 2011-2016 American Community Survey, Table C24010, Margins of error are large, data cited for trends only.

Wages and Unemployment

Overall, Hamilton County employee wages are lower than the region and the State, perhaps owing to the large percentage of people employed in the agricultural industry. However, this also may contribute to the fact that the unemployment rate in Hamilton County is lower than the region or State. Unemployment rates at the county, regional, and state level all declined between 2016 and 2017. Unemployment in the County was 3.9% in 2017.

Table 9F: Wages (4th Quarter 2016)

	Hamilton County	Central Texas WDA	Texas
Average Weekly Wage (all industries)	\$667	\$847	\$1,090

Source: Texas Workforce Commission, Tracer quarterly employment and wages

Table 9G: Unemployment in Hamilton County

Year	Area	Labor Force	Employment	Unemployment	Unemployment Rate
2016	State	13,317,176	12,702,122	615,054	4.6
2016	WDA	190,972	182,324	8,648	4.5
2016	Hamilton	3,593	3,417	176	4.9
2017	State	13,538,385	12,960,595	577,790	4.3
2017	WDA	193,150	185,034	8,116	4.2
2017	Hamilton	3,607	3,465	142	3.9

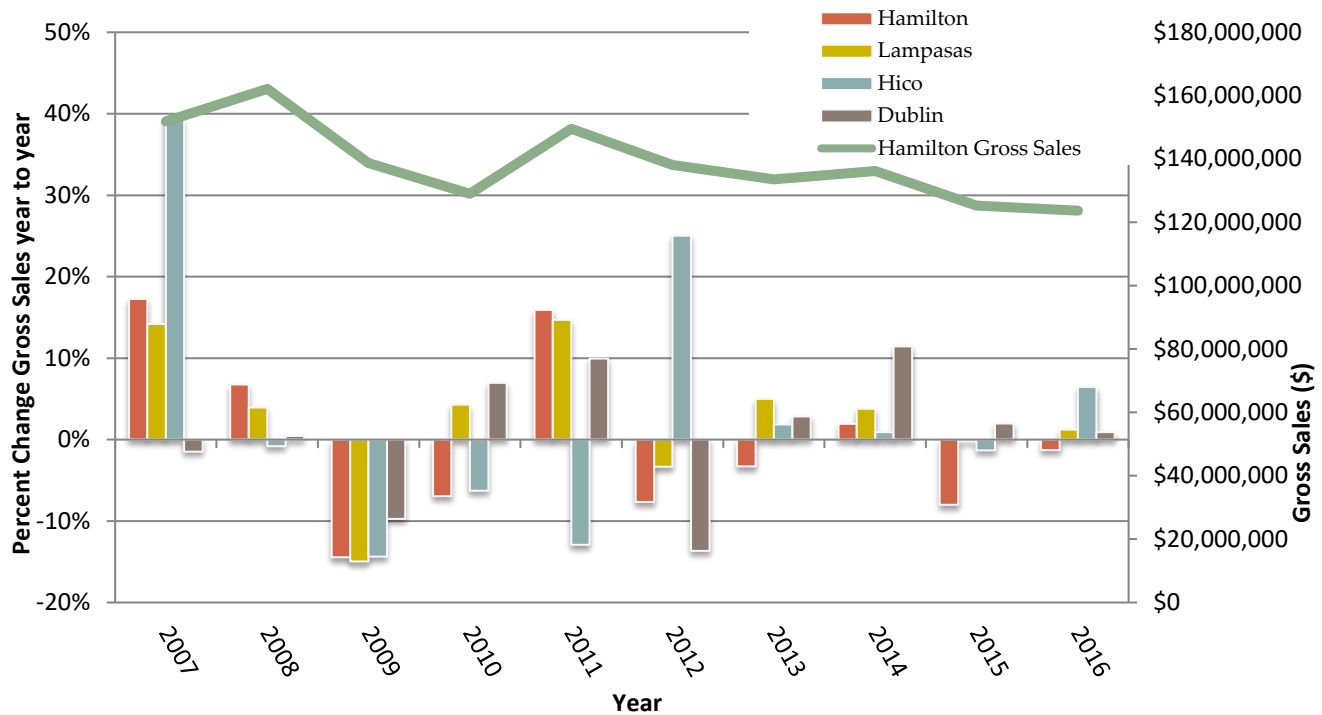
9.3.3 Regional Competitiveness

Sales Growth

Gross sales in Hamilton declined from \$129.5 million in 2006 (\$154 million adjusted for inflation to 2016 dollars) to approximately \$123.7 million in 2016. In general, trends in Hamilton's gross sales over the past decade have corresponded to the trends experienced by nearby cities such as Lampasas and Dublin although this is not always the case. Accounting for inflation, Hamilton experienced negative growth in gross sales (-1.5%) between 2006 and 2016.

Chart 9D: Gross Sales Annual Growth, Hamilton, 2007-2016³⁶

³⁶ Quarterly Sales Tax, Texas State Comptroller; <https://ourcpa.cpa.state.tx.us/allocation/HistSales.jsp>



Specialization

As compared to the State and the U.S., Hamilton County appears to have specializations in construction, manufacturing, retail trade, and health care and social assistance.

Location quotients (LQ)³⁷ are used to detect the presence of an industry cluster. The calculation determines whether the local economy has a greater share of each industry than expected when compared to a reference economy. The Bureau of Labor Statistics determines share based on employment by industry. When an industry's LQ is less than 1.0, businesses/residents have a lesser share of employment than the comparison area. When the LQ is greater than 1.0, businesses/residents have a greater share of employment in that industry than the comparison area. The direction of change in an industry's LQ over time indicates whether that industry is growing in that location or declining. LQs greater than 1.0 are highlighted in *Table 9H*.

Table 9H: Industry Concentration

	2005		2010		2015	
Hamilton County Employment Compared to:						
	TX	U.S.	TX	U.S.	TX	U.S.
Agriculture, forestry, fishing and hunting	0.00	0	0.00	0	0.00	0

³⁷ The LQ is calculated by dividing the percentage of employees in an industry in the County by the percentage of employees in that industry in the larger regions. Data for small cities is not available for direct comparison.

Mining, quarrying, and oil and gas extraction	0.00	0	0.00	0	0.00	0
Utilities	0.00	0	0.00	0	0.00	0
Construction	2.07	1.92	2.61	3.12	1.15	1.2
Manufacturing	1.17	0.71	0.93	0.68	1.18	0.83
Wholesale trade	0.81	0.83	0.90	0.94	0.86	0.86
Retail trade	1.35	1.13	1.25	1.07	1.56	1.28
Transportation and warehousing	0.00	0	0.00	0	0.00	0
Information	1.11	0.72	0.60	0.43	0.20	0.15
Finance and insurance	0.71	0.59	0.53	0.47	0.49	0.43
Real estate and rental and leasing	0.28	0.26	0.24	0.24	0.43	0.41
Professional and technical services	0.00	0	0.33	0.3	0.38	0.31
Management of companies and enterprises	N/A	N/A	N/A	N/A	N/A	N/A
Administrative and waste services	0.00	0	0.05	0.05	0.18	0.16
Educational services	N/A	N/A	N/A	N/A	N/A	N/A
Health care and social assistance	1.24	1.16	1.09	0.88	1.13	0.83
Arts, entertainment, and recreation	1.07	0.73	1.34	0.88	0.00	0
Accommodation and food services	0.72	0.73	0.84	0.8	0.00	0
Other services, except public administration	0.82	0.6	0.86	0.61	0.98	0.72
Unclassified	N/A	N/A	N/A	N/A	0.00	0

Cost Factors

The following table lists basic costs that most companies consider when choosing where to open a facility. Companies will view each cost differently depending on their specific needs. Many costs are similar between Hamilton, Hamilton County, and State averages. Those that may deter businesses in Hamilton include land costs and financing costs.

Table 9I: Comparative Cost Factors

Factor	Hamilton	Rating for a Business	Hamilton County	Texas
Wage Levels	\$667	Asset	\$667	\$1,090
Electricity Costs	\$0.095/kWh	Asset	\$0.095/kWh	\$0.1127/kWh
Fuel Costs	\$1.89	Asset	\$2.02	\$2.22
Water Rate (Commercial, \$/50,000 gallons)	\$291.50	Similar	\$291.50	\$280.00*

Sewer Rate (Commercial, \$/50,000 gallons)	\$186.00	Similar	\$186.00	\$157.00
Garbage Rate (Commercial, per cart)	\$33.84		NA	NA
Building Costs***	\$146,979	Asset	\$146,979	\$150,951
Land costs (median price per acre)****	\$3,182	Liability	\$3,182	\$2,644
Local Property Taxes (2017)*****	0.49%	Asset	0.56%	0.46%
Financing Costs*****	7.05	Liability	7.05	5.57

Sources include Texas Workforce Commission; RSMeans 2013 Building Construction Cost Data; U.S. Bureau of the Census, Construction Reports, Series C-25, New One Family Homes Sold and For Sale; Texas Municipal League annual water and wastewater surveys; Texas Comptroller's Office; Real Estate Center at Texas A&M University; Uniform Performance Reports, Federal Financial Institutions Examinations Council (FFIEC)

*Average of Texas cities with under 2,000 residents

Operating Factors

The following table lists data that can impact the ability of businesses to operate. The "Rating" column indicates Hamilton's relative advantage/disadvantage under each factor. The City can boast higher high school graduation rates and a large amount of skilled labor. Most other factors are similar to neighboring cities in the County and other areas around the state.

Table 9J: Local Operating Condition Factors

Factor	Hamilton	Rating for a Business	Hamilton County	Texas
Workforce				
Unskilled Labor[1]	22%	Liability	26%	27%
Skilled Labor [2]	78%	Asset	74%	73%
Productivity (avg annual sales growth 2006-2016)[3]	3%	Similar	3%	5%
HS Graduation rate[4]	100%	Asset	98%	89%
Unionization[5]	7%	Similar	6%	4%
Transportation				

Motor carrier operators[6]	22	Liability	33	Variable
Rail/Freight service (closest shipping yard)	Temple	Similar	Temple	Variable
Air service	Hamilton Airport	Similar	Hamilton Airport	D/FW Int'l Airport
Existing Facilities				
Site Availability	36% of land in City undeveloped	Similar	Variable	Variable
Medical Services[7]	Hamilton General Hospital	Similar	Hamilton General Hospital	75% of counties have at least 1 hospital
School District per pupil expenditure[8]	\$9,487	Liability	\$10,306	\$12,264
Post-HS Education	None	Liability	Temple College, Mary Hardin-Baylor, Texas A&M Central Texas	Variable
Natural Resources				
	agribusiness	Similar	agribusiness	Variable
Non-Competitive Factors				
Electric Power	Readily Available	Similar	Readily Available	Readily Available
Water/Sewer Capacity	Readily Available	Similar	Readily Available	Variable
Gas availability	Readily Available	Similar	Readily Available	Readily Available

[1] From 2012-2016 American Community Survey, Table C24010. Includes food prep, maintenance, and similar occupations.

[2] From 2012-2016 American Community Survey, Table C24010. Includes professional occupations.

[3] Gross sales; www.texasahead.org

[4] From 2016-2017 TEA report: <http://www.tea.state.tx.us/>

[5] From www.bls.gov and 2011-2016 American Community Survey, Table C24030

[6] See www.txdmv.gov/motor_carrier/records_tracking.htm

[7] Texas Department of State Health Services, Utilization Data for Texas Acute Care Hospitals by County,

[8] <https://mycpa.cpa.state.tx.us/fast/rpttool/disclaimer.do>

9.4 Key Economic Development Strategies

Based on the community input and local economic development data described above, the City of Hamilton and its residents should focus on the following key issues related to economic development. *Chapter 12: Funding Sources* has detailed information on grant and loan agencies and programs available to assist with economic development projects. Local and regional resources that provide economic development support services related to the recommendations in this section can be found in *Appendix 9D*.

9.4.1 Continue to Enhance Marketing Efforts

City officials involved in economic development can do at least three things to market themselves to prospective businesses and tourists. These include: develop a clear “brand”; participate in regional economic development and tourism initiatives to ensure Hamilton continues to be in future plans and to keep city officials abreast of programs and financing opportunities related to economic development.

Strengthen the City’s brand

One of the most basic marketing tools a town has at its disposal is its identity, or “flavor.” Once clearly defined, a town’s strongest identifying characteristics can become the centerpiece of an economic development plan and be used to attract businesses and residents and build community pride. The easiest place to start is with current businesses, icons, and landmarks that are a part of Hamilton’s history and economy.

Murals and emblems could be located throughout Hamilton to help to define the city’s identity. These could include murals highlighting famous residents; depictions of the city’s agricultural roots; and more use of Hamilton ISD’s bulldog mascot.

The City already displays welcome signs on major roads entering the community and uses a “Bulldog” image on one of its water towers:

Figure 9G: Hamilton Branding



A city's brand can take the form of a logo or a motto and can be used to define and sell the city and its activities to potential investors/residents as well as to build city pride. Hamilton has identified a motto describing the community: "...what a hometown should be!" (located on welcome signs). Hamilton's logo and/or motto should appear on an updated website, at annual events, in partner organizations' materials when demonstrating city support, and in marketing materials. City events can also be tweaked to support the image the city wants to project; for extreme examples, think of Christmas Town USA (www.mcadenville-christmastown.com) and the Bavarian Village of Leavenworth, WA (www.leavenworth.org). City ordinances can also be used to support the city's marketing/branding goals.

Kansas Sampler Foundation (<http://kansassampler.org/rce/>), a rural community development organization in Kansas, Center for Rural Affairs (<http://www.cfra.org>), and rural economic development specialist Jack Shultz's *Boomtown USA: The 7 ½ Keys to Big Success in Small Towns* book, provide strategies for building and strengthening a city's brand.

Increase regional presence and collaboration

A number of local, neighboring, and regional organizations focus on economic development. Building relationships with those organizations would simplify basic marketing activities such as:

- Ensuring that the City's website is linked to the websites of related organizations, including the Central Texas Economic Development District and the Brazos Trail Region.
- Consider membership in the GO TEXAN Rural Community Program for increased internet marketing opportunities and other economic development resources.

- Stronger presence on Texas Historical Commissions' Brazos Trail website by adding a brief history of the city, including a description of attractions such as Pecan Creek Park, and posting upcoming events.
- Participation by Hamilton officials at Central Texas Economic Development District meetings and inclusion of Hamilton Economic Development Corporation as a "Community Partner".
- Coordination of training for "first responders," retail employees on primary thoroughfares who provide information to visitors.

The City should focus collaborative efforts with Central Texas Economic Development District, GO TEXAN Rural Community Program, and the Texas Historic Commission Heritage Trails Program. Contact information for these organizations is located in Appendix 9D.

Continue to update the City's website

The internet is typically the first resource visitors and potential residents, investors, and businesses utilized when looking for information about a city. A good website conveys not only necessary information but also the presence of city staff and residents who cooperate and are willing and able to work with prospective companies. Therefore, it is essential that cities, economic development boards, and other organizations interested in promoting a location use the internet to demonstrate everything that location has to offer.

Hamilton's current website provides diverse information about the city. The City should consider including the following to improve the economic development aspects of the website:

- A statement by the mayor or economic development board expressing a vision for economic development in the community
- Real estate data: contact information for local realtors, photos and information on available commercial land and buildings
- Information on volunteer and community organizations
- Information targeted towards businesses that might consider locating or expanding to Hamilton. The Texas State Comptroller provides guidelines for a 'prospect kit'³⁸, a package of information used for communication with prospective businesses. Much of the information suggested in the prospect kit is included in this economic development study.

³⁸ Prospect kit information located at <http://www.texasahead.org/lga/kit.php> and in the digital appendices to this study.

9.4.2 Focus on Business Growth & Recruitment

Three common business and job growth strategies form the basis of an economic development plan: existing company growth, start-up companies, and company recruitment. In general, enabling local entrepreneurship and helping existing companies expand is considered more productive for local economic development in rural America than “smokestack chasing.”³⁹ Statistically speaking, “there are literally thousands of communities involved in industry attraction, yet fewer than 200 major plant relocations occur annually.”⁴⁰ When compared to building a business park, creating tax incentives, and competing with other towns in marketing campaigns, it is more cost-effective for a community to foster opportunities for existing and home-grown businesses than it is for a community to devote resources to attracting new businesses. Nevertheless, many of the activities that support existing and start-up businesses will also encourage out-of-town companies to consider relocating, and there are specific actions that cities can take to lower barriers to relocation.

Existing Business Support

Retaining existing businesses is relatively straightforward, because such businesses usually have vested interests in the community. However, with other localities actively recruiting successful companies, businesses do not always have the incentive to remain in a town that does not support their interests. The City’s Economic Development Corporation (EDC) could engage in activities to support existing businesses including:

- Purchasing advertising space in local newspapers to promote a business in Hamilton or the immediate area twice monthly
- Helping businesses with sign improvements using EDC funds
- Hosting monthly open air markets that provide retail and other businesses an additional space to sell goods or market services.

In addition to the above activities, the city could further support existing businesses by:

- a) Investing in infrastructure that contributes to residents’ quality of life. Beyond basic infrastructure maintenance, gaining businesses’ input on investments they believe would make their employees’

³⁹ Kotval, Z., J. Mullin, and K. Payne. 1996. *Business Attraction and Retention: Local Economic Development Efforts*. International City/County Management Association, Washington, D.C.

⁴⁰ Cothran, H.M. “Business Retention and Expansion (BRE) Programs: Why Existing Businesses Are Important”. (included in digital appendices, and online at <http://edis.ifas.ufl.edu/pdf/FE/FE65100.pdf>)

lives better can increase community buy-in to public expenditures, make it easier for companies to retain a skilled workforce, and create opportunities for public-private partnerships.

- b) Prioritizing marketing and tourism efforts. Happy visitors lead to more customers and more residents.
- c) Expanding the City's website⁴¹ and partnering with organizations that promote area businesses and events on their websites to raise Hamilton's profile. - see section 9.5.1 for details
- d) Considering a "Buy Local" campaign⁴². Often started by or with the support of a city, such campaigns can help residents understand the importance of shopping at home. Dollars spent at local businesses provide a larger return through taxes, payroll, and other expenditures than do dollars spent at national chains or online at businesses outside the city or region.

Many rural communities lose businesses through owner retirement. Building stronger connections between generations through high school entrepreneurship clubs, mentoring programs, and organized systems for connecting business owners with younger generations can: provide employers with more focused employees, give students specific education goals, provide businesses with the employees they need to expand, give Hamilton residents reasons to remain in or return to the community, and create a new generation of entrepreneurs able to take over from retirees.

The HomeTown Competitiveness Approach is an example of a model for existing business growth and youth engagement that has been successful for many small towns. The HomeTown Competitiveness Approach highlights youth engagement and existing business growth through a series of collaborative task forces. One of the key components to the approach is its "come-back/give-back mentality" that focuses on cultivating opportunities to encourage and enable younger generations to return to their hometown. Information on the Hometown Competitiveness Approach is located in Appendix 9C.

The City's Chamber already engages with youth in Hamilton through its Youth Leadership Program, although other portions of the HomeTown Competitiveness Approach may not be practiced.

Entrepreneurial Support

Often rural towns are dependent on one or two companies. That can be detrimental to the town if those companies close or shift operations. Supporting local entrepreneurship (start-ups) gives local economies greater flexibility and residents more choice about how to live. Entrepreneurial support generally involves:

- Public infrastructure investment, especially in telecommunications

⁴¹ For examples, see Hamilton, TX website: <http://www.Hamiltontexas.com/> and Columbus, TX website: <http://www.columbustexas.net/>

⁴² For more information on starting buy local campaigns, see www.the350project.net/home.html

- The creation of temporary office space (incubator facilities)
- Programs that defray rents, taxes or other start-up expenses
- Start-up capital such as access to micro loan sources

New business owners are also much more likely to succeed if they have access to supportive business groups, mentors, and other entrepreneurs. While cities can provide infrastructure and financial assistance to start-ups, the long-term success of entrepreneurs will depend on local business leadership⁴³.

Company Recruitment

Existing businesses often determine what businesses might be interested in moving to an area. Companies to target should include those that:

- supply raw materials/input products to existing businesses;
- use existing businesses' waste and by-products; and
- package and transport locally produced goods.

This strategy is often referred to as clustering, building business around existing business. Educational institutions, including college systems and small business development centers, often work with industry to supply workforce training and to assist with the attraction and creation of companies that expand existing industry clusters. *Table 9K* lists the top clusters in Hamilton County. The data suggests that Hamilton could capitalize on the County's strengths by supporting the growth of businesses active in the following industries:

Table 9K: Top Hamilton County Clusters⁴⁴ (2015)

	Texas	U.S.
Retail Trade	1.56	1.28
Manufacturing	1.18	0.83
Construction	1.15	1.2
Health care and social assistance	1.13	0.83

⁴³ See Startup America Partnership, a company focused on aggregating information on and providing support for entrepreneurship in the U.S.: www.startupamericapartnership.org/entrepreneurial-communities-must-be-led-entrepreneurs

⁴⁴ Bureau of Labor Statistics location quotient calculator (<http://data.bls.gov>), NAICS=North American Industry Classification System. For a listing of industries within each 2-digit category in the table go to www.census.gov/naics

Also, surveying existing businesses would provide additional information for targeted economic development plans. A survey should ask Hamilton area businesses:

- a) what supplies they purchase to run their business;
- b) what goods customers ask for that they don't sell;
- c) what goods they would like to buy for their businesses but can't easily access;
- d) how and where they are transporting products; and
- e) what types of skills their workers need.

That data would: provide area schools the information they need to plan classes that would place students into jobs; provide residents thinking about starting up businesses with ideas for what is needed; and provide companies interested in the area with information about existing market opportunities.

Rural Outsourcing

The U.S. business community is beginning to recognize rural America as a valuable resource for affordable labor. "Rural outsourcing" is the term for outsourcing work to rural communities in the U.S. as opposed to overseas developing countries. From the perspective of a community like Hamilton, this trend is valuable because adding nation-wide employers to the local economy: provides a buffer against the risks of relatively undiversified local industry; enables residents to remain in the community; and provides higher-paying jobs. In order to capitalize on the trend, the City/EDC should support enhanced local telecommunications infrastructure and publicize information like commercial real estate availability to companies that manage rural outsourcing. Most of those companies focus on information technology, but some also provide services such as marketing, design, and business analysis. Examples of rural outsourcing companies include: www.ruralsourcing.com, www.cross-usa.com, and www.onshoretechnology.com

Agritourism

One of the most rapidly developing sectors of the tourism industry is agritourism, which gives tourists the opportunity to see, participate in, and/or stay at working farms. Agritourism operations can range from "harvest your own fruit" afternoons to horseback riding – bed and breakfast weekends. In Hamilton, agritourism could be centered on nearby vineyards such as the Red Wing Dove Vineyard and Winery. Texas A&M provides information about agritourism on its website at <http://naturetourism.tamu.edu/>, and

Fredericksburg provides a good example of a community whose farmers have capitalized on the trend www.fredericksburgtexas-online.com/Agritourism.

Texas Main Street Program⁴⁵

The mission of the Texas Main Street Program (TMSP) is "to provide technical expertise, resources and support for Texas communities in the preservation and revitalization of historic downtowns and commercial neighborhood districts in accord with the National Main Street Four Point Approach® of organization, economic restructuring, design and promotion." There are many reasons why downtown revitalization is a crucial tool for enhancing the economic and social health of a community. In addition to being the most visible indicator of community pride and economic health, the historic downtown is also the foundation of community heritage. The historic buildings in a downtown are prime locations for the establishment of unique entrepreneurial businesses and can also be tourism attractors, all of which add to the community's sales tax collections and property values.

Resources for Business Growth & Recruitment

Several local, regional, and state organizations work on business growth and recruitment efforts. An overview of organizations and programs that can assist the City with sharpening their recruitment skills is located in *Appendix 9.D*.

9.4.3 Prioritize quality of life improvements that promote economic growth

Quality of life aspects of the community can play a tremendous role in attracting companies to an area, retaining businesses, increasing property values, and enabling a city to market itself. For all of those reasons, Hamilton should continue to invest in activities that improve housing, city infrastructure systems, local parks, and central business district features such as walkable streets and small businesses. The following summarizes key activities related to quality of life improvements found throughout the plan that most heavily impact economic development.

Housing

Business owners seeking a place to locate often look for communities that have adequate housing options for employees. There are 22 vacant, dilapidated homes within the City Limits, 2 of which are located along the city's main thoroughfares, SH 36 and US 281. Dilapidated homes are a primary concern

⁴⁵ Texas Main Street Program <http://www.thc.state.tx.us/preserve/projects-and-programs/texas-main-street>

of residents and is also a deterrent to attracting new business. The City should: apply for HOME grant funding; continue to enforce existing ordinances related to substandard buildings; consider adoption of a Manufactured Housing Ordinance; and provide homeowner education of local and regional housing assistance grant/loan programs. In depth discussions of strategies for substandard housing and structure removal or rehabilitation are located in *Chapter 2: Housing Study*.

Infrastructure Systems

Maintaining reliable infrastructure systems is a key component to economic development. Businesses and residents look for communities with dependable water and sewer systems and well-maintained city streets and drainage features. *Chapter 5: Water Supply and Distribution Study* through *Chapter 8: Street System Study* outline improvement projects and estimated costs for those infrastructure systems.

Downtown Improvements

Hamilton's downtown is located at the intersection of the S.H. 36 and U.S. 281. Its physical appearance and amenities have a direct fiscal impact on property values and retail sales as well as indirect impacts on residents' sense of pride and community belonging. Working with residents and property owners to identify a set of voluntary or mandatory design guidelines that convey a sense of community investment and cooperation will contribute to economic development. Specific strategies for improving the appearance and functionality of the downtown area can be found in *Chapter 4: Land Use Study*.

Resources for Quality of Life Improvements

Several local, regional, and state organizations work toward improving quality of life amenities that impact economic development. An overview of local and regional organizations and programs is located in Appendix 9D and a comprehensive summary of grant opportunities can be found in *Chapter 12: Funding Sources*.

9.5 Implementation Plan

The Implementation Plan organizes the action items recommended to address each issue identified in the above sections into a timeline for completion. The actions are prioritized by date.

