

Belton City Council Workshop Meeting
July 14, 2020 – 4:30 P.M.

The Belton City Council met in workshop session in the Kinchion Room/Evans Room at the Harris Community Center with the following members present: Mayor Marion Grayson, Mayor Pro Tem Wayne Carpenter (via Zoom) and Councilmembers David K. Leigh, Craig Pearson, Guy O'Banion and John R. Holmes, Sr. Staff present included Sam Listi, John Messer, Gene Ellis, Amy Casey, Mike Rodgers, Chris Brown, Matt Bates, Angellia Points (via Zoom), Jeremy Allamon, Jon Fontenot, Cynthia Hernandez and Cheryl Maxwell.

1. **Call to order.** Mayor Marion Grayson called the meeting to order at 4:33 p.m.
2. **Conduct a work session on a proposed Municipal Utility District on the River Farms property located on the east side of IH-35, north of the Lampasas River.**

Steve Utley introduced the River Farms team:

Robert Utley, Ann Utley, and Steve Utley – property owners (Robert Utley was not in attendance.)

Justin Bono – Astra Development

Mindy Koehne – Coats and Rose

Juli Bryan – BCSW

Brent Murphree, Brian Adams, Traci Shannon Kilmer – Kimley-Horn

Mr. Utley said that the Utleys have a high quality vision for the property and would like to partner with the City. Mr. Utley and other team members then presented the MUD concept plan as shown in Exhibit "A."

Councilmember Leigh asked why the Utleys did not wish to have the project located entirely inside the City limits. Mr. Utley said first for quality and second for time. He said that the development will be quality throughout. Mr. Bono added that it would take approximately 20 years to build out if the Utleys develop the project on their own versus the 10-12 years expected through a partnership with the City through a MUD. Mr. Leigh stated that slow growth is easier to manage.

Mr. Leigh indicated that the cost/benefit analysis is the critical question. "How much will it cost if it is inside the City limits, and how much will it cost if it is outside the City limits?" He asked, "Are you willing to pay your fair share?" Mr. Utley replied, "Yes." Mr. Leigh asked if River Farms is willing to follow the City's development standards including obtaining permits. Mr. Utley again replied in the affirmative.

Councilmember Leigh explained that once the City de-annexes the property, it cannot be taken back, and there will be a loss of revenue associated with that. "We should be made whole," he said. Mr. Listi added that it is not only a loss due to the de-annexation of the property already located in the City limits, but also forgone revenue on the property that is currently under a Non-Annexation Development

Agreement (300± acres) that could come into the City when this project is undertaken. Clearly that has to be balanced with the cost for City services.

Mr. Leigh asked what the build out timeline looked like and when would the potential for annexation make sense. He also said he wanted to make sure future annexation was part of the contract since the current laws do not realistically allow annexation without a vote of the citizens in that area. Ms. Koehne said that most of the project will be financed through the issuance of bonds. The project build out is expected to take 10-12 years, and the bonds are issued for 25 year terms at each issuance. So roughly, it would be 40 years before it makes sense for the City to annex the property, unless the remaining debt is assumed. "We have new language," she said, "that will run with the property that will ensure the opportunity for annexation if desired by the City." Listi said this new language has not been litigated, yet.

Councilmember O'Banion asked, "What is the benefit to the City?" There will be a major impact to our City services. Mr. Utley said that the City will receive water, sewer and solid waste revenue at 125% of the City rate, and River Farms will pay its fair share of the water and sewer trunk lines. The City will also benefit from increased rooftops generating a demand for retail and sales tax.

