

**Belton City Council Meeting
September 26, 2017 – 5:30 P.M.**

The Belton City Council met in regular session in the Wright Room at the Harris Community Center with the following members present: Mayor Marion Grayson, Mayor Pro Tem Craig Pearson and Councilmembers David K. Leigh, Guy O'Banion, Dan Kirkley and John R. Holmes, Sr. Councilmember Paul Sanderford was absent. Staff present included Sam Listi, John Messer, Gene Ellis, Amy Casey, Brandon Bozon, Erin Smith, Chris Brown, Angellia Points, Matt Bates, Paul Romer, Bob van Til, Charlotte Walker, Kim Kroll, Bruce Pritchard and Cynthia Hernandez.

The Pledge of Allegiance to the U.S. Flag was led by CVB and Tourism Manager Judy Garrett, the Pledge of Allegiance to the Texas Flag was led by Mayor Pro Tem Craig Pearson, and the Invocation was given by Rebecca Fox Nuelle, Pastor of First Presbyterian Church.

1. **Call to order.** Mayor Marion Grayson called the meeting to order at 5:31 p.m.
2. **Public Comments.** Assistant City Manager/Chief of Police Gene Ellis announced that National Night Out events will be held on October 3rd throughout Belton. He said that there are 19 block parties scheduled. He also introduced Mr. Alton McCallum who will be replacing Darren Walker as the Police Department Chaplain.
3. **Recognition of Darren Walker as the outgoing Police Chaplain.**

Assistant City Manager/Chief of Police Gene Ellis recognized and thanked Darren Walker for his service to the City of Belton as the Police Chaplain for the last 7.5 years.

4. **Administer the oath of office to Chris Cornish who was appointed Assistant City Attorney/City Prosecutor on August 22, 2017 with an effective date of October 1, 2017.**

City Attorney John Messer administered the oath of office to newly appointed Assistant City Attorney/City Prosecutor Chris Cornish.

Consent Agenda

Items 5-6 under this section are considered to be routine by the City Council and may be enacted by one motion. If discussion is desired by the Council, any item may be removed from the Consent Agenda prior to voting, at the request of any Councilmember, and it will be considered separately.

5. **Consider the minutes of previous meetings:**
 - A. **September 12, 2017, City Council Meeting**
 - B. **September 19, 2017, Special Called City Council Meeting**

6. **Consider a resolution authorizing the rescheduling of the 5:30 p.m. Tuesday, October 10, 2017, Regular City Council Meeting to 5:00 p.m. on Thursday, October 12, 2017.**

Upon a motion by Councilmember David K. Leigh and a second by Councilmember John R. Holmes, Sr., the Consent Agenda including the following captioned resolution was unanimously approved upon a vote of 6-0.

RESOLUTION NO. 2017-27-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, CHANGING THE DATE AND TIME OF THE 5:30 P.M. OCTOBER 10, 2017, REGULAR CITY COUNCIL MEETING TO 5:00 P.M. OCTOBER 12, 2017; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Miscellaneous

7. **Hold a public hearing and consider a resolution authorizing the submission of a grant application to the Texas Parks and Wildlife Department for improvements to Heritage Park, and receive a check from the Belton Lion's Club for their sponsorship of Heritage Park.**

Grants and Special Projects Coordinator Bob van Til said that the Belton Lions Club is donating \$5,000 for improvements to Heritage Park. This donation can be leveraged into a \$20,000 project by applying for a grant from the Texas Parks and Wildlife Department. He said that, if awarded, the improvements will include:

1. Fishing pier: sand and repair railings, restore, repair and seal boardwalk, install kayak dock;
2. Replacing aging chains and seats on four swing sets;
3. Replacing six old trash cans including dome lids;
4. Replacing aging mile marker; and
5. Replacing four worn out BBQ pits.

The City will provide the labor to install the improvements which will be our in-kind grant match.

Mr. van Til explained that although the park is located on the west bank of the Leon River, this project will have no impact on the floodway or floodplain.

Mayor Grayson opened the public hearing. Mr. Frank Minosky, 3109 N. Main Street, spoke in favor of the grant application. Seeing no others wishing to speak, the Mayor closed the public hearing.

Councilmember Holmes asked if the railing on the dock will be adjusted. Director of Parks and Recreation Matt Bates said that it will.

Upon a motion by Councilmember Holmes and a second by Councilmember Dan Kirkley, the following captioned resolution was unanimously approved upon a vote of 6-0.

RESOLUTION NO. 2017-28-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, DESIGNATING CERTAIN OFFICIALS AS BEING RESPONSIBLE FOR, ACTING FOR AND ON BEHALF OF THE CITY OF BELTON IN DEALING WITH THE TEXAS PARKS & WILDLIFE DEPARTMENT FOR THE PURPOSE OF PARTICIPATING IN THE LOCAL PARK GRANT PROGRAM, CERTIFYING THAT THE CITY OF BELTON IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE, CERTIFYING THAT THE CITY OF BELTON MATCHING SHARE IS READILY AVAILABLE; AND DEDICATING THE PROPOSED SITE FOR PERMANENT PUBLIC PARK AND RECREATIONAL USES.

Director of Parks and Recreation Matt Bates introduced James Harrison, Past President of the Belton Lion's Club, who presented the City with a check for \$5,000.

8. Conduct a public hearing on the submission of a grant application to the Texas Department of Agriculture for a Texas Community Development Block Grant for the N. East Street Redevelopment Project.

Grants and Special Projects Coordinator Bob van Til explained that the City has received a request from property owners to repair sidewalks along N. East Street. The City performed minor repairs to the sidewalks following the request, but there is still work that needs to be done.

On August 30, 2016, the City met with property owners to determine their expectations, concerns and needs. A conceptual plan was developed, with the assistance of KPA Engineers, which was presented to property owners in January 2017 and to the Council in February 2017.

Mr. van Til said that Staff is in the process of applying for a grant from the Texas Department of Agriculture (TDA) to redevelop a portion of N. East Street between E. Central Avenue and E. First Avenue. The grant is through the Texas Community Development Block Grant (TxCDBG) Program with funding that originates from the US Housing and Urban Development (HUD) for rural areas. The application is being created under the Downtown Revitalization Program (DRP).

He explained that the TxCDBG program reflects the Federal National Planning Objectives:

1. Principally benefit low to moderate income (LMI) persons
2. Eliminate or prevent slums and blight
3. Address imminent health and safety problems (i.e. disasters).

This application is being prepared in the context of the second objective: 'eliminating or preventing slum and blight.'

Director of Public Works Angellia Points explained the proposed improvements which include: new sidewalks, curb and gutter, pedestrian ramps and barrier rails, light fixtures, street milling and overlay, and restriping. She said that the project is estimated to cost approximately \$350,000. The application anticipates requesting \$250,000 from the TxDBG program, combined with a local match of \$100,000. The Belton EDC has agreed to provide the local match.

Mr. van Til added that as part of the application process, the City must conduct a public hearing. The purpose of the public hearing is to allow the public adequate opportunity to comment on the pending application, as well as provide comments on overall community needs.

In accordance with Federal and State criteria, as well as the City's *Citizen Participation Plan*, staff published a notice in the Belton Journal in anticipation of the public hearing. Staff also posted notices at the Belton EDC, Library, and other agencies that work with persons of low-to-moderate means, such as the Central Texas Housing Consortium (Belton Housing Authority), Department of Aging and Disability Services and Better Belton Foundation.

During the public hearing, Mr. van Til reviewed the following objectives:

- The development of housing and community development needs.
- The amount of funding available.
- All eligible activities under the TxDBG Program.
- The applicant's use of past TxDBG contract funds.
- The estimated amount of funds proposed for activities that will meet the national objective of benefit to low-to-moderate income persons.
- The plans of the locality to minimize displacement of persons and to assist persons actually displaced as a result of activities assisted with TxDBG funds.

