

**Belton City Council Meeting
October 24, 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, Paul Sanderford, Dan Kirkley and John R. Holmes, Sr. Staff present included Sam Listi, John Messer, Gene Ellis, Amy Casey, Brandon Bozon, Erin Smith, Angellia Points, Matt Bates, Paul Romer, Bob van Til, Susan Allamon, Kim Kroll, Chris Brown, Judy Garrett, Charlotte Walker, Bruce Pritchard and Cynthia Hernandez.

The Pledge of Allegiance to the U.S. Flag and the Pledge of Allegiance to the Texas Flag were both led by Boy Scout Troop 153. The Invocation was given by Councilmember Craig Pearson.

1. **Call to order.** Mayor Marion Grayson called the meeting to order at 5:32 p.m.
2. **Public Comments.** Delories Renfro, 3812 Southlake Drive, said that her property was taken into the City in 2003. She said her road was private before annexation, and she asked if the road was still considered private, or was the City supposed to be maintaining it. The Mayor referred her to Director of Public Works Angellia Points and asked that they set up a meeting with her to discuss it.
3. **Presentation of National Night Out Awards:**

**Best Block Party – 2017
Rookie of the Year – 2017**

**First United Methodist Church
Helping Hands Ministry/Mosaic Fellowship**

Assistant City Manager/Chief of Police Gene Ellis presented the awards for National Night Out parties that were held throughout Belton. National Night Out 2017 was not dampened by the weather, as there were 15 block parties despite the wet conditions. Many parties moved indoors, merged with other parties, or were postponed until the next evening.

Consent Agenda

Items 4-5 under this section are considered to be routine by the City Council and may be enacted by one motion. If discussion is desired by the Council, any item may be removed from the Consent Agenda prior to voting, at the request of any Councilmember, and it will be considered separately.

4. **Consider the minutes of previous meetings:**
 - A. **September 26, 2017, City Council Meeting**
 - B. **October 12, 2017, City Council Meeting**
5. **Consider a resolution appointing Christopher Flor to the Tax Appraisal District Board of Directors.**

Upon a motion by Councilmember Dan Kirkley and a second by Councilmember John R. Holmes, Sr., the Consent Agenda, including the following captioned resolution, was unanimously approved upon a vote of 7-0.

RESOLUTION NO. 2017-31-R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS,
APPOINTING A REPRESENTATIVE TO THE TAX APPRAISAL DISTRICT BOARD
OF DIRECTORS.**

Growth Management

6. **Conduct annexation public hearings and present Municipal Services Plans for four areas for possible annexation into the City of Belton, including:**

Area 1	Approximately ten (10) acres, 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	Approximately 850 acres, located generally west of IH-35, east of Rocking M Lane, south of Auction Barn Road, and north of the Lampasas River.
Area 3	Approximately 450 acres, 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	Approximately 55 acres, 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 welcomed everyone to the public hearing. He said Belton's Growth Management Strategy is a goal in Belton's Strategic Plan. The Growth Management Framework, which was adopted by the Council on June 28, 2016, identified strategies to guide the study of annexation, including:

- Promoting economic development;
- Planning for existing and future development;
- Facilitating long range planning;
- Addressing municipal service delivery needs; and
- Evaluating fiscal considerations.

Listi stated that the Council toured the areas under consideration for annexation on September 19, 2017. Resolution 2017-26-R directed preparation of a Growth Management Study to help the Council evaluate if annexation is appropriate, the preparation of Service Plans, and to set public hearings for October 24th and 31st.

City Staff prepared a tract by tract analysis which was presented to Council on September 26th. Council directed Staff to work with property owners who are eligible for a Non-Annexation Development Agreements. Eligible property owners are those with an agriculture, timber or wildlife management exemption.

City Manager Sam Listi presented an overview of the areas under consideration for annexation as well as the municipal service plans for each area. (see Exhibit "A")

A female member of the audience (not identified) asked Mr. Listi to explain the water and sewer extension policy. He said the municipal services plan does not provide water and wastewater service to every single piece of property. The City provides trunk lines, and developers or property owners desiring extensions to these trunk lines must construct the extensions in accordance with the City's Subdivision Ordinance. The cost of the extension is borne by the developer or property owner.

Mr. Listi said that this is the first annexation public hearing, and the second public hearing has been scheduled for 5:30 p.m. on October 31, 2017, at the Harris Community Center as well.

City Clerk Amy Casey stated that she received a stack of protest letters on October 23, 2017, in accordance with TLGC 43.063(b). She certified that each requirement was met for an on-site hearing for Area 2. She added that if a suitable site, one that is ADA compliant and can seat at least 100 people, is found, then a public hearing for Area 2 will be held at that location following the public hearings at the Harris Community Center on October 31, 2017.

Mayor Grayson opened the public hearing. She said that since Areas 1 and 4 are much smaller, she would start with those areas.

Area 1

There was no one present wishing to speak on Area 1.

Area 4

Lawrence Northmore, 1334 Airdale Road: Mr. Northmore said he and his wife are against the annexation. They have lived in the area for 31 years, and they don't see where being a part of the City will benefit them. He said they would like to stay in the country and not be annexed.

Area 2

Diane Dixon, 3939 Shanklin Lane: Mrs. Dixon said she and her husband bought their property 46 years ago. She said they do not want to be annexed. She said there will be no services provided to them by the City. She said her husband likes to hunt on the property, but if they are annexed, he will not be allowed to hunt.

Bruce Flanigan, 5114 Lampasas Lane: Mr. Flanigan said that he has been a tax paying citizen of Belton since 2009. His house was annexed with the annexation of the river properties. He said he does not believe that the change in the State law should be the main reason for a forced annexation. He said that the information that he has been provided has been under par. He served on different types of government boards for the City of Temple, and he has the utmost respect for Belton's City Manager. He says that the study is flawed, inaccurate and in places is just false. He asked to see a financial side to the plan and the study. He asked if the City can afford it, and provide the same level of services provided by Bell County [who does a good job]. He said the only comparison he can make is on Shanklin Road. The City's portion of the road is not maintained in as good a condition as the County's portion of the road. He said if annexation happens, he would suggest a County-City agreement to allow the County personnel to continue providing the service. He ended by asking the Council, "If this was your property, would you be in favor of or against the annexation?"

Wayne Crook, 1034 Mesquite Road: Mr. Crook said he has lived in the Belton area for a long time. He said even though he doesn't like it, he knows that annexation is coming. He said it is taxation without representation. He said, "You talk about your plan, but you didn't talk to us about our plan." He added that annexation "violates what we do in America and it violates the new State law that goes into effect 48 hours after you are trying to impose this on us." He said annexation is coming, and the residents will work with the City, but they will not allow anyone to tax them without representation. He said he didn't elect any of the Council who is imposing their decisions on him.

Christy Monroe, 2520 Shanklin Road: Mrs. Monroe said that she and her family had been away from Belton for 12 years, her husband recently retired from the Army, and now they have a farm. She said that her family doesn't need the laundry list of services that the City has listed in the Municipal Services Plan. She added that they have seen plans showing a road going through their property and over their house. They are young, and they are not planning to leave. She is a teacher, and her co-workers have told her that she is lucky to have found five acres around Belton. She said her family did not want to live in Temple, because they knew that Belton cares about preserving trees and about development being done right. She said she was shocked when she received the information about annexation. She said it is a gift to drive home and have no City lights. She said that their "gift" is being taken away from them without consideration for the people who live there.

James Brooks, 4232 Shanklin Lane: Mr. Brooks said he has owned seven acres in Area 2 for 17 years. He said that the Planning Department provided four reasons for consideration of annexation. One reason is to apply planning and zoning standards including environmental protection. It appears that the City is concerned with future development affecting the quality of life within the City. He said the area has already been developed and is environmentally used for residential and agricultural purposes. He said the second reason listed is to create efficiency in service delivery especially for public safety services. He said that the Planning Department shows

Area 2 as low density and open spaces. This characterization seems to be the direct opposite of efficiency and service delivery. He said as far as he is aware, the area has a very low crime rate, and any rare need for law enforcement services is handled promptly and effectively by the Bell County Sheriff's Department. He added that he is afraid the crime rate will rise if the City annexes Area 2, widens the roads and connects them to other roads in the area. He said he made the conscious decision to provide his own services, and he pays taxes to Bell County to provide other services. The Planning Department's third reason for annexation is to maximize the City's return on investment in infrastructure and business incentives. He said this translates into the City receiving thousands of dollars of new tax revenues each year from newly annexed property owners for a minimal investment as the City has demonstrated in the recent past, such as annexation along both sides of the Lampasas River. He added that he does not believe the City's annexation of the property in Area 2 will create any new business incentives since the property is already developed. It appears the City has already annexed the likely prime business locations along IH-35 and US190, so he does not consider that to be a valid reason for annexation. The Planning Department study provides for a widening of roads in Area 2 which it deems to be a provision of infrastructure to newly annexed property owners. This sort of infrastructure is neither wanted or needed by Area 2 property owners. He added, as a matter of fact, the City's planned expansion of the existing rights-of-way on Shanklin Road, Mesquite Road, and Mesquite Lane will substantially harm current property owners along those streets. The City's study mentions the planned 120-foot right-of-way of Three Creeks Boulevard in the Three Creeks Subdivision, as well as the 120-foot right-of-way on the east-west portion of Shanklin Road, and the 80-foot right-of-way on the north-south portion of Shanklin Road. Since it is the opinion of the Area 2 property owners that the current roads are satisfactory, the only conclusion that he can come to is that the right-of-way expansion along Shanklin Road is for the exclusive benefit of the residents of Three Creeks Subdivision to allow those residents to more directly access IH-35 to the east and the future BISD schools at the end of Shanklin Road. It seems that any newly annexed property owners in Area 2 will be forced to pay City property taxes to build roads and/or lose property through eminent domain for the benefit of people who are not in Area 2 or even in the City of Belton. It should be noted that Three Creeks is located within Bell County Municipal Utility District #1 with its residents paying a utility tax to that MUD. In summary, he protests annexation.