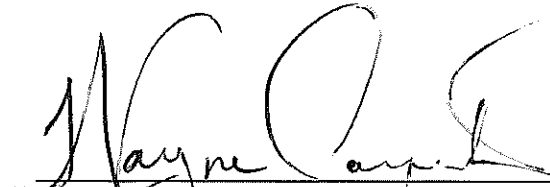
Councilmember Holmes said that Bell County has a great Sheriff's Department, and Salado is currently seeking an Emergency Service District in that area. He asked if any thought had been given to utilizing their services. Mr. Utley said City police and fire are preferred, and those services are what their proposal is based on. He added that the proposal includes a donation of 2.0 acres of land for a future fire station. Mr. Holmes said he wants to make sure that future property owners are fully aware of what the MUD taxes and fees will be, and are clear on expectations. He noted that it will be a major impact/cost for public safety to add personnel, stations/substations and equipment to serve that area.

Mayor Pro Tem Carpenter said he has some concerns about the property being located outside the City limits.

Mayor Grayson thanked the group for their proposal for the River Farms MUD, and said that Council and Staff will review the information presented. Any additional questions or comments should be directed to the City Manager.

City Attorney John Messer added it is important to try and narrow the issues, in order to begin negotiations, if the MUD is the direction the Council wants to go.

3. **Adjourn.** There being no further business, the Mayor adjourned the meeting at 5:27 p.m.


Wayne Carpenter, Mayor Pro Tem

ATTEST:

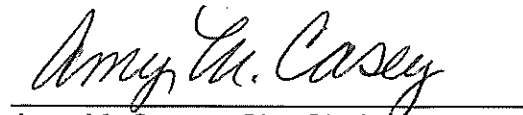

Amy M. Casey, City Clerk

EXHIBIT "A"



RIVER FARM

BELTON



Robert Utley



Ann Utley



Steve Utley

Development Team



Justin Bono
Astra Development



Mindy Koehne
Coats and Rose



Juli A. Bryan
BCSW



Brent Murphree, PE
Kimley-Horn



Brian Adams, PLA
Kimley-Horn



Traci Shannon
Kimley-Horn



Kilmer, AICP

Meeting Goals for Today

- Property Overview
- Discuss Key Property Features
- Proposed Development Vision
- Review Proposed Land Plan
- Review Engineering and Development Costs
- Discuss Municipal Utility District & Other Terms
- Q&A