Mr. van Til said that two resolutions will be presented for Council's consideration on October 12, 2017. These resolutions grant approval to submit the application and designate the area as blighted which is a prerequisite for TxDBG funding. State regulations do not allow for the City to consider the resolutions during the same meeting as the public hearing.

Councilmember Holmes asked if there will be handicap access on the east side of the street. Mrs. Points said that there are no handicap spaces on the east side of N. East Street, but there will be one around the corner on First Avenue.

Mayor Grayson opened the public hearing. Ms. Leila Valchar of 121 N. East Street spoke in favor of the grant application. Seeing no one else wishing to speak, she closed the public hearing.

Councilmember Leigh asked if the intersection at East and 1st will be a four-way stop. Mrs. Points said that it will become a four-way stop.

No action was required of the Council at this time.

Planning and Zoning

9. **Hold a public hearing and consider adoption of the updated Comprehensive Plan and Future Land Use Map.**

Director of Planning Erin Smith explained in order to give the Council time to consider public input that may be received at this meeting, adoption of the Comprehensive Plan will be scheduled for October 24, 2017.

She said that the City has worked on this project since January 2016. She reviewed the process leading to the development of the draft Comprehensive Plan. She explained that the Comp Plan is broken into nine chapters, but said her discussion will focus on Chapter 4 – Future Land Use Plan. Mrs. Smith presented the draft document with the changes that have been incorporated since the Council's joint meeting with the Planning and Zoning Commission on August 15, 2017.

Mayor Grayson opened the public hearing. Mr. Kyle Larson, 2381 US Hwy 190, asked if the commercial use shown for IH-14 would affect his residence. Councilmember Leigh explained that areas such as the area where Mr. Larson lives are considered "neighborhoods in transition." He added that this document will help guide future growth in the area. Seeing nobody else wishing to speak, the Mayor closed the public hearing.

No action was needed from the Council at this time.

10. **Hold a public hearing and consider an ordinance amending the following sections of the Zoning Ordinance:**

- A. **Section 42, Definitions by adding a definition for microbrewery, microdistillery, or winery.**
- B. **Section 21, Retail Zoning District and Section 22, Central Business District to allow a microbrewery, microdistillery, or winery as a permitted use.**

Director of Planning Erin Smith said that the City has received several inquiries and requests regarding the ability to have microbrewery and microdistillery businesses in Belton. However, there is currently no zoning designation or listing for

microbrewery, microdistillery, or winery in the Zoning Ordinance. There are two wineries zoned Central Business District that are permitted with a Specific Use Permit for alcohol sales exceeding 50%. Staff would like to encourage these uses, and create a zoning designation in the Retail and Central Business District.

If alcohol sales exceed 50% in the Retail and Central Business Zoning District, a Specific Use Permit will still be required. Texas Alcoholic Beverage Commission (TABC) laws will still be enforced with this new zoning designation. The zoning designation does not supersede TABC laws, since a local option election is required to change current laws. Based on the local option alcohol laws in place at this time, a microbrewery or microdistillery is required to have food sales similar to a restaurant. Wineries are not required to have food sales per TABC interpretation of the law.

Mayor Grayson opened the public hearing. Seeing none wishing to speak, she closed the public hearing.

Councilmember Leigh asked if microbreweries and microdistilleries would be allowed to brew and sell alcohol without selling food. Mrs. Smith explained that to allow alcohol sales without food sales would require a local option election. Mr. Leigh said the definition that has been proposed really describes a “brew pub” and not a microbrewery. He added that the wording should reflect the State’s rules on alcohol sales. City Manager Sam Listi said nothing we are doing will change TABC rules. Mr. Leigh said that the ordinance makes it sound as if microbreweries and microdistilleries will be allowed when they are not allowed without another local option election. He said that it is confusing to those who want to put in a microdistillery or a microbrewery when it is not allowed. He added that “brew pub” would be the more appropriate terminology.

Mayor Pro Tem Pearson made a motion to table the item which was seconded by Councilmember O'Banion. The motion was disapproved upon a vote of 0-6.

Upon a motion by Councilmember Leigh and a second by Councilmember Holmes, the following captioned ordinance was unanimously disapproved upon a vote of 6-0.

ORDINANCE NO. 2017-26

AN ORDINANCE OF THE CITY OF BELTON, TEXAS, AMENDING THE ZONING ORDINANCE BY AMENDING SECTION 42, DEFINITIONS, BY ADDING A DEFINITION FOR MICROBREWERY, MICRODISTILLERY, OR WINERY, AND BY AMENDING SECTION 21, RETAIL ZONING DISTRICT AND SECTION 22, CENTRAL BUSINESS DISTRICT, TO ALLOW MICROBREWERY, MICRODISTILLERY, OR WINERY AS PERMITTED USES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

11. **Hold a public hearing and consider a zoning change from Agricultural to Commercial-1 Zoning District for trailer rentals and repairs on a 1.26 acre tract of land, located south of US 190/I-14, north of Dogridge Road, and east of George Wilson Road.**

Director of Planning Erin Smith said that the applicant has purchased 1.26 acres from the adjacent property owner to the west to provide additional trailer storage space for their growing business, Bragg Trailer. The applicant has submitted this zone change to Commercial-1 in conjunction with the Future Land Use Plan which identifies this area as Commercial.

Mrs. Smith explained that the trailer storage area will be constructed with four inches of road base and three inches of recycled asphalt, similar to the existing site. The applicant will fence the property boundary with chain link fence materials. No buildings are proposed to be constructed on this site. Smith said if this zoning change request is approved, the applicant will submit a plat for review.

Smith added that this item was presented to the Planning and Zoning Commission on September 19, 2017, and it was unanimously recommended for approval.

Mayor Grayson opened the public hearing. Seeing none wishing to speak, she closed the public hearing.

Upon a motion by Councilmember Leigh and a second by Mayor Pro Tem Pearson, the following captioned ordinance was unanimously approved upon a vote of 6-0.

ORDINANCE NO. 2017-27

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM AGRICULTURAL TO COMMERCIAL-1 ZONING DISTRICT ON A 1.26 ACRE TRACT, WITH DEVELOPMENT TO BE REGULATED UNDER TYPE AREA 4 DESIGN STANDARDS.

12. **Hold a public hearing and consider a zoning change from Single Family-1 to Planned Development Single Family-1 Zoning District for use as a multi-purpose building to include church offices, meeting space, and associated Christian fellowship in the existing structure at 315 East 24th Avenue, located on the southwest corner of East 24th Avenue and North Beal Street.**

Director of Planning Erin Smith said this property is located among single family homes, Christ the King Catholic Church and the CTK Rectory, and is located on the north side of 24th Avenue. The applicant has submitted this zone change to Planned Development Single Family-1 for church offices, meeting space, and associated Christian fellowship in conjunction with the Future Land Use Plan which identifies this area as low density residential. Smith added that the applicant is proposing to utilize the existing structure as a multi-purpose building for these uses. The existing

structure is 2,360 square feet, and the applicant is proposing to enclose the 884 square foot garage to allow additional meeting space. A subdivision plat will not be required since this is already two platted lots.

According to the Zoning Ordinance, a church, rectory, or other place of worship shall provide one parking space for each three seats in the main auditorium. There is a circular driveway along East 24th Avenue that will provide four off-street parking spaces and a large driveway along Lilly Drive that will provide four off-street parking spaces and one handicap accessible parking space, a total of nine off-street parking spaces. City staff met with the applicant to discuss the zoning change request on July 20, 2017, and on-site with the Fire Marshal and Building Official on August 4, 2017 to discuss the proposal. The applicant stated that the building will mainly be utilized for small gatherings for the youth groups, so there will not be much parking needed since parents will pick-up and drop-off the children. The applicant also stated that if additional parking is needed for this use, additional parking is available directly across 24th Avenue at the Church Rectory property. No on-street parking along Beal Street, 24th Avenue, and Lilly Drive will be permitted for this use.