Table 9L: Implementation Plan

Goals and Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2018-2021	2022-2025	2026-2028			
Goal 9.1 Hamilton markets itself as an attractive place to visit, live, and work						
Coordinate with regional organizations to advertise local events and festivals and consider membership in the GO TEXAN Rural Community Program	X	X	X	EDC	Staff/Volunteers \$150 biennially (GO TEXAN program)	GEN, EDC
Update city website to include specific information related to economic development	X			City, EDC	Staff/Volunteers	N/A
Market available downtown buildings on City and Central Texas Economic Development District websites.	X			City, EDC	Staff/Volunteers	N/A
Contact Texas Brazos Trail Region organization to add additional information about Hamilton to website	X			City, EDC	Staff	N/A
Strengthen Hamilton’s brand by incorporating it on an updated website and at community events	X	X		City, EDC	Varies	GEN, ECD, Local
Identify and train “First Responders” in downtown area to serve as an information point for visitors	X	X		EDC	Staff/Volunteers	N/A
Goal 9.2 Hamilton has a support system for existing businesses, resources for business startup/recruitment, and information readily available on the local economy						
Consider EDC business advertising support	X	X	X	EDC	\$160/month	EDC
Host annual “business appreciation” breakfast or lunch for area companies	X	X	X	EDC	\$250, Staff	GEN, EDC
Prioritize capital improvements for infrastructure throughout the planning period	X	X	X	City	\$75,000 (Annual average)	GEN, Utility, County, TDA, TXDOT

Update website with resource information for residents, business owners, and potential investors including job training organizations, small business financing opportunities, and "prospect kit"	X	X		City, EDC	Staff/ Volunteers	GEN, EDC
Create a "resource center" in City Hall that supplies information about workforce solutions of Central Texas, the Small Business Development Center, and the Prospect Kit (can also include housing resource information)	X	X		City	Staff/ Volunteers	N/A
Launch a "Buy Local" campaign to raise the profile of local businesses (reference "how to" document in digital appendices)		X	X	City, EDC	Staff	GEN, EDC
Connect youth to local business owners/managers through a mentoring or internship program		X	X	EDC, HISD	Staffs	EDC, HISD
<i>Goal 9.3 Hamilton's downtown and thoroughfares are attractive and functional and improve the quality of life for residents and businesses</i>						
Implement strategies in Chapter 2: Housing Study that address dilapidated housing	X	X	X	City; Helping Hands; KHB	Variable	GEN, TDHCA, EDC, Local
Implement strategies in Chapter 4: Land Use Study	X	X		City; Helping Hands; KHB	Staff and legal fees (~\$1,000)	GEN
Implement strategies in Chapter 10: Recreation and Open Space Study	X	X		City	\$1,000	GEN, Local

Sources: GEN = Municipal funds; Staff = Staff time (City); Local = donations of time/money/goods from private citizens, charitable organizations, and local businesses; HISD= Hamilton Independent School District; EDC = Hamilton Economic Development Corporation, 4B Entity; TDA= Texas Department of Agriculture funds including TxCDBG (Community Development Block Grant) and TCF (Texas Capital Funds); TXDOT-Texas Department of Transportation Statewide Transportation Enhancements Grants; Utility=City of Hamilton water and wastewater utility fund; KHB = Keep Hamilton Beautiful; Helping Hands = Hamilton Texas Helping Hands

FOR A FULL LIST OF STATE FUNDING SOURCES, SEE CHAPTER 12

9.6 Appendix 9A: Establishments by Industry (Detailed)

Table 9A.1: Detailed Establishments by Industry

Industries	#
Accommodation and Food Services	1
Drinking Places (Alcoholic Beverages)	8
Food Service Contractors	1
Full Service Restaurants	1
Full-Service Restaurants	6
Hotels (except Casino Hotels) and Motels	1
Limited-Service Restaurants	1
Administrative and Support and Waste Management and Remediation Services	8
All Other Miscellaneous Waste Management Services	7
Investigation and Security Services	1
Janitorial Services	1
Landscaping Services	1
Other Services to Buildings and Dwellings	2
Septic Tank and Related Services	1
Agriculture, Forestry, Fishing and Hunting	1
All Other Animal Production	3
Farm Labor Contractors and Crew Leaders	1
Soil Preparation, Planting, and Cultivating	1
Arts, Entertainment, and Recreation	4
Golf Courses and Country Clubs	1
Independent Artists, Writers, and Performers	3
Construction	1
Building Construction	4
Electrical Contractors and Other Wiring Installation Contractors	2
Finish Carpentry Contractors	1
Industrial Building Construction	2
Masonry Contractors	1
Plumbing, Heating, and Air-Conditioning Contractors	1
Site Preparation Contractors	3
Water and Sewer Line and Related Structures Construction	1
Educational Services	2
Educational Support Services	2
Fine Arts Schools	1
Finance and Insurance	1
Commercial Banking	1
Health Care and Social Assistance	3
Home Health Care Services	3
Nursing Care Facilities (Skilled Nursing Facilities)	2
Information	1

All Other Information Services	1
Data Processing, Hosting, and Related Services	2
Newspaper Publishers	1
Wired Telecommunications Carriers	1
Management of Companies and Enterprises	1
Corporate, Subsidiary, and Regional Managing Offices	1
	2
Manufacturing	7
All Other Miscellaneous Manufacturing	4
All Other Miscellaneous Wood Product Manufacturing	2
Apparel Accessories and Other Apparel Manufacturing	2
Commercial Bakeries	1
Commercial Screen Printing	1
Cookie and Cracker Manufacturing	1
Cut Stone and Stone Product Manufacturing	1
Flour Milling	1
Machine Shops	1
Machine Tool Manufacturing	1
Meat Processed from Carcasses	2
Ornamental and Architectural Metal Work Manufacturing	1
Other Electronic Component Manufacturing	1
Prefabricated Metal Building and Component Manufacturing	3
Printing and Related Support Activities	1
Quick Printing	1
Ready-Mix Concrete Manufacturing	1
Small Arms Ammunition Manufacturing	1
Wineries	1
	1
Other Services (except Public Administration)	6
All Other Personal Services	1
Automotive Body, Paint, and Interior Repair and Maintenance	2
Beauty Salons	2
Car Washes	1
Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance	4
Funeral Homes and Funeral Services	1
General Automotive Repair	4
Other Electronic and Precision Equipment Repair and Maintenance	1
Professional, Scientific, and Technical Services	8
Administrative Management and General Management Consulting Services	1
All Other Professional, Scientific, and Technical Services	2
Custom Computer Programming Services	1
Graphic Design Services	1
Landscape Architectural Services	1
Marketing Consulting Services	2
Public Administration	2
Courts	1
Legislative Bodies	1
Real Estate and Rental and Leasing	1
Construction, Mining, and Forestry Machinery and Equipment Rental and Leasing	1

	9
Retail Trade	0
All Other General Merchandise Stores	6
All Other Health and Personal Care Stores	1
All Other Home Furnishings Stores	1
All Other Miscellaneous Store Retailers (except Tobacco Stores)	7
Automotive Parts and Accessories Stores	2
Baked Goods Stores	1
Beer, Wine, and Liquor Stores	3
Building Material and Supplies Dealers	1
Electronic Shopping and Mail-Order Houses	5
Family Clothing Stores	3
Florists	3
Fuel Dealers	2
Gasoline Stations with Convenience Stores	5
Gift, Novelty, and Souvenir Stores	7
Hardware Stores	1
Hobby, Toy, and Game Stores	1
Household Appliance Stores	1
Jewelry Stores	1
Motor Vehicle and Parts Dealers	1
Motorcycle, ATV, and All Other Motor Vehicle Dealers	1
New Car Dealers	1
Nursery, Garden Center, and Farm Supply Stores	2
Office Supplies and Stationery Stores	1
Other Building Material Dealers	2
Other Clothing Stores	2
	1
Other Direct Selling Establishments	2
Outdoor Power Equipment Stores	1
Pharmacies and Drug Stores	2
Prerecorded Tape, Compact Disc, and Record Stores	1
Sporting Goods Stores	3
Tobacco Stores	1
Used Merchandise Stores	4
Vending Machine Operators	2
Women's Clothing Stores	3
Transportation and Warehousing	1
Motor Vehicle Towing	1
Utilities	3
Electric Bulk Power Transmission and Control	1
Electric Power Distribution	1
Water Supply and Irrigation Systems	1
Wholesale Trade	9
Brick, Stone, and Related Construction Material Merchant Wholesalers	1
Farm and Garden Machinery and Equipment Merchant Wholesalers	1
Farm Supplies Merchant Wholesalers	1
Fresh Fruit and Vegetable Merchant Wholesalers	1
Lumber, Plywood, Millwork, and Wood Panel Merchant Wholesalers	1
Machinery, Equipment, and Supplies Merchant Wholesalers	1
Other Miscellaneous Durable Goods Merchant Wholesalers	1

Grand Total**215**

Source: Texas State Comptroller's office, Sales Tax Division, open records request (2018)

9.7 Appendix 9B: Occupation by Education Tables

Table 9B.1: Detailed Occupation by Education

	Occupation	City	% of City Total	County	% of County Total	Texas	% of State Total
High Education	Management occupations	15	4.2%	10,676	8.2%	1,229,439	9.9%
	Business and financial operations occupations	17	4.7%	4,725	3.6%	590,208	4.8%
	Computer and mathematical occupations	16	4.5%	2,881	2.2%	325,478	2.6%
	Architecture and engineering occupations	0	0.0%	1,455	1.1%	248,228	2.0%
	Life, physical, and social science occupations	3	0.8%	576	0.4%	87,612	0.7%
	Community and social service occupations	9	2.5%	1,811	1.4%	168,855	1.4%
	Legal occupations	0	0.0%	842	0.6%	127,644	1.0%
	Education, training, and library occupations	29	8.1%	7,713	5.9%	773,473	6.3%
	Arts, design, entertainment, sports, and media occupations	0	0.0%	1,388	1.1%	194,469	1.6%
	Health diagnosing and treating practitioners and other technical occupations	16	4.5%	6,764	5.2%	418,201	3.4%
	Health technologists and technicians	10	2.8%	3,099	2.4%	218,706	1.8%
Moderate Education	Healthcare support occupations	9	2.5%	3,522	2.7%	280,331	2.3%
	Fire fighting and prevention, and other protective service workers including supervisors	0	0.0%	1,517	1.2%	137,837	1.1%
	Law enforcement workers including supervisors	9	2.5%	2,561	2.0%	138,927	1.1%
	Personal care and service occupations	23	6.4%	5,467	4.2%	412,402	3.3%
	Sales and related occupations	28	7.8%	12,995	10.0%	1,369,993	11.1%
	Office and administrative support occupations	65	18.2%	21,418	16.4%	1,618,318	13.1%
	Production occupations	29	8.1%	6,780	5.2%	679,240	5.5%

Moderate - Low Education	Farming, fishing, and forestry occupations	0	0.0%	300	0.2%	58,329	0.5%
	Construction and extraction occupations	23	6.4%	6,107	4.7%	833,082	6.7%
	Transportation occupations	26	7.3%	5,497	4.2%	479,969	3.9%
Low Education	Food preparation and serving related occupations	12	3.4%	7,868	6.0%	702,106	5.7%
	Building and grounds cleaning and maintenance occupations	14	3.9%	5,247	4.0%	514,059	4.2%
	Installation, maintenance, and repair occupations	5	1.4%	5,873	4.5%	451,148	3.6%
	Material moving occupations	0	0.0%	3,267	2.5%	313,338	2.5%

Source: Summarized from 2012-2016 American Community Survey, Table C24010

Table 9B.2: Detailed Occupation by Gender (Hamilton)

Occupation		Male	Female	Total	% Total
High Education	Management occupations	3	12	15	4.2%
	Business and financial operations occupations	6	11	17	4.7%
	Computer and mathematical occupations	14	2	16	4.5%
	Architecture and engineering occupations	0	0	0	0.0%
	Life, physical, and social science occupations	3	0	3	0.8%
	Community and social service occupations	0	9	9	2.5%
	Legal occupations	0	0	0	0.0%
	Education, training, and library occupations	3	26	29	8.1%
	Arts, design, entertainment, sports, and media occupations	0	0	0	0.0%
	Health diagnosing and treating practitioners and other technical occupations	2	14	16	4.5%
Moderate Education	Health technologists and technicians	0	10	10	2.8%
	Healthcare support occupations	0	9	9	2.5%
	Fire fighting and prevention, and other protective service workers including supervisors	0	0	0	0.0%
	Law enforcement workers including supervisors	0	9	9	2.5%
	Personal care and service occupations	4	19	23	6.4%
	Sales and related occupations	4	24	28	7.8%
	Office and administrative support occupations	25	40	65	18.2%

Moderate - Low	Production occupations	29	0	29	8.1%
	Farming, fishing, and forestry occupations	0	0	0	0.0%
	Construction and extraction occupations	23	0	23	6.4%
	Transportation occupations	26	0	26	7.3%
Low Education	Food preparation and serving related occupations	9	3	12	3.4%
	Building and grounds cleaning and maintenance occupations	9	5	14	3.9%
	Installation, maintenance, and repair occupations	2	3	5	1.4%
	Material moving occupations	0	0	0	0.0%
	Total:	162	196	358	

Source: Summarized from 2012-2016 American Community Survey, Table C24010

9.8 Appendix 9C: HomeTown Competitiveness Approach

The HomeTown Competitiveness approach to rural community development emphasizes strong community involvement by creating interconnected committees and task forces centered around four pillars: Entrepreneurship, Charity (Transfer of Wealth), Youth Engagement, and Leadership. The pillars were specifically designed to deal with the four critical issues that are inhibiting rural America—the generational wealth transfer problem, the historical youth out-migration trend, the loss of farms and small businesses, and the erosion of leadership capacity. The approach is one of intense community involvement and so the types of people who lead the task forces need to be passionate, invested in community progress, and willing to work.

The primary objectives of each task force are summarized below:

- *Entrepreneurial Task Force:* Focuses on growing businesses within the community and expanding existing businesses. Develops strategies for producing increased entrepreneurial activity, fostering an entrepreneurial culture, and helping the community realize economic goals.
- *Charitable Assets Task Force:* Establishes a Community Affiliated Fund governed by a Fund Advisory Committee in order to capture the transfer of wealth from rural America to larger cities over generations. It accomplishes this by encouraging resident and business donations to the Fund.
- *Youth Task Force:* Mobilizes youth engagement and cross generational collaboration on community projects and assists youth in putting their ideas into action. The primary goal here is to encourage youth to return to their communities after college. The innovation center is a good resource for youth engagement (www.theinnovationcenter.org).
- *Leadership Task Force:* Cultivates leadership within the community through training and awareness in order to share leadership roles and smoothly transition leadership to new generations. There are two main leadership programs: “skill-based” emphasizes conflict management, and “civic-based” emphasizes learning detailed knowledge about the community to more effectively live/work in it.

These task forces work best when in collaboration with one another and in conjunction with an oversight committee. More information on the Home Town Competitiveness Approach and success stories can be found at <http://htccommunity.org/>.

9.9 Appendix 9D: Local & Regional Economic Development Resources

The following is a summary of local and regional technical and support resources available to the City of Hamilton or residents of Hamilton. A comprehensive list of specific grant information related to economic development can be found in *Chapter 12: Funding Sources*.

Resources Currently Available/Active in Hamilton

Hamilton Economic Development Corporation: The Hamilton Economic Development Corporation (EDC) is a 4B sales tax EDC, which allows funds to be used for a wide range of activities and purposes that pertain to economic development.

For more information on eligible fund usage, see the Texas Comptroller website (http://www.texasahead.org/tax_programs/typeab/).

Chamber of Commerce: Hamilton's Chamber of Commerce provides numerous networking, marketing, and other services provided through chamber membership. The Chamber also puts on several events throughout the year including the Durty Spur 10K and 30K, the Dove Festival Parade, Pageant and Cornhole Tournament, and the Slide into Summer 5K and 1 mile Fun Run.

Contact:

Hamilton Chamber of Commerce

103 ½ Rice Street

Hamilton, TX 76531

254/386-3216

website: hamiltontexaschamberofcommerce.com/

Central Texas Council of Governments, Economic Development District: The Central Texas Council of Governments (CTCOG) is an Economic Development District (EDD) that encompasses a 7 county area⁴⁶. The EDD produces a Comprehensive Economic Development Strategy for the region every five years and provides technical and support services to local economic development efforts, including regional economic development corporations.

Contact:

Development District of Central Texas

P.O. Box 729

Belton, TX 76513

⁴⁶ Service area includes: Bell, Coryell, Hamilton, Lampasas, Milam, Mills, and San Saba counties.

254/770-2363

Website: <http://www.ddoct.org/>

Hamilton County Agrilife Extension: The Hamilton County AgriLife Extension Service of Texas A&M University provides free and low-cost educational programs and manages the 4-H programs in Hamilton County.

Contact:
Hamilton County Office
101 E. Henry
Hamilton, TX 76531
hamilton-tx@tamu.edu
Phone: 254.386.3919
<http://hamilton.agrilife.org/>

Organizational Resources Available to the City

Texas Center for Rural Entrepreneurship (TCRE): TCRE is a non-profit corporation that seeks to provide educational and technical support to meet the needs of rural entrepreneurs and organizations supporting entrepreneurship in their communities. The main services provided through this organization pertain to small business development and funding and must be initiated by residents or businesses. However, TCRE does provide a number of free online courses to community economic development leaders such as "Developing Entrepreneur Ready Communities" and "Developing Diversified and Value-Added Agribusiness."

Contact:
Greg Clary, Chairman
3115 Fall Crest Dr.
San Antonio, TX 78247
903/714-0232
Website: <http://www.tcre.org>

Texas Brazos Trail Region Heritage Trails Program: The Texas Brazos Trail Region heritage trails program is a non-profit organization developed in conjunction with the Texas Historical Commission. The organization's mission is to develop the unique culture, heritage, and natural resources of the area to stimulate economic development. The Texas Brazos Trail Region website provides several advertising opportunities for city events and amenities.

Contact:
Texas Brazos Trail Region

info@texasbrazostrail.com
Website: <http://texasbrazostrail.com/>

GO TEXAN Rural Community Program: The GO TEXAN Rural Community Program (RCP) is administered through the Texas Department of Agriculture and provides technical and financial assistance related to tourism and economic development to member cities and associate members (chambers of commerce, EDCs). Memberships are for two years and cost \$150. Members receive emails and an infoletter discussing workshops and available resources for rural development. Members are also linked to the GO TEXAN website and its social media contacts, including a GO TEXAN App for iPhone which promotes restaurants, agricultural products and other retailers and services in member communities.

Contact:
Texas Department of Agriculture
877/99-GOTEX
website: <http://www.gotexan.org/>

GO TEXAN Certified Retirement Community Program: The GO TEXAN Certified Retirement Community Program (CRC) is designed to help Texas communities encourage retirees and potential retirees to make their homes in Texas communities by helping Texas communities market themselves as retirement locations; assisting in developing retirement and long-term living communities that attract retirees; encouraging tourism to Texas and promoting Texas as a retirement destination. The program application requires a \$5,000 fee, a local sponsor/contact, and names of members of a Retirement Board. Information about the community application and other guidelines can be found on the CRC website: <http://www.retireintexas.org/>

Contact:
Texas Department of Agriculture
877/99-GOTEX
Website: <http://www.retireintexas.org/>

Organizational Resources Available to Residents/Business Owners

Texas Center for Rural Entrepreneurship (TCRE): TCRE is a non-profit corporation that seeks to provide educational and technical support to meet the needs of rural entrepreneurs and organizations supporting entrepreneurship in their communities. TCRE is a resource for residents seeks to start or grow small businesses in rural communities. The organization provides a number of educational resources including various "how-to" online courses and information about funding options, small business incubators, and Higher Education resources.

Contact:
Greg Clary, Chairman

3115 Fall Crest Dr.
San Antonio, TX 78247
903/714-0232
Website: <http://www.tcre.org>

Small Business Development Centers: The Small Business Development Center (SBDC) housed at Tarleton State University in Granbury serves Hamilton County. The SBDC offers general business advice, technical assistance, training, workshops, and reference resources free of charge to those wanting to start or expand a small business.

Contact:
Tarleton State University SBDC
105 N. Stockton, Suite A
Granbury, TX 76048
817/573-7681
website: <https://www.tarleton.edu/langdoncenter/sbdc.html>

Workforce Solutions of Central Texas: This organization serves residents of Hamilton County and is a part of the larger Texas Workforce System providing one-stop assistance to job seekers and employers in the region. Services include: labor market information, job training skills, youth services, career planning, childcare, and information or referral. The closest office is located in Killeen (Bell County).

Contact:
Central Texas Workforce Center
300 Cheyenne
Killeen, TX 76542
254/200-2234
website: <http://invisibleworkers.org/invisible5/index.html>

10 RECREATION & OPEN SPACE STUDY

10.1 Introduction

Over the past 20 years, Texas has continued to witness an increase in population, obesity, and natural disasters accompanied by a decline in children's connection to nature as our State continues to urbanize. As a result, the State of Texas recognizes the importance of continued support for popular outdoor sports; amenities critical to use of local parks such as pedestrian connections and safety features; and the strategic construction of park and open space features that will also reduce drainage infrastructure costs, support local economic development, and lead to better health for Texas residents⁴⁷.

In small communities like Hamilton, recreational areas play a key role not only in the health of the individual, but also in the health of the community as a whole. Parks and recreational areas provide pleasant places for family reunions, friendly competition, exercise, and socializing.

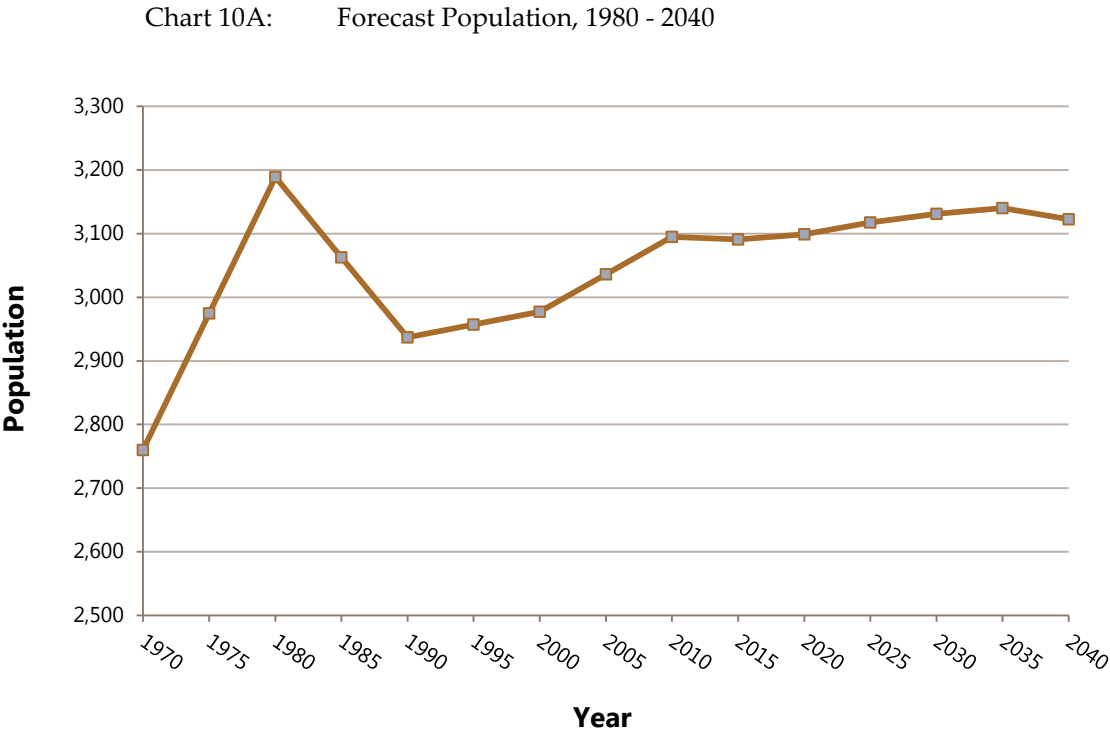
To encourage healthy living, every city has the responsibility of providing adequate parks and open space. However, limited funds for these public uses generally require foresight in planning for future development and expansion of parks and public open spaces.

In order to adequately plan for the future, it is important to understand the community's historical background and demographic profile. Several demographic and cultural factors contribute to the increasing demand for parks and recreational facilities in many Texas towns including the City of Hamilton: the increase in life expectancy coupled with earlier retirement ages for many people, the spread of competitive sporting programs to the youngest and oldest age groups, and the understanding that a healthy diet and regular exercise are good for mental and physical well-being.

⁴⁷ *Texas Outdoor Recreation Plan (2012)*

The City of Hamilton is located in central Hamilton County in the Central Texas Council of Governments. Incorporated in 1911, Hamilton is a general law city with the mayor-council form of government. Like many Texas communities, the City's early economy was based on agriculture, and cotton became a major regional product. Since the 1940s, ranching has replaced farming for the most part.

Census figures show that Hamilton's population has fluctuated since the 1960s but has remained around 3,000 people. A Housing Survey conducted in summer 2018 combined with Texas State Data Center projections indicate a continuation of that trend. Hamilton's population in 2018 is estimated at 3,096 residents, and the City's population is expected to grow by approximately 30 residents over the next 10 years, reaching 3,126 in 2028.



Source: Texas State Data Center State Population Estimates and data from the 2018 windshield survey of houses.

Hamilton has a slightly smaller minority population than Hamilton County. Hispanic/Latino residents comprise 9% of the population, and non-White residents comprise 6% of the population. Students of all races who attend Hamilton ISD were included in those surveyed about park needs.