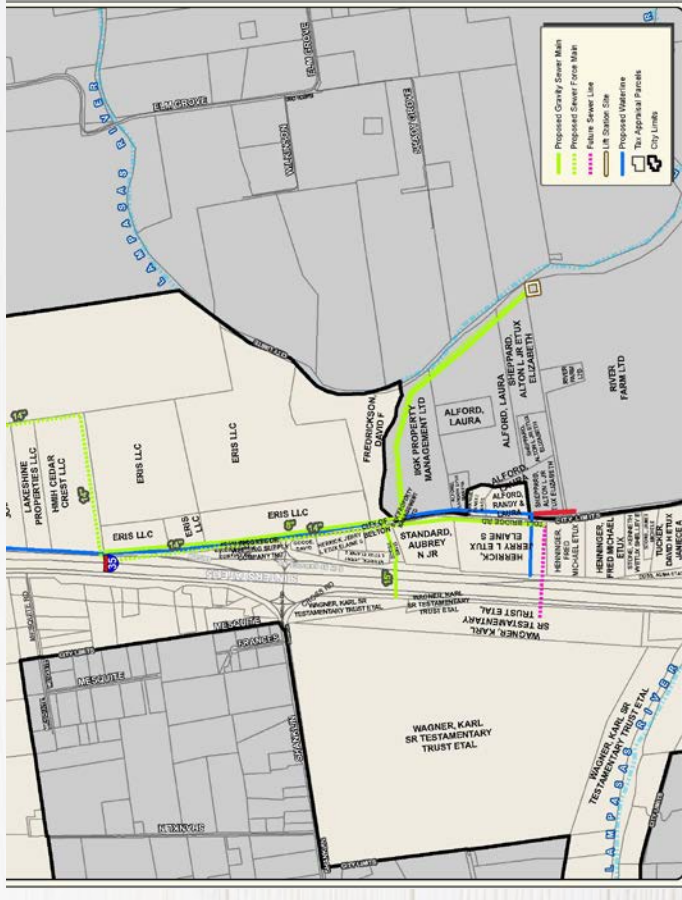


Property Overview

- In the Utley Family for **30 years**.
- The property consists of **481.8 acres** of rolling topography and beautiful oak trees.
- **3.5 miles** of frontage on the Lampasas River.
- Located less than **2.0 miles** from the intersection of interstate highways, **I-35** and **I-14** (old SH 190).
- Located **1.5 miles** from the Future Belton High School and Middle School campus.
- Located less than **4 miles** from downtown Belton.

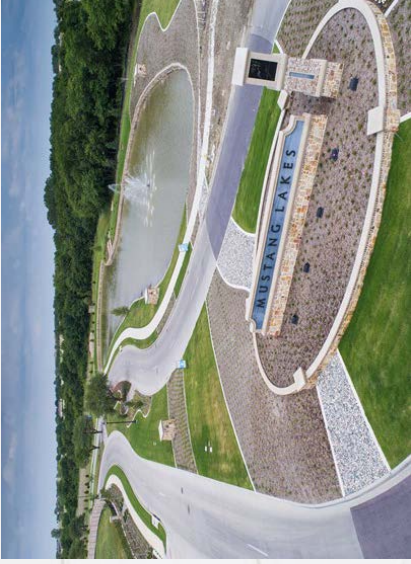
• The City of Belton has designed and engineered a new Sewer Lift Station, Force Main, and Gravity Lines to serve the development and surrounding properties.

• The Belton Economic Development Corporation (BEDC) has designed and engineered a new Water Line that will serve the development.



Property Overview

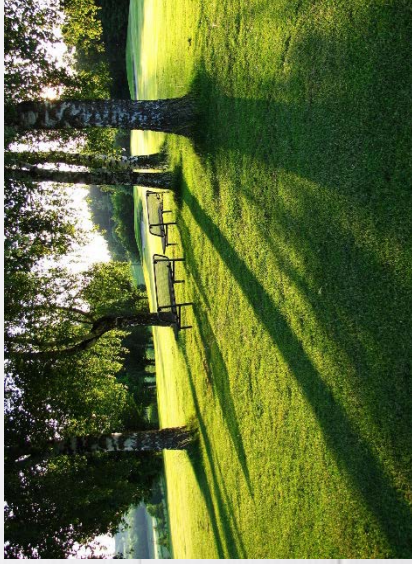




Development Vision



- Maintain the river frontage as an amenity for the full community.
- Create a trail system linking the community to the river, open spaces, and amenities.
- Far exceeding the city's minimum open space and park requirements.
- Provide a variety of lot sizes to meet the demand across high demand price points.
- Design premium lots fronting or backing to river as appropriate.
- Create a highly amenitized community.
- Construct numerous pocket parks and green space throughout the development.
- Allow for a school site if needed/desired by BISD with links to community amenities and trails.