At the August 15, 2017, Planning and Zoning Commission meeting, the previous application for a Specific Use Permit for a church ancillary use was considered. The P&ZC recommended denial of this zoning change by a vote of 7-1. Concerns were raised at the meeting regarding use limitations not being identified, including the possibility for drug and alcohol rehabilitation services to be provided at this site. Increased noise levels from activities in this building were another concern. Smith explained that the Planned Development zoning proposed is more detailed than the previous zoning change request for a Specific Use Permit for a church ancillary use. In an effort to address concerns raised at the Planning and Zoning Commission meeting, a provision has been included stating that no drug or alcohol rehabilitation services will be provided on-site. She added that the signage for this property will be limited to one 2-foot x 3-foot sign. This property will also be subject to the requirement not to exceed a maximum limit of 85 decibels, the standard noise limitation.

The applicant has stated that the structure's exterior will maintain the appearance of a single family home. The applicant has provided a floorplan that identifies how this multi-purpose building will be utilized. The applicant is proposing to renovate the building interior to provide fellowship and office space. The existing garage is proposed to be converted into a fellowship space. Exterior elevations submitted of the west side identify removal of a garage door, as well as the addition of a pedestrian door and two windows with a brick wall to match the existing brick on the building. The applicant has submitted a site plan showing four off-street parking spaces in the existing circular driveway along East 24th Avenue, and four off-street parking spaces and one handicap accessible parking space in the large driveway along Lilly Drive, for a total of nine off-street parking spaces. In an effort to maintain the exterior appearance of a single family home, additional parking is not proposed. However, if additional off-street parking is desired, the applicant has submitted an

alternative site plan that identifies six additional parking spaces adjacent to 24th Avenue.

Smith add that this item was presented to the Planning and Zoning Commission on September 19, 2017. It was recommended for approval by a vote of 5 to 2.

Mayor Grayson opened the public hearing.

1. Gary Janacek, 15 Spruce Drive, represented the property owner, Christ the King Catholic Church. He explained that the existing church facilities are inadequate to serve the existing church needs. There is a need for meeting space and office space, so the Parrish is seeking to convert the property located at 315 24th Avenue. He believes that the existing on-site parking, added to other CTK parking facilities, will be adequate.
2. Ron Robertson, 311 Lilly Drive, spoke against the rezoning citing increased traffic concerns. Mr. Robertson also said that the vote at the Planning and Zoning Commission is shown to be 5-2 in favor of the zoning change; however, he said that he believes that there were only six Commissioners present and one Commissioner did not vote. He believes that the vote was 3-2 against. He added that the house is currently zoned Single Family-1, and he believes it should say that way. He also cited concerns with the potential for vandalism since the building will not be occupied in the nighttime hours. [Review of Planning and Zoning Commission meeting minutes shows seven commissioners were present and voted on this item.]
3. Lisa Sottosanti, 307 Lilly Drive, spoke against the rezoning. She said that the street is not adequate to handle the increase in traffic. She questioned why the church doesn't build a facility on their current property where they have a large vacant lot. She also is concerned about the decrease in the value of her home should she decide to sell it.
4. Alice Sottosanti, 2602 River Oaks, is against the rezoning. She said her son and daughter-in-law's house is directly across the street from this house. She said their home value will be diminished, but she doubted that their taxes would be diminished.
5. Gary Barber, 2225 N. Beal, said that 24th Street is not wide enough. He added that people also park on Lilly and Beal as well. He uses Beal Street for auxiliary parking because he has seven children, and this rezoning has the possibility of reducing his ability to park in the street in front of his house.
6. John Gillette, 1703 Canyon Springs, spoke in favor of the rezoning. He said he understood the concerns. He would not want the traffic issues that have been described, but he added that the church has been a good neighbor for 50 years. He explained that CTK is not asking for anything different than what other churches in the area have received. He said that the church has not developed the lot on their property because it is designated as a drainage facility, so a building could not be constructed on it. However, he said that it was possible that the church could consider adding parking on the drainage facility.

Seeing no one else wishing to speak, Mayor Grayson closed the public hearing.

Councilmember Leigh said that the church needs to provide adequate parking prior to requesting this rezoning. He added that when First Baptist Belton began to acquire property for expansion, it was typically adjacent property. They did not cross a high traffic road like what is proposed by CTK.

Councilmember Kirkley said he agrees with Councilmember Leigh about the need for additional parking. However, he added that many churches are growing, and many times you have to make a decision that is best for the community.

Councilmember O'Banion said he would add to what Councilmember Leigh said, although he agrees with Councilmember Kirkley in that Councilmembers have to make the best decision for the community. He said 24th Street is like the dividing line between commercial and residential, and it has a lot of traffic. He thinks changing the zoning, while it benefits a few, would harm the neighborhood.

Councilmember Holmes said he has a problem with changing the structure of the house which he feels is excessive for this type of neighborhood.

Mayor Pro Tem Pearson said it is a tough call. He said 24th Street is the same size as those surrounding FBC Belton, but FBC is blessed with better parking facilities than those at CTK.

Mayor Grayson said that she was originally okay with the request since this house seemed to be on an island by itself. She added that she lives on 23rd Street and knows that parishioners park on her street as well. She realizes that this house will be used for church meetings, and sometimes they will run late, but that won't happen often. She asked Mrs. Smith if a Specific Use Permit has been considered that would limit some of the uses of the house. Mrs. Smith replied that originally the zoning request had been for Specific Use Permit, but the Planning and Zoning Commission turned that request down. Now the request is for a Planned Development which is actually more limiting than proposed in the Specific Use Permit. The Mayor asked the applicant's representative what time the house would be used for events. He said that there could be as many as five meetings running concurrently, and they would typically meet from noon to around 8:00 p.m. He said the average size groups would be 10-15, but there could be as many as 30 people in a meeting.

Upon a motion for approval by Mayor Pro Tem Pearson and a second by Councilmember Kirkley, the following captioned ordinance was disapproved upon a vote of 3-3. [For: Grayson, Pearson, Kirkley; Against: Leigh, Holmes, O'Banion]

ORDINANCE NO. 2017-28

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM SINGLE FAMILY-1 TO PLANNED DEVELOPMENT SINGLE FAMILY-1 ZONING DISTRICT ON A 0.5419 ACRE TRACT, WITH DEVELOPMENT TO BE REGULATED UNDER

TYPE AREA 14 DESIGN STANDARDS.

13. **Consider a preliminary plat for the Heart of Texas RV Resort Addition, a 12.0 acre tract of land, located on the east side of South Interstate Highway 35, extending to Toll Bridge Road and approximately 0.45 miles south of Shanklin Road.**

Mayor Pro Tem recused himself from this item and left the room.

Director of Planning Erin Smith said that this is a 1-lot subdivision preliminary plat proposed as the Heart of Texas RV Resort Addition. The property is zoned Planned Development Commercial Highway Zoning District for a Recreational Vehicle (RV) park. This property is directly adjacent to both IH-35 (west) and Toll Bridge Road (east).

Smith explained that the principal issues associated with this plat involve subdivision ordinance requirements for extension of public improvements – water, sewer, and streets. The applicant's engineer, Turley Associates, submitted a cost estimate for a waterline extension, sewer line extension, and perimeter street improvements for Toll Bridge Road.

There is a 14-inch waterline that stubs out onto this property. According to the City's water and wastewater extension policy, the developer is required to extend the utilities to and through their property. The applicant has agreed to extend a 14-inch waterline from the existing 14-inch waterline stub-out just south of his property along IH-35 to his northern property boundary. An 8-inch waterline is required to serve this property. In order to facilitate future connections, Staff will recommend a development agreement to the City Council proposing to utilize City funds, to oversize the waterline from an 8-inch to a 14-inch. According to the cost estimate completed by the applicant's engineer, the cost difference between an 8-inch and 14-inch waterline is \$37,390.

