

Belton City Council Workshop Meeting
February 13, 2018 – 4:30 P.M.

The Belton City Council met in workshop session in the Smith Room at the Harris Community Center with the following members present: Mayor Marion Grayson, Mayor Pro Tem Craig Pearson and Councilmembers David K. Leigh, Paul Sanderford, Dan Kirkley, Guy O'Banion and John R. Holmes, Sr. Staff present included Sam Listi, John Messer, Gene Ellis, Amy Casey, Brandon Bozon, Chris Brown, Jeremy Allamon, Paul Romer, Angellia Points, Bruce Pritchard, Cynthia Hernandez and Cheryl Maxwell.

1. **Call to order.** Mayor Marion Grayson called the meeting to order at 4:32 p.m.
2. **Receive a presentation and discuss the South Belton Sewer Project.**

Director of Public Works Angellia Points presented the options available for bid award and possible redesign on the South Belton Sewer Project (see Exhibit "A").

Mayor Pro Tem Craig Pearson asked if the northeast portion of the 2016 annexation area was to develop, could the developer extend a sewer line and connect to one of the two gravity points. Mrs. Points said that they could. Councilmember Leigh stated that they would most likely need a lift station to do so.

Mrs. Points explained that due to the potentially large flow from the Three Creeks Subdivision once it is built out, the Mitchell Branch sewer line will need to be increased. This will need to be done regardless of where Belton ISD sends their flow when the new school is built. Councilmember Leigh asked if BISD were to build a small lift station and pump their sewage north to Mitchell Branch, and the City built a force main connecting to the gravity line in the South Belton Sewer System, "could the school's line be reversed to flow to the gravity line as well?" Mrs. Points said that would be a possibility.

Mr. Leigh asked if "Phase III" will be gravity flow. Mrs. Points said that it will be. Leigh asked if it would tie into the gravity feed line so there would be no need for an additional lift station. Mrs. Points said that it will be a gravity fed line with no lift station.

Mrs. Points stated the recommendation for the regular meeting will include:

- Awarding Phase I to McLean Construction
- Approving Change Order #1 to upsize the line sizes for the increased flows

She also recommends a redesign of Phase II to lower the lift station which will increase the area served by approximately 30%. The redesign is estimated to take 4-6 weeks followed by another review by TCEQ which is estimated to take an additional 30 days.

Director of Finance Brandon Bozon discussed funds available for the projects being discussed. He said there is approximately \$2.5M remaining after the funding of Phase I and the redesign of Phase II to fund:

Phase II Construction (estimated to be \$2.8M)
Shady Lane sewer (estimated to be \$1-\$1.3M)
Mitchell Branch sewer construction (cost TBD)

Councilmember Leigh asked what was included in the original design? Mr. Bozon explained that Shady Lane and Mitchell Branch were not included. Mr. Leigh said that the City needs to come up with an additional \$300K to fund the increased service area. He suggested perhaps BEDC could partner in a small way, along with TIRZ, to fund the other projects. Mayor Grayson mentioned that BEDC is funding the IH-35 waterline.

Mrs. Points said that the Shady Lane sewer is very important. It needs to be upsized in order to receive the flows from the South Belton Sewer Line. Councilmember O'Banion said that it is likely that the funding for Shady Lane sewer will be needed very soon. There is no capacity downstream of Phase I to receive the flows if Shady Lane is not expanded. Mrs. Points said that in a perfect world, Shady Lane sewer line would be expanded before Phase I or Phase II of the South Belton Sewer Line are constructed

Mayor Pro Tem Pearson asked if the City projects its growth, at what point does Shady Lane become the “choke point? Aren’t we still a couple of years from that, at least... if not more?”