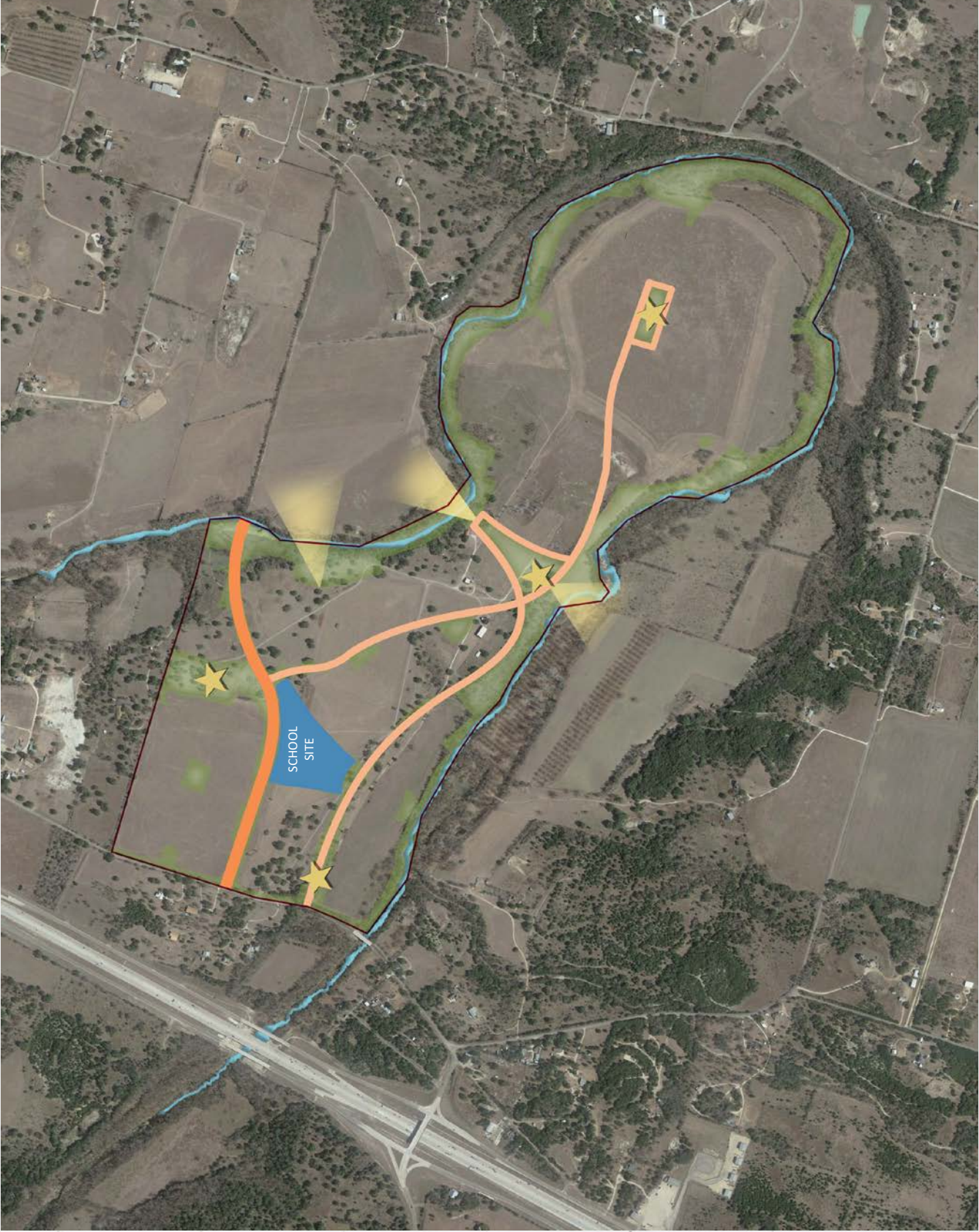
Example imagery for illustrative purposes