Amy Cook, 730 Mesquite Road: Mrs. Cook said she wanted to speak about one key issue and two choices she is presented with. She said, "Your service as an elected representative is powerful. When you were running for election or reelection, you made statements about why you wanted to be elected representatives, and I want to remind you of those tonight. One of you is a mother who wanted to make her children proud. One of you wanted to create a better Belton for everyone. More than one of you believed that Belton's future lies in investment in current infrastructure and increasing the tax base not by burdening citizens, but by revitalization of shopping areas in the City. One of you wanted to make sure every citizen is represented. One of you loved raising your kids in Belton because of the small town

identity that this town had. One of you acknowledges the population growth presents unique challenges to the City, especially in the areas of roads, schools and infrastructure. One of you cited the Bible verse, Luke 12:48, 'to whom much is given, much is required.' What is required of you, as elected representatives, is thoughtful governance, easily distinguished from the haste with which this proposed annexation effort is undertaken. Tonight, we have two choices here. The first choice is you can slow down what you are doing, and have this wonderful group of people help you find the answer to the problems that you face given that you are \$33M in debt, and you have already overextended yourself in many places. I ask you to give a voice to the 340,000 voters in Bell County, Texas, not just the 20,000 that happen to be City residents by allowing us to do a vote on voluntary annexation opt-in to the new law effective 1 December. In the alternative, we will continue to pursue this effort. That third hearing has not just had its initial requirements met of us requesting it, it must have a public ten-day notice posted. It cannot be on the 31st of October. It must be on the 7th of November, which is Election Day, or the 14th, and we will find a suitable place, and we will bring that back to you on the 31st, but the citizens have a right to speak. In the alternative, I have created a support group called the Empower Bell County, Texas, Support Group, and this is the sign-up sheet. I will have it outside the door. I thank you for your time, and I thank you for listening to those of us who really believe that we can be a part of making Belton a better place to live near as a future constituent, not just as someone you see as a taxpayer. Thank you."

Michelle Ciccariello, 511 Mesquite Road: Mrs. Ciccariello said, "The big rush to annex these areas quickly before the homeowners get a say in it, should be setting off alarm bells for everyone with a sense of moral integrity. Rushing to violate the spirit of the law before being required to adhere to the letter of the law is not the Belton that we have always known. Do the right thing, and act with integrity. Work with the people who live here. We have some serious concerns." She reminded the Council that a portion of Mesquite Road is already in the City limits, and she added that the area floods all the time now. She believes this is caused by the expansion of IH-35. There are at least three areas on the FEMA map marked as 100-year flood areas, but she said they actually flood every time it rains. She added that if the widening of Mesquite Road were to occur, it would cause the same type of flooding and would flood the residents' homes. She said that several items in the City's study are inaccurate. She said that the City's Growth Management Framework states that using annexation as a development tool would primarily exist of raw land. There is not a single empty lot in some of these neighborhoods to be developed, so it is not right for the City to say that services will be extended so that development would be done in a responsible manner. She added that the City's Home Rule Charter states that the purpose of annexation is to protect a place from irresponsible or destructive development, but she said the road widenings that the City is planning are destructive to a place that isn't developing anymore. "You are paving us over to make a road to some other development that hasn't been built. Build your road somewhere else, not through the middle of our homes."

Jim Monroe, 2520 Shanklin Road: Mr. Monroe said that he and his wife purchased their house in December. He said he shoots his bow and arrow, and shoots coyotes

that come on his property. He said, "I don't need animal control. I am animal control." He said that Area 2 is 850 acres with 200 people in it, making that approximately 4 acres per person, and the City is looking to extend services into that region. He added that Area 2 is in the ETJ, so the City already has a say on what is done as far as development. Mr. Monroe said that the 2030 plan for the area shows a regional mall and living centers where homes are now. He believes that Belton's long-term plan is not for the current residents, but for the land. "You don't want us. You want our land and us off of it, so other folks can come in." He said that all of the properties surrounding his property are ag exempt, so it doesn't make fiscal sense for the City to annex his property. He said the Capital Improvements Plan states that a road is not expected for 2.5 years, however the minutes from the October 1, 2017, meeting mentions money for the Shanklin Road piece. "When you overlay Mesquite Road and where it is expected to go, that's smack-dab on top of our house." He asked the Council to think about the people when they make the decision, and to think about their fiscal responsibility when they "take such a large chunk with such a small population, and just think about us."

Carwyn Smith, 2501 Shanklin Road: Mr. Smith asked if the content of the Municipal Services Plan that was distributed at the meeting for Area 2 is the same as the plan for Area 3. Mr. Listi said there a slight difference related to the water service. Mr. Smith asked if the powerpoint presentation was the same as the handout. Mr. Listi explained that the powerpoint was more of an overview, but the handout is the proposed service plan.

Jackie Meier, 3650 Shanklin Lane: She has 12 acres, and she enjoys feeding the wildlife. She said, "You [the City] bought that property the Wood's had, and now you are going to take all that away." Mayor Grayson explained that Belton ISD had purchased the land. Mrs. Meier stated that it is a shame.

Nelda Deholloz, 306 Mesquite Lane: Mrs. Deholloz said that she has almost seven acres, but they have not built a house on it, yet. She explained that her husband had planned to retire in two years, and they were going to build a house and live on the property. She said the future extension of Mesquite Lane goes through her property, and she said the City is going to take away her dream. "We are too old to start the dream over." She said that nobody asked her if it is okay for a road to be built through the property she has owned for 18 years.

Mayor Grayson asked Mr. Listi to discuss the road plans. Mr. Listi said that a number of people have commented on roads that are on the City's Thoroughfare Plan or Comprehensive Plan. He explained that those roads are identified as possible, future corridors. They are not certain to occur, but from a planning standpoint, the City needs to know where future roads may go. He said that the roads are conceptual, and as development occurs, there may not be a need for the roads. He added that, with the future school site, a north-south Shanklin Road is a very real possibility.

Julian Deholloz III, 306 Mesquite Lane: Mr. Deholloz said the City has not maintained the City-owned portion of Mesquite Road. He said that there are many potholes that he has attempted to fix by filling them with dirt since the City has not been able to fix them. He said the City took him out of ag exempt since he owned horses. He asked that the City be fair to him and the other residents. They don't want anything the City has to offer them.

Roye Nell Love, 866 Shanklin Road: Mrs. Love said she owns eight acres on Shanklin Road. She said she previously worked in Belton Tourism and has known about the future widening/extension of Shanklin Road. She said that she and her husband are most concerned about the City rushing through this annexation before the law changes. She said that the law is about to change, and she asked if she and her neighbors can just have a chance to speak and have a say in this. She said there are other accesses to the proposed school, and asked the City to consider those.

Jeffery Hildner, 3098 Auction Barn Road: Mr. Hildner said he lives in Area 3, but he wanted to speak about a gun range that he and his family wanted to build in the area around Simmons Road and US190 a couple of years ago. He was told that he needed to build a thoroughfare that only went 250 feet or so, and there was no negotiation of that requirement. He said it was to be an extension of FM93. He said that the City's claim that future roads are negotiable is not true. He said the gun range development was not built because of the requirement for a road that went nowhere.

Jimmy Taylor, 2981 Hellums Road: Mr. Taylor said all of this is politics. He said he appreciates everything the Council has done except for hiring Sam Listi. He said the City needs to revise its policies before the City gets into more than it can handle. He has talked with lawyers and justice people with the State to see what right he has to stop this annexation. He said that the City is just seeking more income to improve downtown. Mr. Taylor said that the County has seal-coated City streets for just the cost of materials, and that isn't fair to the County citizens who are not residents of Belton. He advised the City to go back to the basics and take care of what it has, and get the debt paid off before looking for more money to pay the debts.

Scooter Golden, 2328 Shanklin Road: Mr. Golden said he agrees with Mr. Flanigan about the services that the City is going to provide. He said that Mr. Listi should have at least sent someone out to cut the grass on the City-owned portions before taking the Council on the bus ride.