The City's IH-35 sewer line extension project is proposed to extend a 12-inch sewer line approximately 1,000 linear feet away from the northern property line. City staff is recommending the developer extend an 8-inch sewer line to serve this proposed development, and the City would fund the cost to oversize the sewer line to from an 8-inch to a 14-inch. The applicant's engineer submitted a letter requesting a variance to the sewer extension requirements.

Mrs. Smith explained that the applicant is proposing to install an on-site septic tank to serve the RV Park, and has stated the development will connect into the sewer system when it is constructed adjacent to their property in the future. The Heart of Texas RV Resort is proposed to contain 100 RV sites, and it is staff's judgment that connection to public sanitary sewer is preferable to serve this large development. The proposal to serve this development with a septic tank does not appear to be in the public interest. Since the sewer line will not be constructed within 200 feet of the proposed development, Staff recommends that the applicant escrow the cost to

construct an 8-inch sewer line along his 800-foot property frontage. According to the cost estimate completed by the applicant's engineer, the cost to extend an 8-inch sewer line 1,800 linear feet is \$296,786, so 800 linear feet is estimated to be \$131,905. Staff recommends a development agreement that includes a developer obligation to provide \$131,905 in funding to the City for a future sewer extension along 800 feet of this property's frontage. The development agreement should also include a provision that requires the developer to connect into the City's wastewater system within 90 days upon construction of a sewer line adjacent to this property.

Smith said Toll Bridge Road functions as a collector street and requires a total of 60 feet of ROW. Toll Bridge Road ROW ranges from 40 to 48 feet in width adjacent to this proposed subdivision. Staff recommends a ROW dedication of 30 feet from the center of the ROW, which will result in a ROW dedication of approximately two feet on the north side, ten feet in the middle, and four feet on the south side.

Toll Bridge Road is a rural street section with open drainage and no curb and gutter. Toll Bridge Road is functioning as a collector roadway parallel to Interstate 35 with only an 18-foot asphalt pavement width. According to the Subdivision Ordinance, the developer is required to contribute one half the total cost of paving and installing curb and gutter for the portion of Toll Bridge Road adjacent to this property. The applicant's engineer submitted a letter requesting a variance to the perimeter street improvement requirements, and has stated that no access will be provided from this development to Toll Bridge Road. Smith explained that the perimeter street improvements to Toll Bridge Road are necessary to develop this property adequately and provide circulation for this development without causing a burden on adjacent properties or the public. The applicant's engineer has submitted a perimeter street cost estimate for the property frontage of 800 linear feet along Toll Bridge Road that identifies a cost of \$187,073.95. Staff recommends an alternative to eliminate the sidewalk and curb and gutter in effort to reach a compromise, and reduce the cost burden on the applicant. The alternative cost estimate without sidewalks and curb and gutter is \$119,960. Staff recommends the applicant upgrade the street as recommended, or contribute funding for the alternate perimeter street improvement requirements. If the developer does not contribute to perimeter street improvements, the cost to widen this roadway will fall to the taxpayers in the future.

Smith said that due to the variance requests to provide these important development-related items, Staff recommends disapproval of the proposed preliminary plat. She added that this item was presented to the Planning and Zoning Commission on September 19, 2017, and was recommended for disapproval by a vote of 6 to 1.

Councilmember O'Banion asked if the City was not planning the sewer project in the area, would the City still require a developer to escrow money for the sewer line extension. Mrs. Smith said that decision would need to be made on a case-by-case basis. Mr. Leigh added that this is a very dense development. Mr. O'Banion replied

that requiring the money to be escrowed could be cost prohibitive for the development.

Councilmember Holmes asked about the amount of sewage that is estimated to be produced by the development. Mrs. Points said that an 8-inch sewer line will be needed to serve the development. Holmes asked how that would apply to septic systems. Mrs. Points said that several septic tanks or one very large tank would be required, but she pointed out that she does not design many septic tanks and didn't feel it was appropriate for her to comment. The applicant's engineer, Jennifer Ryken, said that the Bell County Health Department has approved septic tanks for use with developments producing up to 5,000 gallons per day.

City Attorney John Messer clarified that the proposed sewer line is being designed and right-of-way is being acquired. However, it is not under construction, and it has not yet been bid. He said regardless of what happens with this item, final action has not been taken on the construction of the sewer line in the area.

Mayor Grayson asked about the perimeter street improvements along Toll Bridge Road. She said that the applicant does not intend to use Toll Bridge Road as an access point. Mrs. Smith stated that the perimeter street improvements would be required regardless of the access points. She added that given the amount of traffic that will be going into and out of this development, she does not recommend eliminating the access along Toll Bridge Road. Councilmember Holmes added that the City has concerns about emergency access to the site as well.

Councilmember O'Banion asked if the perimeter street improvements would be an escrow item as well. Mrs. Smith said that the funds could be put in escrow, or the developer could improve their portion of the road along with development of the property. He then asked to see the proposed sewer line extension on a map. Mr. O'Banion expressed concern that the City is requesting the developer to escrow money for a sewer line that may not be built. City Attorney Messer said that a development agreement could include a clause that the funds could be refunded in the event that the sewer line is not built.

Councilmember Leigh said that this is a high density development that really needs to be on sewer. He added that it is a lower zoned property that will end up being a potential long-term residential development. He said that the Planning and Zoning Commission seems to have considered all the issues related to the property, and nothing stands out to him that would make him want to overturn the P&Z's recommendation.

Councilmember Holmes asked about the length of residency for the development. Mrs. Smith said that the applicant has stated a maximum of six months, but the current ordinance only allows for 90 days.

Councilmember O'Banion said that while he does not feel the sewer extension requirement is reasonable, he agrees that the perimeter street improvements are important. He believes that the street will be utilized more due to this development.

Ms. Ryken, the applicant's engineer, stated that the City has a separate ordinance regulating RV Parks and argued that the Subdivision Ordinance does not apply to RV Park Developments. She feels that the requirements being requested are in conflict with the RV Ordinance, and she requested that the variances be granted. She added that Bell County has already sent them a letter stating that the development can be certified for septic. She pointed out that Section 23-2 of the Code of Ordinances states when sanitary sewer is not within 500 feet of a property, then septic is acceptable. Ms. Ryken also added that another entrance on the IH-35 service road would be proposed in lieu of the entrance on Toll Bridge Road.

Councilmember O'Banion asked if this plat is disapproved, what is the applicant's next step. City Attorney Messer said the applicant can revise the plat and bring it back through the process.

Upon a motion for disapproval by Councilmember Leigh and a second by Councilmember Holmes, Item 15 was disapproved upon a vote of 3-2-1 [For Disapproval: Leigh, Holmes, Grayson; Against Disapproval: Kirkley, O'Banion; Abstain: Pearson].

Finance

14. Consider an ordinance amending the FY2017 budget.

Director of Finance Brandon Bozon explained that the City Charter requires budget amendments by ordinance. The ordinance under consideration includes all known budget amendments to date for FY 2017. Some were approved by City Council as they arose during the year. The need for other amendments occurs in the course of operations during the year. He said that amendments not yet approved by Council include:

- An increase in General Fund insurance proceeds revenue of \$25,600 and an aggregate increase to police vehicle maintenance and brush vehicle maintenance of \$25,600 to cover repairs or replacement costs covered by insurance proceeds.
- An increase in refuse collection fee revenue and an increase in refuse collection contract expenditures of \$20,000 to adjust revenues closer to actual and cover the additional refuse contract expenditures due to greater than anticipated customer growth.
- An increase in water and sewer tap & connection fees revenue and an increase to water meter & tap material expenditures of \$75,000 to adjust revenues closer to actual and to cover the additional expenditures due to the number of new

water taps during the year exceeding previous year actuals and current year budget.