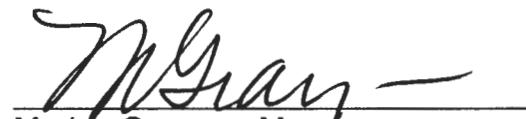
Mayor Grayson said, “So we are approving Phase I tonight, but you are telling us that Shady Lane needs to be first before Phase I? Is that what you are really saying?” “That’s what I’m really saying,” replied Points. Mayor Grayson said, “That’s not good for our budget.” Mr. O’Banion said that shows the importance of Shady Lane. He added, “You may not have to do it first, but you are going to have to do it pretty quick after Phases I and II.”

Mr. Leigh asked, “Is it required because physically we have to do that, or is it required because to do the design flow, it is going to have to be upgraded?” Mr. Dan Franz of Halff Associates said, “It is required for your design flow.” He said that Phase I incorporates all 1500 acres. Mayor Pro Tem Pearson said, “But that isn’t going to build out tonight.” Mrs. Points said, “No, it’s not going to be built out tonight, but it is coming.”

Mr. Bozon reminded the Council that there is another bond issue planned for the end of 2018. Shady Lane and Mitchell Branch construction may need to be included in that bond issue to provide funding.

Councilmember Leigh expressed his appreciation to Mrs. Points and to the design engineers from Halff Associates for considering a redesign in order to serve more properties.

3. **Adjourn**. There being no further business, the Mayor adjourned the meeting at 5:11 p.m.



Marion Grayson, Mayor

ATTEST:



Amy M. Casey, City Clerk

EXHIBIT "A"