Randall McKee, 1450 Shanklin Road: Mr. McKee talked about the services listed in the service plans. He said the residents don't need police services because they have the services of the Bell County Sheriff's Department. He said they have animal control through the County as well. As far as Fire protection, the residents have fire and EMS services. He said that he would agree that the City can provide Fire Prevention Services that they don't have now. He said that the residents take care of their own brush control. He said they have water service through well water or other

water service. Most won't take advantage of the services the City can provide because they have no need for them.

Area 3

Michelle Whitt, 2245 Auction Barn Road: Mrs. Whitt said that she lives in an area where there are \$250-\$300K homes. She asked how the line for the annexation areas was determined. She said that she lives at the end of Golf Course Road, and she asked if the City was going to fix that road where people drive into the yard. She protests the annexation.

Kenneth Davis, 2459 Old Golf Course Road: Mr. Davis explained that he retired about four years ago, and he is on medically retired income. If the City annexes him, it will be very difficult for him to pay the City taxes.

Susan Smith, 2141 190 Lane: Mrs. Smith provided pictures of a portion of 190 Lane that was annexed in 2002. She said that nobody comes to take care of problems unless they are hounded. She said the road is so bad that it damages their vehicles. She said that they don't have problems with the County. They come take care of issues when they are contacted. She said the City needs to take care of what it has before any more is added. She said the City would need to build a bridge to get heavy vehicles like fire trucks down the road. She said that the current bridge is hand built rock with tin horns underneath, and she and her neighbors have maintained the road for the last 34 years. She advised that the City really needs to study what they are considering for annexation to see if the City can handle it, because she hasn't seen any evidence that the City can since 2002.

Brandon Benton, 2053 Auction Barn Road: Mr. Benton said it sounds like to him that nobody wants what the City has to offer. The residents have taken care of themselves for a very long time. He said the person who sold them the house said "it's outside the city limits," and that was one of the selling points. He told the Mayor she should remember because she was there. The Mayor said she remembered telling him, "Yeah, it's outside the City limits, but that doesn't mean it will stay that way." Mr. Benton said he doesn't think that was ever discussed. He added that the Council needed to think about what they are doing before they do it.

Larry Wilkins, 2138 Old Golf Course Road: Mr. Wilkins said he has been a Beltonite for 64 years, 11 months and 2 days. He said that the Council has bit off more than they can chew. "You just want our money." He said that he has a 2-inch water line serving his house, and he experiences low water pressure making it difficult to shower. The Mayor asked if it was Belton water or Dogridge water. Mr. Wilkins said that it is Belton water, and Mr. Listi added that it is an old Dogridge line that the City inherited. Mr. Wilkins said, "Before you tell what you are going to do, you need to come out there and do what you said you would do."

Jerry Hughes, 3030 Auction Barn Road: Mrs. Hughes said she wanted everyone in the room to write down the names of the Council.

David Trueblood, 2024 Auction Barn Road: Mr. Trueblood said he bought his house about 12 years ago. He is a Vietnam Vet, and he likes to use his land to zero in his weapons, burn his trash, and work on his race cars. He doesn't want that to change.

Anna Guardiola, 2087 Auction Barn Road: Mrs. Guardiola said that she bought her house in May, and she loves where she lives. She does not want to be annexed.

Kyle Larson, 2381 W US Hwy 190: Mr. Larson gave the Council the reasons he doesn't want to be annexed. He said that a portion of his property was annexed a decade or so ago, and he has seen no water line built to serve that area. He said that he does not need the services offered by the City. He added that he had received a letter from Code Enforcement stating that he needed to mow his grazing pasture land because the grass was too tall. He said that he and his wife went to residents on Old Golf Course Road and Auction Barn Road, and nearly all signed the petition against annexation. He has lived in Belton his entire life, and his family has many ties to Belton. He said he used to have a lot of pride in Belton, but after reading a newspaper article about the Council's bus tour of the annexation areas, he no longer does. He asked the Council to rethink the annexation and the lives they will be changing. He wondered about the reasons for getting this annexation completed before December 1, but he believes that it is because, given the choice, people would vote against it.

Leigh Murray, 5126 Dauphin (not part of the annexation): Mrs. Murray said she lives in Three Creeks. She is concerned about who will provide EMS, water, taxes and utilities in the Municipal Utility District. She said her last water bill was \$311 and the one before that was \$296. She said she is rarely home, and she doesn't understand how she could be using that much water. City Manager Sam Listi asked her to get with Brandon Bozon, the City's Director of Finance, and he would be glad to go over her water account with her.

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

Mr. Listi announced that the second public hearing will be held on October 31, 2017, at 5:30 p.m. at the Harris Community Center. He said the only caveat will be the petition from Area 2 residents. The City is still trying to find a suitable location in Area 2, that is ADA accessible. Listi said if that does not occur, the hearing will be at the Harris Center. Amy Cook stated that the group will propose a location. Mr. Listi said the public hearing will be next week, and Mrs. Cook said no because the City has to provide a 10-day notice. Mr. Listi stated that the law only requires two public hearings. Mrs. Cook said, "You can either work with us or against us." A member of the audience asked if Mr. Listi was saying that the second public hearing for Area 2 will not be at the Harris Center. Mr. Listi said that the second public hearing is scheduled and advertised for the Harris Center, and the Mayor will open the public hearing and give anyone present from Area 2 the opportunity to speak at that time. Mr. Listi added that if a suitable location is found in Area 2, then the City will meet

the statutory requirement for an on-site public hearing. Mr. Listi said that the City will place the public hearing information on the City's website.

No other action is required of the Council on this item at this time.

7. Consider establishing term for Non-Annexation Development Agreements.

City Manager Sam Listi said that State law requires a city to offer Non-Annexation Development Agreements to property owners in prospective annexation areas if their property is appraised for ad valorem taxes as agricultural, wildlife management, or timberland. A land owner may accept the Agreement terms and, if not executed, the Council may evaluate the property for annexation. The City agrees not to annex the property for the specified term of the Agreement, conditioned that the property owner(s) comply with the terms below.

- Owner(s) agree to maintain the ad valorem tax appraisal status as agricultural, wildlife management or timberland and execute the attached Affidavit.
- Land uses must remain one of these allowed uses, and an existing single-family use is allowed.
- Owner(s) agree not to subdivide or develop the property.
- Owner(s) agree not to construct more than one single family house (new or replacement), an addition, or accessory buildings to support Ag use.
- A building permit is required (no fee) to ensure future Agricultural Zoning District setback compliance.
- Non-compliance with any Agreement term may be considered a petition for voluntary annexation, subject to Council consideration.
- Owner(s) acknowledge the City is not responsible for provision of any City services.
- These Agreement terms run with the land to successive purchasers.

Mr. Listi said the law does not establish a term for Non-Annexation Development Agreement, so this is a decision for the City Council. Last year, all Development Agreement terms were five (5) years, except the Study Area along Sparta Road, which was established as ten (10) years. The Agreements may be extended by the Council at the end of the initial term, at its discretion, up to a maximum of 45 years.

Area 1 is not eligible for an Agreement, as the terms of the previously executed Development Agreements were not maintained, and these properties are now subject to annexation consideration by the Council. The City has received a request for voluntary annexation from the Kincaids who own the southernmost parcel.

Area 2 is under consideration due to development in the area including the expansion to the Bell County Expo Center, Three Creeks Subdivision and the future BISD campus site at Loop 121/Shanklin. BISD has requested voluntary annexation of their 41-acre tract outside the City limits. Mr. Listi explained that this area has high development potential, but timing is the issue. The school district does not anticipate

building the school until 2025, but it is included in BISD's planning each year. The City must also make future plans for this area as well.

Area 3 is encompassed by major road networks including IH-14/US 190, FM 1670 (Lake to Lake Road), and Loop 121. TxDOT has completed their initial plans for widening of Loop 121, and Listi said will TxDOT will present it to the City in the Spring. He added that this area represents strong development potential in Staff's opinion.

Area 4 is located just northwest of the intersection of IH-14/US 190 and Airdale Road, just west of Sendero Estates. The residences along Airdale are not eligible for a Development Agreement, but the vacant 50-acre tract is eligible. With the IH-14 frontage, this area represents moderate development potential.

Mr. Listi recommended terms of five years for Non-Annexation Development Agreements for Areas 2-4. Letters have been prepared and will be sent to eligible property owners on October 25th, asking to have the agreements returned by November 10th.

Councilmember Holmes asked if there was a minimum acreage that must be owned to have an ag exemption. Mr. Listi said that Staff has asked that question of the Appraisal District, but they have not given a definitive answer. Questions like that need to be directed to the Bell County Tax Appraisal District.

Mayor Grayson explained to the audience that the Council has listened to the residents of the areas proposed for annexation, and now the Council will determine the term of the Non-Annexation Development Agreements.

Councilmember Leigh added that the discussion is not a deliberation on any parcel, but is only a discussion on the term of the agreements. He said that he grew up in the country, and his family has these type of agreements with the City of Temple. He said that the agreement is a good tool. He recommended a five-year term for the areas around Loop 121 and Lake-to-Lake Road, as well as the areas around Three Creeks and the future school site. He recommended ten-year terms for the others.