- An increase in TIRZ operating budget expenditures to cover the street maintenance costs for streets located within the TIRZ as a part of the Year 3 Street Maintenance Plan (\$162,210); to cover additional façade grant funding for anticipated requests (\$30,000); and to cover additional funding required for the implementation of the Retail Development Plan and Hotel-Conference Center Feasibility Study (\$10,000). Action was taken by the TIRZ Board to approve this amendment on 3/27/17, and was included in FY 2018 budget discussions, but no Council action was taken at previous meetings.

Other amendments previously approved, and included in this ordinance are:

- The use of \$52,904 of Hotel-Motel fund balance to assist in the implementation of the City's Master Signage Plan for Downtown.
- The use of \$178,000 of BEDC fund balance to purchase 117 North East Street.
- The use of \$4,100,000 of BEDC fund balance to establish a BEDC Capital Projects Fund
- The use of \$240,000 of General Fund fund balance to prefund year 4 of the Street Maintenance Plan.
- The increase in bond proceeds and bond issue costs related to the 2017 refunding general obligation issuance.
- The use of \$1,222,241 to supplement funding for the construction of Phase I of the improvements at the Temple Belton Wastewater Treatment Plant.

Upon a motion by Councilmember O'Banion and a second by Councilmember Holmes, the following captioned ordinance was unanimously approved upon a vote of 6-0.

ORDINANCE NO. 2017-29

AN ORDINANCE AMENDING THE ANNUAL BUDGET OF THE CITY OF BELTON FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016, AND ENDING SEPTEMBER 30, 2017.

15. Discuss timing alternatives for the issuance of a potential Certificate of Obligation for Phase II improvements to the Temple-Belton Wastewater Treatment Plant.

Director of Finance Brandon Bozon explained the timing alternatives for the potential issuance of Certificates of Obligation for Phase II improvements to the Temple-Belton Wastewater Treatment Plant.

Benefits of issuing in CY2017 include:

- Favorable interest rate environment
 - Rates are anticipated to slowly climb over the next year

- Preservation of bank qualified capacity for future years
 - Full \$10M of bank qualified capacity could be utilized for other City capital plans (TIRZ, BEDC, GO)

Drawbacks to issuing in CY2017 include:

- Uncertainty
 - Timing: TCEQ review; Partnership priorities
 - Costs: Currently at 30% plans for Phase II; Market conditions

Benefits of issuing after the project is bid:

- Certainty
 - Timing and exact costs will be known
- Budgeted FY2018 new debt service costs could be used for other projects or to increase fund balance

Drawbacks to issuing after the project is bid:

- Less favorable interest rate environment
- Less flexibility to fund projects while maintaining bank qualified status
 - All or a significant portion of 2018 or 2019 bank qualified status will be used for the bond issue to fund Phase II.

Mr. Bozon said the Staff recommendation is:

- Issue up to \$9,920,000 in Certificates of Obligation (COs) in 2017
 - Project costs and timing are reasonably known
 - Interest rate environment is favorable
 - Preserves maximum bank qualified status for future years
 - Sufficient, appropriate projects available to utilize any excess proceeds
- \$9,920,000 is the City's maximum bank qualified capacity for 2017 because \$80,000 was utilized as part of the 2017 refunding.
- IRS rules require the intent to expend bond proceeds within 36 months of issuance, and the City will safely comply with that requirement.

Councilmember Holmes asked what the maturity will be for the bonds. Mr. Bozon said it will be 20 years. Mr. Holmes asked how the City would lose its bank qualified status. Mr. Bozon replied that if, in 2018, TIRZ projects advance to the point of needing to issue bonds for an estimated \$5M, the City could not do that and also issue \$8M in bank qualified bonds for water and sewer projects. They could be issued as non-bank qualified which adds 25 basis points to the cost. City Manager Sam Listi explained that bond issues that exceeds \$10M in one year cause them to be non-bank qualified.

Councilmember Kirkley asked if the bank qualified status is the primary reason for Staff's recommendation. Mr. Bozon said the recommendation is being made based upon the bank qualified status and the variable interest rate environment.

Councilmember Leigh asked about the timing, and wanted to know when the project would start. Mr. Bozon said that the schedule would be nearly identical, but it would be in 2018. Mr. Leigh clarified that if the City issued debt in 2017, the money would be held for nearly a year before it was needed. Mr. Bozon said that is correct. Mr. Leigh said, "So basically, we would pay approximately \$320,000 to borrow money that we don't need because we fear that we may have to pay more than \$320,000 next year in increased interest rates, or because we are not bank qualified."

City Attorney John Messer recommended that the City's Financial Advisor speak about how bond money can be spent. Jennifer Ritter-Douglas, Specialized Public Finance, said that in the current interest rate environment, the City will earn about a third of the \$320,000 back in terms of the reinvestment rate. Councilmember Leigh asked if the City would have to pay that to the federal government in arbitrage fees. Ms. Ritter-Douglas said, "No, you only have to pay back what you earn in excess of the bond yield. Short term rates are still such that we won't be earning the bond yield."

Ms. Ritter-Douglas said that the conservative approach is borrowing the money about a year out from when it is needed. She added that if BEDC borrows money, that will also count against the City since they were created by the City.

Councilmember Leigh said he would rather have a line of credit, but not borrow money until it is needed. City Manager Listi said that there will be issuance costs associated with each bond issue as well.

Councilmember O'Banion asked how confident Staff is that the City will need more money than the \$8M in 2018. Mr. Bozon said that in regard to other projects, none will have to fund in 2018 as a requirement, but there are other studies being completed and some projects in design. He added that funding sooner rather than later would be preferred. Mr. Listi said the projects discussed at the Strategic Plan Retreat were utility projects, TIRZ projects and then the unidentified CIP projects that will come from a possible CIP Committee. The timing of those projects can be adjusted dependent on the outcome of this discussion. Mr. O'Banion said that the City does not need to "kick the can down the road," and said that the City needs to plan for these other projects as well.

Mr. Listi said that Staff needs to know by the October 12, 2017, meeting, whether Council wants to issue bonds in 2017. This timeframe will allow our consultants to prepare for a bond issue, if that is the Council's intent. Mayor Grayson said that she's not hearing that Council wants to "issue bonds just to issue bonds." Councilmember O'Banion added, "Not unless it makes financial sense." Mr. Listi reiterated, it appears we have the direction we need not to pursue a bond issue in 2017.

No action was required of the Council at this time.

Growth Management

16. **Receive Growth Management Study on four (4) areas identified for analysis for possible annexation into the City of Belton, including:**

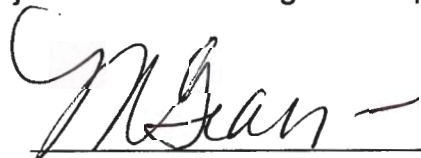
Area 1	Located on the east side of Toll Bridge Road, generally between Shanklin Road and the Lampasas River, in the 5000 block of Toll Bridge Road.
Area 2	Located generally west of IH-35, east of Rocking M Lane, south of Auction Barn Road, and north of the Lampasas River.
Area 3	Located generally south of US 190 (IH-14), east of FM 1670, west of Golf Course Road, and along both sides of Auction Barn Road.
Area 4	Located generally north of US 190 (IH-14), west of Boxer Road, northwest of the intersection of US 190/Airdale Road, and along both sides of Airdale Road south of Springer Street.

City Manager Sam Listi provided a summary of the Growth Management Study for each area under consideration for annexation as shown in Exhibit "A." Local Government Code 43.056 requires a City to develop, and make available at the public hearings on October 24th and 31st, a Municipal Services Plan that provides services that are equal or superior to those currently provided.