South Belton Sewer System

Recommendation for Bid Award

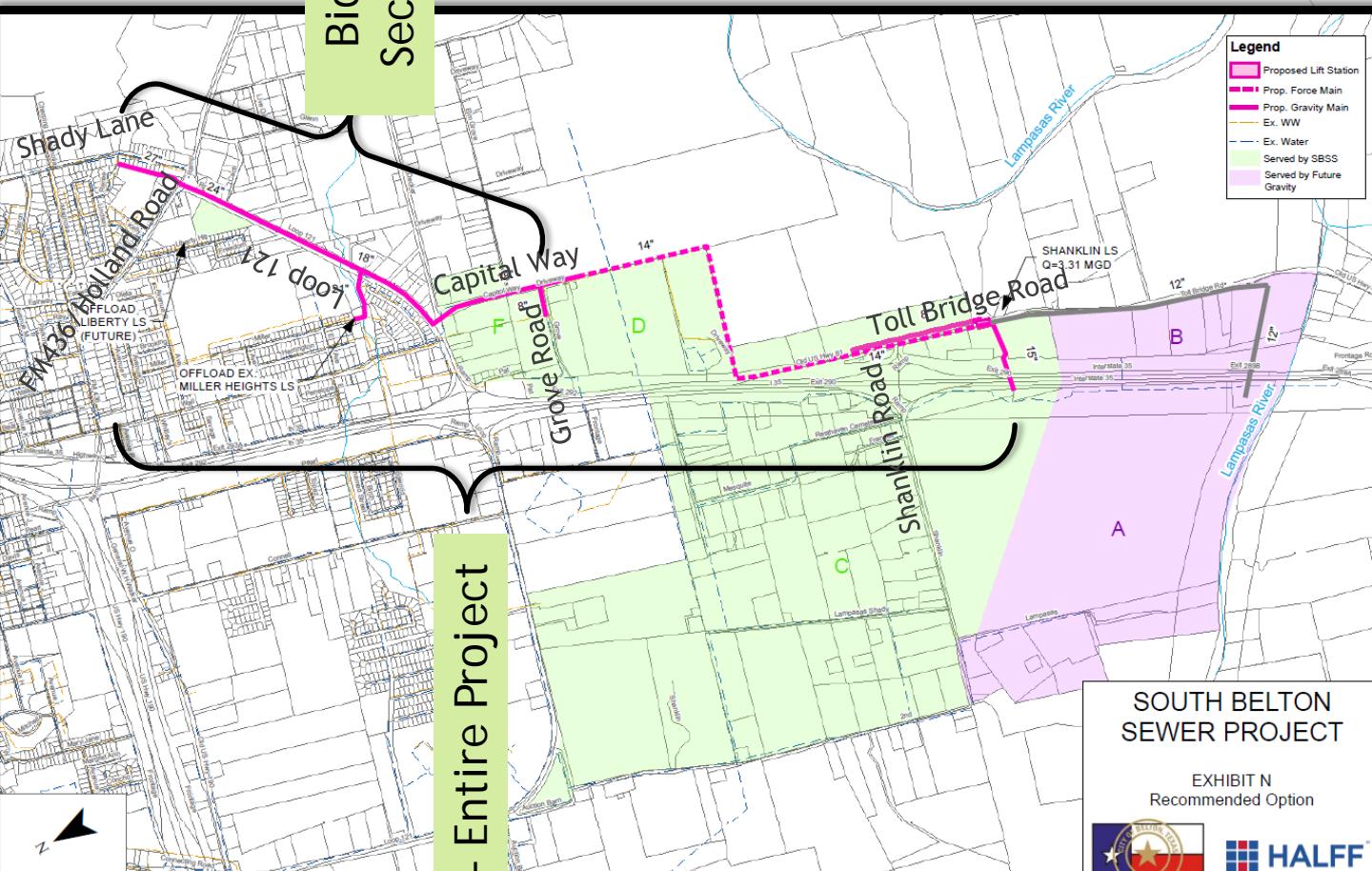
February 13, 2018

City Council

Status

- 2007 Feasibility Study - Identified sites for new treatment plant in South Belton
- 2009 Wastewater Master Plan - Identified sewer basin with new plant
- 2009-2010s - Archeological Study/Environmental on sites; difficulty securing land
- 2015 - Updated Wastewater Master Plan showed lift stations with general location for WWTP
- January 2015 - Growth along IH-35 projected, sewer service needed, idea presented at Council workshop to utilize existing TBWWTP with 2 lift stations in South Belton
- February 2016 - Halff Associates selected for design of South Belton Sewer System
- April 2016 - Council Workshop to discuss alignment and lift station options; scope reduced to 1 LS south of Shanklin; LS at Lampasas River was eliminated, but the system was designed to handle flows from the area near the Lampasas River, sewer shed was limited on the east side of IH-35 to City Limits and area south of Grove Road/Capital was not serviceable
- June 2016 - Council Workshop to determine scope to be designed/bid
- June 2016 through October 2017 - Staff worked to obtain all 16 easements and Halff finalized design and obtained permits (TxDOT, TCEQ, Environment, Archaeological)
- December 12, 2017 - Bid Opening with 6 bids within budget
- January 9, 2018 - Workshop to discuss how much of South Belton Sewer Line to construct
- Today's discussions: Recommendation for South Belton Sewer bid award

**Bid Phase I - Gravity
Section to Grove Road**



Bid Phase II - Entire Project

**SOUTH BELTON
SEWER PROJECT**

EXHIBIT N
Recommended Option



HALFF
JANUARY 2018

January 9, 2018 Workshop Discussion

1. Is this the best decision for a limited service area?
2. How will BISD be served, if a trunk line isn't in place to the new lift station?
3. Investigate serviceability to east areas, especially newly annexed area (blue).
4. If service area were to be expanded, does it affect Phase I line sizing or placement?

BISD Property far from Trunk Line How to Service with Sewer When Needed?