Table 10A: Population by Race & Ethnicity, 2000 - 2010

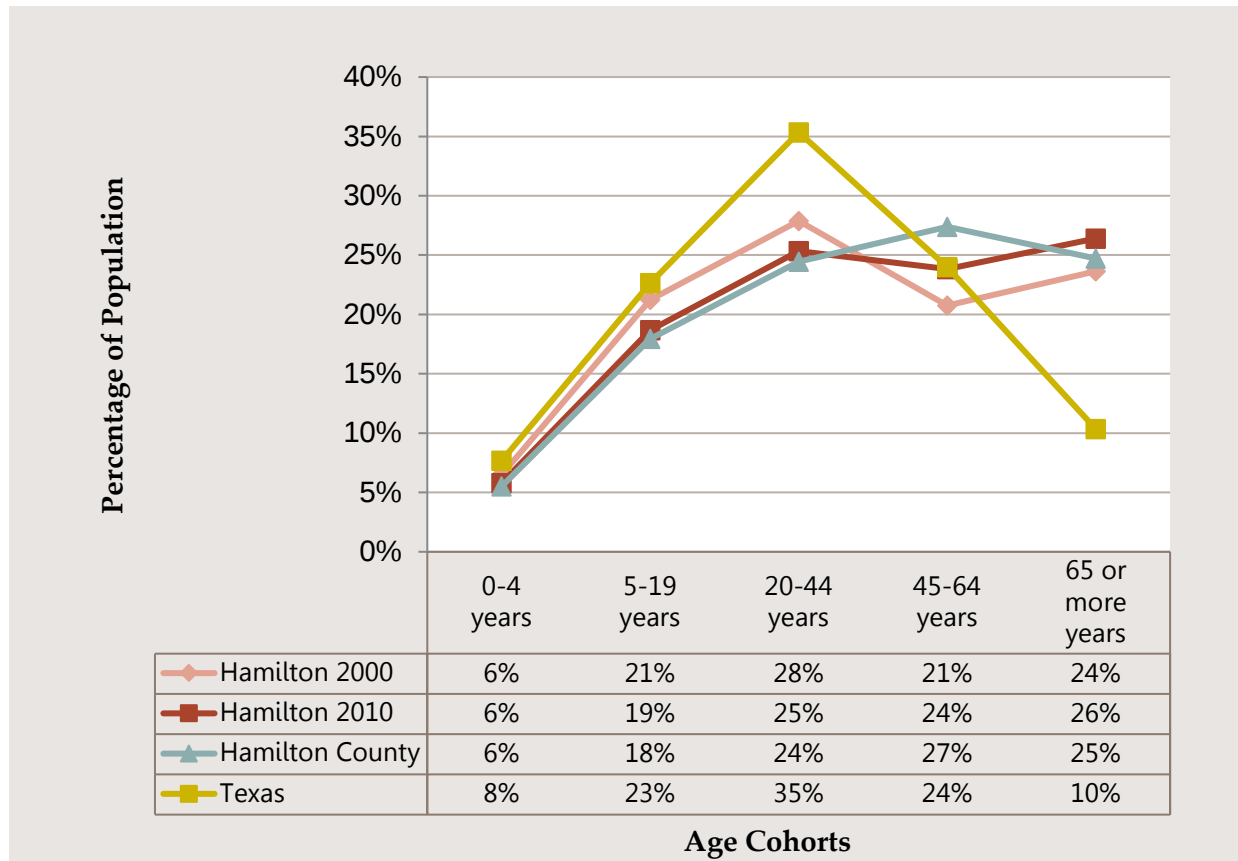
Characteristic	Hamilton				Hamilton County	
	2000		2010		2010	
	Number	%	Number	%	Number	%
Total Population	2,977	100%	3,095	100%	8,517	100%
Race						
White	2,832	95%	2,925	95%	7,913	93%
Black or African American	2	0%	21	1%	46	1%
American Indian, Alaskan Native	5	0%	21	1%	68	1%
Asian	10	0%	14	0%	34	0%
Native Hawaiian / Other Pacific Islander	0	0%	1	0%	1	0%
Other	98	3%	88	3%	366	4%
Two or More Races	30	1%	25	1%	89	1%
Ethnicity						
Hispanic or Latino	201	7%	274	9%	863	10%
Not Hispanic or Latino	2,776	93%	2,821	91%	7,654	90%

Note: figures may be rounded to next whole number

Source: U.S. Census Bureau.

Since 2000, Hamilton's population has aged in place, causing the City to lose some of its younger population and to gain population in the older cohorts. Due to the small size of the city's population, the age distribution can fluctuate from minor changes.

Chart 10B: Population by Age Group, 2000 – 2010



Source: 2000 and 2010 Census of Population and Housing, Summary Population and Housing

The City desires to provide recreational activities for all segments of the population regardless of age.

An estimated 17.9% of Hamilton's residents are below the poverty level⁴⁸. Unemployment in Hamilton County is at 3.9%, lower than the Texas rate of 4.3%; however, average weekly wages in Hamilton County in 2016 is \$667, 39% less than the state average of \$1,090⁴⁹. Based on those measures, the City has a limited ability to fund recreation facilities through increased taxes, bond issues, or user fees. Residents use local parks frequently because they have fewer resources to travel outside of Hamilton and less money to spend on private recreation than residents of wealthier municipalities.

This Master Plan includes analysis based on survey responses as well as on the cultural and economic condition of Hamilton's residents.

⁴⁸ From the American Community Survey 5-year estimates, Table DP03, Poverty level of "All people", accessible from <http://factfinder2.census.gov/main.html>

⁴⁹ From the Texas Workforce Commission at <http://www.tracer2.com/>

Of the 146 responses to a survey about the City's recreational facilities, 101 respondents represented households inside the City of Hamilton, 43 respondents lived outside the city limits, and two were not sure. Forty-five respondents were households containing family members 51 years or older, and 11 contained family members 66 or older. Ninety percent (132) of households had at least one resident high-school age or younger, and 63% (92 households) had at least one child under the age of 13.

Finally, the Master Plan analyzes the lack of facilities currently available in Hamilton. Although Hamilton has a great deal of recreational equipment available at existing parks (detailed in *Section 5. Inventory & Assessment of Existing Resources*), residents do not have access to basketball courts, volleyball courts, enough Little League and softball fields, and light activity areas.

10.2 Goals and Objectives

Hamilton's Master Park Plan provides a foundation for development of future park and recreation facilities and guidance for maintenance of existing facilities in Hamilton. To realize this vision for the future, actions suggested in this plan relate to specific goals that the citizens of Hamilton hope to accomplish.

The goals and the objectives presented here that lead to implementation were determined through formal surveys of local residents, public hearings related to community development projects, and a public meeting held to discuss city-wide aspirations for recreation facilities and other improvements.

Table 10B: City of Hamilton Recreation and Open Space Goals and Objectives, 2018-2028

Goals and Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2018-2021	2022-2025	2026-2028			
<i>Goal 10.1 Existing recreational facilities are maintained in good condition.</i>						
Submit application for funding in fall 2020 to the TPWD Small Community program to repair or replace damaged picnic tables and basketball court at Schrader Meadow; playscape, swingset, benches, and bleachers at Hamilton Fair Park; and swingset at Horton Park. Install more playground equipment and water fountains at city parks as needed and desired.	X			City	Up to \$150,000	GEN, TPW
Submit application in fall 2021 to the TPWD Outdoor Recreation program to make needed repairs to the swimming pool	X			City	Up to \$500,000	GEN, TPW

Establish a voluntary park donation fund for maintenance, repair, upgrade of City parks. Solicitation could be added to Town utility bill.	X			City	< \$1,000	GEN, Local
Develop and conduct biannual review of a shared-resources plan with Hamilton ISD to ensure all available area facilities can be utilized year-round.	X	X	X	City, ISD	< \$1,000	GEN, ISD
Establish "community work day" at parks to accomplish a portion of development using volunteer labor. Remove debris and dilapidated equipment from all park areas.	X	X	X	City, ISD, Private landowners	< \$1,000	GEN, Local
Budget sufficient funds for park maintenance and for future facility development.	X	X	X	City	\$15,000 ± per year	GEN
Goal 10.2 <i>New facilities have been constructed that fulfill residents' expressed needs and bring the City up to standards.</i>						
	X			City	Up to \$150,000	GEN, TPW
Adopt subdivision regulations that require that new developments of over 10 units contribute land or a fee in lieu for park improvements and allow for open-space dedication and floodplain preservation	X			City	\$1,000	GEN
Develop activities pursued by elderly residents such as horseshoes, shuffleboard, or domino/cards game tables where none currently exist and as needed.	X			City	\$2,000	GEN
Submit application for funding in fall 2022 to the TPW Small Community program to install new Little League field, softball field, and public WIFI in areas of Pecan Creek Park.	X			City	Up to \$150,000	GEN, TPW
Submit application in fall 2023 to the TPW Indoor Recreation program to construct a recreation center		X		City	Up to \$1 million	GEN, TPW
Submit application for funding in fall 2024 to TPW Small Community Grant Program to install a Splash Pad at or near the existing swimming pool		X		City	Up to \$150,000	GEN, TPW
Encourage development of other indoor activities typically operated by private businesses such as a movie theater, bowling alley, rollerskating rink, gymnastics/twirling center, and indoor rodeo facilities		X		City	Staff	GEN, Local
Encourage development of other outdoor activities typically operated by private		X		City	Staff	GEN, Local

businesses such as a skate park, equestrian facilities, miniature golf, bicycle motor-cross, a mountain bike trail.						
Develop exhibits at park facilities to foster nature appreciation and to educate visitors about local flora, fauna, and geology. This can include community gardens and/or xeriscaped gardens.	X			City	\$2,000	GEN, Local
Review mandatory park dedication policy to ensure formula is sufficient to provide needed parkland in new subdivisions.		X		City	< \$1,000	GEN
Develop native grass and garden areas along Pecan Creek to preserve habitat and encourage wildlife viewing		X		City	\$2,000	GEN, Local
Goal 10.3 Ongoing programming and development of city parks demonstrate local pride and attract visitors, investors, and new residents.						
Develop policy to educate public regarding benefits of private donation of land to be used for parks, greenbelts, and open space.	X			City	< \$1,000	GEN, Local
Revise subdivision regulations to require that new developments of over 10 units contribute land or a fee in lieu for park improvements.	X			City	\$1,000	GEN
Develop annual festival at Pecan Creek Park. Festivals and events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community's cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.	X	X	X	City	\$5,000 - \$10,000	GEN, Local
Schedule biennial review of master plan and update priority list and public input as needed.	X	X	X	City	< \$500	GEN
Conduct an annual Tree Planting campaign; plant 10 trees per year	X	X	X	City	< \$1,000 per year	GEN, TUFC, Local
Dedicate open space to preserve habitat and encourage wildlife viewing			X	City	Vary with programs	GEN, Local
Dedicate natural areas to ensure unique features are preserved.			X	City	Vary with programs	GEN, Local
Schedule creation of new Master Park Plan			X	City	\$10,000	GEN, CDBG

TPW = Texas Parks and Wildlife Department; GEN = City of Hamilton municipal funds; Staff = Hamilton staff time; Local = donations from private citizens, organizations, and local businesses; ISD = Hamilton ISD; TDA-DRP = Texas Department of Agriculture – Downtown Revitalization Program; CDBG = Community Development Block Grant program; TUFC = Texas Urban Forestry Council

10.3 Plan Development Process

The process through which this recreation plan was developed began in October 2016 when the City of Hamilton authorized a professional planning firm, GrantWorks Inc. of Austin, to prepare a Comprehensive Plan under a Planning and Capacity Building Fund grant award from the Texas Department of Agriculture, Office of Rural Affairs.

To begin judging the level of interest in park needs, planners consulted with city staff, city officials and residents of all ages.

A written survey was distributed to Hamilton ISD students in the spring of 2018. One hundred and forty six surveys were completed, of which 64% of respondents stated that existing park facilities need to be upgraded or expanded. Of the 146 responses, 101 respondents represented households inside the City of Hamilton, 43 respondents lived outside the city limits, and two respondents were not sure. The in-city responses represent approximately 7.3% of the occupied housing units in the City. Non-city households represent approximately 29.4% of the total responses.

At all priority levels, the predominant recreational facilities suggested for development were restoration of the swimming pool, public WIFI, basketball courts, and a recreation center. These results are discussed in *Section 6: Needs Assessment and Identification* of this plan. A copy of the survey form is included at the end of this park plan in *Appendix 10A*.

In addition to community input, this plan evaluates the City's recreation resources in relation to its existing and projected population and an inventory of existing facilities, a method called Standards-Based Assessment. The Standards-Based Assessment is located in *Section 6.1* of this plan. The analysis is used to develop a logical and cost-efficient strategy to address the identified needs over a 10-year planning period.

Following adoption of this plan by the City Council, the City's ongoing responsibility will be: to maintain and improve City-managed facilities; to identify funding resources; and to engage in cooperative projects with local volunteer groups and Hamilton ISD.

Texas Parks and Wildlife recommends that Park and Recreation plans be updated every five years to reflect changing realities in recreation trends, participation, area population, and funding. An update would include: revised goals and objectives that raise items of lower priority to higher priority as higher priority items are accomplished; a new facility inventory; and a new survey. In 2028, a new plan will be required.

10.4 Area and Facility Concepts and Standards

There are basic principles that guide successful development of parks and recreational opportunities in communities of all sizes and types. These standards and guidelines provide direction to community leaders who know generally what their community's needs are but require more specific information to guide the planning process.

The City's standards for the amount of recreation and open-space needed include the types of facilities needed in the City, the size a facility should be, the area that the facility will serve, and equipment needed at the facility. The criteria are based on nationwide standards developed by the National Recreation and Park Association (NRPA)⁵⁰ and small-community standards developed by the State of Colorado⁵¹. The standards were tailored to the City based on local knowledge about city financial capacity, popular sports, community activities, and which facilities would provide participation opportunities to the broadest segments of residents.

The City of Hamilton's standards are as follows:

General Standards for all facility development

- Residents should have access to a minimum of 5 acres and an ideal 15 acres of developed park land per 1,000 residents.
- When possible, active recreation areas should be separated according to the users' ages, primarily to protect younger children from injury. Some areas should be designated for use by all ages so entire families can enjoy being together.
- Residents of all age groups should have access to recreational facilities.
- Recreational areas should be accessible to the age group they are designed to serve. For example, neighborhood playgrounds usually serve an area with a radius of one-half mile, which is a reasonable distance for a child to walk. Safe pedestrian routes should provide access to those facilities.
- All City park facilities will be made accessible to physically challenged and special needs populations when required by applicable laws. The items mentioned as needs for other categories apply equally to special needs populations. Additional special needs facilities may be developed as warranted by local demand.

⁵⁰ NRPA-suggested classification system (Berke, Kaiser, Godschalk and Rodriguez, *Urban Land Use Planning*, University of Illinois Press, Fifth Edition.)

⁵¹ *State of Colorado Small Community Park & Recreation Planning Standards* (2003). RPI Consulting, Inc. and Colorado Heritage Planning Grant program, Office of Smart Growth, Colorado Department of Local Affairs. (Page 16). Accessed at www.dola.state.co.us/osg/docs/Park%20Standards%20Report.pdf

- All facility construction is required to meet the minimums found in the International Building Code.
- Combined municipal and school recreational facilities are recommended. Lack of coordination often leads to the construction of redundant facilities. When possible, school recreational areas, including parking areas, drinking fountains, and restrooms, should remain open on weekends and during the summer months.
- Greenbelts, hike and bike trails, parkways, or paths should be provided to connect large recreational areas to improve access to facilities, scenic views, and recreational opportunities. Vehicular routes should be encouraged only when recreational areas are separated by more than one mile.
- Ideally, each recreation area should include public access to restrooms and water fountains and should be equipped with lighting and trash cans.

Standards for Service Area and Park Types

Table 10C describes the size and service area standards for types of park and recreation areas already located in Hamilton or considered possible as future City recreation areas.

Table 10C: Types of Parks: Size and Service Area Standards

	Use	Service Area	Desirable Size	Desirable Site Characteristics
Minipark	Specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens	< 1/4 mile radius	≤ 1 acre	Within neighborhoods and close to apartment complexes, townhouses, housing for the elderly or Central Business District.
Neighborhood park/ playground	Area for intense recreational activities such as field games, court games, crafts, skating, and picnicking; also for wading pool and playground apparatus area	1/4 – 1/2 mile radius to serve a population up to 5000.	1 – 15+ acres	Suited for intense development; easily accessible to neighborhoods; geographically centered with safe walking and bike access; may be developed as a school-park facility

	Use	Service Area	Desirable Size	Desirable Site Characteristics
Community Park	Includes areas suited for intense recreational facilities, such as athletic complexes, large swimming pools; may be an area of natural quality for outdoor recreation, such as walking viewing, sitting, picnicking.	Several neighborhoods. 1 to 2 mile radius	15 – 25+ acres	May include natural features, such as water bodies, and areas suited for intense development; easily accessible to neighborhoods
Linear park	Area developed for one or more mode of recreational travel, such as hiking, biking, canoeing, horseback riding. May include active play areas.	N/A	Sufficient width to protect the resources and provide maximum use	Built on corridors, such as utility right of way, bluff lines, vegetation patterns, or roads that link other components of the recreation system or community facilities such as schools and libraries.
Special Use	Areas for single-purpose recreational activities such as golf courses, nature centers, zoos, conservatories, gardens, outdoor theaters. Also, plazas or squares in or near commercial centers, boulevards, and parkways	N/A	Variable	Within city limits
Conservancy	Protection and management of the natural or cultural environment with recreational use as a secondary objective	N/A	Sufficient to protect the resource	Variable, depending on the resource being protected.

Facility standards

Table 10D describes the City's standards for park equipment and sports fields. When any discrepancy exists with the City's standards, the size and dimensions of facilities should conform to national organizations' most recent standards (e.g. Little League⁵² and National Recreation and Park Association⁵³).

⁵² www.littleleague.org

⁵³ www.nrpa.org/

Table 10D: Facility Standards

Activity/ Facility	Service Radius	Space Requirements	Suggested #/ Population	Characteristics
Team Sport Courts and Fields				
Basketball Court	¼-½ mile	7,000 SF/ 0.16 acres	1 per 1,100	Usually in school, recreation complex, or church. Safe walking or bike access. Outdoor courts in neighborhoods and community parks.
Volleyball Court	¼-½ mile	Minimum of 3,000 SF/0.1 acre	1 per 1,000	Usually in school, recreation, or church facility. Safe walking or bike access. Outdoor courts in neighborhoods and community parks.
Tennis Court	¼-½ mile	Minimum 7,200 SF per court (0.17 acres)	1 per 2,000	Best in batteries of 2-4. Located in community or neighborhood park or near schools.
Adult Baseball	¼-½ mile	3.0 to 3.85 acres	1 per 1,640	Part of neighborhood park. Lighted field part of community park.
Little League	¼-½ mile	1.2 acres	1 per 1,640	Part of neighborhood park. Lighted field part of community park.
Softball	¼-½ mile	1.5 to 2.0 acres	1 per 5,000 if also for youth ball	Slight difference in dimensions for 16" slow pitch. May also be used for youth baseball.
Football	15-30 minutes travel time	2 acres	1 per 5,000	Usually part of a sports or school complex
Soccer	1-2 miles	1.7 – 2.2 acres	1 per 5,000	Part of neighborhood park. Lighted field part of community park.
Multi-Use Field	1-2 miles	1.7 – 2.2 acres	1 per 1,050	
Individual & Specialty Use				
Multiuse Trails (Dirt/Gravel or paved)	N/A	N/A	Per mile: Unpaved – 430; Paved – 960	Capacity: rural trail – 40 hikers per day per mile; urban trail – 90 hikers per day per mile.
¼ Mile Running Track	15 min. travel time	4.3 acres	1 per 5,000	Usually part of a high school or in community park complex.
Golf (9-hole)	½-1 hour travel time	50 acres min.	1 per 20,000	Accommodates 350 people/ day.

Golf (18-hole)	½-1 hour travel time	90 acres min.	1 per 50,000	Accommodates 500-550 people/ day.
Swimming Pool	15-30 minutes travel time.	Varies with size of pool and amenities. Usually 1/3 to 2 acres.	1 per 20,000	Pools for general community use should be planned for teaching, competitive, and recreational purposes with enough depth (3.4m) to accommodate 1m and 3m diving boards. Located in community parks or school sites.
Small Skate Park	15 min. travel time	7,000 SF/ 0.16 acres	1 per 5,000	Part of neighborhood park.
Group and Passive Recreation				
Playground	¼-½ mile	3,200 SF	1 per 500	Part of neighborhood park.
Family Picnic Area/ Picnic Table	¼-½ mile	435 SF	1 per 160	1 garbage can within 150 ft. of every 4 picnic tables; 40 ft between uncovered picnic tables; Picnic tables within 400 ft of parking
Group Picnic Area (Covered)	¼-½ mile	2 acres	1 per 2,000	
Light Activity Area	¼-½ mile	Estimated 500 SF	1 per 1,000	Could include facilities for horseshoe pit, shuffleboard, chess, meditation, gardening, or similar activity

10.5 Inventory & Assessment of Existing Resources

This section provides information on the availability of recreation facilities to Hamilton's residents and existing organizations that are involved in recreation and open space activities and development. Existing resources are assessed as they relate to opportunities for improvements to each recreation area, Hamilton's demographics, and organizations available to pursue recreation and open space improvements in Hamilton.

10.5.1 Local Recreation Areas

Pecan Creek Park (Baseball Fields and Skate Park)

Hamilton's premier park is a large linear park running along Pecan Creek that is divided into three different units in this study to ease analysis and discussion. A long sidewalk runs along Pecan Creek for the length of the park.

The first part of the park contains two baseball fields, a Little League field, two multi-use fields, a playground, a skate park, and related facilities. A soccer field within one of the baseball fields is used during soccer season as well.



Figure 10A: Sign at Entrance



Figure 10B: Baseball Field



Figure 10C: Playground



Figure 10D: Concession Stand



Figure 10E: Skate Park

Pecan Creek Park (Schrank and J.L. Hamilton Pavilion areas)

This area, just south of the Baseball Fields and Skate Park, contains a pavilion, restrooms, picnic areas with grills, and playground equipment.

Very near the Schrank Pavilion to the south is another pavilion, the J.L. Hamilton Pavilion. This pavilion contains several gardens that were created by Hamilton County Master Gardeners, including a butterfly garden and an herb garden.



Figure 10F: Schrank Pavilion sign



Figure 10G: Large Slide



Figure 10H: Swings



Figure 10I: Picnic Tables



Figure 10J: J.L. Hamilton Pavilion sign



Figure 10K: J.L. Hamilton Pavilion

Pecan Creek Park (Schadler Meadow and Pool Area)

The next section of Pecan Creek Park contains a playground with swings, playscapes, a basketball court, and other facilities. Another part of this area has a swimming pool with concession stand and restrooms, and yet another part of this area contains about ten picnic tables, grills, and another restroom.



Figure 10L: Swimming Pool



Figure 10M: Playground



Figure 10N: Damaged Picnic Table



Figure 10O: Restrooms

Pecan Creek Park (Schadler Meadow and Pool Area) opportunities:

The Swimming Pool Repair Feasibility Study from June 2017 outlines the repair needs and costs for bringing the City's swimming pool into operability and into compliance with current codes. The study estimates that repairing the pool will cost the City about \$400,000. Most improvements are necessary either for legal or structural reasons. Improvements to include sand/water blasting of the current paint, drain renovations to bring the pool into compliance with the Virginia Graeme Baker Pool and Spa Safety Act of 2008, increasing the capacity of the drain line to achieve a total water turnover rate of 6 hours, new gutter and return lines, new filtration and chemical systems, a possible handicap lift to complete with ADA requirements, a new concrete deck, and demolition of the existing wading pool which is

currently leaking, among other improvements. Given the cost of this, it may be best to apply for a Texas Parks and Wildlife Outdoor recreation grant to assist with financing the project.

Hamilton Fair Park

This large park area contains three distinct parts: a playground and picnic area, a rodeo area, and the ISD's baseball stadium. The playground area was found to be in general disrepair and the rodeo area appeared to have fallen out of use with some bleachers in poor shape, likely due to the presence of the large nearby private rodeo facility, Circle T Arena. The baseball facilities were in good shape.



Figure 10P: Sign at Entrance



Figure 10Q: Benches at Playground in Disrepair



Figure 10R: Baseball Bleachers



Figure 10S: Baseball Dugout

Horton Park

Horton Park shares land with one of the City's Elevated Storage Tanks. It contains playground equipment, picnic tables, and the ISD's softball field. Most playground equipment at the park is old and likely needs to be updated. The softball facilities appeared to be in good condition.



Figure 10T: Swingset



Figure 10U: Swingset in Disrepair



Figure 10V: Softball Dugout and Bleachers



Figure 10W: Softball Scoreboard

City Lake

The lake that once served as the City's water supply is now used by locals as a fishing lake. Dirt trails around the lake lead to different fishing areas and the lake has been designated as a Community Fishing Lake by the Texas Parks and Wildlife Department. No recreational facilities besides the lake itself and a trail leading to the lack were found in this area.

The jogging or walking trail along the right-of-way of SH 22 was built by TxDOT. It starts at the TxDOT facility at the intersection of SH 22 and SH 36 and runs all the way to City Lake. According to TxDOT and the City, the trail is used by locals as a walking trail.



Figure 10X: City Lake



Figure 10Y: TPWD Sign



Figure 10Z: Start of TxDOT trail to Lake Hamilton
ISD Maintained Recreational Facilities



Figure 10AA: TxDOT trail in ROW

Besides the Baseball and Softball facilities mentioned above, Hamilton ISD also maintains recreational facilities at the Hamilton ISD campus and at the Football Stadium. The outdoor facilities are open to the public after school hours and when not in use by students.



Figure 10BB: ¼ mile Track at Football Field



Figure 10CC: Football Scoreboard



Figure 10DD: Playground at ISD Campus



Figure 10EE: Tennis Courts on ISD Campus



Figure 10FF: Another playground on Campus



Figure 10GG: Large Swingset on Campus

Hamilton ISD Opportunities:

- Marking facilities open to the public with clear information and hours would encourage use by residents.
- Adopting a joint-use agreement between the City and ISD would establish clear standards for use and maintenance⁵⁴.

⁵⁴ The National Policy & Legal Analysis Network to Prevent Child Obesity (nplan) has assembled extensive research and information regarding joint use agreements on their website (<http://changelabsolutions.org/childhood-obesity>). The website has a model joint use agreement that has also been included in the digital appendices to this plan.