Councilmember Holmes asked how citizens are notified of the non-annexation development agreements. Mr. Listi said that Staff has a list of affected property owners, and a letter notifying them of the potential for a development agreement will be sent to those eligible property owners. He added that the Council has the flexibility of determining the term of the agreements, but Staff will most likely recommend a five-year term. Council will be asked to approve the agreements following the first public hearing.

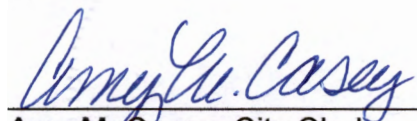
No action was required of the Council at this time.

There being no further business, the Mayor adjourned the meeting at 8:25 p.m.

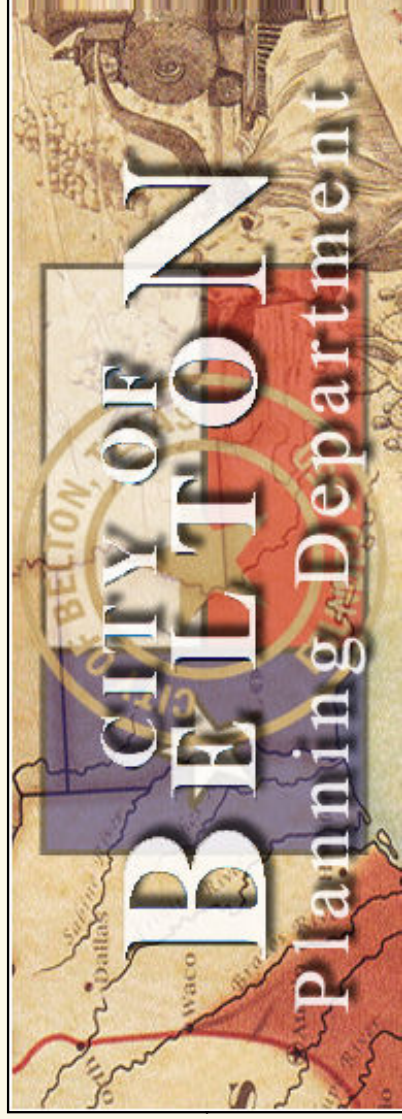


Marion Grayson, Mayor

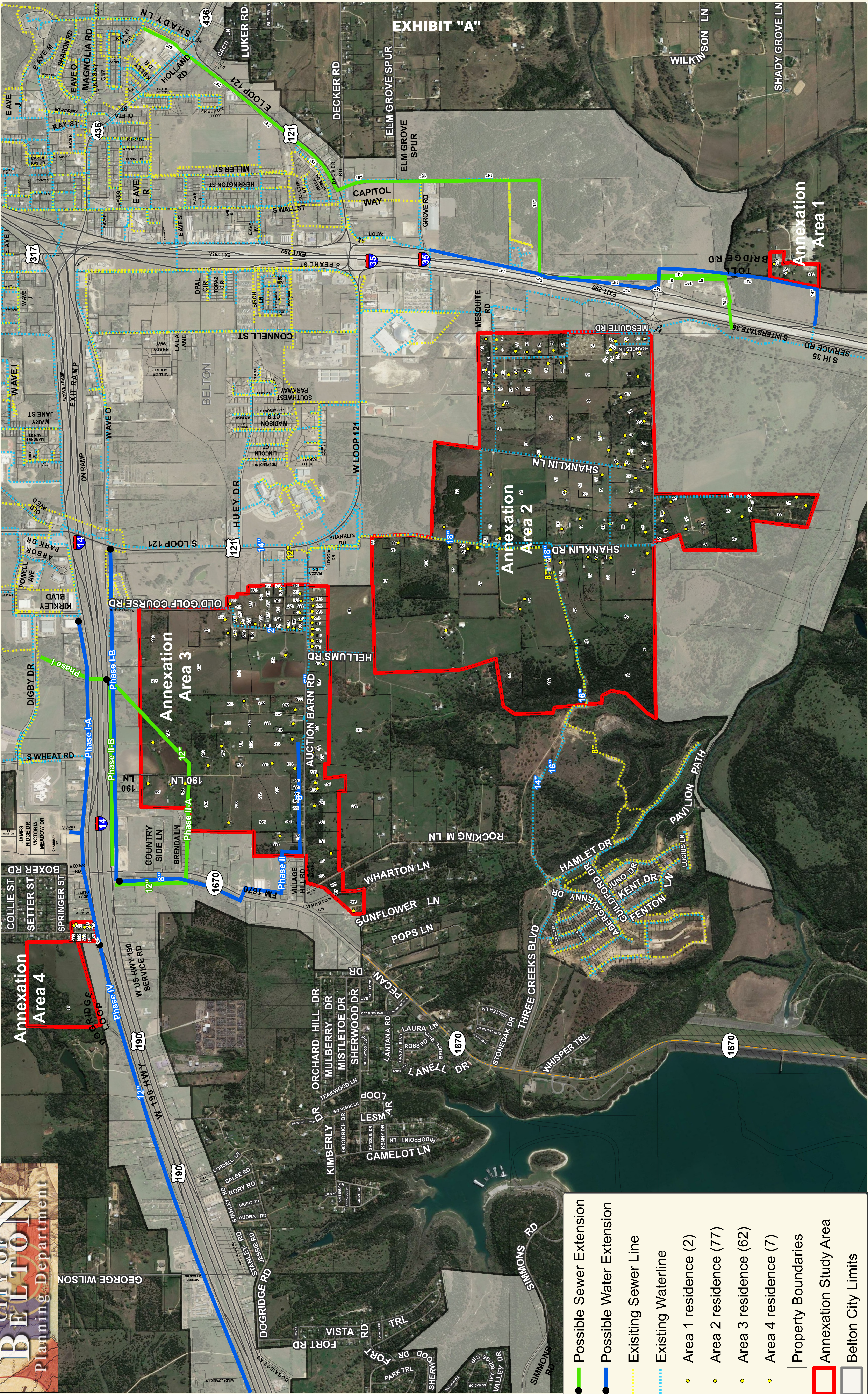
ATTEST:



Amy M. Casey, City Clerk



Area 1 - 10.1 Acres // Area 2 - 847.33 Acres // Area 3 - 446.65 Acres // Area 4 - 54.19 Acres



- Possible Sewer Extension
- Possible Water Extension
- Existing Sewer Line
- Existing Waterline
- Area 1 residence (2)
- Area 2 residence (77)
- Area 3 residence (62)
- Area 4 residence (7)
- Property Boundaries
- Annexation Study Area
- Belton City Limits

ANNEXATION STUDY: TRACT BY TRACT ANALYSIS AREA #1

LOCATION/GENERAL DESCRIPTION OF LAND – Area 1 contains approximately 10 acres, and is located on the east side of Toll Bridge Road, generally between Shanklin Road and the Lampasas River, in the 5000 block of Toll Bridge Road.

OWNERSHIP/LAND USE – Low Density Residential

INFRASTRUCTURE/UTILITIES:

- **STREET CONDITION - PUBLIC/PRIVATE (Name/Condition):**
 - Street Condition – Toll Bridge Road is a public street. The road needs to be widened from a county road to meet City standards. Toll Bridge is already in the City limits of Belton. The ROW varies on Toll Bridge, and thus additional ROW will be required upon platting/development.
 - Street Lighting – There are no street lights on Toll Bridge Road for this area.
 - Street Signage – There are no street signs along Toll Bridge for this area.
- **DRAINAGE ISSUES** – The drainage along Toll Bridge is contained in open ditches. Drainage improvements will be required with the improvement of Toll Bridge Road. The study area drains partly to Toll Bridge Road and partly to the east toward the Lampasas River.
- **ELECTRICITY/CABLE/GAS (If known)** – AT&T lines are located underground within the Toll Bridge ROW. Electricity is located on the northern side of Area 1. Electrical service will need to extend to the south with development.
- **WATER (CCN)/AVAILABILITY** – This area is in Belton's Water CCN, but no city water is currently available in this area. The nearest water line is located on the east side of IH 35 service road and is available for extension to these properties.
- **SEWER (CCN)/AVAILABILITY** – This area is in Belton's Sewer CCN, but no sewer service is currently available in this area. The City has designed a sewer line that would terminate in a lift station approximately 800 feet north of this area, but the project has not bid yet to determine the schedule of construction. The property frontage along Toll Bridge Road will be serviceable by a future gravity sewer line that drains into this proposed future lift station, but the topography of a portion of the eastern area may present challenges for sewer service by this gravity line.
- **SOLID WASTE/BRUSH SERVICES** – This area has a few homes on it now, and it will require additional brush collection from Public Works. No issues with extension in services.