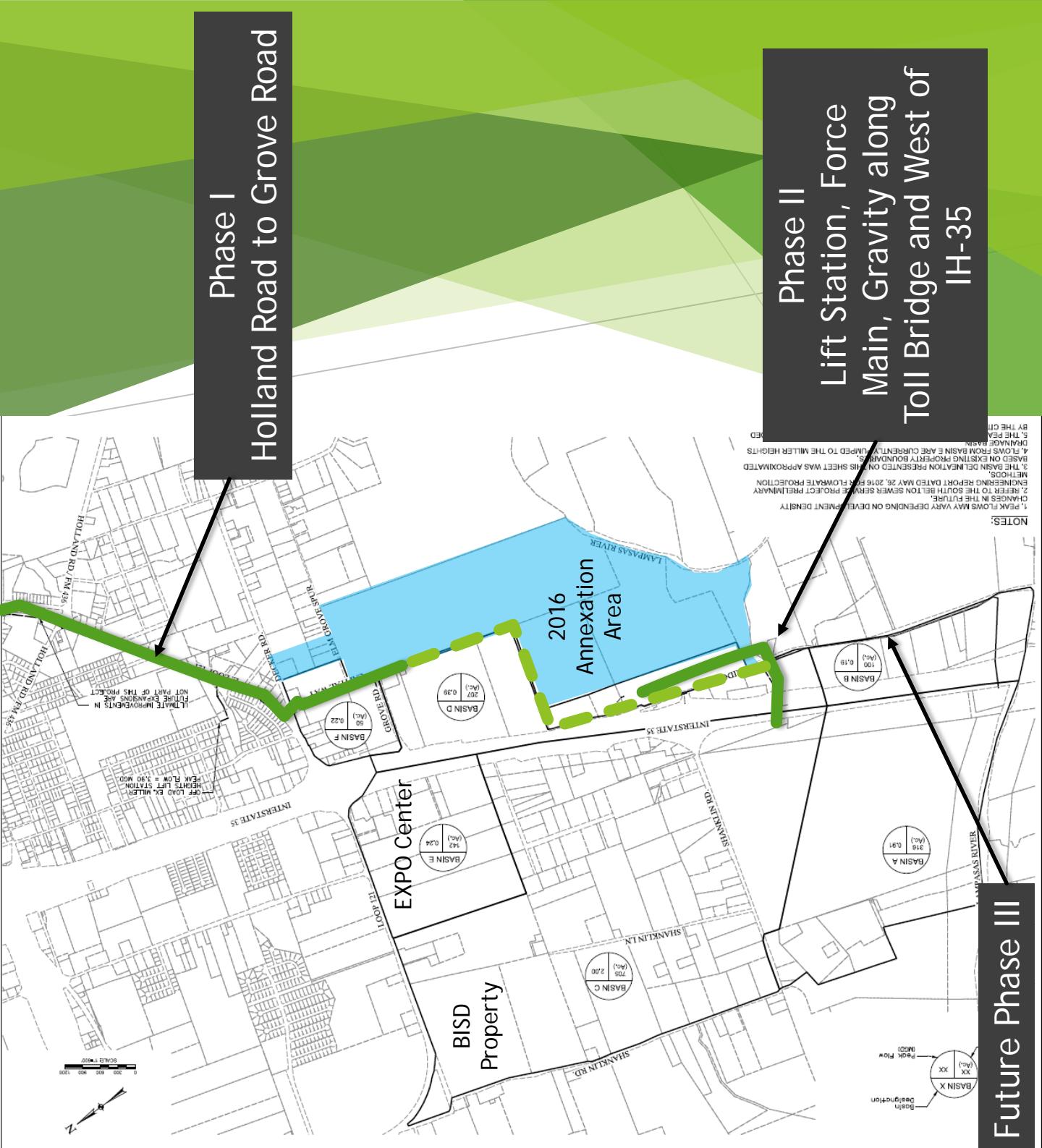
Any changes needed to Phase I?