Table 10E: Hamilton's Recreation Facility Inventory

Operation/ Maintenance:		City	City	City	City	City	City	ISD	ISD
Amenities	Total	Pecan Creek Park (Baseball Fields and Skate Park)	Pecan Creek Park (Schadler Meadow and Pool Area)	Pecan Creek Park (Schrank Pavilion Area)	Hamilton Fair Park	Horton Park	City Lake	High School Football Stadium	School Campus
ACTIVE USE AREAS									
Basketball Court (outdoors)	1		1						
Tennis Court	3								3
Baseball Field	3	3							
Softball Field	1					1			
Soccer Field	1	1							
Football Field	1							1	
Volleyball Court	1	1							
Walking Trail/Track	3	1					1	1	
Multi-use Field	4	3						1	
Skate Park	1	1							
Swimming Pool	1		1						
Discus/Shotput	1							1	
Batting Cage	5	2			2	1			
Backstop	2							2	
Rodeo Arena	1				1				
Playscape	9	3	2		1				3
Spring Rider	7	2							5
Chute Ball	1								1
Sand Box	2								2
Climbing Structure	6		1	1	1				3
Climbing Wall	1	1							
Monkey Bars	1					1			
Slide	4			1		3			

Swing Set	12	1	2	2	1	4	2
PASSIVE USE AREAS							
Picnic Tables	36	7	10	3	7	5	4
Benches	13	1	3		3		6
Grills	17	4	3	3	7		
Pavilion	6	3		1			2
ADDITIONAL AMENITIES							
Lights	yes	yes			yes	yes	yes
Trash cans	yes	yes	yes		yes	yes	yes
Bleachers	24	11			8	3	2
Dugouts	10	6			2	2	
Concession Stand	7	2	1		1	1	2
Restrooms	7	2	2	1	1		1
Score Board	5	3			1		1
Ticket Booth	2						2
Announcer's Box	5	1			2	1	1
Needs repairs/replacement							

Source: GrantWorks Field Survey, 2018

Note: Only those facilities that are open to the public on a full or limited basis are included in the City's recreation facility inventory.

10.5.2 Additional Local Areas Used for Outdoor Activities

Open Space

A city's park system often includes dedicated open spaces to provide opportunities for passive recreation, to provide habitat for local flora and fauna, to preserve landmarks or vistas, or to ensure no development occurs in areas where potential hazards exist, such as flooding (e.g. land within a FEMA 100 Year Floodplain). Within Hamilton's city limits, a quarter of the land is forest and farmland. Another 242 acres are subdivided but not developed. Combined, that totals over 800 acres of "open" land within the city limits. Approximately 136 acres of floodplain are located within the city limits, and several streams that run through Hamilton have limited construction in some areas, especially Pecan Creek which has historically been known to flood.

Open Space Opportunities:

Although it is not practical to entirely prohibit construction in the FEMA 100-year floodplain, it is the policy of the City of Hamilton to discourage floodplain development by educating residents about floodplain locations and the costs of floodplain development. The City participates in the National Flood Insurance Program and has adopted a Flood Damage Prevention Ordinance which requires development in the floodplain to be elevated to or above the base flood elevation. In addition to this, the City also enforces a more restrictive Drainage and Flood Control Ordinance, which requires development in the floodway to be elevated two feet above the base flood elevation.

The City's Subdivision Ordinance does not require parkland dedication for new subdivisions. The City may consider revising the Subdivision Ordinance to require a certain amount of acreage of parkland to be dedicated by subdividers who are platting fifty or more lots (or some other number of lots felt to be appropriate). The Zoning Ordinance requires screening between zoning districts, and reserves the right to require such screening to be an "irrigated living screen" as a substitute for a fence or wall. The City could further require that such landscaping be composed of native plants in order to provide more of a local character to the landscaping.

Cemeteries

Hamilton has four cemeteries within city limits: Oakwood Cemetery, which is owned by the City, the International Order of Oddfellows Cemetery, Hamilton Cemetery, and Howard Cemetery. Oakwood and one other cemetery exist along US 281 while a smaller cemetery exists in the northwest residential area of the City at the intersection of Howard and W. Gentry Streets. In the 1800s, cemeteries served as areas for relaxation and walking before the institution of public parks in cities. While communities no longer

rely on cemeteries to serve that purpose, they are still considered valuable open spaces for walking and for passive activities like reflection and meditation.



Figure 10HH: Howard Cemetery

10.5.3 Regional Recreation Areas

City of Lampasas Park System

The City of Lampasas, within 50 miles of Hamilton, manages many parks including a sports complex, a soccer complex, a tennis park, and two golf courses, among others. The City also has a public swimming pool at Campbell Park. The parks provide walking trails, picnic areas, playgrounds, sports courts, and many other amenities. A complete inventory of public parks and their amenities is available through the City of Lampasas website (www.lampasas.org).

City of Stephenville Park System

The City of Stephenville, also within 50 miles of Hamilton, manages a number of parks as well which include amenities such as walking trails, event spaces, sports fields, an RV campground, an indoor gym, and a water park, among others. Many of the facilities can be reserved for private functions. A complete inventory of public parks and their amenities is available through the City of Stephenville website (www.stephenvilletx.gov).

City of Gatesville Park System

The City of Gatesville, also within fifty miles of Hamilton, also has numerous park facilities including a swimming pool, a fitness center, a splash park, and sports fields and courts. More information can be found at their website (www.ci.gatesville.tx.us).

Lake Whitney

Just over fifty miles from Hamilton, Lake Whitney has many recreational areas on its banks, including the larger parks Steiner Valley Park, Steele Creek Park, McCown Valley Park, Lofers Bend Park, and Lake Whitney State Park. These parks generally offer RV sites, cabins, tent camping, and access to Lake Whitney for fishing, boating, and swimming opportunities. Most are US Army Corps of Engineers parks while Lake Whitney State Park is operated by the Texas Parks and Wildlife Department.

Similarly, Lake Whitney State Park mainly offers camping including RV camping and screened shelters for larger groups. The park also has a few trails. The lake is known mostly for fishing, with large, striped, and white bass and catfish being the main catches.

Dinosaur Valley State Park

This state park is located near Glen Rose, Texas, about fifty miles from Hamilton. Popular activities include camping, picnicking, hiking, biking, swimming, fishing, horseback riding, and perhaps the most popular activity at the park, looking for dinosaur tracks in the river bed. Information on reservations and guided tours is available from Texas Parks and Wildlife (<http://www.tpwd.state.tx.us/state-parks/dinosaur-valley>).

Privately Owned Recreational Facilities

Perry Country Club, located approximately 3 miles from Hamilton off of FM 218, has a nine-hole golf course originally built in the 1930s. The course is well maintained with mature trees. Green fees are \$30.

Circle T Resort and Arena is a private rodeo facility about 5 miles from Hamilton on TX 36. It contains a hotel facility, the Inn at Circle T, as well as a restaurant, the Crossfire Steakhouse. The facility hosts rodeo events of all types, weddings, reunions, car shows, banquets, live music events, and others. A saltwater swimming pool is also located at the resort for guests of the facility.

10.6 Needs Assessment and Identification

This section outlines local recreational needs using a standards-based assessment and a demand-based assessment of the City and its residents.

10.6.1 Standards-Based Assessment

A standards-based assessment uses community attributes to determine the recreational needs of the community. The three criteria that are part of the standards-based assessment are: the current and future population of the community; acreage devoted to parks and open space; and the number of households within the service area of the recreational facilities. The standards-based assessment does not take into account residents’ desires or a community’s capacity to maintain facilities.

According to a standards-based assessment of Hamilton’s facilities, Hamilton needs two basketball courts, one Little League field, one softball field, two volleyball courts, and a light activity area for seniors.

There are several recreational facilities in Hamilton that serve seniors already. Seniors can walk at the High School track and along the Pecan Creek Park trail, enjoy watching grandchildren play sports or play at the playgrounds, and relax at the numerous picnic facilities in the park. However, the inclusion of card or domino tables, or a horseshoe pitch, may encourage more seniors to use the City’s parks.

There are also many recreational facilities that serve young children. Playscapes and playgrounds are numerous in the community.

Detailed Standards-Based Assessment Data

Facility Needs by Population Size

Table 10F identifies the City’s existing and future needs based upon the population projection and standards for facilities described earlier in the chapter.

Table 10F: Facilities Standards & Existing Facilities Comparison

Facility	2018		Additional Facilities Needed	
	Existing within service area	Number needed per 1,000 residents	Currently needed	Additional needed by 2028
<i>Facilities needed locally (within 2 miles)</i>				
Basketball	1	0.9	2	0
Adult Baseball	3	0.6	0	0
Little League	1	0.6	1	0
Softball	1	0.6	1	0

Soccer	1	0.2	0	0
Multi-Use Field	4	1.0	0	0
Tennis	3	0.5	0	0
Volleyball	1	1.0	2	0
Playgrounds (Playscapes)	9	2.0	0	0
Family Picnic Area/ Picnic Tables	36	6.3	0	0
Group Picnic Area (Covered)	3	1.0	0	0
Light Activity Area	0	1.0	3	0
<i>Facilities needed within region (< 30 min. drive time; golf < 1hr.)*</i>				
Football	1	0	0	0
Golf	1	0	0	0
Hike/Bike Trails	2	1	0	0
1/4 Mile Running Track	1	0	0	0
Racquet/Handball	0	0	0	0
Swimming Pool	0	0	0	0

Source: Recreation and Open Space Inventory and Recreation Standards (above)

Acreage Needs by Population Size

Level of service is the term used to describe the role of the park system in the community and is expressed in acres of useable parkland per 1,000 persons. As expressed in the City's facility standards, Hamilton's residents should have access to a minimum of 5 acres and an ideal 15 acres of developed park land per 1,000 residents. The level of service for parks and open space is based on useable space; therefore, undeveloped parkland is not included. ***The City of Hamilton has a LOS of 19.9 acres of developed parkland per 1,000 residents, which meets the standard for acres per person.***

Table 10G: Existing Parks, Level of Service

Facility	Park Type	Desirable Acreage	Total Acres	Developed Acres	Service Area (Miles)	City Households Served	% of Houses
Pecan Creek Park	Community Park	15 to 25	54.7	30.6	1.0	1,429	100%
Hamilton Fair Park	Community Park/ISD	15 to 25	30.2	18.1	1.0	488	34%
City Lake	Community Park	15 to 25	45.9	0	1.0	21	1%
Horton Park	Neighborhood Park/ISD	1 to 15	4.3	3.8	0.5	672	47%
High School Football Stadium	ISD	N/A	6.4	6.4	N/A	1,429	100%
ISD Campus Outdoor Recreation	ISD	N/A	1.5	1.3	N/A	1,429	100%
Total Acreage			151	61.6			
Population – 3,096 (est. 2018); 3,126 (est. 2028)							
Level of Service 2018			48.8	19.9			
Level of Service 2028			48.3	19.7			

Source: GrantWorks field survey, 2018

Acreage Needs by Park Location

The standards-based assessment also determines recreation needs based upon the service area of the community's parks. The service area refers to the area formed by a predetermined radius extending out from the park that would typically serve the surrounding population. The service area of existing parks is described in *Table 10G* above and in *Figure 10EE* below. All of Hamilton's residents are served by at least one recreational facility.

Figure 10II: Hamilton's Park Service Areas



10.6.2 Demand-Based Assessment

A demand-based assessment of local recreation facilities was made using an online survey shared with students at Hamilton ISD during the spring of 2018. One hundred and forty six surveys were returned. Data gathered from the surveys identified common recreational activities of adults and children, favorite parks and needed improvements, and desired additional recreational facilities. The summary results of the assessment are as follows:

Table 10H: Top Four: Activities, Residents' Facility Desires, Activity Locations

Top 4:	Children's Activities	Adults' Activities	Residents want	Locations for activities
1.	Basketball	Fishing	Swimming Pool	Home
2.	Swimming	Walking	Public WIFI	School
3.	Fishing	Hunting/Shooting	Basketball Courts	Friends' Homes
4.	Football	Swimming	Sidewalks/Recreational Center	Pecan Creek Park

Unlike most cities its size, Hamilton has a great deal of public recreational facilities. However, some activities have not been developed fully, such as basketball courts, volleyball courts, and light activity areas such as horseshoe pitches. Residents would of course love to have the swimming pool repaired; however, it may be beyond the fiscal capacity of the City to repair the pool at this time although the City is planning to accomplish this within several years.

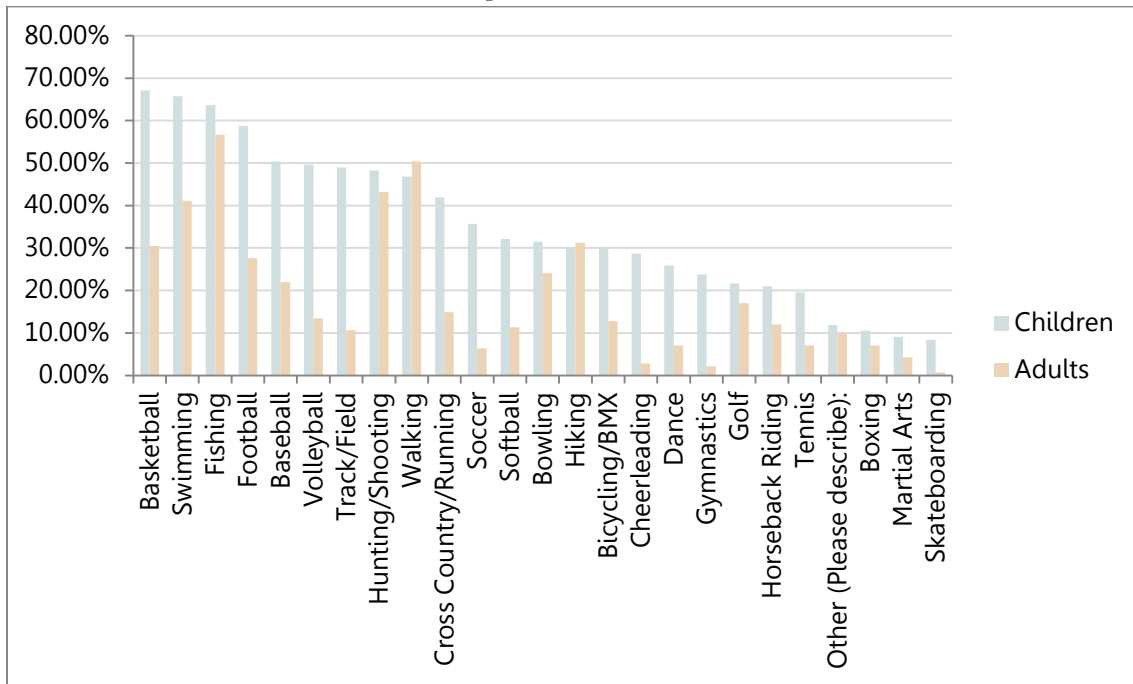
Top facility desires of residents include the swimming pool, public WIFI, basketball courts, sidewalks, and a recreational center.

Detailed Demand-Based Assessment Data

Resident Activities

Chart 10C: Top Activities for Children and Adults shows that basketball, swimming, fishing, and football are the most popular sports among Hamilton's youth, while fishing, walking, hunting and swimming are the most popular adult activities.

Chart 10C: Top Activities for Children & Adults

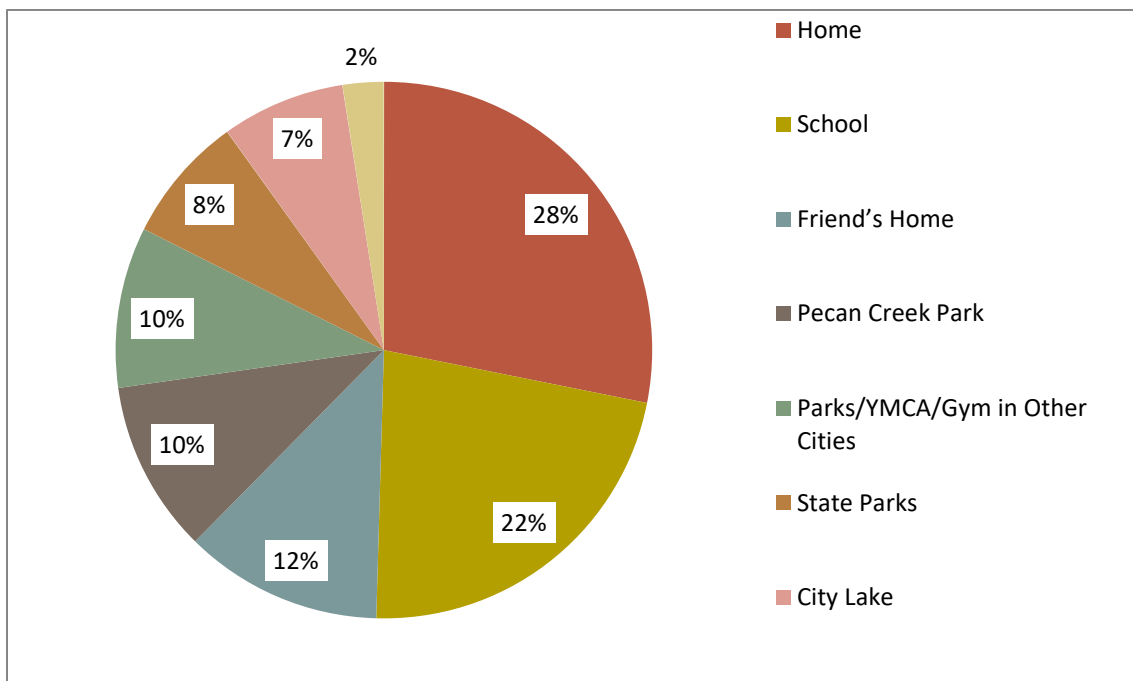


Source: GrantWorks community recreation survey, 2018

Activity Locations

Most of the activities that children and adults participate in are based at home, school, or a friend's home

Chart 10D: Location of Activities



Park Improvements Needed

The survey next asked citizens if the existing parks in Hamilton should be upgraded and/or improved to include additional facilities. Their responses are recorded in *Table 10I*.

Table 10I: Should Hamilton's Parks be Upgraded/Improved?

Yes	No	Not Sure
64%	10%	26%

Survey respondents were asked to write down specific improvements they would like to see to the park system. The majority of comments pertained to new equipment, better bathrooms, and maintenance (*Table 10J*).

Table 10J: What kinds of improvements are needed in Hamilton's parks?

Improvement	# of write-in comments
More/Better/New Equipment	25
New/Better Bathrooms	10
Clean Up and Maintenance	8
Water Fountains	7
Basketball Courts	6
Swimming Pool/Walking Trails	4 each
Splash Park/More Shaded Areas	3 each
SH 22 Trail Resurfacing; More Patrolling; Lights on Pecan Creek Trail; Items for Seniors; Fans; Stock the Lake; Permanent Soccer Field; Nature Park; Recreational Center; Merry Go Round; See Saws; More Fun; Renovate Fair Park; More Parks; Clean out Creek; Football; Climbing Equipment; Slides; Volleyball; Bench Repairs; Swings; Jungle Gym; Lighting; Playground	2 or less each

Source: GrantWorks community recreation survey, 2018

Additional Facilities Wanted

The final two questions on the survey asked the respondents to identify and rank additional recreational facilities that they would like to have in Hamilton. Question 6 asked the respondent if a specific facility was "very important", "somewhat important", or "not important." The responses were weighted; "very important" received three points, "somewhat important" received two points, and "not important" received minus one point. The resulting scores are shown in *Table 10K*.

Table 10K: Additional Recreational Facilities

Facility	Number of responses			Weighted
	Very Important	Somewhat Important	Not Important	Score
Swimming Pool	90	37	4	340
Public WIFI	98	26	12	334
Sidewalks	83	36	9	312
Basketball Courts	73	47	11	302
Softball/Baseball Field	70	39	8	280
Playground	72	39	14	280
Hike/Jogging/Bike Trail	58	55	12	272
Outdoor Picnic Area	52	54	14	250
Covered Picnic Area	55	49	17	246
Volleyball Courts	55	48	18	243
Soccer Field	49	44	23	212
Recreation Center	33	55	9	200
Golf Course	44	42	22	194
Public Garden	41	44	28	183
Skate Park	36	41	34	156
Outdoor Tennis Court	25	49	34	139

Source: GrantWorks community recreation survey, 2018

The final question asked the respondent to list the three most important facilities identified in question 6, and the combined score is shown in *Table 10L*.

Table 10L: Prioritized Additional Recreational Facilities

Priority	Facility	Score
1	Swimming Pool	30
2	Public WIFI	22
3	Basketball Courts	15

4	Recreation Center	13
5	Softball/Baseball Field	12
5	Volleyball Courts	12
6	Hike/Jogging/Bike Trail	10
7	Playground	7
8	Covered Picnic Area	6
9	Outdoor Tennis Court	3
9	Golf Course	3
9	Skate Park	3
10	Outdoor Picnic Area	1
10	Sidewalks	1
10	Public Garden	1
11	Soccer Field	0

Source: GrantWorks community recreation survey, 2018

10.7 Prioritization of Needs

A review of public hearing comments, survey results, and established standards clearly indicates the need for the City of Hamilton to expand existing facilities and develop new outdoor and indoor facilities.

Park planners realized that establishing priorities based solely on the public's numerical ranking of activities may not give appropriate consideration to the most logical and efficient use of limited available cash, and it may not provide the widest range of activities to the broadest possible target audience.

For example, repair of the swimming pool was the most suggested activity. The City has studied this undertaking and it will require at least \$400,000. This project is still being considered but the City feels that it will likely happen within about three years. Therefore, other projects are being prioritized before the swimming pool in this report.

The public comments made in the survey mentioned the need for new and better playground equipment, better bathrooms, regular maintenance, water fountains, basketball courts, and other facilities that can feasibly be created during the planning period with existing resources and grants.

The City will also consider formal interlocal agreements with Hamilton ISD to ensure continued public access to ISD outdoor facilities if necessary.

The City of Hamilton has established the following development priorities:

Outdoor construction-related priorities (OC):

Priority 1:	Install two new basketball courts and two new volleyball courts in city parks.
Priority 2:	Repair or replacement of existing picnic tables and basketball court at Schrader Meadow, playscape, swingset, benches, and bleachers at Hamilton Fair Park, and swingset at Horton Park.
Priority 3:	Repair or replacement of the City's swimming pool.
Priority 4:	Install more playground equipment in city park playgrounds as needed.
Priority 5:	Install water fountains at city parks as needed.
Priority 6:	Provide public WIFI at select areas in city parks, such as Schrader Meadow.
Priority 7:	If needed, develop a new Little League field and a new softball field.
Priority 8:	Consider development of a Splash Pad at the existing pool or at a new Water/Splash Park.
Priority 9:	Develop activities pursued by elderly residents such as horseshoes, shuffleboard, or domino/cards game tables where none currently exist and as needed.
Priority 10:	Conduct an annual Tree Planting campaign; plant 10 trees per year
Priority 11:	Develop exhibits at park facilities to foster nature appreciation and to educate visitors about local flora, fauna, and geology. This can include community gardens and/or xeriscaped gardens.
Priority 12:	Remove debris and dilapidated equipment from all park areas.
Priority 13:	Develop native grass and garden areas along Pecan Creek Trail to preserve habitat and encourage wildlife viewing
Priority 14:	Encourage development of other outdoor activities typically operated by private businesses such as a skate park, equestrian facilities, miniature golf, bicycle motor-cross, a mountain bike trail.
Priority 15:	Dedicate open space to preserve habitat and encourage wildlife viewing
Priority 16:	Dedicate natural areas to ensure unique features are preserved.

Indoor construction-related priorities (IC):

Priority 1:	Construct a recreation center for multiple uses including senior activities, sports activities, and activities for children.
Priority 2:	Encourage development of other indoor activities typically operated by private businesses such as a movie theater, bowling alley, rollerskating rink, gymnastics/twirling center, and indoor rodeo facilities

Ongoing non-construction priorities (NC):

Action Item 1:	Continue to budget sufficient funds for on-going facility development.
Action Item 2:	Continue to budget sufficient funds for park maintenance
Action Item 3:	Revise subdivision regulations to require new developments of over 10 units contribute land or a fee in lieu for park improvements.

Action Item 4:	Establish a voluntary park donation fund for maintenance, repair, upgrade of City parks. Solicitation could be added to City utility bill.
Action Item 5:	Develop policy to educate public regarding benefits of private donation of land to be used for parks, greenbelts, and open space.
Action Item 6:	Develop a shared-resources plan with local school district to ensure all available area facilities can be utilized year-round.
Action Item 7:	Establish “community work day” at parks to accomplish a portion of park development using volunteer labor. Tasks can include site preparation, clean-up and preliminary construction tasks. Seek volunteers from local citizens, City staff, community service workers, chamber of commerce, school district, the Little League and civic groups.
Action Item 8:	Develop festival at Pecan Creek Park. Festivals and events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community’s cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.
Action Item 9:	Schedule biennial reviews of Park Master Plan to update inventory and priority needs lists. Solicit new public input every five years.

10.8 Recreation & Open Space Plan

This plan is designed to be implemented during a 10-year period commencing with fiscal year 2018-2019 and ending with fiscal year 2027-2028. The plan addresses the full spectrum of the City’s new construction, maintenance, and operation needs to ensure that the highest quality park, recreation, and open space opportunities are available.

The following implementation plan sets forth the most reasonable development timeline assuming funding resources are available. The items are identified as Construction (C) priorities or as non-construction (NC) action items. Outdoor activities are identified as OC. Indoor activities are identified as IC.

Potential methods of funding for these projects are identified. These potential sources include local general funds, general obligation bonds, certificates of obligation (CO’s), sales tax revenue, local in-kind labor; donations of land, cash, materials and labor from private individuals; and grants from Texas Parks & Wildlife Department (TPW) through the outdoor, indoor, and small community programs.

The following plan outlines projects the City should strive to achieve on a short-term basis within the first five years of the planning period and on a long-term basis. The plan derives from the above analyses: the inventory of existing conditions, including physical and social resources; the standards-based assessment; and the needs-based assessment.