Councilmember Kirkley reminded the Council and audience that at the end of the term of the agreement, it may be renewed at the discretion of the Council up to a maximum of 45 years.

Councilmember Holmes asked if there was a negative impact with a ten-year agreement from a planning or City standpoint. Mr. Listi said the five-year recommendation is just a recognition of the development potential in the area.

Councilmember O'Banion said that if there is development in the area, then annexation will be required, especially in the area of the future school. He said that he was more in favor of a ten-year term to give the homeowners an opportunity for security for a longer term, and it still protects the City if there is development.

Councilmember Sanderford agreed that he would be more comfortable with a ten-year term. It offers residents a little bit more peace of mind in the sense that five years goes by quickly. If the area blossoms in development, and property starts to sell by the square foot, people are going to start selling.

Mayor Pro Tem Craig Pearson asked if a term of ten years is established, would subsequent terms be required to be ten years as well. Mr. Listi said no; it is at the discretion of the Council.

Councilmember Leigh asked if a property under a development agreement is sold, does the agreement follow the land or the property owner who signed the agreement. Mr. Listi said the agreement goes with the property.

A motion establishing a term of ten years for the Non-Annexation Development Agreements in Areas 2-4 was made by Councilmember Leigh. The motion was seconded by Mayor Pro Tem Craig Pearson, and passed unanimously upon a vote of 7-0.

Planning and Zoning

8. **Consider adoption of a resolution approving the updated 2030 Comprehensive Plan and Future Land Use Map.**

Director of Planning Erin Smith explained 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 added that a public hearing was held on September 26, 2017, and the updated Comprehensive Plan is now presented for adoption.

Mayor Pro Tem Pearson thanked Staff for the fantastic work they have done on this project.

Upon a motion by Mayor Pro Tem Pearson and a second by Councilmember Kirkley, item 8, including the following captioned resolution, was unanimously approved upon a vote of 7-0.

RESOLUTION NO. 2017-32-R

A RESOLUTION ADOPTING THE 2030 COMPREHENSIVE PLAN UPDATE FOR THE CITY OF BELTON, TEXAS.

9. **Hold a public hearing and consider a zoning change from Planned Development Commercial-1 to Commercial-2 Zoning District for equipment rentals on a 10 acre tract of land, located on the east side of South Interstate Highway 35, south of Grove Road.**

Director of Planning Erin Smith said this ten-acre property is currently vacant and is located on the east side of IH-35. The applicant is proposing this zone change to

allow for light and heavy equipment rentals. The applicant has indicated that there will be both light and heavy equipment rentals; therefore, a Commercial-2 Zoning District is required.

Mrs. Smith explained that an 8,000 square foot building will be constructed on this site, pending zoning approval. She added that if the zoning request is approved, the applicant will submit a plat to P&ZC and Council for consideration.

Smith said that the Planning and Zoning Commission unanimously recommended approval of this zoning change at its meeting on October 17, 2017, and Staff concurs in the recommendation.

Mayor Grayson opened the public hearing on this item. Seeing no one wishing to speak, she closed the public hearing.

Upon a motion by Mayor Pro Tem Pearson and a second by Councilmember Holmes, item 9, including the following captioned ordinance, was unanimously approved upon a vote of 7-0.

ORDINANCE NO. 2017-30

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM PLANNED DEVELOPMENT COMMERCIAL-1 TO COMMERCIAL-2 ZONING DISTRICT ON A 10.0 ACRE TRACT, WITH DEVELOPMENT TO BE REGULATED UNDER TYPE AREA 2 DESIGN STANDARDS.

10. **Hold a public hearing and consider a zoning change from Agricultural to Two Family Zoning District for the construction of duplexes on a 24.995 acre tract of land, located on the west side of Connell Street, north of Huey Drive and south of Laila Lane.**

Director of Planning Erin Smith stated that this property is located on the west side of Connell Street and south of W. Highway 190/IH-14. Currently, this property is zoned Agricultural and a zoning change to Two Family will allow for the construction of duplexes. Smith said that the minimum lot size will be 7,200 square feet, with 8,000 square feet on corner lots. The applicant will be required to provide two parking spaces per unit.

Smith explained that the applicant is currently constructing duplexes in Southwood Hills, Phase I, to the north in a Planned Development allowing for duplexes. The applicant is proposing to final plat Phase II, a total of 78 lots, with 156 units in both phases. This property is proposed to be Phase III of the Southwood Hills subdivision, and the applicant will present a preliminary plat pending zoning approval. Smith added that all of the dwellings will be constructed similar to Phases I and II with exterior construction consisting of a mixture of brick, stone, and hardy plank. The proposed duplexes will be two and three bedroom units that range from

1,150 square feet to 1,300 square feet per unit. Each unit will be constructed with a single car garage. The applicant has stated a Property Owners Association (POA) will be responsible for maintenance of the irrigation, yard maintenance, and all building maintenance.

Smith said that the Planning and Zoning Commission unanimously recommended approval of this zoning change at its meeting on October 17, 2017, and Staff concurs in the recommendation.

Mayor Grayson opened the public hearing on this item.

The applicant, Todd Scott, showed a brief presentation of pictures showing duplex developments that he and Dr. Guttikonda have partnered on in the past.

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

Upon a motion by Councilmember Holmes and a second by Councilmember Kirkley, item 10, including the following captioned ordinance, was unanimously approved upon a vote of 7-0. Councilmember Leigh added that the challenge with duplexes is the amount of parking needed by the residents. He wondered if the City should consider off-premise parking, like mini-parking lots, when zoning these types of properties.

ORDINANCE NO. 2017-31

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM AGRICULTURAL TO TWO FAMILY ZONING DISTRICT ON A 24.995 ACRE TRACT, WITH DEVELOPMENT TO BE REGULATED UNDER TYPE AREA 9 DESIGN STANDARDS.

- 11. Consider a final plat for Southwood Hills, Phase II, an 8.799 acre tract of land, located on the west side of Connell Street, 0.35 miles south of West Highway 190/Interstate 14.**

Director of Planning Erin Smith said that this property is proposed as Phase II of Southwood Hills, a duplex subdivision, containing 36 lots (72 units). Laila Lane will function as a minor collector with 50' of right-of-way and 37' of pavement. The Thoroughfare Plan proposes Laila Lane to extend west ultimately to Loop 121 and east ultimately to Interstate Highway 35. A 5' public access easement is proposed within the lots on the north side of Laila Lane for construction of a 5' sidewalk on one side, directly adjacent to the property line. Kal Court and Vani Court will contain 50' of right-of-way and 31' of pavement. These roads will extend north from Laila Lane and terminate in cul-de-sacs.

In accordance with the Subdivision Ordinance, the applicant has paid a fee-in-lieu of parkland dedication equaling a total amount of \$14,400 for 72 units (36 lots) in Phase II.

There are five lots (ten units) in Phase I that have driveways extending to Laila Lane. Phase II is proposed to have an additional eight lots (16 units) in Phase II with driveways extending to Laila Lane. During preliminary plat consideration, Council expressed concern with parking on these roadways. The collector street width of 37' should be wide enough to accommodate on-street parking for occasional visitors. Since Laila Lane is proposed as public ROW, the Public Works Director/City Engineer may install "No Parking" signage if any on-street parking issues occur in the future.

Smith said that the Planning and Zoning Commission unanimously recommended approval of this final plat at its meeting on October 17, 2017, and Staff concurs in the recommendation subject to the technical comments contained in the City's letter to the applicant's engineer dated September 29, 2017.

Upon a motion by Councilmember Leigh and a second by Mayor Pro Tem Pearson, item 11 was unanimously approved upon a vote of 7-0.

Miscellaneous

12. Consider authorizing the purchase of the following vehicles through the BuyBoard Purchasing Cooperative:

- A. One (1) Crime Scene Vehicle
- B. Three (3) Marked Police Vehicles

Assistant City Manager/Police Chief Gene Ellis said these vehicles are part of the Capital Equipment Replacement Plan for FY 2018. Three Ford Interceptor SUVs will replace two 2009 vehicles. The Crime Scene Vehicle is a 1994 refurbished ambulance that will be replaced with a vehicle that is equipped to handle this type of work. Chief Ellis said these vehicles are available through the BuyBoard purchasing cooperative.

The Mayor thanked Chief Ellis for explaining that Ford, at no cost, is checking all police vehicles for a possible exhaust leak issue, and they have found no issues with City of Belton police vehicles. Chief Ellis added that carbon monoxide detectors have been installed in each of the vehicles as well.

Upon a motion by Councilmember Holmes and a second by Councilmember O'Banion, item 12 was unanimously approved by a vote of 7-0.

The Belton City Council recessed the Regular City Council Meeting at 7:57 p.m. and convened a meeting of the Belton Employee Benefits Trust.