NUMBER OF HOUSES – 2 single family homes; 0 mobile/modular units; 0 multi-family buildings (0 units each estimated); **TOTAL DWELLING UNITS:** 2

ESTIMATED POPULATION – 5

AREA BUSINESSES:

- **NUMBER** – 0
- **BUSINESS NAMES/TYPES** – N/A

APPROXIMATE DISTANCE FROM CITY SERVICES:

- FIRE/EMS – 5.3 Miles from closest Fire Station; Response Time: 7.3 mins. Currently served by Salado Volunteer Fire Department for fire and Belton for EMS.
- POLICE/ANIMAL CONTROL/CODE ENFORCEMENT – 4.7 Miles to farthest point accessible by public roadway from Police Station; Police and Animal Control currently served by Bell County Sherriff. Code Enforcement Currently served by none. Bell County does not perform Code Enforcement Services, but no known issues here. No issues with extension of services to this area.

THOROUGHFARE PLAN ISSUES:

This area includes a future minor collector, an east-west roadway to connect Interstate 35 and Elm Grove Road on the Thoroughfare Plan, if needed for development. The proposed minor collector street requires 60 feet of ROW.

CIP ISSUES:

- Determination of extent of Wastewater Extension.
- Determination of extent of Water Extension.

OTHER SIGNIFICANT ISSUES:

- N/A

ANNEXATION STUDY: TRACT BY TRACT ANALYSIS AREA #2

LOCATION/GENERAL DESCRIPTION OF LAND – Area 2 contains approximately 850 acres, and is located generally west of IH-35, east of Rocking M Lane, south of Auction Barn Road, and north of the Lampasas River.

OWNERSHIP/LAND USE – Low Density Residential, Limited Retail/Neighborhood Service, Medium Density/Mixed Use, Flood Plain and Open Spaces

INFRASTRUCTURE/UTILITIES:

- **STREET CONDITION - PUBLIC/PRIVATE (Name/Condition):**
 - **Street Condition** – Shanklin Road, Shanklin Lane, Lampasas Lane, and one section of Mesquite Road are all public streets, are narrow and without curb and gutter and drainage infrastructure. The portion of Mesquite parallel to Frances is private. The streets will need to be widened, and additional ROW will need to be dedicated with development and platting. Francis Lane is in good condition and has curb and gutter. Lampasas Lane is a dirt/gravel/base roadway with very poor drainage. Mesquite Road near Frances Lane is a single-lane asphalt roadway that ends at a cemetery with no turnaround area. The northern side of Mesquite Road connects IH-35 to the cemetery. An extension to connect the two sections of Mesquite Road is needed, but is not currently possible because of the cemetery and limited ROWs. Additionally, a second means of ingress/egress is recommended for Mesquite on the north side of the cemetery. All roads will require maintenance by the City.
 - **Street Lighting** – No street lighting was found in Area 2. Any requested street lights in public ROW would be Oncor's light with the City's responsibility to pay for electricity.
 - **Street Signage** – Minimal street signage was located in this area. Additional signage will be required by the City to be placed along all roads in this area.
- **DRAINAGE ISSUES** – No drainage infrastructure, including drainage ditches were constructed along Francis Lane or Lampasas Lane. Mesquite and Shanklin Lane and Road have poor drainage channels with culverts under driveways that seem too small or have collapsed. Shanklin Lane and Road both cross a drainage channel. Significant improvements are needed at both crossings for drainage flow and public safety, especially with development and increased traffic.
- **ELECTRICITY/CABLE/GAS (If known)** – Frances Lane and Shanklin Road have both electric and AT&T service. Electric service is available along Lampasas Lane.
- **WATER (CCN)/AVAILABILITY** – The entire area is in Belton's Water CCN. The City supplies water to a few areas along all of the streets in Area 2. However, the water lines are small and will need to be upsized in the future. The waterlines are repaired and replaced as needed. The Three Creeks waterline crosses Area 2 and is adjacent to Shanklin Road, next to the newly acquired BISD property. Development in this area can be served by this line, however, additional studies will be needed to determine when an additional waterline connection to the line located along IH-35 is needed in order to maintain fire flows and water demand at Three Creeks. A few fire hydrants are located along Shanklin Lane.
- **SEWER (CCN)/AVAILABILITY** – This area is in Belton's sewer CCN. The Three Creeks force main crosses this area. This area cannot currently be served by public sewer because there is no public, gravity sewer in this area. However, the City has designed a sewer line on the east side of IH-35, with a bore proposed under IH-35 between Shanklin and the Lampasas River. This gravity sewer line was sized to handle the full development (according the future land use maps at the time of the report) of the area east of Shanklin Road and south of Loop 121, excluding the Expo Center. The line was sized to also include the school property. The timing of sewer needed for the school property will determine if a trunk line needs to be installed or a small lift station may be needed to pump the sewer into the Miller Heights drainage basin in order for the school to be served by public sewer.

- **SOLID WASTE/BRUSH SERVICES** – Brush collection would need to be extended to residents. These areas have narrow roads that will be difficult for the brush truck to work in while picking up brush and turning around.

NUMBER OF HOUSES – 77 single family homes; 0 mobile/modular units; 0 multi-family buildings (0 units each estimated); **TOTAL DWELLING UNITS:** 77

ESTIMATED POPULATION – 203

AREA BUSINESSES:

- **NUMBER** – 6
- **BUSINESS NAMES/TYPES** – Church of God of the First Born, BISD, Flameco-Texas LLC, Resthaven Cemetery, The Bristol Pad, Dry Wall Systems, Inc.

APPROXIMATE DISTANCE FROM CITY SERVICES:

- **FIRE/EMS** – 5.2 Miles from closest Fire Station; Response Time: 8.10 mins. Currently served by Salado for Fire and by Belton for EMS.
- **POLICE/ANIMAL CONTROL/CODE ENFORCEMENT** – 4.7 Miles to farthest point accessible by public roadway from Police Station; Police and Animal Control currently served by Bell County Sherriff. Code Enforcement currently served by none, but no known issues here. Bell County does not perform Code Enforcement Services.

THOROUGHFARE PLAN ISSUES:

This area is proposed to include the east-west roadway known as Shanklin Road, identified as a major arterial roadway with a required 120' ROW on the Thoroughfare Plan. Area 2 also includes several important future roadways. Below is a list of future roadways identified in the Thoroughfare Plan, including the functional classification and recommended ROW:

- Mesquite Road – Minor Collector – 60' ROW
- Three Creeks Boulevard – Major Arterial – 120' ROW
- Shanklin Road (north/south) – Major Collector – 80' ROW

CIP ISSUES:

- Determination of Streets, Water and Wastewater extensions.

OTHER SIGNIFICANT ISSUES:

- Timing of BISD school development.
- Three Creeks Development build out and effect on infrastructure.