Table 10M: Recreation & Open Space Implementation Plan

FY 2018-2019 (10/1/18 to 9/30/19)			
Implementation Item	Action Item	Estimated Cost	Funding Source(s)
Submit application for funding in fall 2019 to the TPW Small Community Program to install two new basketball courts and two new volleyball courts in city parks	OC 1	Up to \$150,000	GEN; TPW
Develop a shared-resources plan with Hamilton ISD to ensure all available area facilities can be utilized year-round.	NC 6	Less than \$1,000	GEN
Revise subdivision regulations to require that new developments of over 10 units contribute land or a fee in lieu for park improvements.	NC 3	\$1,000	GEN
Establish a voluntary park donation fund for maintenance, repair, upgrade of City parks. Solicitation could be added to City utility bill.	NC 4	Less than \$1,000	GEN
Develop policy to educate public regarding benefits of private donation of land to be used for parks, greenbelts, and open space.	NC 5	Less than \$1,000	GEN
Annual: Establish "community work day" at parks to accomplish a portion of development using volunteer labor. Remove debris and dilapidated equipment from all park areas.	NC 7, OC 12	Less than \$1,000	Local funds, private donations of Refreshments
Annual: Develop festival at Pecan Creek Park. Festivals and events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community's cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.	NC 10	\$5,000 - \$10,000	GEN, Local

Annual: Continue to budget sufficient funds for park maintenance and for future facility development.	NC 1, NC 2	\$15,000 ±	GEN
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FY 2019-2020 (10/1/19 to 9/30/20)

Implementation Item	Action Item	Estimated Cost	Funding Source
Submit application for funding in fall 2020 to the TPWD Small Community Program to repair or replace damaged picnic tables and basketball court at Schrader Meadow, playscape, swingset, benches, and bleachers at Hamilton Fair Park, and swingset at Horton Park. Install more playground equipment and water fountains at city parks as needed and desired	OC 2, OC 4, OC 5	Up to \$150,000	GEN; TPW
Annual: Continue "community work day" at parks to accomplish a portion of development using volunteer labor. Remove debris and dilapidated equipment from all park areas.	NC 7, OC 12	Less than \$1,000	Local funds, private donations of Refreshments
Annual: Continue festivals at Pecan Creek Park. Festivals and events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community's cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.	NC 8	\$5,000 - \$10,000	GEN, Local
Annual: Continue to budget sufficient funds for park maintenance and for future facility development.	NC 1, NC 2	\$15,000 ±	GEN

FY 2020-2021 (10/1/20 to 9/30/21)

Implementation Item	Action Item	Estimated Cost	Funding Source
Submit application for funding in fall 2021 to the TPW Outdoor Recreation Program to make needed repairs to the swimming pool.	OC 3	Up to \$500,000	GEN; TPWD
Develop activities pursued by elderly residents such as horseshoes, shuffleboard, or domino/cards game tables where none currently exist and as needed.	OC 9	\$2,000	GEN
Schedule biennial review of master plan and update priority list, if needed.	NC 9	Less than \$500	GEN
Annual: Continue "community work day" at parks to accomplish a portion of development using volunteer	NC 7, OC 12	Less than \$1,000	Local funds, private donations of Refreshments

labor. Remove debris and dilapidated equipment from all park areas.			
Annual: Continue festivals at Pecan Creek Park. Festivals and events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community's cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.	NC 8	\$5,000 - \$10,000	GEN, Local
Annual: Continue to budget sufficient funds for park maintenance and for future facility development.	NC 1, NC 2	\$15,000 ±	GEN
FY 2021-2022 (10/1/21 to 9/30/22)			
Implementation Item	Action Item	Estimated Cost	Funding Source
Submit application for funding in fall 2022 to TPW Small Community Grant Program to install new Little League field, softball field, and Public WIFI in areas of Pecan Creek Park.	OC 6, OC 7	Up to \$150,000	GEN, TPW
Review shared-resources plan with Hamilton ISD to ensure all available area facilities can be utilized year-round.	NC 8	Less than \$1,000	GEN
Annual: Continue "community work day" at parks to accomplish a portion of development using volunteer labor. Remove debris and dilapidated equipment from all park areas.	NC 7, OC 12	Less than \$1,000	Local funds, private donations of Refreshments
Annual: Initiate an annual Tree Planting campaign; plant 10 trees per year	OC 10	Less than \$1,000	GEN, TUFC, Local
Annual: Continue festivals at Pecan Creek Park. Festivals and events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community's cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.	NC 8	\$5,000 - \$10,000	GEN, Local
Annual: Continue to budget sufficient funds for park maintenance and for future facility development.	NC 1, NC 2	\$15,000 ±	GEN

FY 2022-2023 (10/1/22 to 9/30/23)

Implementation Item	Action Item	Estimated Cost	Funding Source
Submit an application in fall 2023 to TPWD's Indoor Recreation program to construct a recreation center.	IC 1	Up to \$1 million	GEN; TPW
Schedule review of master plan and solicit new public input.	NC 9	Less than \$1,000	GEN
Annual: Continue "community work day" at parks to accomplish a portion of development using volunteer labor. Remove debris and dilapidated equipment from all park areas.	NC 7, OC 12	Less than \$1,000	Local funds, private donations of Refreshments
Annual: Continue annual Tree Planting campaign; plant 10 trees per year	OC 10	Less than \$1,000	GEN, TUFC, Local
Annual: Continue festivals at Pecan Creek Park. Festivals and events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community's cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.	NC 8	\$5,000 - \$10,000	GEN, Local
Annual: Continue to budget sufficient funds for park maintenance and for future facility development.	NC 1, NC 2	\$15,000 ±	GEN

FY 2023-2024 (10/1/23 to 9/30/24)

Implementation Item	Action Item	Estimated Cost	Funding Source
Submit application in fall 2024 to the TPWD Small Communities program to install a Splash Pad at or near the existing swimming pool	OC 8	Up to \$150,000	GEN, TPW
Encourage development of other indoor activities typically operated by private businesses such as a movie theater, bowling alley, rollerskating rink, gymnastics/twirling center, and indoor rodeo facilities	IC 2	Staff	GEN, Local
Encourage development of other outdoor activities typically operated by private businesses such as a skate park, equestrian facilities, miniature golf, bicycle motor-cross, a mountain bike trail.	OC 14	Staff	GEN, Local

Annual: Continue “community work day” at parks to accomplish a portion of development using volunteer labor. Remove debris and dilapidated equipment from all park areas.	NC 7, OC 12	Less than \$1,000	Local funds, private donations of Refreshments
Annual: Continue annual Tree Planting campaign; plant 10 trees per year	OC 10	Less than \$1,000	GEN, TUFC, Local
Annual: Continue festivals at Pecan Creek Park. Festivals and events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community’s cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.	NC 7	\$5,000 - \$10,000	GEN, Local
Annual: Continue to budget sufficient funds for park maintenance and for future facility development.	NC 1, NC 2	\$15,000 ±	GEN

FY 2024-2025 (10/1/24 to 9/30/25)

Implementation Item	Action Item	Estimated Cost	Funding Source
Develop exhibits at park facilities to foster nature appreciation and to educate visitors about local flora, fauna, and geology. This can include community gardens and/or xeriscaped gardens.	OC 11	\$2,000	GEN, Local
Schedule biennial review of Master Park Plan	NC 9	Less than \$500	GEN
Annual: Continue “community work day” at parks to accomplish a portion of development using volunteer labor. Remove debris and dilapidated equipment from all park areas.	NC 7, OC 12	Less than \$1,000	Local funds, private donations of Refreshments
Annual: Continue annual Tree Planting campaign; plant 10 trees per year	OC 10	Less than \$1,000	GEN, TUFC, Local
Annual: Continue festivals at Pecan Creek Park. Festivals and events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community’s cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.	NC 8	\$5,000 - \$10,000	GEN, Local

Annual: Continue to budget sufficient funds for park maintenance and for future facility development.	NC 1, NC 2	\$15,000 ±	GEN
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FY 2025-2026 (10/1/25 to 9/30/26)

Implementation Item	Action Item	Estimated Cost	Funding Source
Review mandatory park dedication policy to ensure formula is sufficient to provide needed parkland in new subdivisions.	NC 3	Less than \$1,000	GEN
Annual: Continue "community work day" at parks to accomplish a portion of development using volunteer labor. Remove debris and dilapidated equipment from all park areas.	NC 7, OC 12	Less than \$1,000	Local funds, private donations of Refreshments
Annual: Continue annual Tree Planting campaign; plant 10 trees per year	OC 10	Less than \$1,000	GEN, TUFC, Local
Annual: Continue festivals at Pecan Creek Park. Festivals and events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community's cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.	NC 8	\$5,000 - \$10,000	GEN, Local
Annual: Continue to budget sufficient funds for park maintenance and for future facility development.	NC 1, NC 2	\$15,000 ±	GEN

FY 2026-2027 (10/1/26 to 9/30/27)

Implementation Item	Action Item	Estimated Cost	Funding Source
Develop native grass and garden areas along Pecan Creek to preserve habitat and encourage wildlife viewing	OC 13	\$2,000	GEN, Local
Dedicate open space to preserve habitat and encourage wildlife viewing	OC 15	Vary with programs	GEN, Local
Dedicate natural areas to ensure unique features are preserved.	OC 16	Vary with programs	GEN, Local
Schedule biennial review of Master Park Plan	NC 9	Less than \$500	GEN

Annual: Continue “community work day” at parks to accomplish a portion of development using volunteer labor. Remove debris and dilapidated equipment from all park areas.	NC 7, OC 12	Less than \$1,000	Local funds, private donations of Refreshments
Annual: Continue annual Tree Planting campaign; plant 10 trees per year	OC 10	Less than \$1,000	GEN, TUFC, Local
Annual: Continue festivals at Pecan Creek Park. Festivals and events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community’s cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.	NC 8	\$5,000 - \$10,000	GEN, Local
Annual: Continue to budget sufficient funds for park maintenance and for future facility development.	NC 1, NC 2	\$15,000 ±	GEN

FY 2027-2028 (10/1/27 to 9/30/28)

Implementation Item	Action Item	Estimated Cost	Funding Source
Schedule creation of new Master Park Plan	NC 9	\$10,000	GEN, CDBG
Annual: Continue “community work day” at parks to accomplish a portion of development using volunteer labor. Remove debris and dilapidated equipment from all park areas.	NC 7, OC 12	Less than \$1,000	Local funds, private donations of Refreshments
Annual: Continue annual Tree Planting campaign; plant 10 trees per year	OC 10	Less than \$1,000	GEN, TUFC, Local
Annual: Continue festivals at Pecan Creek Park. Festivals and events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community’s cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.	NC 8	\$5,000 - \$10,000	GEN, Local
Annual: Continue to budget sufficient funds for park maintenance and for future facility development.	NC 1, NC 2	\$15,000 ±	GEN

TPW = Texas Parks and Wildlife Department grants; GEN = City of Hamilton municipal funds; Staff = City of Hamilton staff time; Local = donations from private citizens, charitable organizations, and local businesses; ISD = Hamilton

ISD; TDA-DRP = Texas Department of Agriculture – Downtown Revitalization Program; CDBG = Community Development Block Grant program grants; TUFC = Texas Urban Forestry Council

10.9 Appendix 10A

City of Hamilton ~ Parks Plan Survey

1) Do you reside within the City of Hamilton? _____ Yes _____ No

2) How many people in your household are in the following age groups?

Age Group	4 or below	5-12	13-19	20-49	50-65	66 and above
Number of people						

3) What types of sports do the children in your family participate in? For each sport listed, give the location (town) where the sport is played. Under park name, write "home" if the sport is played at home.

Children's Sport	Park Name	Location

4) What types of recreational activities do the adults in your family participate in? For each sport listed, give the location (town) where the sport is played. Under park name, write "home" if the sport is played at home.

Adult's Sport	Park Name	Location

5) Should existing parks in Hamilton be improved? (Place X in appropriate box)

Strongly Agree	Agree	Disagree	Strongly Disagree

What improvements are needed?

6) What additional recreational facilities would you like to have in Hamilton?

Facility	Very Important	Somewhat Important	Not Important
Example: Playground	X		
Recreation Center			
Hike/ Jogging/ Bike Trail			
Swimming Pool			
Outdoor Tennis Courts			
Softball/ Baseball Field			
Soccer Field			
Covered Picnic Area			
Outdoor Picnic Area			
Golf Course			
Playground			
Basketball Courts			
Volleyball Courts			
Garden			
Skate Park			
Public WIFI			
Other: _____			

7) Of the Facilities listed in question 6, please list the TOP THREE in Priority Order.

Rank	Facility
1	

2	
3	

11 CAPITAL IMPROVEMENTS PROGRAM

The condition of infrastructure is a major concern of all communities. Infrastructure deteriorates with time and use, and as cities expand, stress is placed upon the capacity of local governments to accommodate additional people. When properly developed and used, a capital improvements program (CIP) is a tool for local government to identify ongoing and long-term capital needs and assess financial capabilities to meet those needs.

11.1 Highlights

Although Hamilton is a small, low-income community, the City has the financial capacity to carry out necessary capital improvements over the next 10 years. Local sales tax revenues have been rising since 2011. The City's financial ratios (per capita debt, debt service coverage ratio, etc.) are within standard benchmarks and indicate that Hamilton could issue approximately \$3.4 million in general obligation bonds on top of existing debt while maintaining a conservative fiscal policy.

Projects recommended in the 5-Year Capital Improvements Program Schedule at the end of this chapter (and on *Map 11: Capital Improvements Program*) total an estimated \$5 million. The order of those projects and the exact locations of some improvements would depend on funding availability, engineering studies, and the changing needs of the community. Local financing options are discussed below, while *Chapter 12: Funding Sources* contains extensive information on grants and loans available from external sources.

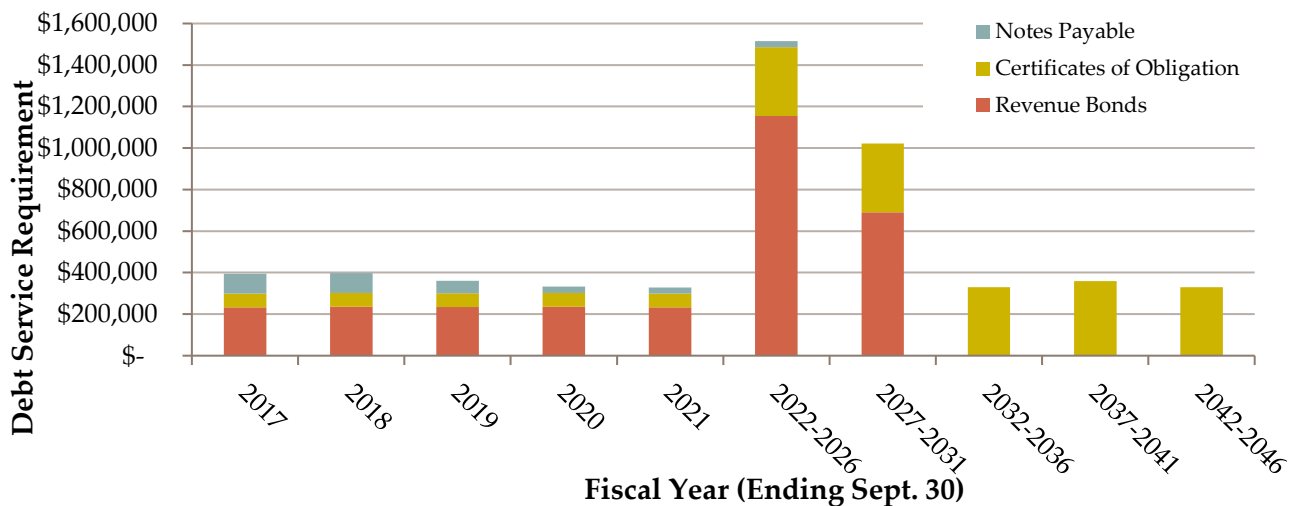
11.2 City Financial Condition

This section describes the City's financial condition with regards to public debt, income and expenditures, tax revenue trends, and residents' income levels.

11.2.1 Public Debt

The City's 2016 Audit identifies three sources of city debt: notes payable, certificates of obligation, and revenue bonds. *Chart 11A* describes the City's outstanding debt obligations.

Chart 11A: City Debt Service Payments⁵⁵



11.2.2 Income & Expenditures

The City's organization of revenues and expenses follows standard governmental accounting practice. All funds are Governmental Fund types or Proprietary Fund types. The governmental funds include the General Fund and the Capital Improvements Fund, which is used to account for major capital expenditures not financed by the Proprietary Fund. The General Fund is the general operating fund of the City. Income for the General Fund is generated primarily through taxes, and expenditures include salaries, general office expenses, insurance, and other expenses. The General Fund is used to account for resources traditionally associated with government that are not required legally or by sound financial management to be accounted for in another fund.

Between 2015 and 2016, the primary increase in Governmental Fund revenues was from fines and charges for services, and the primary increase in expenditures was from capital expenditures and debt service. Between 2015 and 2016, revenue from property taxes decreased while sales tax increased.

⁵⁵ Source: Financial Report of City of Hamilton, year ending 9/30/2016, pg. 36

Table 11A: Government Fund Revenues & Expenditures

	2015	2016
Revenues		
Taxes:		
General Property	\$612,251	\$603,510
General Sales and Use	\$563,721	\$574,655
Franchise	\$163,356	\$152,280
Other Taxes	\$16,184	\$19,476
Licenses and Permits	\$13,630	\$14,900
Intergovernmental	\$44,735	\$53,025
Charges for Services	\$515,505	\$535,289
Component Unit Leased		
Employee Income	\$40,583	\$42,044
Fines	\$76,176	\$124,974
Investment Earnings	\$314	\$1,810
Contributions and Donations	\$0	\$0
Rental Income	\$6,837	\$4,737
Other Revenues	\$115,650	\$131,456
Total Revenues	\$2,168,942	\$2,258,156
Expenditures		
Current:		
General Government	\$352,378	\$452,943
Public Safety	\$630,412	\$649,323
Highways and Streets	\$282,399	\$263,880
Airport	\$79,681	\$96,173
Sanitation	\$379,036	\$303,161
Culture and Recreation	\$189,641	\$179,051
Library	\$20,000	\$20,000
Economic Development and Assistance	\$186,526	\$192,462
Debt Service:		
Principal	\$57,897	\$92,000
Interest and Fiscal Charge	\$17,233	\$17,656
Capital Outlay	\$23,552	\$454
Total Expenses	\$2,218,755	\$2,267,103
Other Financing Sources		
Transfers In (Out)	-	\$15,000
Proceeds from Debt	\$100,000	\$82,886
Total Other Financing Sources	\$100,000	\$97,886
<i>Net Change in Fund</i>	<i>\$50,187</i>	<i>\$88,938</i>
<i>Beginning Fund Balance</i>	<i>\$611,336</i>	<i>\$661,523</i>
<i>Ending Fund Balance</i>	<i>\$661,523</i>	<i>\$750,461</i>

The Proprietary Fund includes activities that the City operates similarly to a business: water and sewer service. Revenues come primarily from sales and expenditures come primarily from salaries and maintenance.

Table 11B: Proprietary Fund Revenues & Expenditures

	2015	2016
Operating Revenues		
Water Sales	\$1,564,294	\$1,612,504
Sewer Sales	\$548,324	\$545,563
Tap Fees	\$7,825	\$8,320
Other Services	\$27,735	\$26,874
Total Operating Revenues	\$2,148,178	\$2,193,261
Operating Expenditures		
Personnel Services - Salaries, Wages and Benefits	\$379,760	\$424,371
Other Purchased Services	\$181,224	\$113,881
Water and Chemical Costs	\$989,517	\$1,169,518
Repairs & Maintenance	\$252,706	\$171,894
Depreciation	\$326,961	\$329,654
Utilities	\$87,801	\$86,504
Property	\$64,166	\$22,296
Total Operating Expenses	\$2,282,135	\$2,318,118
Operating Income (Loss)	(\$133,957)	(\$124,856)
Nonoperating Revenues		
Grant Revenue	-	-
Interest Revenue	\$1,264	\$4,196
Interest Expense	(\$148,224)	(\$135,808)
Total Nonoperating Revenues	(\$146,960)	(\$131,612)
<i>Net Change in Fund</i>	<i>(\$280,917)</i>	<i>(\$271,469)</i>
<i>Beginning Fund Balance</i>	<i>\$3,734,209</i>	<i>\$3,453,292</i>
<i>Ending Fund Balance</i>	<i>\$3,453,292</i>	<i>\$3,181,823</i>

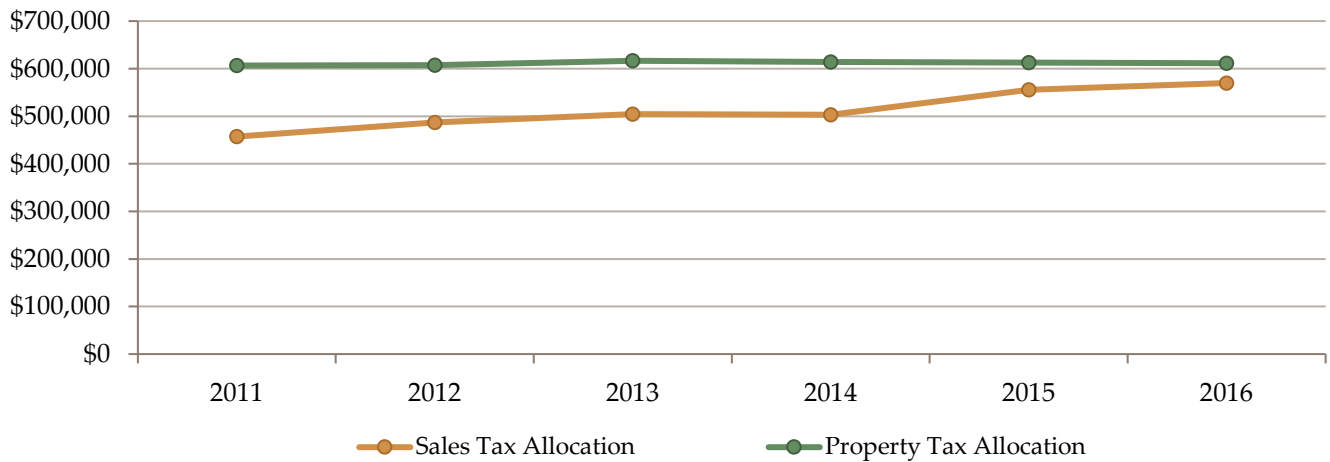
11.2.3 Local Taxes

Local taxes are Hamilton's primary source of general fund revenues. Hamilton's sales tax allocations have increased gradually since 2011 while property tax allocations have remained steady. The city's property tax rate was increased in 2010 but has since decreased to the 2009 rate. At \$0.459 per \$100 taxable value, Hamilton's property tax rate is still lower than the Texas average for all cities (\$0.485) and for cities with populations between 2,500 and 3,500 residents (\$0.580).

Chart 11B: Property Tax Rate History
(per \$100 taxable value)



Chart 11C: Tax Allocation History⁵⁶



⁵⁶ Comptroller at www.texasahead.org/texasedge/run_report.php and Texas Bond Review Board at www.brb.state.tx.us/

11.2.4 Community Income Levels

The income levels of residents can affect which grant programs are available for capital improvements. The following statistics are those most often used by State agencies for grant qualification. Numerous grant and loan programs are described in *Chapter 12: Funding Sources*. As program requirements change frequently, individual agencies and organizations should be contacted for details prior to submitting an application.

- According to the 2012-2016 American Community Survey, Hamilton's annual per capita income is \$24,238⁵⁷. Some programs require per capita income to be 80% of the national income or lower or below the State-wide average.
- Hamilton's poverty rate is 17.9%, higher than the Hamilton County rate of 14.8% and the state-wide rate of 16.7%.⁵⁸ Higher poverty rates can score additional points in some grant programs.
- The unemployment rate for Hamilton County in 2017 was 3.9%, below the national unemployment rate of 4.4%, and also below the Texas rate of 4.3%.⁵⁹ Hamilton unemployment rates are not available. Some grant programs are more available to localities where unemployment rates exceed the national rate by at least one percentage point.
- The US Department of Housing and Urban Development (HUD) sets income limits to determine who can qualify for programs such as Housing Choice Vouchers (Section 8) and HOME. HUD reports Median Family Income in 2012 for Hamilton County at \$55,000 and has set the income limits for 2012 at those listed by family size in *Table 11C*⁶⁰.
- TxCDBG programs require that at least 51% of residents for communitywide projects be moderate to low income. In *Table 11C* below that would correspond to HUD definitions of "low" to "extremely low."

Table 11C: HUD Income Limits

Hamilton County, Texas								
FY 2013 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30%) Income Limits	\$12,060	\$16,240	\$20,420	\$24,600	\$28,780	\$31,900	\$34,100	\$36,300

⁵⁷ U.S. Census Bureau at <http://factfinder2.census.gov>

⁵⁸ The numbers used for Community Development Block Grant and Texas Capital Fund grants come from the American Community Survey 5-year estimates, Table DP03, Poverty level of "All people", accessible from <http://factfinder2.census.gov/main.html>

⁵⁹ From the Bureau of Labor Statistics: <http://www.bls.gov/lau/>

⁶⁰ HUD data available from www.huduser.org/portal/datasets/il.html

Very Low (50%) Income Limits	\$19,250	\$22,000	\$24,750	\$27,500	\$29,700	\$31,900	\$34,100	\$36,300
Low (80%) Income Limits	\$30,800	\$35,200	\$39,600	\$44,000	\$47,550	\$51,050	\$54,600	\$58,100

11.3 Key Capital Improvements Considerations

Based on the capital needs identified in other chapters of this Comprehensive Plan and the financial data described above, the City of Hamilton should focus on the following key issues related to capital improvements.

11.3.1 Public Improvements Debt Financing Options

The type of financing used to pay for infrastructure expenditures depends on several factors, the most critical of which include the annual tax revenues generated, the unmet demand for different infrastructure projects, and the jurisdiction's indebtedness. Because costs often run into the millions of dollars, multiple sources are often used to finance infrastructure expansion or replacement: general obligation bonds and certificates of general obligation, revenue bonds, operating revenues/general fund, impact fees, and state or federal funds.

City staff members are familiar with a number of the following sources. As discussed above, Hamilton has outstanding notes payable, revenue bonds, and certificates of obligation. The following list does not include external funding options, which have been described in other chapters of the Comprehensive Plan and include: grants and below-market loans (*Chapter 12: Funding Sources*), volunteer activities, inter-community partnerships, and public-private partnerships.

- General obligation (G.O.) bonds are paid out of annual general revenues. These types of bonds usually raise large sums of money with the debt retired over several decades. G.O. bonds are backed by the "full faith, credit and taxing powers" of the issuing jurisdiction. When G.O. bonds are sold, the jurisdiction guarantees that it will raise sufficient revenues to retire the debt on schedule, usually using property taxes. Because G.O. bonds are repaid by all taxpayers in a community, they are usually used to finance projects that benefit the community as a whole, such as public buildings, parks, recreation centers, and major street improvements. G.O. bonds require voter approval.
- Certificates of obligation are similar to G.O. bonds, however, they are usually used to pay a contractual obligation incurred in: (1) a construction contract; (2) the purchase of materials, supplies, equipment, machinery, buildings, land, and rights-of-way for authorized needs and purposes; or (3) the payment of professional services, including services provided by appraisers, engineers, architects, attorneys, auditors, financial advisors, and fiscal agents. Debt service is paid

from tax revenue and/or system revenues. C.O. bonds, unlike G.O. bonds do not require voter approval.