City of Belton Employee Benefits Trust Agenda

1. **Call to Order.** Chair Marion Grayson called the meeting to order at 7:58 p.m.
2. **Consider minutes of the City of Belton Employee Benefits Trust meeting dated November 22, 2016.** Upon a motion by Trustee Leigh and a second by Trustee Holmes, this item was unanimously approved upon a vote of 7-0.
3. **Consider action awarding contracts for employee insurance products.**

Director of Finance Brandon Bozon reminded the Trustees that the Trust has been established solely to avoid paying the premium tax. This saves the City approximately \$15,000 per year.

Mr. Bozon explained that the City was contracted with Scott & White Health Plan (SWHP) in 2014 and 2015 for employee health insurance. In 2016, the City awarded the contract for employee health insurance to Blue Cross/Blue Shield as a result of an RFP process. In 2017, the City once again contracted with Scott & White Health Plan as a result of an RFP process. Mr. Bozon said that the City is pleased with Scott & White Health Plan's renewal offer for 2018.

Mr. Bozon explained that the FY2018 budget includes funding for up to a 10% increase in employee insurance premiums. SWHP's proposal, for employee-only mid premium is \$5,414 per employee, a 7.2% increase over last year's cost. The City's contribution, for plans other than employee only, is increasing to \$7,140 per employee, a 7.2% increase over last year's cost. The City's total cost for HDHP and HSA contributions will mirror those on the employee only mid plan, or match in total the City's contribution towards plans other than employee only.

Bozon added that this year, Staff recommends the addition of vision insurance and long term disability insurance to the optional policies, funded fully by employee contributions.

Bozon summarized other recommended contract renewals as follows:

- The City's cost for HSA management will remain \$4/per month/per enrolled employee;
- MetLife's renewal for dental coverage is at no change in premiums;
- UTEAP's proposal for an employee assistance program (EAP) is at no change in premiums, \$20 per employee;
- Lincoln Financial Group renewal for employee life/AD&D insurance is at no change in premiums;
- CBG renewal for employee optional policies is at no change in premiums.

Upon a motion by Trustee Leigh, and a second by Trustee Pearson, the employee benefit contracts were approved upon a vote of 7-0.

4. **Adjourn.** Chair Grayson adjourned the Employee Benefits Trust meeting at 8:03 p.m.

The Employee Benefits Trustees adjourned the City of Belton Employee Benefit Trust Meeting and reconvened the Belton City Council Meeting at 8:03 p.m.

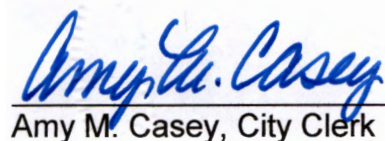
13. **Consider approval of funding for employee insurance contracts awarded by the Board of the Employee Benefits Trust, and authorizing the transfer of funds from the City's operating funds to the Employee Benefits Trust account.**

Upon a motion by Councilmember Leigh, and a second by Councilmember Holmes, item 13 was unanimously approved by a vote of 7-0.

There being no further business, the Mayor adjourned the meeting at 8:04 p.m.


Marion Grayson, Mayor

ATTEST:


Amy M. Casey, City Clerk

COUNCIL AGENDA ITEM #6 ANNEXATION PUBLIC HEARING/ PRESENTATION OF MUNICIPAL SERVICES PLANS

October 24, 2017

EXHIBIT "A"



Annexation Public Hearing

Presentation of Services Plans

- Summary Information

- Development of an overall Growth Management Strategy, evaluating annexation priorities, is a goal in Belton's Strategic Plan.
- A Growth Management Framework was adopted by Council on June 28, 2016, and included these strategies to guide the City's annexation studies:
 - Promoting economic development;
 - Planning for existing and future development;
 - Facilitating long range planning;
 - Addressing municipal service delivery needs; and
 - Evaluating fiscal considerations.
- Council conducted a driving tour of possible annexation study areas on September 19th.

Annexation Public Hearing

Presentation of Services Plans

- Summary Information (cont.)

- A Growth Management Study was then developed to analyze existing conditions, and planning and development issues, in each of the 4 Study Areas. Information was presented to Council on September 26th.
- This analysis led Council to call for public hearings on October 24th and October 31st to consider annexation of these 4 Study Areas.
- Council also directed us to work with property owners eligible for non-annexation Development Agreements, whose land is currently appraised for agriculture, timber, or wildlife management, allowing annexation to be deferred, until development occurs.
- Four Annexation Study Areas follow.

Area 1 - 10.96 Acres // Area 2 - 845.47 Acres // Area 3 - 455.08 Acres // Area 4 - 56.32 Acres

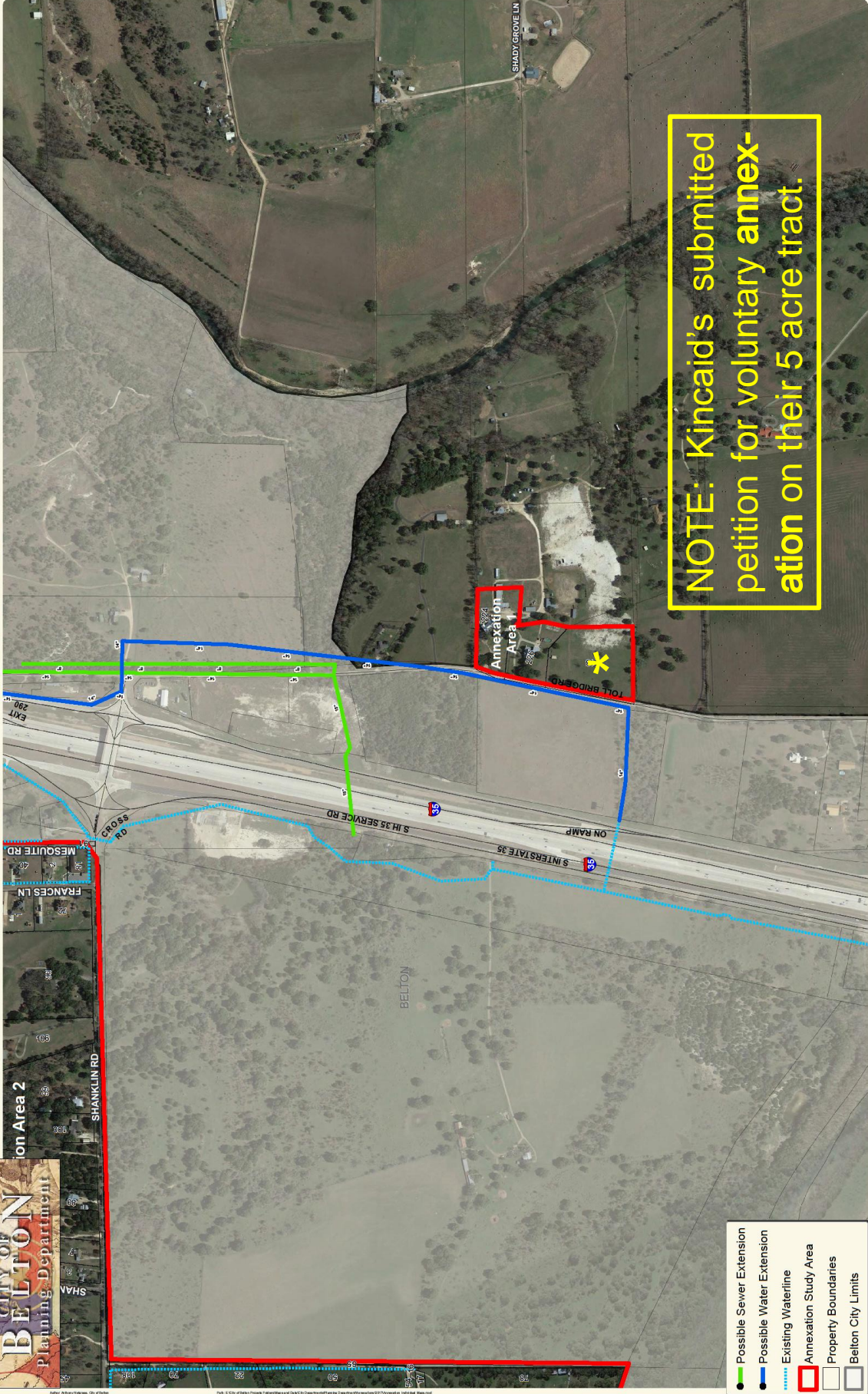
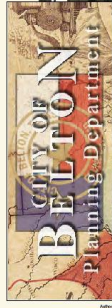


Area 1 - 10.96 Acres // Area 2 - 845.47 Acres // Area 3 - 455.08 Acres // Area 4 - 56.32 Acres