Increase sewer service area; consider recently annexed properties;
Consider topography challenges and developable land



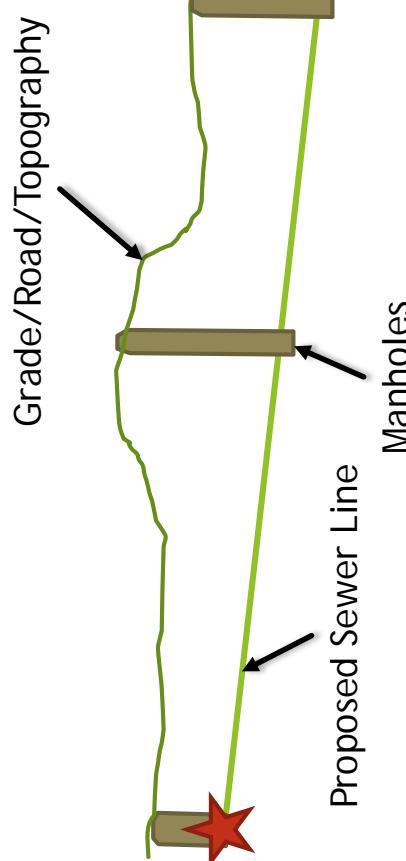
Evaluation of Phase II Construction

- Advantages of constructing Phase II as designed:
 1. Service to IH-35 corridor now; topography challenges to east limiting gravity service
 2. Bid price is fair; funding available
 3. Matches 2015 WW Master Plan
 4. No changes to Phase I
 5. Approximately 1,200 acres can theoretically be served by gravity flow with SBSS build-out, east and west of IH-35.
- Disadvantages of constructing Phase II as designed:
 1. Limited service area to east; service area follows eastern City limit line (at the time of Master Plan)
 2. Gravity only extends 700 LF north of Franklin
 3. Inability for 2016 Annexation Area and properties east of Toll Bridge to connect by gravity, even through Phase III



What is causing the limitations of the South Belton Sewer System?

- Downstream existing sewer elevations sets the grade for Phase



Phase I Holland Road to Grove Road

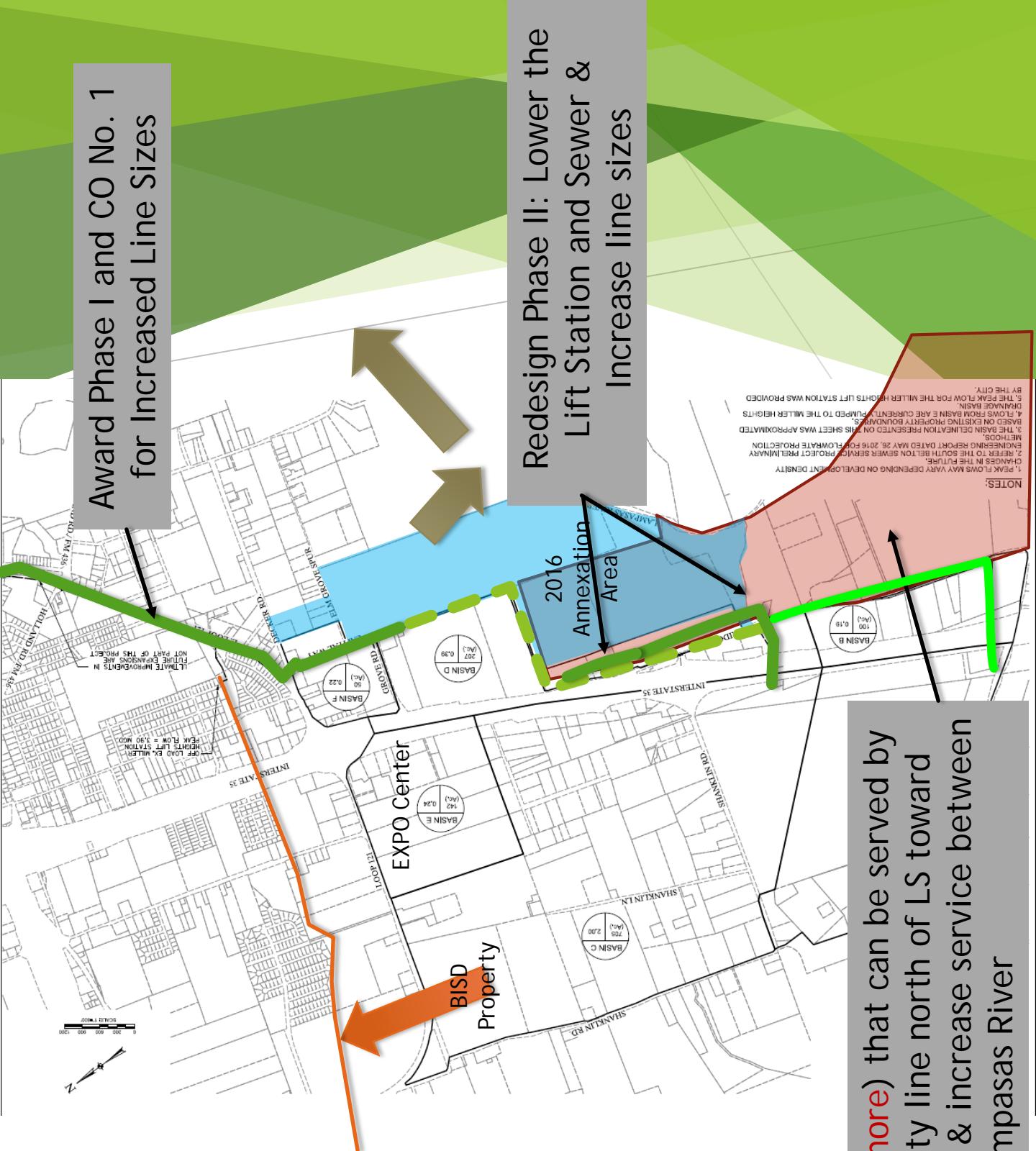
Phase II
Lift Station, Force
Main, Gravity along
Toll Bridge and West of
IH-35