- Revenue bonds are sold to develop projects that produce revenues, such as municipal sewer and water systems. The guarantee of repayment comes from the revenues generated by the financed project, which usually includes taxes or fees collected from the project's beneficiaries. Most projects financed using revenue bonds benefit a wide class of users, such as water customers, airport users, or toll road users. Unlike G.O. bonds, revenue bonds do not require the backing of the jurisdiction's "full faith, credit and taxing powers." Consequently, the local government is not obligated to raise taxes to avoid default, but revenue bonds usually carry higher interest rates than general obligation bonds. Voter approval is not usually necessary to float revenue bonds.
- Private Activity Bonds are a special type of bond administered by the Texas Bond Review Board. From the Bond Review Board website:

Private activity bonds are those bonds that meet any of the following tests: 1) Private Business Use Test - more than 10% of the proceeds are to be used for any private business use; 2) Private Security or Payment Test - payment on principal or interest of more than 10% of the proceeds is to be directly or indirectly secured by, or payments are to be derived from a private business use; and 3) Private Loan Financing Test - proceeds are to be used to make or finance loans to persons other than governmental units⁶¹.

The Tax Act of 1986 limited municipality Private Activity Bond use. The Texas Bond Review Board allocates these bonds on a "first-come, first-served" basis every year. They should be contacted at 1-512-463-1741 (or at www.brb.state.tx.us) if a municipality or jurisdiction wishes to be considered for an allocation.

- Sales Tax Bonds (Texas Leverage Fund program) - Available to cities that have passed the local Sales and Use Tax for Economic Development. Loans leverage future local sales and use taxes that will be due the 4A or 4B Economic Development Corporation in future years. The program is designed to give cities quick capital for business development activities approved in the legislation voters approved in forming the 4A (manufacturing or industrial activities) or 4B (business development and infrastructure activities including those that improve quality of life for the City). Loans cannot exceed \$5 million.
- General Fund Operating Revenues are funds that are derived from the income-generating functions of a local government. Financing infrastructure with operating revenues or the general fund saves the interest and fees associated with issuing bonds, but because the operating revenue cannot usually provide the large cash flows of a bond issuance, it is usually used to finance smaller,

⁶¹ TX Bond Review Board: www.brb.state.tx.us/pab/pab.aspx

lower-cost capital improvement projects that can be paid for in one year. Some cities with limited budgets have allocated a portion of their budgets annually into a fund for specific projects, such as street or drainage improvement, and allowed the fund to accumulate and gain interest until it was large enough to fund a project.

- Exactions. A city may require that a developer fund or construct public facilities in proportion to the impact the development will have on city services. Exactions can include dedication of land for specific purposes or construction of public facilities as authorized by constitutional, statutory or charter authority, such as that enabled by a subdivision ordinance. Projects often include drainage easements and facilities, street and alley right of way, water and wastewater easements and facilities, street lighting, fire hydrants, sidewalks, street signs, and traffic control devices. Less common are park dedication (or fees in lieu); school site dedications; major public works facility dedication (e.g. water treatment plant); and public service facility dedication (e.g. fire or police stations, library branches). Cities must show that the dedication, construction, or payment in lieu is “reasonably related” to the public needs created by the new development.
- Fees include user fees, impact fees, and special assessments and are usually collected from the beneficiaries of a project. User fees include public swimming pool or golf course user fees, trash collection fees, or water meter tap fees. Impact fees, a type of exaction, include charges to property developers to defray the costs of providing off-site water, sewer, and transportation infrastructure impacted by a new development. Developers typically pass the cost of infrastructure construction to the primary beneficiaries: the residents of the new development.
- Special assessments are used to fund improvements such as water, wastewater, drainage, sidewalk, parking, library, recreation, and landscaping. While impact fees reflect the cost of the development, special assessments reflect the projected increase in a development’s value created by the improvements. They are assessed against properties affected by the improvement and must be approved by property owners representing more than 50 percent of the area of property to be taxed.

Additional Considerations

Cost of Financing: Each option available to pay for infrastructure carries a certain financial obligation. One objective of local governments is to incur minimal interest and finance charges, which may depend on the bond rating of the jurisdiction. If enterprise funds, revenues from general taxes, or outside assistance from state or federal sources are sufficient to pay for infrastructure development, no financing costs will be incurred.

Nevertheless, many cities find that they must issue debt to provide needed services. A 2018 Texas Municipal League survey of cities indicated that, for cities with populations between 2,500 and 3,500

residents, 16% had general obligation or revenue bonds or certificates of obligation. Total debt ranged from \$31,000 to over \$20 million, with an average of about \$400,000. Most of the debt paid for water and sewer infrastructure, municipal buildings, and parks.

Equity: Local governments must determine the relationship between those who receive the benefits and those who pay the costs. In some cases, it is possible to identify groups of individuals who benefit more directly from a particular project; in others, the benefit may be more widely distributed. Some forms of financing may be more burdensome to one group of citizens than another, leaving local governments to decide how the costs and benefits of infrastructure projects will be distributed. Some financing mechanisms, such as impact fees and special assessments, require the government to prove a relationship between the residents served and the fee paid.

Political Acceptability: While most communities have a range of infrastructure financing options, local political realities often play a major role in determining which option is chosen. In some communities, it may not be politically feasible to increase property taxes, while it may be acceptable to issue bonded indebtedness for a specifically earmarked purpose. In other cases, it may be more acceptable to charge fees directly to those who benefit from a project or incur debt that will be repaid by fees charged for use of the project.

11.3.2 City Debt Capacity

Debt capacity analysis is used to determine how much additional debt the City could afford. Based on the above summary of the City's finances and the following analysis, the City could issue new debt. If the City wishes to maintain a conservative fiscal policy, it could issue between \$1.8 million and \$8 million in debt.

The analysis below uses standard benchmarks to evaluate the current debt burden of a municipality. Major debt issuance decisions would require more detailed study of market interest rates, available funding packages, loans and bonds issued by other area political entities, and other factors at the time of financing.

Direct Debt as a Percentage of Market Value: Direct debt measures total general obligation debt outstanding as a percentage of the assessed value of property in the City. Direct debt should not exceed 10%. More fiscally conservative communities use six percent as the upper limit for direct debt. Less fiscally conservative communities calculate direct debt using market value rather than assessed value.

The total assessed value of the property in Hamilton in 2017 was \$134,807,488. Based on a benchmark of 6 to 10 percent of assessed property value, Hamilton's local tax base could support between \$8 million and \$13 million in general obligation debt. The City currently has about \$4.6 million in debt.

Per capita bonded indebtedness: The amount of direct debt outstanding for each citizen of a jurisdiction should generally be kept below \$1,200 (principal only). More fiscally conservative communities set the upper limit at \$600. Direct debt includes all long-term obligations supported by general revenues and taxes, including combination bonds that are backed by taxes and general revenues. Based on the 2010 Census population of 3,095, the City could support between \$1.8 million and \$3.7 million in tax-supported debt according to this indicator. The city's debt of \$4.6 million is already higher than the upper limit of this metric.

Overlapping debt: The City's debt burden from debt held by all jurisdictions should be no more than 10%. Overlapping debt is calculated as the City's direct debt plus the percentage of debt held by overlapping jurisdictions that will be paid by taxes from the assessed value of land within the city limits. As shown in *Table 11D*, Hamilton's overlapping debt is 4%. Most of the debt is generated by bonds issued by the City of Hamilton itself.

Table 11D: Total/Overlapping Debt

Taxing Entity	Outstanding Debt	City's Share of Assessed Value	City's portion of debt based on Assessed Value
Hamilton	\$4,699,097	100%	\$4,699,097
Hamilton ISD	\$416,150	44%	\$183,938
Hamilton County	\$307,541	24%	\$74,917
Totals	\$5,422,788		\$4,957,952
<i>Hamilton Assessed Value</i>			\$134,807,488
Total Direct and Overlapping Debt as a percent of net assessed value:			4%

Source: Texas Bond Review Board Website: at www.brb.state.tx.us/lgs/lgsdbsearch.aspx

Annual Debt Service as a Percentage of receipts: The City's annual debt service (principal and interest) should not exceed 20% of the City's annual receipts. The City's annual debt service for 2017 was \$391,643 (principal and interest for 2017). In 2016, \$4,451,417 was generated in governmental and proprietary fund revenues. That debt service is approximately 9% of the City's annual receipts, which is within the 20% maximum. According to this indicator, Hamilton could support annual debt service up to \$800,000.

Revenue Debt (debt service coverage ratio): *The debt service coverage ratio (DSCR) refers to the amount of cash available to meet annual payments on debt, and a DSCR greater than 1.0 is required in order to make annual debt payments.* The DSCR is used to determine Hamilton's ability to pay its debt. The DSCR is calculated by the following:

$$\frac{(\text{Net Operating Income} + \text{depreciation and amortization} + \text{non-operating revenues})}{\text{Annual Debt Service (principal and interest)}}$$

In 2016, the Proprietary Fund had a Debt Service Coverage Ratio of 5.6, which is well above the benchmark for revenue debt. Based on proprietary fund operating revenues from the 2016 audit, the City could issue more revenue debt at this time.

11.3.3 Impact of Projects on Protected Classes

In prioritizing projects, the City considered the locations of past infrastructure projects and the locations of projects recommended in the various studies in the plan to determine if those projects had or would inadvertently result in disparate treatment of members of protected classes. Specifically, it noted whether infrastructure projects had the impact of:

- Positively promoting affordable housing in areas outside of geographic concentration and giving members of protected classes the opportunity to move out of areas of concentration;
- Positively promoting equal treatment and access for disabled persons, particularly in public facilities;
- Negatively promoting racial concentration or disparate treatment of members of protected classes; or
- Negatively placing undesirable infrastructure in areas where protected classes reside.

As discussed in *Chapter 3: Housing Study*, Hamilton does not have any areas of significant racial concentration at the block group level, the level of analysis used by the State to define concentrations of protected classes. The geographic distribution of other protected classes (color, national origin, religion, sex, familial status or handicap) is unknown as the Census does not report this data geographically for cities the size of Hamilton.

As shown in the infrastructure and housing studies accompanying this plan, the condition of existing infrastructure is similar throughout the City. There is no indication of historical neglect in any areas. Capital improvement projects prioritized in the tables that follow include all areas of the city. The following specific projects would have a positive impact on all citizens of Hamilton, including the protected classes.

11.4 10-Year Capital Needs Prioritization

This section prioritizes the capital needs identified throughout the Comprehensive Plan and provides a consolidated overview of recommended improvements for the next 10 years. Due to competition for limited funds, improvements that may be considered “mandatory” because they promote health and safety may be built after other improvements considered “desirable” or “acceptable” such as certain street construction or park improvements. A community must consider both the urgency and the feasibility of a particular capital project. If funds are likely to become available for a lower priority project before a higher priority project, the City should indicate that on its capital improvements schedule. Capital needs have been classified using the following system:

1. Mandatory (M): those which address an imminent threat to life or health;
2. Necessary (N): those which provide important public services by improving existing systems and/or replacing obsolete facilities;
3. Desirable (D): those which improve the aesthetic aspects of a community or address quality of life issues;
4. Acceptable (A): those which may fall under the “necessary” or “desirable” categories above, but are undertaken primarily to reduce operating costs to the City.

Table 11E: Capital Needs Prioritization

Water Projects	Year	Need
Obtain funding to replace approximately 5,000 LF of aging and deteriorated 12" water lines. The project will also include approximately 200 LF of bore & casing under Pecan Creek, approximately 5 fire hydrants, service re-connects, valves, street, pavement, and driveway repair, administration, and Engineering & Survey services.	2018-2021	Mandatory
Obtain funding to replace approximately 4,250 LF of aging and deteriorated 10" water lines. The project will also include approximately 5 fire hydrants, service re-connects, valves, street, pavement, and driveway repair, administration, and Engineering & Survey services.	2022-2025	Mandatory
Obtain funding to replace approximately 3,800 LF of aging and deteriorated 12" water lines. The project will also include approximately 100 LF of bore & casing under Baker St., approximately 4 fire hydrants, service re-connects, valves, street, pavement, and driveway repair, administration, and Engineering & Survey services.	2025-2028	Mandatory
Wastewater Projects	Year	Need
Obtain funding for a Sewer System Evaluation Study (SSES) including an I/I analysis, manhole vacuum testing, smoke testing of lines 6" or greater of one half (approximately 70,000 LF) and TV of one third (approximately 47,000 LF) of the collection system with administrative, engineering, and survey services.	2018-2021	Mandatory
Obtain funding to replace aging and/or deteriorated collection lines and manholes as recommended in the SSES. Project will include approximately 25 point repairs, rehabilitation of 28 manholes, 6 manhole replacements, service re-connects as required, street, pavement, and driveway repair. Project will include administrative, engineering, and survey services.	2022-2025	Mandatory
Continue to obtain funding to replace aging and/or deteriorated collection lines and manholes as recommended in the SSES. Project will include approximately 22 point repairs, rehabilitation of 21 manholes, 5 manhole replacements, service re-connects as required, street, pavement, and driveway repair. Project will include administrative, engineering, and survey services.	2025-2028	Mandatory
Drainage Projects	Year	Need
Obtain funding to replace undersized and/or damaged and regrade existing ditches in the northern half of the City. Project will include culvert replacements, SET's at both ends of culvert replacements, re-grading of existing roadside ditches, new channel and roadside ditches where appropriate, pavement and driveway repair, and Administration, Engineering, & Surveying services.	2018-2021	Necessary

Replace undersized and/or damaged culverts throughout the southern half of the City. Project will include culvert replacements, SET's at both ends of culvert replacements, re-grading of existing roadside ditches, new channel and roadside ditches where appropriate, pavement and driveway repair, and Administration, Engineering, & Surveying services.	2021-2024	Necessary
Obtain funding to regrade and install bank stabilization at the low water crossing on W. Ross St. at Pecan Creek to increase capacity. In addition, obtain funding to regrade existing roadside ditches on the southern half of the City. Project will include re-grading, stacked rock bank stabilization, re-paving of low water crossing, Administration, Engineering, & Surveying services	2025-2028	Necessary
Streets Projects	Year	Need
Repair City-maintained streets in fair and poor conditions in southeast Hamilton. The repair operations include overlay, seal-coating, and gravel regrade/stabilization.	2018-2020	Necessary
Repair City-maintained streets in fair and poor conditions in northeast Hamilton. The repair operations include overlay, seal-coating, and gravel regrade/stabilization.	2021-2023	Necessary
Repair City-maintained streets in fair and poor conditions in northwest Hamilton. The repair operations include overlay, seal-coating, and gravel regrade/stabilization.	2024-2026	
Repair City-maintained streets in fair and poor conditions in southwest Hamilton. The repair operations include overlay, seal-coating, and gravel regrade/stabilization.	2026-2028	Necessary
Parks & Recreation Projects	Year	Need
Submit application for funding in fall 2019 to the TPW Small Community program to install two new basketball courts and two new volleyball courts in city parks	2018-2021	Desirable
Submit application for funding in fall 2020 to the TPWD Small Community program to repair or replace damaged picnic tables and basketball court at Schrader Meadow; playscape, swingset, benches, and bleachers at Hamilton Fair Park; and swingset at Horton Park. Install more playground equipment and water fountains at city parks as needed and desired.	2018-2021	Desirable
Submit application in fall 2021 to the TPWD Outdoor Recreation program to make needed repairs to the swimming pool	2022-2025	Desirable
Submit application for funding in fall 2022 to the TPW Small Community program to install new Little League field, softball field, and public WIFI in areas of Pecan Creek Park.	2022-2025	Desirable
Submit application in fall 2023 to the TPW Indoor Recreation program to construct a recreation center	2022-2025	Desirable
Submit application for funding in fall 2024 to TPW Small Community Grant Program install a Splash Pad at or near the existing swimming pool	2022-2025	Desirable

11.5 5-Year Capital Improvements Program Schedule

The following table delineates the proposed capital improvements for the 2018-2022 planning period, the estimated costs, sources of funds, and timing of the projects. The projects are listed in order of priority. Projects that fall after 2022 are listed in detail in the appropriate chapters.

Costs for projects are estimates based on recent representative bids for similar items. Unit costs may vary within a given time period for a variety of reasons including but not limited to:

1. Economies of scale – A project with large quantities of a particular item will have a lower unit cost than a project with small quantities;
2. Relative location of the project with respect to the bidding contractors location – Contractors having to mobilize labor, equipment, & materials from a long distance will bid a higher unit cost than contractors in the local area;
3. The general state of the economy – Contractors & Suppliers bid lower when work is scarce than when work is plentiful;
4. Energy prices – PVC, steel, iron and fuel costs rise and fall with the global price of oil.

Capital Improvements Program Schedule, Fiscal Year 2018-2022

Type	Scheduled Capital Improvement Projects	Year	2018	2019	2020	2021	2022	Priority	Cost	Source of Funds
W	Obtain funding to replace approximately 5,000 LF of aging and deteriorated 12" water lines. The project will also include approximately 200 LF of bore & casing under Pecan Creek, approximately 5 fire hydrants, service re-connects, valves, street, pavement, and driveway repair, administration, and Engineering & Survey services	2018-2021						M	\$380,300	TxCDBG, GEN (General Obligation Bond), USDA, TWDB loan, City Utility Fund (Rev Bond)
WW	Obtain funding for a Sewer System Evaluation Study (SSES) including an I/I analysis, manhole vacuum testing, smoke testing of lines 6" or greater of one half (approximately 70,000 LF) and TV of one third (approximately 47,000 LF) of the collection system with administrative, engineering, and survey services.	2018-2021						M	\$192,600	TWDB, TxCDBG, USDA, WASTEWATER UTILITY
D	Obtain funding to replace undersized and/or damaged and regrade existing ditches in the northern half of the City. Project will include culvert replacements, SET's at both ends of culvert replacements, re-grading of existing roadside ditches, new channel and roadside ditches where appropriate, pavement and driveway repair, and Administration, Engineering, & Surveying services.	2018-2021						N	\$323,100	GEN
S	Repair City-maintained streets in fair and poor conditions in southeast Hamilton. The repair operations include overlay, seal-coating, and gravel regrade/stabilization.	2018-2020						N	\$648,951	GEN
R	Submit application for funding in fall 2019 to the TPW Small Community program to install two new basketball courts and two new volleyball courts in city parks	2018-2021						D	Up to \$150,000	GEN, Local, TPW
R	Submit application for funding in fall 2020 to the TPWD Small Community program to repair or replace damaged picnic tables and basketball court at Schrader Meadow; playscape, swingset, benches, and bleachers at Hamilton Fair Park; and swingset at Horton Park. Install more playground equipment and water fountains at city parks as needed and desired.	2018-2021						D	Up to \$150,000	GEN, Local, TPW

W	Obtain funding to replace approximately 4,250 LF of aging and deteriorated 10" water lines. The project will also include approximately 5 fire hydrants, service re-connects, valves, street, pavement, and driveway repair, administration, and Engineering & Survey services.	2022-2025			M	\$201,000	TxCDBG, GEN (General Obligation Bond), USDA, TWDB loan, City Utility Fund (Rev Bond)
WW	Obtain funding to replace aging and/or deteriorated collection lines and manholes as recommended in the SSES. Project will include approximately 25 point repairs, rehabilitation of 28 manholes, 6 manhole replacements, service re-connects as required, street, pavement, and driveway repair. Project will include administrative, engineering, and survey services.	2022-2025			M	\$274,400	TWDB, TxCDBG, USDA, WASTEWATER UTILITY
D	Replace undersized and/or damaged culverts throughout the southern half of the City. Project will include culvert replacements, SET's at both ends of culvert replacements, re-grading of existing roadside ditches, new channel and roadside ditches where appropriate, pavement and driveway repair, and Administration, Engineering, & Surveying services.	2021-2024			N	\$276,300	GEN
S	: Repair City-maintained streets in fair and poor conditions in northeast Hamilton. The repair operations include overlay, seal-coating, and gravel regrade/stabilization.	2021-2023			N	\$401,506	GEN
R	Submit application in fall 2021 to the TPWD Outdoor Recreation program to make needed repairs to the swimming pool	2022-2025			D	Up to \$500,000	GEN, Local, TPW
R	Submit application for funding in fall 2022 to the TPW Small Community program to install new Little League field, softball field, and public WIFI in areas of Pecan Creek Park.	2022-2025			D	Up to \$150,000	GEN, Local, TPW
R	Submit application in fall 2023 to the TPW Indoor Recreation program to construct a recreation center	2022-2025			D	Up to \$1 million	GEN, Local, TPW
R	Submit application for funding in fall 2024 to TPW Small Community Grant Program install a Splash Pad at or near the existing swimming pool	2022-2025			D	Up to \$150,000	GEN, Local, TPW

12 FUNDING SOURCES

Funding for projects in small, low-income, rural cities is one of the biggest challenges city staff, residents, and volunteers face when trying to improve their communities. Not only are grants scarce and competitive, but they require time, sophistication, and patience to write and administer. Nevertheless, they are often the only resource available to reach desired goals.

Funding sources have been identified throughout this comprehensive plan that can help accomplish specific activities. This section of the plan lists detailed information on many of the most common, effective, and implementable grants available. While every attempt has been made to keep the information up to date, funding availability and rules change frequently. After identifying desired grants or loans, it is always essential to call the organization directly to confirm details such as: deadlines, whether the proposed project will be eligible, and probability of funding (i.e. how competitive the grant is).

If a specific project is desired that does not fit one of the funding options below, it is worth checking the home page of each agency for additional programs, contacting the agencies for information, and using the internet to search for additional programs. Although most grants come with specific requirements, most funding agencies are also able to offer technical assistance to help communities find the resources they need to fulfill those requirements. The Foundation Center (<http://foundationcenter.org/>) is a good starting point for online grant searches.

Because of the complexity of identifying, writing, and managing grants, community partners are often the key to successful grant programs. Those frequently include:

- Co-applicants (most typically with other counties or municipalities) where projects or services meet the needs of several jurisdictions
- Sponsored providers of services that benefit residents, which are often provided by nonprofit organizations (VFDs, EMS, youth programs like Boys & Girls Club) or hospital districts, water (MUD/SUDIWCID), drainage, groundwater districts.
- Sources of matching funds (EDC, municipalities, local park foundation or youth sports league, Optimists, Kiwanis or Rotary)
- Sources of information or expertise (local community college or state university, local NRCS office, regionally COG, or internally from the public works director, police chief, etc)

The following State agencies provide a wide range of grants and technical assistance.

Agency Name	Website
Texas Department of Agriculture	http://texasagriculture.gov/
Texas Water Development Board	www.twdb.state.tx.us/
Texas Commission on Environmental Quality	www.tceq.state.tx.us/
Texas Department of Transportation (Safe Routes to School)	http://www.txdot.gov/
Texas Historical Commission	www.thc.state.tx.us/
Texas Department of Public Safety Division of Emergency Management	www.txdps.state.tx.us/dem/
Texas Forest Service (Rural VFD assistance)	http://txforestservice.tamu.edu
Texas Task Force on Indigent Defense	www.txcourts.gov/tidc/tidchome.asp
Texas Parks and Wildlife Department	www.tpwd.state.tx.us/
Texas Department of Housing & Community Affairs	www.tdhca.state.tx.us/
Texas General Land Office (Coastal Programs)	www.glo.texas.gov/what-we-do/caring-for-the-coast/index.html
Texas Governor's Office Criminal Justice Division	http://governor.state.tx.us/cjd/
Texas Governor's Office Economic Development Bank	http://governor.state.tx.us/
Texas Office of the Attorney General (Crime victim services)	www.oag.state.tx.us/victims/victims.shtml
Texas Department of State Health Services (Indigent Health Care)	www.dshs.state.tx.us/cihcp/default.shtm
Texas State Library	www.tsl.state.tx.us/
Texas Comptroller of Public Accounts (SECO)	http://seco.cpa.state.tx.us/