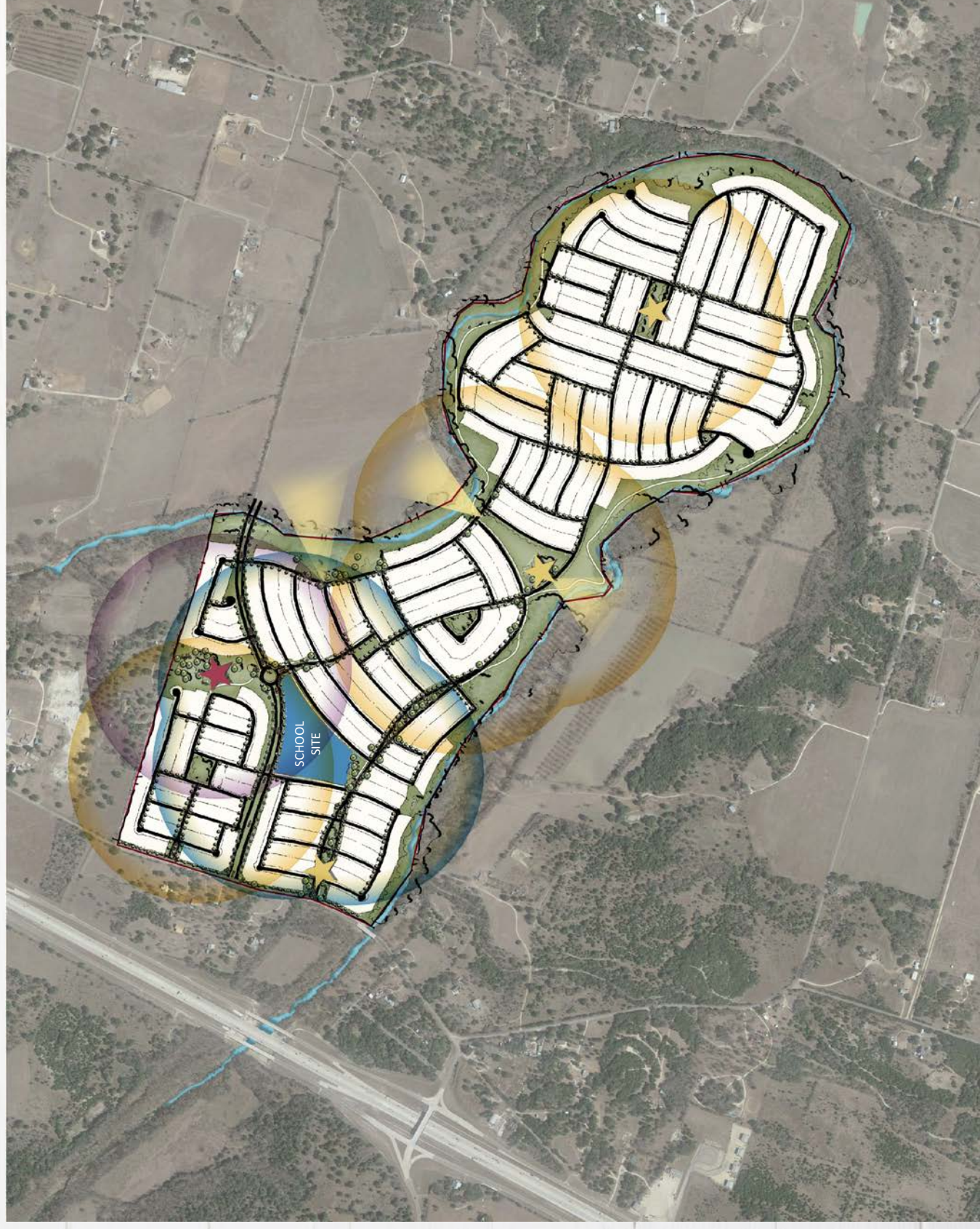


View Corridors & Open Space Connections

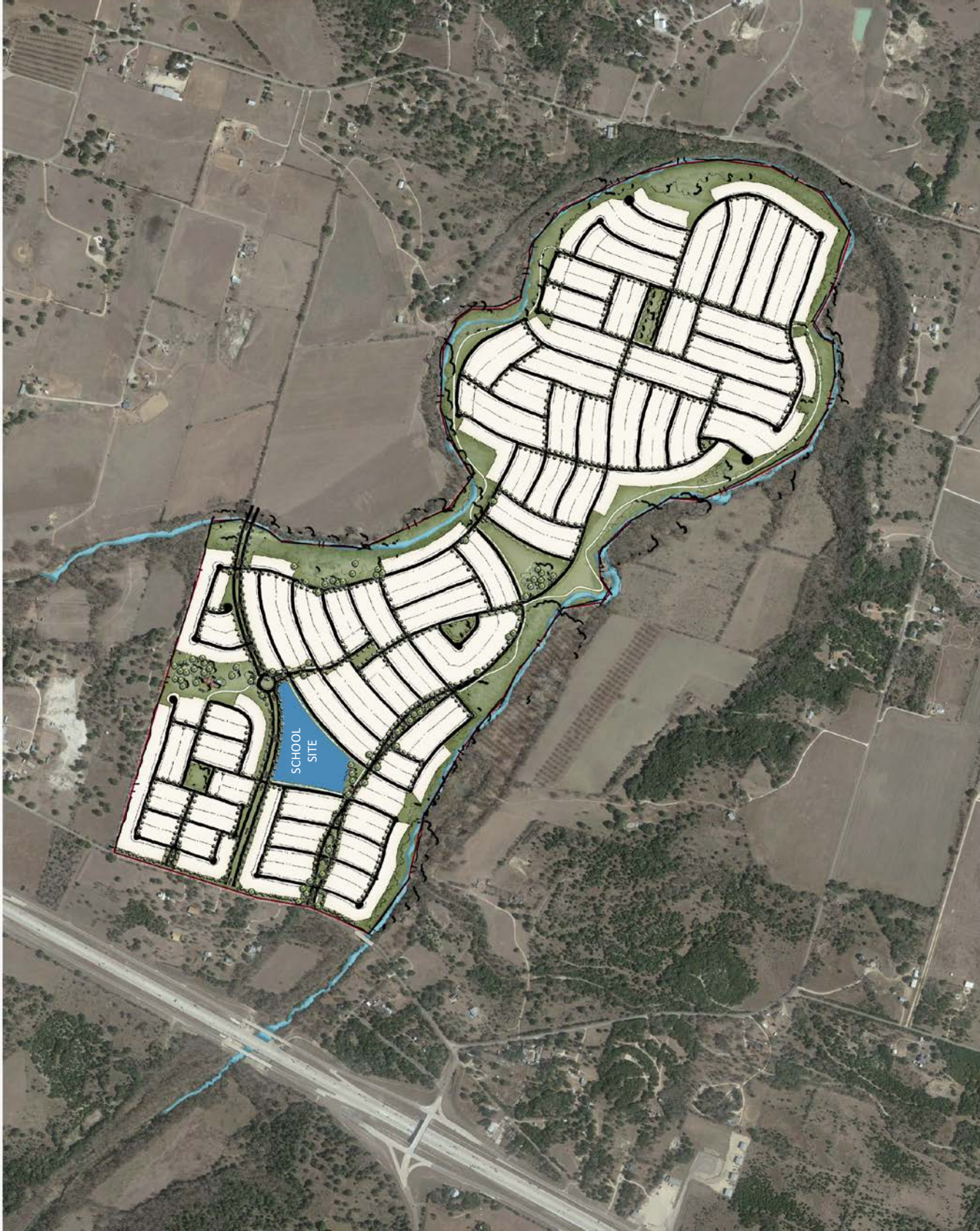
Thoroughfare Connections



Amenity Connections



Conceptual Master Plan