Annexation Study Area 1

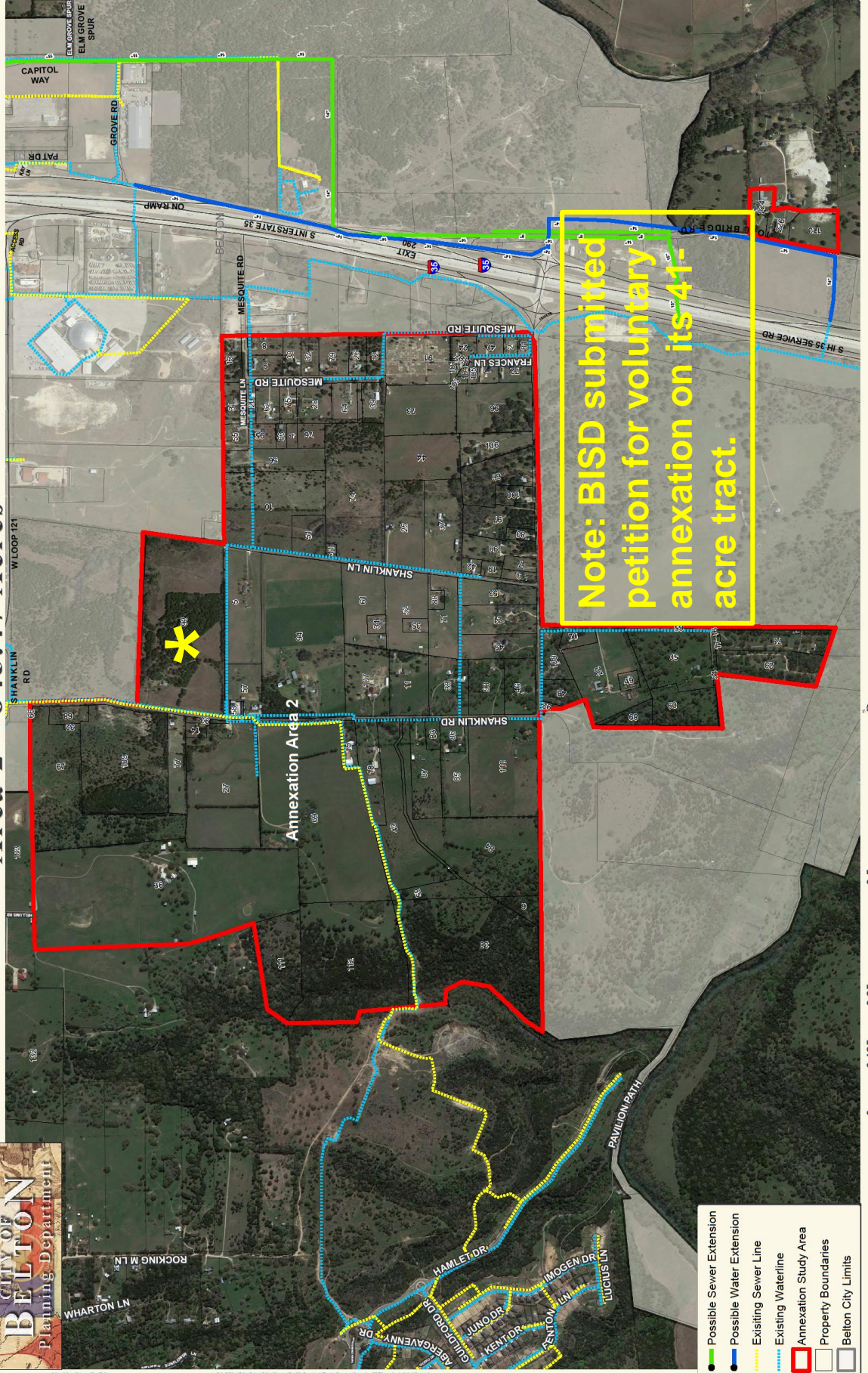
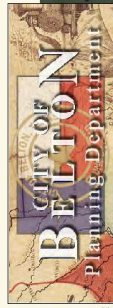
Area 1 - 10.96 Acres



NOTE: Kincaid's submitted petition for voluntary annexation on their 5 acre tract.

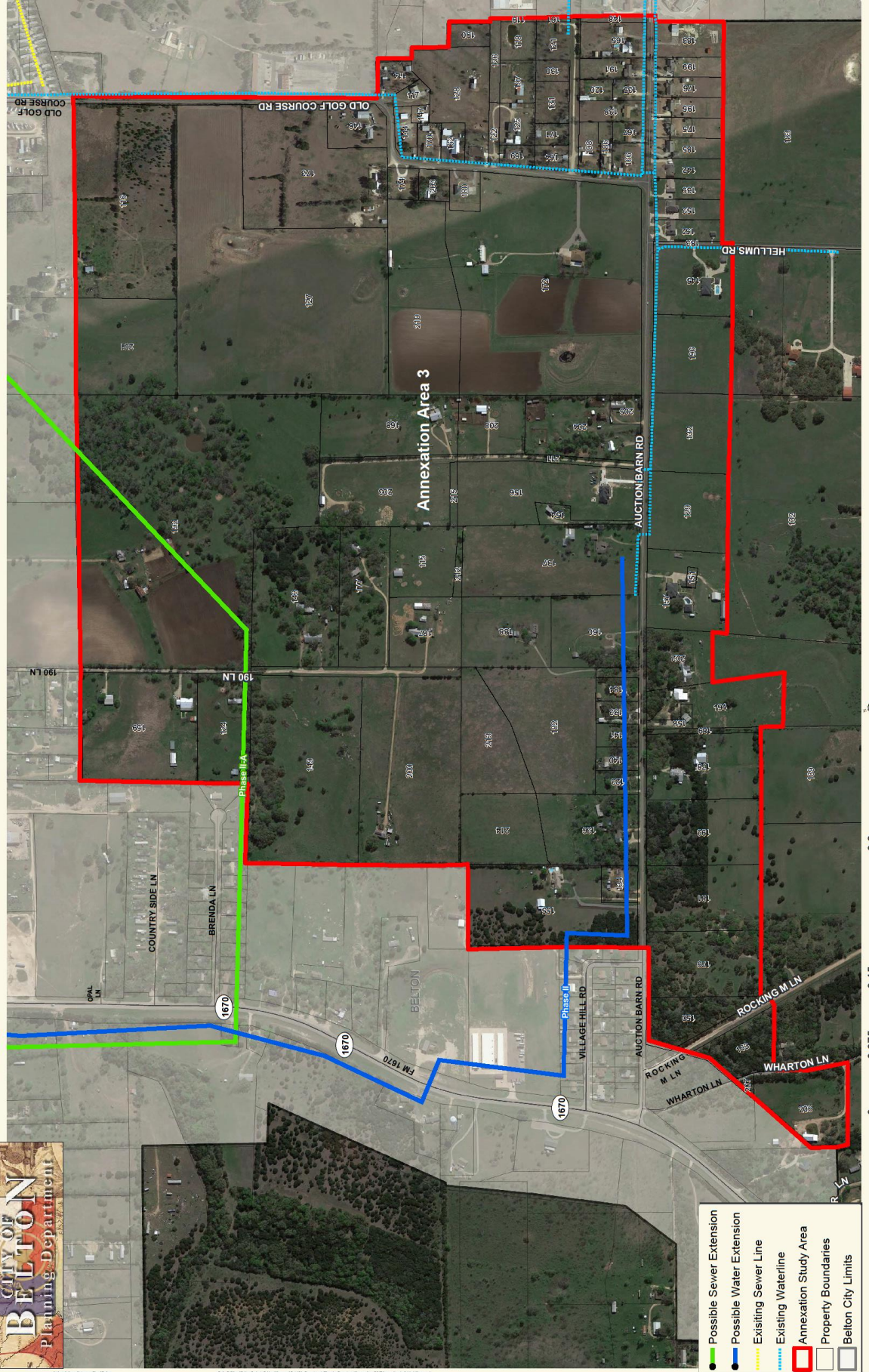
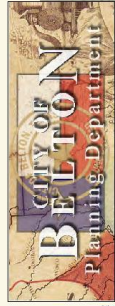
Annexation Study Area 2

Area 2 - 845.47 Acres



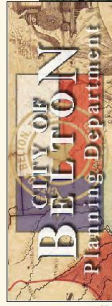
Annexation Study Area 3

Area 3 - 455.08 Acres



Annexation Study Area 4

Area 4 - 56.32 Acres



- Possible Sewer Extension
- Possible Water Extension
- Annexation Study Area
- Property Boundaries
- Belton City Limits

Annexation Public Hearing

Presentation of Services Plans

- **Summary Information (cont.)**

- In accordance with Texas State Law, the City is required to develop and make available a Municipal Services Plan for services to be extended to areas annexed, equal or superior to services provided prior to annexation:
 - A. Basic Services – Police, Fire, EMS, Street Maintenance, Public Park Maintenance, if any, and extension of currently provided services.
 - B. Full Municipal Services – Extension of all city services, but a uniform level of services is not required based on existing topography, land use, and population density.
 - C. Capital Improvement Plan (CIP) project listing based on known commitments, as well as inclusion in CIP planning for future capital needs.
- Those services will now be reviewed, as required.

Annexation Public Hearing - Presentation of Services Plans

Municipal Services Plans - Areas 1-4

Basic Municipal Services to be Provided: The City will provide the following services, beginning immediately upon the effective date of the annexation. All the services will be provided at a service level that is equal or superior to the level of services in the area prior to the annexation.