Detailed Grant Tables by Project Type

Economic Development						
Project Type	Deadline	Organization	Program Name	Program Description	Grant/Loan Amount	Local Contribution
Industry - Infrastructure	Monthly	Texas Department of Agriculture (TDA) www.texasagriculture.gov	Texas Capital Fund (TCF) – Infrastructure / Real Estate Programs	For economic development projects that create new jobs for low-to-moderate income persons (new or expanding businesses). Public infrastructure improvements can include: water & sewer facilities/lines, road/street construction/improvements, natural gas line construction/improvements, electric, telephone, & fiber optic line construction/improvements, harbor/channel dredging, purchase of real estate related to public infrastructure improvements, traffic signals and signs, drainage improvements, and railroad spurs. OR Funds must be used for real estate development to assist a business that commits to create and/or retain permanent jobs, primarily for low and moderate-income persons. The real estate and/or improvements must be owned by the community and leased to the business.	\$100,000 to \$1,500,000, based on the number of jobs the business will create or retain. Locality can request up to \$25,000 per job business will create and \$10,000 per job business will retain.	Requirements for minimum amount of leveraged funds (match and fixed assets) varies by project.
CBD - Infrastructure	Annually in early October	TDA	TCF – Downtown Revitalization Program	Funds can be used for public infrastructure improvements such as parking, sidewalks, lighting, utility upgrades in designated “historic commercial district.” Engineering costs are not eligible.	\$50,000 to \$250,000	Cash or in-kind. 10% minimum required, but points awarded for 20% or 30%. Example: on a \$150,000 grant, \$15,000 is required, but points awarded for \$30,000 or \$45,000
CBD - Infrastructure	Annually in early October	TDA	TCF – Grants for Main Street Communities	Funds can be used for public infrastructure improvements such as parking, sidewalks, lighting, utility upgrades in the designated “historic commercial district” of participating Main Street communities. Engineering costs are not eligible to be paid with TCF-DRP funds so those costs must be paid for with local funds.	\$50,000 to \$250,000	Cash or in-kind. 10% minimum required, but points awarded for 20% or 30%. Example: on a \$150,000 grant, \$15,000 is required, but points awarded for \$30,000 or \$45,000
Planning	Every other year. Due in	TDA	CDBG - Planning and Capacity Building Fund	Funds can be used to map housing, land use, streets, drainage, public utilities; determine needs to ensure adequate utilities;	Varies by size, but maximum grant is \$55,000.	Match based on population: 0 – 1,500 persons = 5%; 1,501 –

	summer of 2026 for 2027-2028			determine future growth patterns (10-year growth period); & establishes a capital improvement plan.		3,000 = 10%; 3,001 – 5,000 = 15%; > 5,000 = 20%
Retail - Infrastructure	Project dependent	Texas Historical Commission (THC) www.thc.state.tx.us/	Federal Historic Preservation Tax Incentives	Available for rehabilitation of income-producing buildings. Building must be listed in the National Register of Historic Places before project completion. Tax credit application must be made before project completion. Project examples include substantial: structural work, building repairs, electrical, plumbing, heating and air conditioning, roof work and painting	Up to 20% of eligible rehabilitation costs	Private funding of at least 80% of project costs
Retail - Marketing, Preservation	Annually in early November	THC	Certified Local Government Grants	Available to Certified Local Governments (certified cities or counties, or certified counties on behalf of non-certified cities). Project examples include: surveys, oral histories, preservation planning, educational activities, ordinance review, and rehabilitation projects.	\$2,000 to \$30,000	1-to-1 match required. Match can be cash or in-kind and excludes federal grants except for CDBG.
Retail - Marketing, Preservation	Annually in late July	THC	Main Street	Technical assistance program for revitalization of historic downtown areas. Focus is on: organization, marketing, design, and economic development. Successful implementation requires local human resource capacity and community participation. Assistance includes training in economic development and marketing for local managers and retailers, on-site evaluation and recommendations, design assistance, and participation in the First Lady's Tour	No cash. Participation qualifies community to apply for TCF Main Street grants	City must hire a full-time coordinator and fund the program for 3years
Industry - Infrastructure	March 1, June 1, Sept 1, Dec 1	Office of the Governor http://governor.state.tx.us/ / http://texaswideopenforbusiness.com	Texas Enterprise Zone	State sales and use tax refunds capital costs to businesses that invest in and employ residents of qualified economically disadvantaged areas. Each business must be nominated by a local community. Maps of designated Enterprise Zones, based on Census data, are located at the state's mapping website of http://www.texassitesearch.com/	\$25,000 to \$3.75M refund for capital improvement investment from \$40,000 to \$250M	The local community must offer tax or permitting incentives to the nominated business.
Industry - Infrastructure	Monthly	U.S. Department of Agriculture (USDA) www.usda.gov	Rural Economic Development Loan and Grant (REDLG)	REDLG program finances utility-managed loans and revolving loan funds. Under the loan program, the managing utility makes zero interest loans to local businesses. Under the grant program, the utility creates a revolving loan fund that makes loans to local businesses. Qualifying projects include: business incubators, telecom. facilities for distance learning, etc.	N/A	N/A
Industry - Infrastructure, Education	Varies	USDA	Rural Business Enterprise Grant (RBEG)	Grants available to small cities and non-profits for activities that will benefit small and emerging private businesses. Examples include: land acquisition, plant renovations/ modernizations; construction of access roads to businesses; parking areas, utilities; distance learning/adult education; and revolving loan fund capitalization	No maximum, but typical award is \$10,000 to \$500,000	N/A

Industry & Retail - Education, Planning	Varies	USDA	Rural Business Opportunity Grants (RBOG)	Technical assistance grants available to rural towns, non-profits, and cooperatives. Typical projects include development of: trade strategies, economic plans, business training, business incubators, and leadership training programs	\$100,000 maximum for projects within one state	N/A
Industry - Infrastructure	Varies	USDA	Business and Industry Guaranteed Loans	Loans to an organization or an individual for: office/plant modernization or enlargement; employee retention/expansion; land or equipment lease/acquisition. Emphasis on employee expansion, renewable energy, and water conservation/aquaculture	60%-80% loan guarantee, terms negotiated with the agency	Collateral required to secure loan
Industry & Retail - Infrastructure	Varies	Texas State Comptroller www.comptroller.texas.gov	4A/4B Sales Tax	Locally implemented program that allows municipalities to create economic development corporations that manage projects funded by local sales tax. The program is established by vote at the local level. Type A corporations fund industry projects that have specific job creation requirements, while Type B corporations can also fund a broader range of community improvement projects.	Varies	Local management by volunteer board
Retail - Marketing, Preservation	Varies	Comptroller	Hotel/Motel Tax	Available to cities and counties. Maximum tax is 7% of room bill within the city or 15% combined across taxing entities if located in the ETJ. Tax funds must be used on projects that will increase hotel occupancy and can be used for: historic restoration/preservation, visitor centers, arts promotion, city advertising, and similar.	Varies	City staff manages accounting.
Industry - Education	Ongoing	Texas Workforce Commission (TWC) www.texasworkforce.org	Skills Development Fund	The Skills Development Fund pays for workforce training programs created as a partnership between businesses and educational institutions.	\$500,000 maximum per business	None
Industry & Retail	Ongoing	Accion Texas http://us.accion.org/your-accion/location/texas	Multiple	Loans to small businesses or individuals for: business expansion and stabilization. In addition to loans, Accion Texas also provides business support services through their business support team as well as a number of online resources for entrepreneurs.	Varies	N/A

Industry & Retail - Infrastructure	Ongoing	Texas Mezzanine Fund, Inc.	Multiple	Loans to small businesses or individuals for: business expansion, equipment, acquisition, and real estate in distressed and low/moderate income communities or that provide jobs for low/moderate income persons. Also provides loans for community facilities that serve the community's social and economic needs.	Up to \$300,000 for stand-alone loans; Up to \$500,000 for in tandem loans; Up to \$750,000 when collateralized by real estate	N/A
Industry & Retail	Ongoing	People Fund	Multiple	Loans to small businesses and nonprofits for: equipment purchases, permanent working capital term loans, revolving lines of credit, and real estate. Also provides business assistance and education programs through workshops and one-to-one mentorship.	Varies	NA
Multiple	None	Meadows Foundation www.mfi.org	Multiple	The Meadows Foundation provides grants and loans statewide for a variety of causes. Ideal projects already have at least 50% of needed funding and the organizational and financial capacity for execution beyond the grant period. The Foundation should be contacted for information about whether a given project fulfills its priorities.	Varies	Local organizational capacity
Library	January 15, June 1	Tocker Foundation http://tocker.org/	Multiple	The Tocker Foundation offers grants that increase library and literacy assistance to underserved populations (rural, handicapped, elderly, youth, non-English speakers, and the illiterate) and provide training for rural librarians.	Varies	Varies

Public Service Infrastructure
(water, sewer, streets, drainage, energy, telecommunications)

Project Type	Deadline	Organization	Program Name	Program Description	Grant/Loan Amount	Local Contribution
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Water/ Sewer	First-come first-serve basis per year	Texas Department of Agriculture (TDA) www.texasagriculture.gov	Small Towns Environment Program (STEP)	Funds for water and sewer projects utilizing at least 51% local volunteer labor and in-kind donations to complete project.	Up to \$350,000	No match required.
Water/ Sewer	Every other year. Due in summer of 2017 for 2018-2019	TDA	Community Development Block Grant Program (CDBG) - Community Development Fund	Funds can be used for water and/or sewer improvements. Drainage improvements can be constructed if they are incidental to the water or sewer improvements.	Up to \$350,000 (varies by region)	Match based on population: 0 – 1,500 persons = 5%; 1,501 – 3,000 = 10%; 3,001 – 5,000 = 15%; > 5,000 = 20%
Energy	Annually in early July	TDA	CDBG - Renewable Energy Demonstration Pilot Program	Assists rural communities with installing renewable energy projects, including wind turbines or solar panels to power wastewater treatment or water treatment facilities.	Up to \$500,000	Match of 2% to 25% required, depending on population size. Sliding scale earns points on application. Match can be cash, land, or in-kind.
Drainage	Annually	Texas Water Development Board (TWDB) www.twdb.texas.gov/flood/grant	Flood Mitigation Assistance Program	Funds for planning and project grants to develop or update the flood hazard component of a Multi-Hazard Mitigation Plan (prepared by the COG) and for constructing flood mitigation projects.	Planning grant max: \$50,000; Construction: < \$3.3 million over a 5-year period.	25% match of which not more than half (12.5%) can be of in-kind services.
Drainage	Annually	TWDB	Flood Protection Planning	Funds for regional/watershed-wide planning to evaluate structural and nonstructural solutions to flooding problems.	Varies	1-to-1-match
Water/ Sewer	Annually	TWDB	Revolving Loan Funds	Below-market interest rate loans for planning, acquisition and construction of Clean Water (also for wastewater treatment, stormwater and nonpoint source pollution control, and reclamation/reuse projects) and Drinking Water (also includes water supply and Source Water protection infrastructure)	Up to 15% of available funds; 70%-100% principal forgiveness for low-income	Varies

Water/ Sewer	Monthly	TWDB	Rural Water Assistants Funds (RWAF)	Below-market interest rate loans for small, rural cities, counties, water districts, and non-profit utilities. Typical projects: water/sewer lines, storage, purchase/lease of water rights.	Varies	Varies
Water/ Sewer	Ongoing	TWDB	Economically Distressed Areas Program (EDAP)	Grants and loans for water/sewer in economically distressed areas for PAD (planning, acquisition, design) and construction.	50%-100% grant for PAD; Grant-to loan calculation for construction varies	Varies
Streets/ Sidewalks	Fall	Texas Department of Transportation (TxDOT) www.txdot.gov	Safe Routes to School	Non-infrastructure funds can be used to create student safety programs and incentives. Infrastructure funds can be used to construct sidewalks, bike lanes, drop-off lanes, etc., or install signage, signalization, etc. Must have a Tx-DOT approved SRTS Plan in place to apply for infrastructure construction funds.	Infrastructure construction projects: Up to \$750,000	No match required, but local injection can earn additional points. Match contribution can be cash, land value, and/or in-kind.
Bicycle Facilities/ Sidewalks	TBD	TxDOT	Transportation Alternatives Set-Aside Program (TA Set-Aside)	The TA Set-Side Program for population areas of 200,000 or less accepts project applications on a competitive basis. Contact Teri Kaplan – Tap Program Manager, TxDot-PTN (512) 374-5235 or teri.kaplan@txdot.gov , or contact your local Council of Governments.	Varies	Varies
Streets	Varies	Texas State Comptroller http://www.comptroller.texas.gov	Street Maintenance Sales Tax	Cities can vote to dedicate a percentage of sales tax to street maintenance and repair.	Varies	City staff manages accounting.

Parks and Recreation						
Project Type	Deadline	Organization	Program Name	Program Description	Grant/Loan Amount	Local Contribution
Infrastructure	October 1	Texas Parks & Wildlife (TP&W) www.tpwd.state.tx.us	Small Community	Funds can be used for development or rehab of any public outdoor recreation facilities. City would be required to self-administer the project.	Up to \$75,000	1-to-1 match. Can be cash, land, or in-kind.
Infrastructure	October 1	TP&W	Outdoor Recreation	Funds can be used for development or rehab of any public outdoor recreation facilities. Must have master park plan completed prior to application.	Up to \$500,000	1-to-1 match. Can be cash, land, or in-kind.

Infrastructure	October 1	TP&W	Indoor Recreation	Funds can be used for development or rehab of any public indoor recreation facilities. Must have master park plan completed prior to application.	Up to \$750,000	1-to-1 match. Can be cash, land, or in-kind.
Programming	February 1	TP&W	Community Outdoor Outreach	Funds can be used to purchase supplies and equipment for outdoor programs. No construction allowed.	Up to \$50,000.	No match required, but match improves chances of funding.
Infrastructure	February 1	TP&W	Recreational Trails	Funds can be used for new trail development or rehab of existing trails, and trail amenities such as parking areas, restrooms, drinking fountains.	Up to \$200,000	20% of total project cost required as local match (can be cash, land, or in-kind).
Infrastructure	October 1	TP&W	State Boating Access	Funds can be used to develop new or renovate public boating access facilities including boat ramps, parking areas, access roads, boater amenities such as restrooms, picnic areas, courtesy docks, etc.	Up to \$500,000	25% of total project cost required as local match contribution (can be cash, land value, and/or in-kind).
Infrastructure	February 7	TxDOT & Keep Texas Beautiful	Governor's Community Achievement Awards	Funds can be used for landscaping along public right of way. Location and type of project is decided by the community and TxDOT.	By population: <3,000=\$90K; <5,000=\$110K; <9,000=\$130K	N/A
Infrastructure	Monthly	Texas Urban Forestry Council	Urban Forestry Micro Grant Program	Micro grant fund can be used for community forestry or tree related projects, programs, or initiatives	\$500	1-to-1 match requirement
Infrastructure	Jan. 1, April 1, July 1, Oct. 1	Major League Baseball (mlb.com)	Baseball Tomorrow Fund	Funds can be used for field improvements, equipment purchases, umpire training, but not on-going operational costs. Letter of interest submitted first (due 45 days before deadline). If invited to apply, application submitted by deadline.	No maximum, but typical award is \$50,000 to \$100,000	No match required, but match improves chances of funding.
Infrastructure	February; Rolling deadline for Safe Place to Play grants	U.S. Soccer Foundation www.ussoccerfoundation.org	Program Grants; Safe Places to Play	Priority focus changes annually, but funds can be used for construction of new fields or enhancement of existing fields with lighting or irrigation, in areas primarily designed to serve low-income communities.	Varies, current award is \$30,000 to 90,000	No match required, but match improves chances of funding.

Infrastructure	Jan. 18, June 14	Tony Hawk Foundation www.tonyhawkfoundation.org	Skatepark Grants	Funds can be used for the design, construction or operation of new skateboard parks, primarily to serve low-income communities.	Up to \$25,000	If funds requested for construction, match must be provided.
Infrastructure /Programming	Sept. 30, Jan. 31st	Captain Planet Foundation http://captainplanetfoundation.org/	CPF Grants	Funds can be used for community gardens, native plant gardens, learning trails, cleaning up local parks, maintaining/restoring environmentally sensitive areas such as forests and prairies, wetlands, rivers, streams. Preferential consideration is given to projects seeking seed funding of \$500 or less or projects that have at least a 50% match or in-kind contribution in funding.	Up to \$2,500	No match of in-kind funding required, but match improves chances of funding.
Infrastructure	Sept. 28, February 9	Lowes www.toolboxforeducation.com	Toolbox for Education Grants	Funds can be used for a variety of projects including reading gardens, vegetable gardens, fitness areas, school landscaping projects, nature trails, and playgrounds. Applicants are limited to K-12 schools or parent-teacher organizations.	\$2,000 to \$5,000	No match required.
Infrastructure /Programming	Ongoing	National Gardening Association http://grants.kidsgardening.org/	The Garden Registry	The program connects communities with various grant programs available through the National Gardening Association depending on the community's need.	Varies	No match required.
Infrastructure	New deadlines to be published in Jan. 2017	Fiskars http://www2.fiskars.com/Community/Project-Orange-Thumb	Project Orange Thumb	The program awards grant recipients a combination of financial funding and Fiskar tools to build or make over community gardens.	\$3,500	No match required.

Housing

Project Type	Deadline	Organization	Program Name	Program Description	Grant/Loan Amount	Local Contribution
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Construction	Ongoing	Texas Department of Housing and Community Affairs (TDHCA) www.tdhca.state.tx.us	HOME	Funds can be used for rehabilitation or demolition and reconstruction of up to six substandard homes. Rehabilitation is not permitted for manufactured homes.	\$85,000 per home constructed	Match required, 1% to 12.5% on total project amount, depending on population size. Plus \$12,000 in cash leverage. Match can be in-kind or cash.
Construction	Ongoing	TDHCA	Multifamily (Rental Housing) Development	Available to local governments, public housing authorities, non-profit, and for-profit organizations for funding multifamily rehabilitation and new construction projects	Subsidy varies by county and number of bedrooms.	Long-term rent and renter income restrictions
Financial Assistance	Ongoing	TDHCA	Tenant Based Rental Assistance (TBRA); TBRA for Persons with Disabilities and Veterans	Assists renters, including veterans and persons with disabilities, with utility and security deposits for up to 24 months. Available to local governments, public housing authorities, and non-profits	Varies	Varies
Financial Assistance	Ongoing	TDHCA	Texas HOME buyer Assistance Programs	Available to local governments, public housing authorities, and non-profits to provide down payment and closing cost assistance to individuals who have not owned a home in three years or who are first-time home buyers. Also includes funding for single-family housing accessibility modifications.	Varies	Varies
Construction	Ongoing until fund emptied	TDHCA	Amy Young Barrier Removal Program	Available to local governments, public housing authorities, and non-profits to construct home accessibility projects for disabled residents (tenants and owners)	Up to \$20,000	N/A

Construction	Ongoing	U.S. Department of Agriculture (USDA) www.usda.gov	Rural Housing Repair and Rehabilitation grants and loans	Available to very low income residents. Grants available to those over 62 years of age to remove health and safety hazards. Loans available for hazard removal, home repair, improvement, and modernization.	Loan maximum: \$20,000; Grant maximum: \$7,500	N/A
Financial Assistance	Ongoing	USDA	Guaranteed Housing Loans	Available to any State housing agency or approved lender for loans to those making no more than 115% of the area median income who lack adequate housing.	Varies	Loan recipient must be able to pay mortgage, tax, and insurance
Construction	Ongoing	U.S. Department of Energy through local Council of Government or Action Agency	Weatherization Assistance	Low income families can apply for assistance to make home improvements that will improve energy efficiency and reduce energy bills.	Varies	Varies
Programming	Ongoing	Aging In Place Initiative www.aginginplaceinitiative.org	JumpStart	Grants have been used to create programs that assist seniors with home maintenance and lawn care, provide paratransit services, and create "return visit" programs where nurses/social workers visit regularly to identify possible issues that may impair the individual's ability to remain in their home	Varies	Varies
Construction	Ongoing	Texas Ramp Project www.texasramps.org	Texas Ramp Project	The mission of this organization is to build accessibility ramps. The organization accepts referrals from social service agencies and establishes regional capacity for ramp building.	Ramp building	N/A
Programming	Ongoing	Legal Aid www.lonestarlegal.org	Legal Aid	Legal aid organizations provide civil legal representation and advice at little or no cost to low income individuals who cannot afford a lawyer. Assistance focuses on basic needs, self-sufficiency, children and families, elderly and disability, and housing and homelessness prevention.	Varies	Varies
Programming	Ongoing	Leader Dog for the Blind www.leaderdog.org	Guide Dogs	Applicants must be 16 years or older and in good mental and physical health. They complete a 26-day residential training program in Rochester Hills, Michigan. Room, board, training, and transportation costs for clients traveling within the U.S. are free of charge. The organization also offers mobility and GPS programs to professionals and clients.	N/A	N/A

13 ZONING ORDINANCE

The City of Hamilton has a zoning ordinance and a zoning map. The ordinance is intended to provide simple guidelines to enhance the appearance of the downtown and minimize conflicting uses. As with any zoning ordinance, all uses in existence at the time of adoption are “grandfathered in” and may be restricted after change of ownership, use, passage of time, or other condition imposed by the ordinance. Typos in the ordinance have been highlighted in yellow and suggested changes have been highlighted in green in the ordinance following this introduction chapter. In addition, proposed zoning district changes have been incorporated into a new zoning map labelled “Proposed Zoning Map” and included with this plan. Adoption of any changes to the ordinance should be supervised by an attorney familiar with land use law and requires public hearings, public notices and public meetings.

The regulations for officially making changes to a Zoning Ordinance and Map are controlled by Texas Local Government Code Chapter 211, Section 211.006-.007 and require public hearings at the zoning commission and the City Council, reports by the zoning commission to the City Council; and publication of a notice of the City Council public hearing at least 15 calendar days before the hearing. The law also requires that property owners within 200 feet of any proposed zoning changes be notified in writing before the tenth day of the Planning and Zoning Commission hearing.

13.1 Review of Elements in the Proposed Ordinance

The following review summarizes major components found in the ordinance.

- a) Establishes 9 zoning districts in Hamilton: (A/O) Agricultural/Open Space District, (RS-1) Single Family Residential 1 District, (RS-2) Single Family Residential 2 District, (GR) General Residential District, (C-1) Commercial District, (CBD) Central Business District, (I-1) Industrial District, (PD) Planned Development District, and (FP) Floodplain Overlay District.
- b) Information on zoning map amendments, zoning newly annexed land, uncertainty of zoning district boundaries, and other general provisions.
- c) Description of permitted uses by district, procedural information on determining the appropriate district for unlisted uses, and temporary use permits. The ordinance also addresses non-conforming uses and structures.

- d) Provides design standards for each of the zoning districts including building design guidelines, setbacks, parking placement, and diagrams illustrating various building and site layout measurements.
- e) Includes provisions for site development standards such as parking requirements, site access, and fencing and screening.
- f) Administrative steps for Site Plan approval that is required for a zoning map amendment; a building permit application for new construction; or a temporary use application.
- g) Procedural and administrative information for ordinance enforcement; role of the planning and zoning commission and board of adjustment; violations, notification, enforcement, and penalties; and severability and validity.

13.2 Legal Discussion of Zoning

Zoning is the most common means of regulating local land use in the United States. It gained popularity in the 1920s when many states, including Texas in 1927, passed planning and zoning enabling legislation allowing cities and some counties to enact land use plans and zoning regulations.

Zoning seeks a balance between the right of the property owner to use land and the right of the general public to a healthy, safe, and orderly living environment. Conventional purposes of zoning have focused on:

1. Separating conflicting land uses;
2. Ensuring that new development is located according to a general community plan; and
3. Promoting quality development that will not harm the health, safety or welfare of the public.

In Texas, a city's zoning power extends only over land within its corporate limits. A city has no zoning power within its extraterritorial jurisdiction (ETJ) or within other territory outside of the city limits. State law and legal history have further defined the purposes of zoning regulations:

Lessen street congestion by limiting the level and density of development in the various zoning districts to allow for appropriate match between types of development and the level of infrastructure that can be reasonable provided by the city.

Promote safety from fire and other dangers by imposing minimum yard setback and access-related requirements to hinder the spread of fire and to ensure access by emergency personnel and equipment.

Promote health and general welfare by separating land uses that involve potentially dangerous activities, excessive noise, pollution, odors, or heavy traffic to non-residential or non-commercial areas of the city.

Promote adequate light and air by requiring setbacks, open space, and building location, arrangement, size, or height requirements.

Prevent undue concentration of population or overcrowding through minimum or maximum square footage, lot sizes, or parking space requirements.

Facilitate adequate transportation, water, sewer, schools, parks, and other public service requirements through matching the infrastructure requirements of a particular land use with the city's ability to provide for these needs.

Zoning must have a consistent, close connection to real community goals and objectives, not vaguely perceived needs. The right of the public to restrict the use of private property must be based on a well-reasoned, desired future community, as expressed in a locally-adopted community plan (specified in Section 211.004 of the Local Government Code). That often takes the form of a Future Land Use Plan, Comprehensive Plan, or Master Plan.

Local Government Code Section 211.003 provides that a city may enact zoning regulations to address any of the five following aspects of development:

- height and size of buildings
- percentage of a lot that is occupied
- size of yards, courts or other open spaces
- population density of the site
- location and use of the buildings and land for residential, business, industrial, or other purposes

For historical, architecturally significant, or cultural sites or areas, cities may regulate the construction, alteration, or razing of structures. In addition, zoning ordinances usually contain standards that the city has established with regard to minimum lot sizes, setbacks, yards, impervious cover, parking, screening, and other criteria that must be met when developing property. A typical ordinance also sets out the permitted uses of land within designated zoning districts and indicates how to obtain special use permits, variances, and amendments of the zoning ordinance.

Zoning regulations must be uniform for each kind of building in a district, but may vary from district to district based upon the character of each district and its suitability for particular uses, with due

consideration given to conserving the value of buildings and encouraging the most appropriate use of land in the city.

Zoning has not been successful in reshaping land uses and growth that occurred in the past. Often, cities adopt zoning ordinances in reaction to some undesired development or series of events, such as mobile homes moving to vacant lots in a neighborhood of single-family homes or a new business generating noxious pollution or lots of traffic. These types of situations are usually regulated through *nuisance ordinances* such as those regulating noise, pollution, dangerous structures, mobile homes, junk cars, etc.

Though zoning is not generally aimed at controlling land uses that legally existed prior to the adoption of land regulations, the ordinance can be used to prevent nonconforming uses or structures from being rebuilt if they are destroyed or from being converted to another nonconforming use. To illustrate this point: an auto body repair shop in a residential zone that was considered a nonconforming use burns down. If the owner proposed to rebuild it on the same site, the city government, under the zoning ordinance, could legally prevent the owner from rebuilding the shop at that location.

A zoning ordinance consists of two parts—the text and a map. The text explains the different land use zones and districts, including permitted and conditional uses, minimum lot requirements, general development standards, and how the zoning process is to be administered. The zoning map reflects the future land use according to the city's plan and shows the location of the zones and districts for different types of land uses. Ordinances or resolutions adopting zoning refer to both the text and the map.

13.3 Zoning Ordinance Types

A city enacting zoning regulations or revisions has a few choices on types of zoning codes. The technical expertise needed to implement a code varies according to the type of zoning.

Use-based (conventional) codes are the regulations for land use developed throughout most of the 20th century. Also known as Euclidean zoning, they define what use can be used on each property, often emphasizing a separation of uses. The original intent of conventional codes was to separate non-compatible uses so that, for example, factories that generated pollution and large-truck traffic were not located next to housing or small commercial shops. The focus is on preventing development that could damage a neighbor's property or safety. The codes often separate retail, single-family, multifamily, office, and industrial uses from one another and apply strict standards to what types of uses and density can be placed on each property. The codes are based on a City Future Land Use plan often found in a Comprehensive Plan that articulates a vision of how property should be used during a planning period.

That vision usually includes decisions about where city government would provide its services in the future.

Conventional Zoning involves separating a city into land use zones and districts. Typical zones are R-Residential, M-Industrial/Manufacturing, and C-Commercial. Districts refer to a specific kind of zone such as R-1 Single Family Residential or R-2 Multifamily Residential. In each district, certain land uses are permitted outright or may be permitted as conditional uses; other uses are prohibited or not listed. For example, in a residential zone, a single-family house is permitted outright, a daycare in a single-family home may be permitted conditionally if it does not change the character of the area, but the construction of a fast-food restaurant (an intensive commercial use) is likely to be prohibited.

Finally, conventional zoning sets building intensity limits on lots through uniform application within a zone of setback, height, density and other requirements.

Unified Development codes are single documents containing zoning and subdivision regulations and any other development-related regulations in the City's Code of Ordinances. They seek to avoid conflicting or inconsistent language that can develop if separate ordinances are used. They are also intended to make decision makers more aware of the entire land development process from "platting to certificate of occupancy."