Amenity Center + Pocket Parks



Pocket Park Program Elements Include

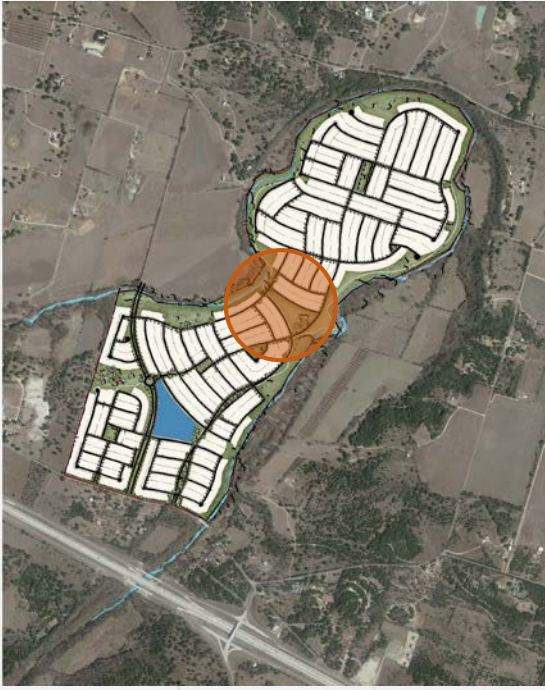
- Open space square
- Shade structure
- Enhanced planting
- Street trees