ANNEXATION STUDY: TRACT BY TRACT ANALYSIS AREA #3

LOCATION/GENERAL DESCRIPTION OF LAND – Area 3 contains approximately 450 acres, and is located generally south of US 190 (IH-14), east of FM 1670, west of Golf Course Road, and along both sides of Auction Barn Road.

OWNERSHIP/LAND USE – Low Density Residential, Medium Density/Mixed Use, Flood Plain and Open Spaces

INFRASTRUCTURE/UTILITIES:

- **STREET CONDITION - PUBLIC/PRIVATE (Name/Condition):**
 - Street Condition – Auction Barn Road is in fair condition, but does need to be widened and improved to be a minor collector as shown on the Infrastructure Plan. Additional ROW may be required. Rocking M Lane is part of the Three Creeks Development Agreement, and will be dedicated to the City by 05/01/19. Although unimproved, Hellums is in fair condition, but it also needs to be widened, which will require ROW dedication. Old Golf Course Road is in fair condition, but it will need to be widened in the future. 190 Lane is a narrow, unimproved roadway providing property access that turns into a gravel road around 1840 190 Lane. All roads will require maintenance by the City.
 - Street Lighting – Street lighting was not observed along the streets in this area. Any requested street lights in public ROW would be Oncor's light with the City's responsibility to pay for electricity.
 - Street Signage – Additional signage is needed along all roadways. Existing signage needs to be replaced.
- **DRAINAGE ISSUES** – There is a drainage channel and a channel crossing along 190 Lane that needs improvements. There is also a detention pond along 190 Lane. Ownership of the pond is unknown at this time. Drainage ditches and culverts along all roads are undersized and need maintenance.
- **ELECTRICITY/CABLE/GAS (If known)** – Electric and AT&T service are available along Auction Barn Road and Old Golf Course Road. Electric lines are located along 190 Lane, across the lots. AT&T has service to residents along 190 Lane.
- **WATER (CCN)/AVAILABILITY** – The western area of Area 3 is in DRWSC's Water CCN while the eastern side is in Belton's Water CCN. The City currently serves customers within Belton's CCN along Auction Barn Road, Hellums Road, and Old Golf Course Road. Hydrants are located along Hellums and Old Golf Course Road. Belton maintains a 6" line along Auction Barn Road in Belton's CCN. The existing 2" waterline along Old Golf Course Road breaks frequently and needs replacement. The entire area is in Belton's 820 pressure zone, which is serviceable by the City's current system, if lines are extended, replaced with large sized lines, and a loop is created in the waterline.
- **SEWER (CCN)/AVAILABILITY** – This area is in Belton's sewer CCN. Belton does not service any customers in this area with sewer. US 190/IH 14 frontage road and the vicinity of 190 Lane are serviceable by City sewer if a trunk line is extended at the proper elevations.
- **SOLID WASTE/BRUSH SERVICES** – Brush collection would need to be extended to all residents if annexed. These areas have narrow roads that will be difficult for the brush truck to work in while picking up brush and turning around.

NUMBER OF HOUSES – 62 single family homes; 0 mobile/modular units; 0 multi-family buildings (0 units each estimated); TOTAL DWELLING UNITS: 62

ESTIMATED POPULATION – 164

AREA BUSINESSES:

- NUMBER – 0
- BUSINESS NAMES/TYPES – N/A

APPROXIMATE DISTANCE FROM CITY SERVICES:

- FIRE/EMS – 3.9 Miles from closest Fire Station; Response Time: 6.10. Central Bell serves this area for Fire and Belton for EMS.
- POLICE/ANIMAL CONTROL/CODE ENFORCEMENT – 5 Miles to farthest point accessible by public roadway from Police Station; Police and Animal Control currently served by Bell County Sherriff. Code Enforcement Currently served by none. Bell County does not perform Code Enforcement Services, but no known issues here.

THOROUGHFARE PLAN ISSUES:

This area includes 190 Lane and Old Golf Course Road identified as minor collectors on the Thoroughfare Plan. 190 Lane requires a 60' ROW and is proposed to intersect with Mesquite Road west of Rocking M Lane, south of Auction Barn Road and north of Three Creeks Boulevard. Old Golf Course Road will require varying amounts of ROW when improved.

CIP ISSUES:

- Determination of extent of Wastewater extensions.
- Determination of extent of Water extensions.
- Determination of Street improvements.

OTHER SIGNIFICANT ISSUES:

- Timing of Three Creeks build out.
- Timing of Bell County Expo Center build out.
- Timing of BISD school development.

ANNEXATION STUDY: TRACT BY TRACT ANALYSIS AREA #4

LOCATION/GENERAL DESCRIPTION OF LAND – Area 4 contains approximately 55 acres, and is located generally north of US 190 (IH-14), west of Boxer Road, northwest of the intersection of US 190/Airdale Road, and along both sides of Airdale Road south of Springer Street.

OWNERSHIP/LAND USE – Residential, small businesses, outside storage, vacant.

INFRASTRUCTURE/UTILITIES:

- **STREET CONDITION - PUBLIC/PRIVATE (Name/Condition):**
 - Street Condition – Airdale is in fair condition, but will need attention. Airdale will be required to be maintained by the City since it is a public street.
 - Street Lighting – There are no street lights along Airdale. There is minimal street lighting on US190/IH-14 Service Road west of Airdale. Any requested street lights in City ROW would be Oncor's light with the City's responsibility to pay for electricity.
 - Street Signage – There are very few street signs, but all will need to be converted to City signs maintained by the City.
- **DRAINAGE ISSUES** – Drainage along Airdale is carried in drainage ditches and culverts, which are undersized and some are clogged or collapsed.
- **ELECTRICITY/CABLE/GAS (If known)** – Electric is available in the back of the lots off of Airdale. Electric is also available along the frontage of the US190/IH14 Service Road. AT&T has service lines along Airdale.
- **WATER (CCN)/AVAILABILITY** – The area is in DRWSC's CCN. Much of the eastern part of the area could be served by Belton's existing 820 pressure plane with properly sized water line extensions. The westernmost part of the area may be served by the 820 pressure plane, but models indicate it could be in the 900 pressure plane, which may require an elevated storage tank and booster pump station.
- **SEWER (CCN)/AVAILABILITY** – This area is in Belton's sewer CCN. The sewer in Sendero Estates was oversized to capture the area west of Sendero Estates, but a detailed/engineering study of the area will be required to determine which parts of the area can flow to this new gravity sewer located to the east.
- **SOLID WASTE/BRUSH SERVICES** – Brush collection would need to be extended to all residents. No issues with extension of services.

NUMBER OF HOUSES – 7 single family homes; 0 mobile/modular units; 0 multi-family buildings (0 units each estimated); **TOTAL DWELLING UNITS:** 7

ESTIMATED POPULATION – 18

AREA BUSINESSES:

- **NUMBER** – 2
- **BUSINESS NAMES/TYPES** – Arcade News, Inc., Seiter's Welding

APPROXIMATE DISTANCE FROM CITY SERVICES:

- **FIRE/EMS** – 4.3 Miles from closest Fire Station; Response Time: 6.24 mins. Central Bell serves this area for Fire and Belton for EMS.

- POLICE/ANIMAL CONTROL/CODE ENFORCEMENT – 4.1 Miles to farthest point accessible by public roadway from Police Station; Police and Animal Control currently served by Bell County Sherriff. Code Enforcement currently served by none, but there are some code violations needing attention. Bell County does not perform Code Enforcement Services.

THOROUGHFARE PLAN ISSUES:

This area does not contain any future roadways on the Thoroughfare Plan. The Lake to Lake Road is proposed to the east following an alignment of FM 1670, Boxer Road, Wheat Road and FM 2271.

CIP ISSUES:

- Determination of Water extension.
- Determination of Wastewater extension.

OTHER SIGNIFICANT ISSUES:

- US 190/IH 14.
- Timing of Sendero Estates build out.
- Lake to Lake Road Project.