Form-based codes⁶² focus on building form, de-emphasizing density and use regulation. In place of long lists of allowed uses in a district, the codes focus on what buildings should look like, their role in shaping the public space, their role in creating "a place" or town character, and their relationship to the street or other transportation infrastructure, like sidewalks, open space between buildings, and parking access. They focus on the idea that uses of a building may change over time but its façade, relationship to other buildings, and its role in creating public spaces will remain.

In form-based codes, "zones" can be defined by devising a system of districts, neighborhoods and corridors; or defined by street types in the City (local streets, state highways, county roads), or by the types of land uses in the City (agricultural, central business district, open spaces, residential neighborhoods, etc). A building's relationship to its environment is defined in each designation, including allowable building types, dimensions, parking locations, façade features, and the appearance of the

⁶² Source: Form-based Codes Institute, Sample Request for Qualifications (RFQ) For Consultants to Prepare a Form-Based Code, 2007; at formbasedcodes.org; and Form-Based Codes Fact Sheet, 2005; Local Government Commission access on the Web in March 2013 (<http://www.lgc.org/resources/community-design>)

streetscape (width of sidewalks, landscaping, bike lane, street widths, lighting, and street furniture). In addition to building form, these codes usually emphasize mixed uses, defining allowable housing and commercial types so that they are compatible and can be placed near each other within one zone. Instead of a use-based zoning map, the code is based on a Regulating Plan that assigns broad zones accompanied by graphic-based tables that show required elements for building shapes, placement, street types and neighborhood character in each zone. The zones are often broader and more flexible than in a conventional ordinance.

The form-based code is designed to be short, full of graphics, and easy to administer. They incorporate a 1) regulating plan (a schematic representation of the master plan illustrating the location of streets, blocks and public spaces, 2) building form standards based on definitions of allowed building types appropriate to the region or neighborhood and that allow buildings to complement neighboring buildings and the street; 3) street standards (plan and section) that balance the needs of motorists, pedestrians, bicyclists, and transit riders, and 4) use regulations, as needed.

The creation of a form-based code requires public participation that allows residents, officials and city staff to develop a vision for the city. The beginning aspects of the creation of a form-based code begin with the City's Comprehensive Plan. The Plan goals and objectives delineated in Chapter 1: Community Goals and Objectives were generated during public workshops, hearings and interviews of officials, residents and others with regional interests. They define a Vision for the City to work toward during the 10-year Plan duration.

Urban design consultants are usually employed to draft form-based codes to include drawings rendered based on the city's character and vision that accurately and clearly represent the required building formats. Although that process requires up front expenses, the idea is that the form-based code will eventually save the City expenses of drawn-out development processes and lengthy code language interpretations. With the vision already created and outlined in the building designs drawn into the Code, decisions on development applications can be handled by city staff through a process similar to that for building permits. Up-front training of staff is also required to reassure the public and developers that application approvals are meeting the code's requirements.

In cities where zoning codes already exist, the form-based code should be integrated into the existing regulatory framework to insure procedural consistency, adherence to state and local legal requirements, and maximize code effectiveness. Sometimes an integrated code is called a hybrid code.

Hybrid codes combine elements of form-based zoning and conventional zoning. They are most often used when conventional zoning is already in place. They can introduce desired building forms without undertaking a complete re-write of a code. For example, form-based zones can be applied to specific areas of a city, such as a developed historic downtown where residents want new buildings to complement existing structures. Other parts of the city would retain traditional zoning categories that

are primarily concerned with safety and separation of uses. Hybrid codes can incorporate the form sections of the form-based code and keep the provisions, processes and standards of the conventional code to allow for seamless administration of the code. A hybrid attempts to resolve differences between current development standards and future urban form goals.

Transfer of Development Rights These programs, often implemented in localities wanting to preserve land for a specific use like agriculture or open space (or for other community goods like affordable housing or recreation), allow property owners to sever their development rights (or maintain a base minimum of development rights) on land (*sending areas*) and sell them to developers to allow them to increase density or other features on other property (*receiving areas*) zoned for higher development-type uses. Local governments may also buy development rights in order to control price, design details, restrict growth, or create a TDR bank that developers can use to achieve their development goals on already-zoned property.

TDR programs can be more difficult to administer than zoning, because agreements require the seller to place deed restrictions or conservation easements on his or her property. Cities often require assistance from legal staff or not-for-profit land trust advisors to ensure proper preparation of easement documents. Land uses conserved through TDR programs can be more permanent than those uses preserved through zoning, because unlike zoning, deed restrictions cannot be changed by city councils. TDR programs serve some of the same functions as zoning variances; therefore having a TDR program can reduce the need for administration of variance requests. Developers can purchase TDRs to meet density or other needs on their properties, rather than requesting zoning changes.

The downside to TDR programs is that they lock in property uses, limiting future options as societal values and community characteristics change over the years. In addition, some legal “takings” issues have arisen if a sending area is zoned for zero growth. Thorough comprehensive planning that gauges the need for development in a community is essential so that the community designates appropriate amounts of sending and receiving areas.

TDR programs are most effective in communities facing strong development pressure where officials believe it would be difficult to successfully implement traditional zoning restrictions to achieve preservation goals or where financial resources are not available for municipalities to buy land or development rights on their own. It allows officials to use the market to pay for the preservation of public goods like open space while preserving flexibility for developers.

Planned Unit Development (PUD) A PUD is a designed grouping of varied and compatible land uses, such as housing, recreation, commercial centers, and industrial parks, within one development or subdivision. It is used as part of conventional zoning or form-based code to allow for flexibility in land

use planning. It can be an overlay district or a zoning category designation. It is usually implemented to carry out master planning of a tract of land and is intended to: carry out specific goals of the comprehensive plan; foster City or public/private partnered special projects; allow for the development of mixed use, transit-oriented, or traditional neighborhoods with a variety of uses and housing types; and/or preserve natural features, open space, and other topographical features of the land. Standards within a PUD usually are negotiated on a case-by-case basis, and require approval procedures similar to those found in subdivision ordinances, including plan review and public hearings.

13.4 Elements that Create Challenges to Zoning

There are four major areas of legal concern for communities with zoning. The first centers on the constitutional right to free speech found in the First Amendment. Provisions adopted to control aesthetics, especially sign regulations, are especially vulnerable.

The second area of concern is called the *taking issue*. The Fifth Amendment prevents governments from taking private property unless it is for a public purpose and just compensation is paid. Normally, when private land is taken for use as a road or park, the landowner will be fairly compensated. However, a taking may arise from land use regulations that deprive a property owner of virtually all economic value of the property.

The third area of concern arises from the Fourteenth Amendment and is called due process. Due process requires that governments treat all people fairly and reasonably. The restrictions imposed by zoning regulations must be reasonable. They must be based on actual needs and not on arbitrary or unrealistic standards. In administering the zoning regulations, local government must treat all people fairly, give proper notice of hearings, and follow all procedures set forth in the Texas enabling statutes to avoid violations of due process.

The final legal concern regards the *equal protection clause* of the Fourteenth Amendment. This clause requires governments to treat all people in the same manner unless there is a valid purpose for dissimilar treatment. The equal protection clause is especially stringent when it involves prohibition of discrimination based upon race, creed, color, disability, national origin or gender.

Deed Restrictions

State law does not allow cities that have adopted zoning to also enforce private deed restrictions. Enforcement of deed restrictions remains a private matter between the involved property owners to be settled through private civil litigation. Generally courts have held that when both zoning regulations and deed restrictions exist, the strictest provision must be met. For example, if the owner of a property located in a Commercial zoning district wishes to build a paint store, the city would not protest if the land has a

deed restriction limiting use to residential. The private citizens affected by the proposed land use change could file, and would likely win, a civil suit aimed at enforcing the deed restriction.

Historic Overlay

Local government Code section 211.003(b) allows cities to regulate the construction, alteration, or razing of structures that are historically, culturally, or architecturally significant. This is often done by creating an overlay mechanism in the zoning ordinance that may be applied to certain individual buildings or to a larger district. This overlay is an additional zoning designation and must be shown on the official zoning map.

The historic overlay can regulate certain aesthetic or design issues for historic structures but not the use of the property. For example, the city would have approval authority over changes to the façade of a historic movie theater, but could not address whether the building be used for a theater or a bookstore.

Historic preservation should be addressed in a separate ordinance that establishes the procedures for the operation of a local historic preservation commission, the means by which a property owner may seek to make changes to a historic structure, criteria and design standards, the legal effect of commission review, and an appeals procedure.

Pre-existing Uses

Property uses in place before a zoning ordinance takes effect that do not adhere to the zoning ordinance are called *nonconforming uses*. A person who claims the right to continue a nonconforming use bears the burden of establishing that the use pre-existed the zoning regulation. Courts usually only protect “innocent” nonconforming uses. Nonconforming uses are not considered innocent if they are begun with the knowledge that the regulations will soon apply or that the regulations are in the process of being proposed.

Most zoning ordinances prohibit a nonconforming use from being re-started if it is temporarily discontinued for a specified period of time. Both the time period and the definition of “discontinued use” must be clearly stated in the zoning ordinance. Six or twelve months are typical time periods used, but courts have generally held that in order for there to be a finding of discontinuance of use, there must be an intent to abandon and some overt act of abandonment, such as failure to pay property taxes or utility charges or severe deterioration of the structure. The mere passage of time during which a nonconforming use is discontinued does not indicate abandonment by itself, even if the time period is lengthy.

Cities may prohibit the expansion of a nonconforming use beyond the level that was present at the time the city zoning regulations took effect. Many cities allow modest expansion, a practice upheld by the Texas courts. In these cases, the zoning ordinance requires board of adjustment approval of the increase.

Since 1972, Texas courts have allowed cities to include provisions in their zoning regulations that require the discontinuance of nonconforming uses if the owners are provided a reasonable amount of time to recover their investment from the particular use, a practice commonly known as *amortization*.

Amortization involves the determination of the owner's capital investment in the property and of his expected income stream from the property. The city can use this information to allow the nonconforming use sufficient time to remain in existence to reasonably reimburse the property owner for his investment in the property.

A city may be legally required to provide compensation to a property owner if the time period for phasing out the nonconforming use was not sufficient for the property owner to recoup reasonable monetary expectations from the property. There does not appear to be clear court precedent that establishes a uniform time period during which all investments in a property are realized. Accordingly, cities must consider resolution of such issues on a case-by-case basis after consultation with legal counsel.

Zoning in Annexed Areas

A city may require an annexed area comply with the city's existing zoning ordinance. If it wants the regulations to apply immediately upon annexation, a city must pass an ordinance specifying the zoning classifications and district boundaries that will apply to the new area when it is annexed. This ordinance must have a public hearing that is advertised in the local newspaper at least 15 days beforehand.

In no case will zoning become effective for a property until the area is actually annexed. However, a city may pursue an injunction to halt proposed development or construction in an area outside the city limits if the construction would violate the proposed zoning regulations. To secure an injunction, the city would have to show that an ordinance annexing and zoning the area had already passed its first reading.

There are special provisions relating to annexed areas that have been used for agricultural operations for the last fifteen years. Zoning laws and other municipal regulations generally may not be applied to agricultural operations that were located outside the city boundaries on August 31, 1981. There are exceptions to this protection; if the city confronts this issue, it should consult with its legal counsel regarding Agricultural Code Chapter 251

Sexually Oriented Businesses

According to the U.S. Supreme Court, cities may not completely prohibit the operation of sexually oriented businesses within a city. However, the regulation of the location of these businesses is allowed. Sexually oriented businesses, as defined by state law, include “a sex parlor, nude studio, modeling studio, love parlor, adult bookstore, adult movie theater, adult video arcade, adult video store, adult motel, or other commercial enterprise, the primary business of which is the offering of a service or selling, renting, or exhibiting of devices or any other items intended to provide sexual stimulation or sexual gratification to the customer.”

Many cities prohibit such businesses within 1,000 feet of a school, regular place of religious worship, or residential neighborhood. Attorneys recommend following the “five percent rule” in regulating the location of sexually oriented businesses. Under this standard, a city should ensure its ordinance allows at least five percent of the acres of the city territory available for the location of sexually oriented businesses. However, these areas must be located where such businesses could practically and legally locate.

Wireless Telecommunications Facilities

The 1996 Telecommunications Act sets forth certain limitations on a city’s authority to regulate the location of wireless telecommunications facilities (47 U.S.C.A. 332 (c)(7)). In essence the law requires that zoning or other regulations cannot have the effect of banning the construction, modification, or placement of wireless telecommunications facilities in the city and that zoning decisions cannot systematically give one telecommunications service provider an advantage over its competitors. Zoning regulations can be written to limit these facilities to non-residential areas, but can only recommend more restrictive placement such as on public lands or on sites where telecommunications facilities already exist.

Mobile Homes and HUD-code Manufactured Housing

The Texas Manufactured Housing Standards Act (Article 5221f) sets the limits on city regulation of mobile homes and HUD-code Manufactured Housing. “Mobile homes” are defined as certain structures constructed before June 15, 1976, and “HUD-code manufactured homes” are defined as certain structures constructed on or after June 15, 1976 and meet minimum standards set by the U.S. Department of Housing and Urban Development (HUD). A city’s ability to regulate a structure through zoning and other regulations under this Act depends on whether the structure is a mobile home or a HUD-code manufactured home.

Section 4A of Article 5221f allows incorporated cities to completely prohibit installation of mobile homes as a residential dwelling inside the city limits unless the mobile home in question was occupied within the city limits before the prohibition.

A city has less power in regard to regulating HUD-code manufactured homes as residential dwellings. State law only allows cities to require that these structures locate in areas deemed appropriate by the city. The city may not completely “zone-out” HUD-code manufactured homes within the city limits.

The zoning ordinance should indicate those areas within the city that are available for HUD-code manufactured homes. The requirement that HUD-code manufactured homes be allowed in some part of the city does not affect the validity of deed restrictions that are otherwise applicable to various properties. Often, deed restrictions prohibit placement of manufactured homes on involved properties.

Group and Community Homes for the Disabled

The Community Homes for Disabled Persons Location Act (Texas Human Resources Code, Section 123.001) regarding community homes for groups of disabled people preempt municipal zoning regulations whenever there is any conflict with the Act. A “community home” must meet all of the following criteria:

- The home must provide food, shelter, personal guidance, care, habilitation services, and supervision to persons with disabilities who reside there. The phrase “person with a disability” is defined by statute to include any person whose ability to care for himself, perform manual tasks, learn, work, walk, see, hear, speak, or breathe is substantially limited because the person has one or thirteen conditions specifically listed in the statute (see Section 123.002 of the Texas Human Resources Code for the complete list).
- The home must not be located within one-half mile of another community home.
- The home must not have more than six persons with disabilities and no more than two supervisors residing in the home at the same time.
- The home must meet all applicable state or federal licensing requirements.
- The home must be operated by an authorized state agency or entity such as a nonprofit corporation or be a personal care facility listed under Chapter 247 of the Texas Health and Safety Code.

By statute, the exterior of the home must retain compatibility with surrounding residential structures. If the group home meets the above conditions, the city must allow the home to locate in any district that is zoned residential. Further, any deed restriction that would prohibit the use of the property as a group home is invalid if the restriction was imposed or amended after September 1, 1985. Municipal ordinances may require that residents of the community home not park more motor vehicles at the facility than there are bedrooms in the facility.

Even when a group home does not qualify under the state Act, it may qualify under federal law. The Fair Housing Amendments Act of 1988 forbids local laws that would constitute discrimination against the handicapped in housing. In essence, this federal law prevents cities from imposing blanket prohibitions on the location of group homes for the disabled in residential neighborhoods. Cities must provide some reasonable procedure for allowing group homes for the disabled to locate in an area zoned for residential use.

The protections provided to group homes for the disabled are not necessarily extended to group homes for other classes such as troubled youth who may or may not be disabled. If a city is faced with a request to allow a group home of this nature, it should determine whether the members of the group meet any of the state or federal requirements for disability. If not, and if the facility is run by a nongovernmental entity, the home is likely to be subject to the traditional zoning regulations.

Federal, State, County or School District Properties

City ordinances do not generally apply to federal or state entities or their property. In many cases, federal and state agencies make an effort to find appropriate locations for their facilities, but they are not obligated to comply with local zoning regulations.

Courts have determined that state statute allows independent school districts to choose any reasonable location of school buildings within the district and allows counties to locate a solid waste dump anywhere appropriate as long as the dump complies with state law. In these two instances, the state has given counties and school districts the power to choose locations without regard for city zoning regulations.

City building codes may be imposed on school district facilities and auxiliary county courthouses, but not on main county courthouses, state or federal facilities.

Religious Structures and Facilities

Recent rulings, particularly the U.S. Supreme Court case of *City of Boerne v. Flores*, have held that the Religious Freedom Restoration Act was unconstitutional in the way it limited the ability of local governments to regulate properties owned by religious groups in the same way as those owned by other groups. Generally, religious entities are subject to the same laws as any other entity as long as those laws are neutral in their construction. Despite these recent rulings, cities should consult with legal counsel before applying zoning regulations to churches or to other structures used for religious practice.

Sign Regulations

Cities may regulate the size, location, height, and lighting of signs, but the regulation of the content of the sign's message are almost always beyond a city's power. Most cities prefer to address the regulation of signs by a separate city ordinance independent of the zoning ordinance due to concerns that a First Amendment challenge regarding the sign regulations would invalidate the entire zoning ordinance.

Pawnshops

Consumer Credit Commissioner licensed pawnshops, as defined in Section 2 of the Texas Pawnshop Act (Article 5069-51.02, Vernon's Texas Civil Statutes), must be permitted in at least one general zoning classification (such as commercial). No additional special use permits other than those imposed by the state may be required by the city.

13.5 Administering the Zoning Ordinance

The city must designate both the staff and the entities needed to assist in the zoning process. Such entities usually include a zoning commission, a board of adjustment, and designated city staff to handle day-to-day zoning issues.

Zoning Commission

General law cities (Type A, B or C) can choose to appoint a zoning commission or have their city councils perform that function. The zoning commission is responsible for recommending zoning regulations and district boundaries.

The members are appointed by a majority vote of the city council. For general law cities, the requirements are included in the zoning ordinance. The term of office is limited to two (2) years by the Texas Constitution.

Though not specifically required, many cities require that zoning commission members be residents of the city and that terms of office be staggered. Removal, filling of vacancies, and successive terms are not addressed by state statute and are determined by each locality in its ordinance.

Planning Commission

Municipalities may create separate entities called "planning commissions" for approval of plats and producing and recommending a master or comprehensive plan for the city. Appointing a planning commission is at the discretion of the city council. Ordinances or charters of many cities combine the

functions of the planning commission with those of the zoning commission in an entity called the “planning and zoning commission.”

Although rarely done, general law city councils may themselves serve as a combined planning and zoning commission, though it is much more common for a separate council-appointed entity to serve in this capacity.

Combined Planning and Zoning Commission

A planning and zoning commission recommends zoning district boundaries and zoning regulations for each district. Public hearings are held to produce a draft zoning ordinance and zoning map for consideration and approval by the city council. Once the ordinance has been approved, the commission considers and makes recommendations to the city council on amendments to the zoning ordinance and in certain cases, special use permits. The commission is also responsible for reviewing and approving plats.

If allowed for by city ordinance, a planning and zoning commission can provide review and make recommendations to the city council on matters such as right-of-way abandonment, amendments to the platting ordinance, and the acceptance of donated rights-of-way and easements.

Board of Adjustments

The Board of Adjustments is created by ordinance for the purposes of: hearing appeals to decisions made by an administrative official or the planning and zoning commission; deciding special exceptions and variances from the zoning ordinance; and hearing and deciding other matters authorized by the zoning ordinance. Although the Standard Zoning Enabling Act does not require a Board of Adjustment (in which case the legislative body issues variances and hears appeals), having the Board of Adjustments review administrative decisions and hear appeals avoids the problem of a city council both issuing regulations and reviewing appeals as well as the potential legal difficulties caused by the council acting in both a legislative and an administrative capacity. Legislation in Texas (Local Government Code, Title 7, Subtitle 8, Sec. 211.008) specifically allows Type A general law municipalities to designate the governing body (or legislative body) to act as the board, but states that court review should apply the same standard of review that it would apply to a board not containing members of the governing body. Therefore, if a governing body acts as a board of adjustment, it must closely follow rules for granting variances as if it was an administrative, and not a legislative, body. The board consists of at least five members, each appointed for two years.

Amendments to the Zoning Ordinance:

All zoning regulations and amendments to those regulations must be adopted by ordinance rather than by resolution. For amendments to the zoning ordinance, state law generally requires review and recommendations by the planning and zoning commission and final passage by the city council with public notice and hearings at both steps.

There are two types of amendments to the zoning ordinance: a zoning change affecting a specific property (commonly referred to as “rezoning”) and a comprehensive system-wide change to the text of the zoning ordinance that affects all similarly situated properties throughout the jurisdiction.

To change the zoning classification for specific tracts, the act requires notice by mail of the zoning commission’s hearing to all property owners within the city limits and within 200 feet of the affected tract (or partial tract if only a portion is being rezoned). If the owners of 20 percent of the land within the area to be reclassified *or* the owners of 20 percent of the land within 200 feet of that area protest the proposed change by written petition, the change must be approved by three-fourths of the entire city council to pass. The mayor’s vote is only counted if he is able to vote on such matters under local provisions.

The right of protest of a zoning change exists anytime there is a proposed change to the zoning ordinance and requires a three-quarters majority of the city council to approve the change. The duty to provide special notice to the landowners within 200 feet of the proposed change is only required if the change involves a zoning reclassification to a particular property. For example, if an amendment would uniformly change the uses allowed under a particular zoning classification but not actually change the classification of any specific areas in town, no special notice would be required to any particular landowners. If administrative changes to the ordinance are proposed, such as increasing the number of days during which any zoning decision can be appealed, no special notice would be required to specific landowners.

There are four requirements that must be met under Chapter 211 of the Local Government Code before zoning regulations are adopted or a change in zoning regulations or district boundaries is approved:

Planning and zoning commission issues a preliminary report that describes all proposals for zoning regulations or district boundaries. This report may be in written or verbal format. The information included in the report is not specified in state law. Many communities include land use maps that show how the proposed change would impact residential, commercial, and industrial areas of the city and a recommendation of the planning or zoning commission. The local zoning ordinance should indicate the format and type of information to be addressed in the preliminary report.

Planning and zoning commission gives notice and holds public hearings for proposed changes affecting a particular tract or group of properties. The notice must be sent to all property owners within 200 feet of the affected property(s) by U.S. mail at least eleven (11) days before the hearing date. The hearing notice must state the time and location of the public meeting and the address and proposed change to

the zoning classification for the property(s) in question. The identity and addresses of affected property owners is determined by reference to the most recently approved city tax roll. If the city has recently annexed property that is not reflected in the most recent tax roll and that property is within 200 feet of the proposed change, an additional newspaper notice is required (Section 211.007(c) of the Local Government Code).

Planning and zoning commission issues final report with recommendations, as required by state law. The local zoning ordinance should indicate whether the report be presented in verbal or written format and what information should be included in the report, other than the required recommendation of the planning and zoning commission.

After providing proper notice, the city council holds a public hearing and considers the final report to give interested parties and citizens the chance to comment on recommendations. Notice of the time and place of the hearing must be published in an official newspaper of general circulation at least 16 days before the date of the hearing. The city council may receive the recommendations of the planning and zoning commission, hold the public hearing, and take action on the proposed ordinance at the same meeting.

If a proposed zoning change is considered by the city council of a general law city that also serves as the zoning commission, the council must provide the 16-day newspaper notice and must send written notice of the proposed change by U.S. mail to each property owner whose property is within 200 feet of the proposed change. There is an additional 30 day waiting period for adopting the proposed change beginning on the date that the required newspaper and individual notices are provided to the property owners.

Changing the area affected by a rezoning amendment:

Areas subject to rezoning cannot be increased once the issue comes before the city unless additional notice is provided to affected property owners. In order for the change to be valid, all land subject to the proposed changes must have been described in the notice as required by state statute and city ordinance.

The area subject to a proposed zoning change can be reduced after the issue has been brought before the city without the provision of additional notice to affected property owners because not making the zoning change will not present an additional injury to the neighboring property owners. The city only needs to ensure that it has provided notice of the maximum area of land potentially subject to the change.

The planning and zoning commission has the power to recommend and the city the power to approve a reduction of the proposed area affected by a rezoning with or without the permission of the applicant.

Most zoning experts agree that the planning and zoning commission should recommend the change before council consideration.

Changing the zoning use of an area affected by a rezoning amendment: An area subject to a proposed rezoning cannot be subjected to a change that is less restrictive (more intense) than what was originally requested unless additional notice is provided to the affected property owners. However, the same area may be subjected to a more restrictive (less intense) zoning designation than was in the original notices because neighboring land owners are usually not harmed by a change that incorporates a use that is less intense than was originally proposed.

The planning and zoning commission has the power to recommend and the city council the power to approve a reduction of the intensity of use proposed by a rezoning with or without the permission of the applicant. Most zoning experts agree that the planning and zoning commission should recommend the change before council consideration.

Conditional Zoning:

Zoning changes that include additional requirements such as a fence, hedge, or other physical feature are called “conditional zoning.” Any conditions placed upon the rezoning must be reasonable and directly related to the zoning change in question. They should also protect the general public welfare and not just the interests of a few neighboring property owners. If such conditions are necessary and the circumstances are appropriate, the city may want to propose the use of a planned development district.

Spot Zoning:

Spot zoning is an instance in which a City Council, often under political pressure or as a favor to an individual or business, rezones a single lot or small group of lots within a zoning district to a different zoning classification. As defined in *Texas Municipal Zoning Law*, spot zoning is:

“A zoning amendment that reclassifies a specific tract [...] regardless of whether the re-zoning is lawful or unlawful. [The term] is also used to characterize zoning amendments that unlawfully depart from comprehensive plans to favor or discriminate against a particular tract without justification. Unlawful spot zoning departs from the [Standard Zoning Enabling Act]’s requirement that the zoning be in accord with a comprehensive plan. It can also be an arbitrary, hence unconstitutional, exercise of the [City’s] police

power. Texas courts sometimes require evidence of “changed conditions,” (changes in a neighborhood that justify rezoning a particular tract) to justify specific tract reclassification.”⁶³

⁶³ Texas Municipal Zoning Law 3rd Edition, Appendix B, Glossary of Terms and Concepts, Spot Zoning and Change of Conditions definitions, pages B-2 and B-4, 1999, Lexis Law Publishing.