- Police Protection. Police protection personnel and equipment from the Belton Police Department shall be provided to the areas immediately upon the effective date of the annexation of the areas. Response to calls for police services, crime prevention programs and all other police services will be provided at the same level as provided to other areas of the City. Police enforcement and protection services shall be provided at the request of residents/property owners in the area.
- Animal Control. The City shall provide animal control services immediately upon the effective date of the annexation of the area. These services encompass regular patrol by the animal control officer and response to animal nuisance problems from residents in the area.
- Fire and Emergency Medical Service (EMS) Protection. Upon annexation, the City will provide fire and EMS response at the level provided inside the Belton city limits. The service level will be equal to or better than the current level, with the limitations of water available.

Annexation Public Hearing - Presentation of Services Plans

Municipal Services Plans - Areas 1-4

- Code Enforcement. The City shall provide code enforcement services immediately upon annexation to include response to complaints of weedy lot violations, junked vehicles, sign violations, and other similar general city code violations.
- Fire Prevention. All of the services performed by the City's Fire Marshal shall be provided immediately upon the effective date of the annexation of the areas.
- Planning, Zoning and Development Review. The area will automatically be zoned Agricultural on the effective date of annexation. In conjunction with review of Comprehensive Plan, a land use plan will be developed and permanent zoning established under the process specified by the City's Zoning Ordinance. In the interim, the Planning & Zoning Commission and the City Council will consider zoning and rezoning tracts of the property in response to landowner requests. Subdivision plat review will occur in the City and in Belton's extraterritorial jurisdiction in order to ensure orderly development of land, reduce flood potential, achieve efficient operation of public facilities and services, and provide accurate description and addressing of property.
- Code Compliance. Immediately upon the annexation becoming effective, building inspection activities will be available. The Building Official shall provide consultation with the project developers, independent contractors and homeowners for building code requirements, plan review for structures in the area, and on-site inspection services as needed, to include evaluation of hazardous and dilapidated buildings.

Annexation Public Hearing - Presentation of Services Plans

Municipal Services Plans - Areas 1-4

- Library. Residents within the newly annexed areas shall be provided all services available at Belton's Lena Armstrong Public Library.
- Parks and Recreation. All City of Belton public parks, facilities, and resources shall be available to residents of the annexed area.
- Streets and Drainage. Existing dedicated public streets and drainage structures and courses maintained by Bell County will be maintained by the City of Belton at their current or better level of improvement with like topography, land use, and density as those found within the City. Private streets are not maintained by the City. Roadways maintained by the Texas Department of Transportation (TxDOT) will continue to be maintained by TxDOT. Maintenance of streets and rights-of-way shall be as follows:
 - Emergency maintenance of streets, repair of hazardous potholes, measures necessary for traffic flow, etc.
 - Routine maintenance as presently performed within City.
 - Reconstruction and resurfacing of streets, installation of drainage facilities, construction of curbs, gutters and other such major improvements as the need therefore is determined by the governing body under City policies.
 - Installation and maintenance of traffic signals, traffic signs, street markings and other traffic control devices as the need therefore is established by appropriate study and traffic standards.
 - Installation and maintenance of street lighting in accordance with established policies of the City.
 - The City will enforce drainage requirements in the Subdivision Ordinance and related standards.
 - Private streets will remain the responsibility of record owners or the homeowners association and as such be maintained by the responsible party.

Annexation Public Hearing - Presentation of Services Plans

Municipal Services Plans - Areas 1-4

- Sanitation and Recycling. Sanitation and recycling service will be immediately available to residential customers in accordance with existing City ordinances. Residents in the newly annexed area may select to continue service with their current service provider for up to two years, or switch to the City's service, currently provided by contract with Waste Management, Inc. After the second anniversary of the annexation date, the City will provide the service at City rates. Residents will be contacted with information regarding how to obtain sanitation and recycling service, and efforts will be made to coordinate any transition of service. Sanitation service will be immediately available to non-residential customers through any of the commercial services franchised by the City. Non-residential customers are responsible for obtaining commercial service.
- Brush Collection Services. Brush collection services shall be provided to residents in the same manner and at the same rate as provided for other residents within the City of Belton.

Annexation Public Hearing - Presentation of Services Plans

Municipal Services Plans - Areas 1-4

- Environmental Health. Immediately upon the effective date of the annexation, the City's environmental health ordinances and regulations shall be applicable to the annexed areas. All health related matters are handled for the City by the Bell County Health District.
- Maintenance of Parks, Playgrounds, and Swimming Pools. The City is not aware of the existence of any publicly owned parks, playgrounds or swimming pools now located in the proposed areas of annexation. In the event any such parks, playgrounds, or swimming pools do exist and are public facilities, the City will maintain such areas and facilities to the extent and degree and to the same or similar level of service now being provided to other such areas and facilities within the corporate limits of the City with like topography, land use and density as those found within the newly annexed areas. Private facilities will remain under the ownership of the homeowners association and as such maintained by the association.
- Maintenance of any Publicly owned Facility, Building or Municipal Service. The City is not aware of the existence of any other publicly owned facility, building, or other municipal service now located in the proposed areas of annexation. In the event any other publicly owned facility, building, or other municipal service does exist and are public facilities, the City will maintain such areas and facilities to the extent and degree and to the same or similar level of service now being provided to other such areas and facilities within the corporate limits of the City with like topography, land use and density as those found within the newly annexed areas.

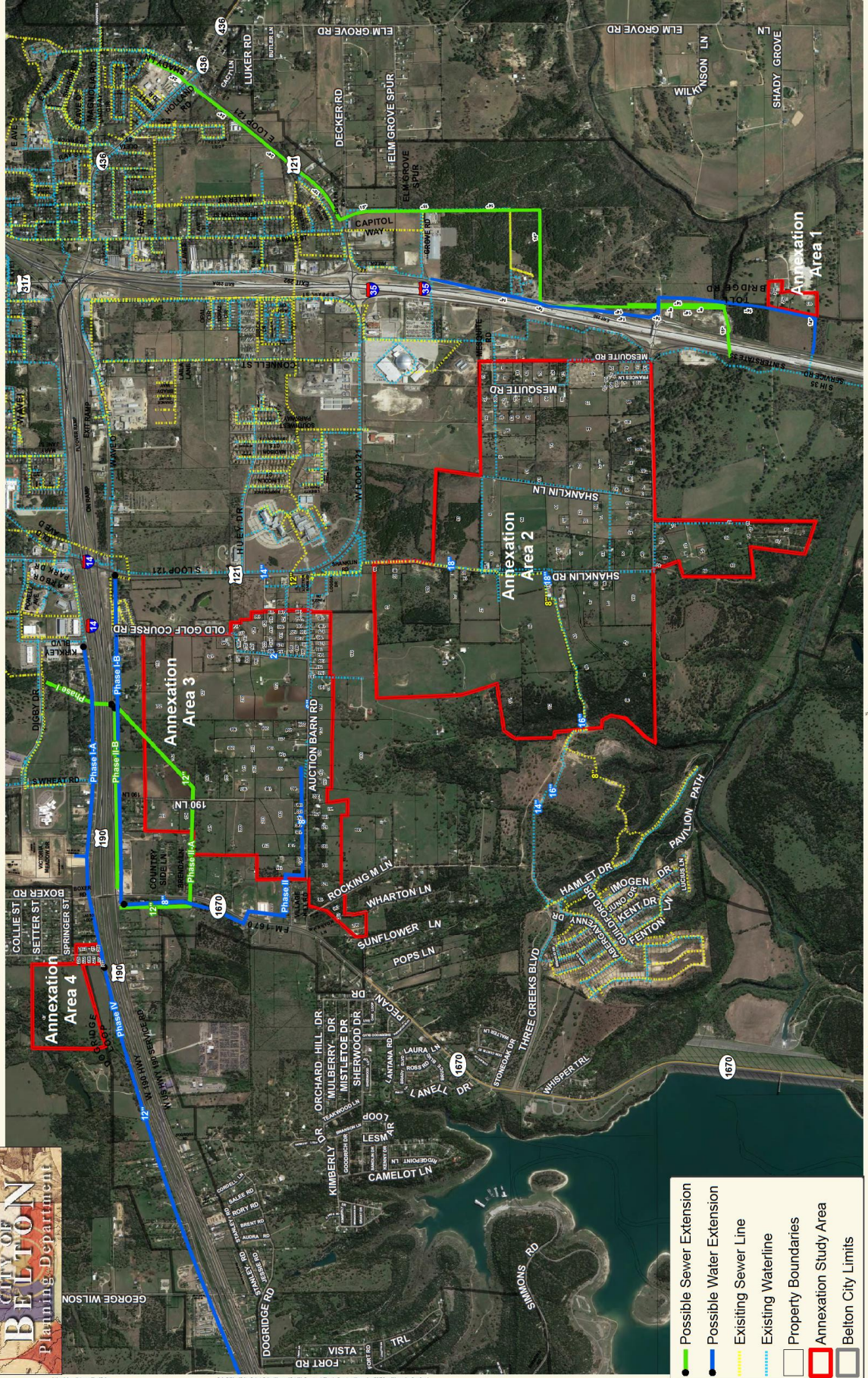
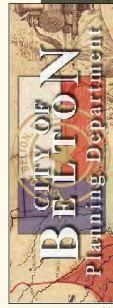
Annexation Public Hearing - Presentation of Services Plans

Municipal Services Plans - Areas 1-4

- Services, Funding and City Policies. All services which require expenditure of public funds are subject to annual appropriations by the City Council. Copies of City policies are available in the City Clerk's office upon request.
- Specific Findings. Belton, Texas, finds and determines that this proposed service plan will not provide any fewer services and will not provide a lower level of service in the areas being considered for annexation that were in existence in the proposed areas at the time immediately preceding the annexation process. Given the proposed annexation areas' topography, land utilization and population density, the service levels to be provided in the newly annexed areas will be equivalent to those provided to other areas of the City with similar characteristics.
- Terms. This plan shall be valid for a term of ten (10) years. Renewal of the Service Plan is at the discretion of the City of Belton.
- Level of Service. Nothing in this plan shall require the City to provide a uniform level of full municipal services to each area of the City, including the annexed areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.
- Amendments. The plan shall not be amended unless public hearings are held in accordance with Chapter 43 of the Texas Local Government Code.