- If Phase I can't be lowered, the solution is to lower Phase II.
 - Lower the lift station to increase the service area and increase the length of Phase II gravity line to the north.

How to serve areas along the force main? Can someone tie into the force main?

Staff Recommendations for the "Big Picture" of South Belton Sewer

1. Increase service area of South Belton Sewer: Lower lift station and increase sewer line sizes to handle additional flows.
2. Serve BISD by private lift station that discharges to the north into the Mitchell Branch sewer line.
3. Area east of South Belton Sewer area to be served by separate regional lift station, if needed in the future. Consider service in Shady Lane Project.
4. Phase III (**lime green**) of SBSS is southern gravity and bore under IH-35.



Staff Recommendation

1. Award Phase I with Change Order No. 1
2. Redesign and construct Phase II
3. Design Mitchell Branch Sewer

Recent CDBG
Project

TBWWTP
Shady Lane Design to
handle SBSS flows
Design Mitchell Branch Sewer
to handle existing dedicated
flows and BISD and
surrounding properties.

BISD
Site

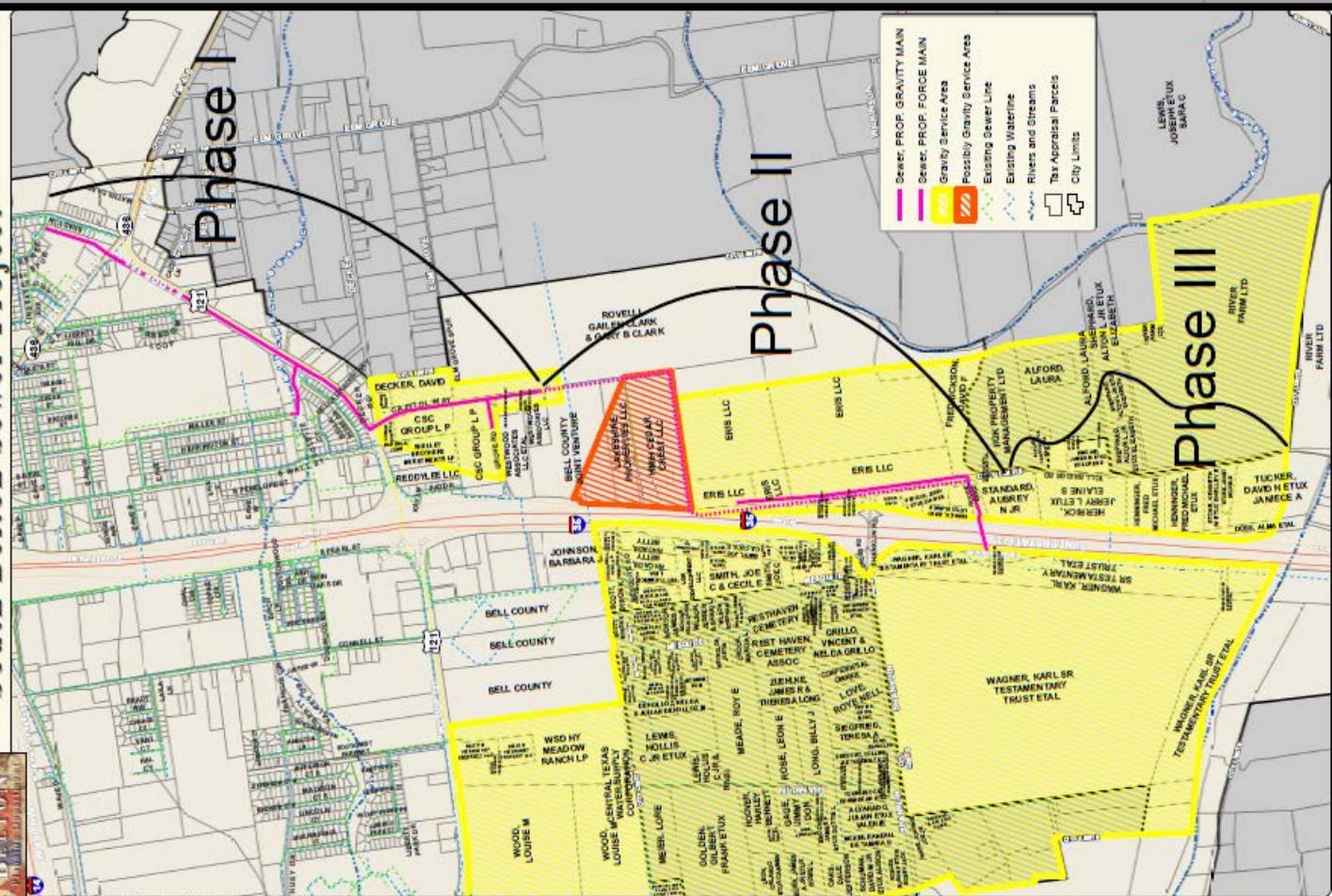
Three Creeks

Phase I of SBSS

Recommend Award with Change Order
for larger line sizing to account to
increased sewer service area to the
east and south

Redesign and construct Phase II to
serve additional service area;
lower lift station and sewer lines;
increase line sizes

South Belton Sewer Project



Approximately gravity
sewer service area with
Phase II redesign.

Bid Opening

- Project was bid to allow for the City's selection of scope
- Phase I - Only gravity section along Loop 121 to Capital/Grove Road
- Phase II - Entire project
- Low Bidder for both phases was McLean Construction
 - Phase I = \$2.2M
 - Phase II, Entire Project = \$4.8M

CONTRACTOR	BASE BID (PHASE I)	BASE BID (PHASE I) + ADD ALT 2 (PHASE II)
MCLEAN CONSTRUCTION	\$2,195,043.00	\$4,780,528.50
BELL CONTRACTORS, INC.	\$2,255,684.10	\$5,054,954.50
WHITESTONE CIVIL CONSTRUCTION, LLC	\$2,617,285.00	\$5,435,922.00
SMITH CONTRACTING CO, INC.	\$2,619,875.15	\$6,286,678.15
SKYBLUE UTILITIES, INC.	\$2,936,822.27	\$5,771,151.04
PROTA JAVER, JV.	\$3,619,100.87	\$7,423,693.72