Four (4) Annexation Study Areas

Area 1 - 10.96 Acres // Area 2 - 845.47 Acres // Area 3 - 455.08 Acres // Area 4 - 56.32 Acres



For informational purposes only. Boundaries are approximate and not legally binding.

Annexation Public Hearing - Presentation of Services Plans

Variable Municipal Services – Study Areas 1 & 2

- Water Service

1. City is responsible for water service based on CCN, subject to City of Belton extension policies and City development standards and subdivision regulations.

- Wastewater Service

1. Wastewater services are available for extension in same manner as available in City of Belton subject to City of Belton extension policies.
2. Developer or property owner is responsible for funding extension and connection subject to subdivision regulations and extension policies.

Annexation Public Hearing - Presentation of Services Plans Capital Improvements to be Completed w/i 2½ Years (6/30/20) Study Areas 1 & 2

- Water/Wastewater Facility

1. A 1MG elevated water storage tank is planned in Northwest Belton. (3rd)
2. Tank will enhance water service/fire protection throughout the City
3. Tank will be available by June 30, 2020.
4. On-site sewerage systems may be maintained in accordance with the City's Code of Ordinances and subject to approval by the Public Works Director/Bell County Health District.

Annexation Public Hearing - Presentation of Services Plans

Variable Municipal Services – Study Area 3

- Water Service

1. City is responsible for water service based on CCN on the eastern two-thirds of Area 3, and Dog Ridge Water Supply Corporation is responsible for the western one-third of Area 3, subject to City of Belton extension policies, and City development standards and subdivision regulations. (Annexation does not change a Water CCN service provider).

- Wastewater Service

1. Wastewater services are available for extension in same manner as available in City of Belton subject to City of Belton extension policies.
2. Developer or property owner is responsible for funding extension and connection subject to subdivision regulations and extension policies.

Annexation Public Hearing - Presentation of Services Plans Capital Improvements to be Completed w/i 2½ Years (6/30/20) Study Area 3

- Water/Wastewater Facility Other Sewer Than Line Above
 1. A 1MG elevated water storage tank is planned in Northwest Belton. (3rd)
 2. Tank will enhance water service/fire protection throughout the City
 3. Tank will be available by June 30, 2020.
 4. On-site sewerage systems may be maintained in accordance with the City's Code of Ordinances and subject to approval by the Public Works Director/Bell County Health District.

Annexation Public Hearing - Presentation of Services Plans

Variable Municipal Services – Study Area 4

- Water Service

1. Dog Ridge Water Supply Corporation, based on CCN, is responsible for Area 4, subject to City of Belton extension policies and City development standards and subdivision regulations. (Annexation does not change a Water CCN provider).

- Wastewater Service

1. Wastewater services are available for extension in same manner as available in City of Belton subject to City of Belton extension policies.
2. Developer or property owner is responsible for funding extension and connection subject to subdivision regulations and extension policies.

Annexation Public Hearing - Presentation of Services Plans Capital Improvements to be Completed w/i 2½ Years (6/30/20) Study Area 4

- Water/Wastewater Facility

1. A 1MG elevated water storage tank is planned in Northwest Belton. (3rd)
2. Tank will enhance water service/fire protection throughout the City
3. Tank will be available by June 30, 2020.
4. On-site sewerage systems may be maintained in accordance with the City's Code of Ordinances and subject to approval by the Public Works Director/Bell County Health District.

Recommendations

- Conduct this, the first of two annexation public hearings on each Study Area, Areas 1-4.
- Response by eligible property owners on Non-Annexation Development Agreements needed by November 10th. Next agenda item establishes terms.
- Second annexation public hearing will occur at Harris Community Center on Tuesday, October 31, 2017, at 5:30 pm.
- Institution of Annexation Proceedings scheduled November 21, 2017.
- Completion of Annexation Proceedings scheduled November 28, 2017.

Municipal Services Cost Summary (Areas 1-4)

2017 Annexation Study

Area 1

1. Operations/Typical Maintenance (Streets – Toll Bridge Road – 0.2 mi.)

Street lighting and street signage (PW)	minimal \$
Street ROW maintenance (Parks)	minimal \$
2. Major Maintenance (Streets – Toll Bridge Road)

No immediate requirement.
3. Capital Projects (Streets – Toll Bridge Road)

No immediate requirement. Reconstruction will occur in conjunction with future development.

Municipal Services Cost Summary (Areas 1-4)

2017 Annexation Study

Area 2

Operations/Typical Maintenance (Streets)

Lampasas Ln. (0.4 mi) – pothole repair (PW)	\$2,000/yr.
Street Lighting – 10 lights (PW)	\$3,000/yr.
Street Signs – (PW) – initial sign cost	\$2,000
Brush Collection – some impact to brush routes, vehicles (PW)	TBD

Major Maintenance – Estimates for Years 3-5 (Streets)

Shanklin Rd. (1.7 mi) – (PW)	(O/L = overlay)
Shanklin Ln. (0.7 mi) – (PW)	HMAC O/L \$225,000
Mesquite Ln./Rd. north of Resthaven Cemetery (0.48 mi) – (PW)	HMAC O/L \$ 93,000
Frances Ln. – No immediate requirements	HMAC O/L \$ 64,000
Mesquite Rd. – south of Resthaven Cemetery – private	

Capital Projects – (Streets)

No immediate requirement. Reconstruction of existing streets will occur in conjunction with future development.
Three Creeks Blvd./Extension to Shanklin Rd. (comparisons to MLK Project) \$5-7M
(very rough estimate)

- Street distance: 3,400' (MLK: 2,963')
- Bridge length: 320' (MLK: 416')
- 2 lane street, except over bridge (similar to MLK - construction cost of \$5M)

Municipal Services Cost Summary (Areas 1-4)

2017 Annexation Study

Area 3

Operations/Typical Maintenance – (Streets)

Rocking M Ln. – Currently Private road. After dedication to City in late 2018 per MUD Agreement, the proposed double chip seal surface will require some maintenance
190 Ln. (0.5 mi) – (PW) pothole maintenance
Street Lighting – 7 lights – (PW)
Street Signs – (PW) – initial sign cost
Brush Collection – some impact to brush routes, vehicles (PW)

\$5,000/yr.
\$2,000/yr.
\$2,000/yr.
\$1,500
TBD

Major Maintenance – Estimates for Years 3-5 – (Streets)

Rocking M – possible alignment to Auction Barn	TBD
190 Ln. (0.5 mi)	HMAC O/L \$ 27,000
Old Golf Course Rd. (0.4 mi)	HMAC O/L \$ 53,000
Auction Barn Rd. (1.1 mi)	HMAC O/L \$150,000
Hellums Rd. (0.1 mi) – need public street dedication	HMAC O/L \$ 14,000

Capital Projects – After 5 years and only if needed – (Streets)

Auction Barn Road widening and reconstruction, if needed	\$500,000
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Municipal Services Cost Summary (Areas 1-4)

2017 Annexation Study

Area 4

Operations/Typical Maintenance – (Streets)

Airdale (0.1 mi) – (PW)	minimal \$
Street Lighting – (PW)	minimal \$
Street Signs – (PW)	minimal \$
Street ROW (Parks)	minimal \$

Major Maintenance – Estimates for Years 3-5 – (Streets)

Airdale (0.1 mi) – (PW)	HMAC O/L	\$ 14,000
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Capital Projects – Airdale Road - (Streets)

No immediate requirement.

Municipal Services Cost Summary (Areas 1-4)

2017 Annexation Study

Summary of Above Costs:

Operations/Typical Maintenance – Typical items, will depend on final annexation boundary:

- Minor Street Maintenance
- Street signage
- Street lighting
- Street ROW maintenance equipment/personnel

Major Maintenance – HMAC Street overlays begin five years after annexation and depend on annexation boundary.

Future Possible Capital Projects – Three Creeks Blvd. extension to Shanklin Road will be a function of development activity and is not scheduled. Preliminary estimate \$5-\$7M, but design/alignment could reduce cost.