Council Options to Consider

- **Item A:** Award only Phase I of the SBSS as bid on December 12th, which is the gravity section along Loop 121 and Capital Way to Grove Road. This will allow time to evaluate the changes needed to Phase II; and **Item B:** Approve a change order to compliment the award of Item A in order to upsize the sewer pipes in Item A, or Phase I of the sewer system. This change order is only for the upsize of lines in Phase I in order to prepare for additional sewer flows from an increased sewer basin. The increased sewer basin will be possible by redesigning Phase II of the South Belton Sewer System to lower the lift station, which will pick up additional areas that can flow by gravity to this sewer system.
- **Item C:** Award the entire SBSS, Phase I and Phase II, as bid on December 12th. Approving this item would take advantage of a very good bid price, but it does not maximize the potential service area that would allow for with a subsequent redesign of Phase II. The award of Phase II as it is currently designed is not recommended for award at this time.

Recommend Awarding Phase I + CO No. 1

- Item A: Award Phase I, the northern gravity section of the South Belton Sewer Project
 - Prepares Belton for growth with increased sewer service area with redesign of Phase II
 - Offloads Miller Heights Lift Station; allows for Liberty Hill LS to be offloaded in the near future
 - Royal Heights Subdivision shovel ready; Grove Road/Capital Way properties ready for development
- Item C: Change Order No. 1 to increase line sizes and appurtenances = \$359,245.90
 - Provides the opportunity to serve a larger sewer area; allows for the redesign of Phase II to lower the lift station
- Overall, the recommendation is a balanced approach to wise planning for the long term and future development in South Belton.
- Total Phase I Construction Contract = \$2,195,043 + \$359,245.90 = \$2,554,288.90

Next Steps and Funding

1. **Redesign Phase II of South Belton Sewer System**
 - Available Funding: \$9.7M in 2016 W/S CO
 - Projected Estimated Expenditures:
 - \$2.6M Phase I + CO No. 1 Construction
 - \$100k Redesign Phase II
 - \$166k Shady Lane Sewer Design
 - \$300k Mitchell Branch Sewer Design
 - \$4.0M North Belton Water Tank and Line BEDC
 2. Design Shady Lane Sewer to handle additional flows from SBSS
 3. Design Mitchell Branch Sewer for Three Creeks, BISD property, and potential surrounding development
 4. Design IH-35 waterline extension in preparation of growth funded by BEDC
 5. Continue design and easement acquisition of North Belton Water Tank and Waterline; construct
 6. Coordinate with TxDOT on Loop 121 Utility Relocation costs and prepare for TBWWTP Phase II construction
- Approximate Remaining = \$2.5M to fund or partly fund the following:
- Phase II construction (estimated to be \$2.8M)
 - Shady Lane sewer (estimated to be \$1-\$1.3M)
 - Mitchell Branch Sewer construction (\$TBD)

Schedule and Recommendation

- 2/13/2018 - Recommend Phase I Award to McLean Construction
- 2/13/2018 - Recommend Approving Change Order No. 1
- Mid March - Executed contract completed
- March 2018 - Preconstruction Meeting with McLean
- April 2018 - Notice to Proceed
- 12 months for construction of Phase I sewer line
- April 2019 - Phase I construction complete

Recommendation:

Item A: Authorize the City Manager to execute a contract with McLean Construction for the construction of Phase I of the South Belton Sewer Project in the amount of \$2,195,043, and any change orders associated with the contract, not to exceed the amount authorized under State law.

Item B: Authorize the City Manager to execute Change Order No. 1 with McLean Construction for the modifications to the line sizes and appurtenances for the South Belton Sewer Project in the amount of \$359,245.90.