Amenity Center Program Elements Include

- Update home for amenity center
- Existing pool
- Small splash pad
- Yard games
- Tree grove walk
- Practice fields and open play
- Existing trees
- Grove path with seating

Central Park



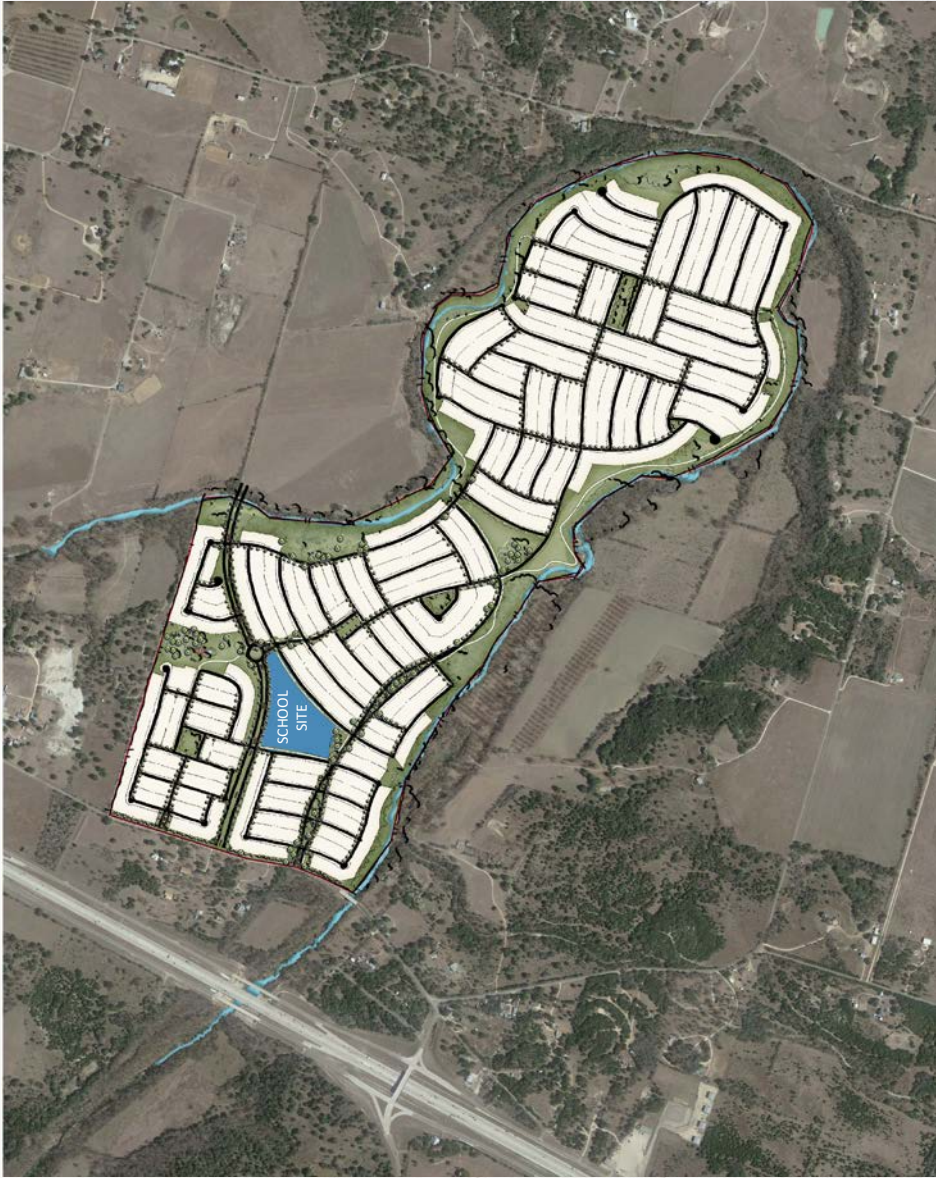
Program Elements Include

- Shade structure/picnic pavilion
- Playgrounds
- Walking trails and loops
- Access to river
- River overlook
- Sports field
- Enhanced landscape



Development Costs

Category	Approximate Costs (±)
Onsite Development Costs	\$55M
City Required Arterial Roadway (±3,600 LF)	\$1.8M
Other Onsite Thoroughfares	\$2.6M
Toll Bridge Road Intersection Improvements	\$800k
Offsite Sanitary Sewer Improvements (Additional Costs)	\$1M - \$1.5M
Offsite Water Improvements (Additional Costs)	\$500k - \$2M
Entry Features, Amenities, Screening, Parks, Trails, Amenity Center	\$6M - \$8M
TOTAL (Approx.)	\$67M - \$72M



Current City Limits

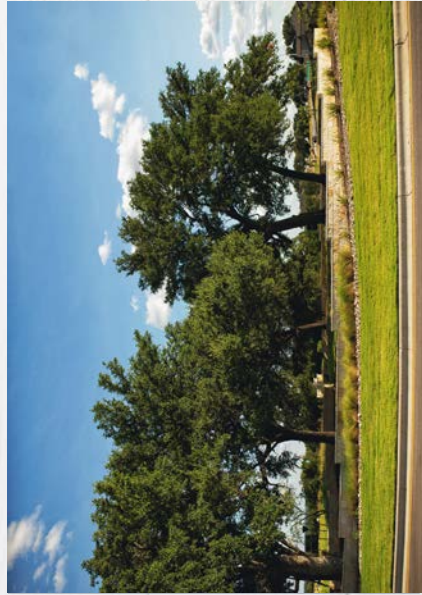
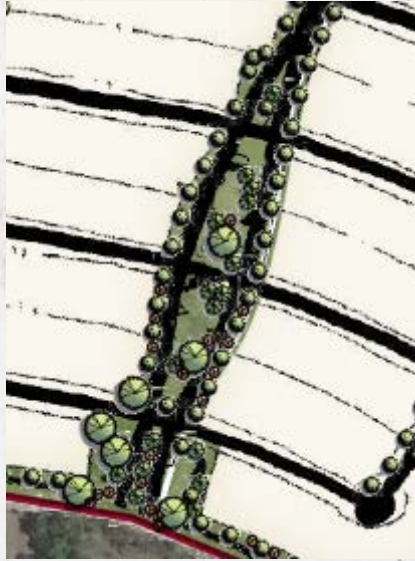
- Current City Limits (shaded red)
 - Approx. 177 Acres
 - Proposed to be De-Annex from City Limits
- Current ETJ
 - Approx. 304 Acres
- Proposed creation of a single Municipal Utility District (MUD) in ETJ





Primary Proposed MUD Terms

- The City to de-annex the portion of the Property currently located within the corporate limits of the City.
- The City to provide its consent for creation of MUD in the ETJ.
- The City to be the retail provider of solid waste, water and wastewater service to the District, at rates 125% of standard.
- Developer to reimburse the City its prorata share (currently estimated by City at 28%) of the engineering, staking and construction costs of the offsite water and sewer projects, being constructed by the City.
- Developer to convey to the City a two acre fire station site.
- Developer to contract with the City to provide Police, Fire, and Emergency Medical Services to the MUD.
- Agreement to allow for voluntary annexation at the will of the City after the Developer has been reimbursed for MUD facilities.
- Other key terms to be negotiated in the Development Agreement.



Community Partnership

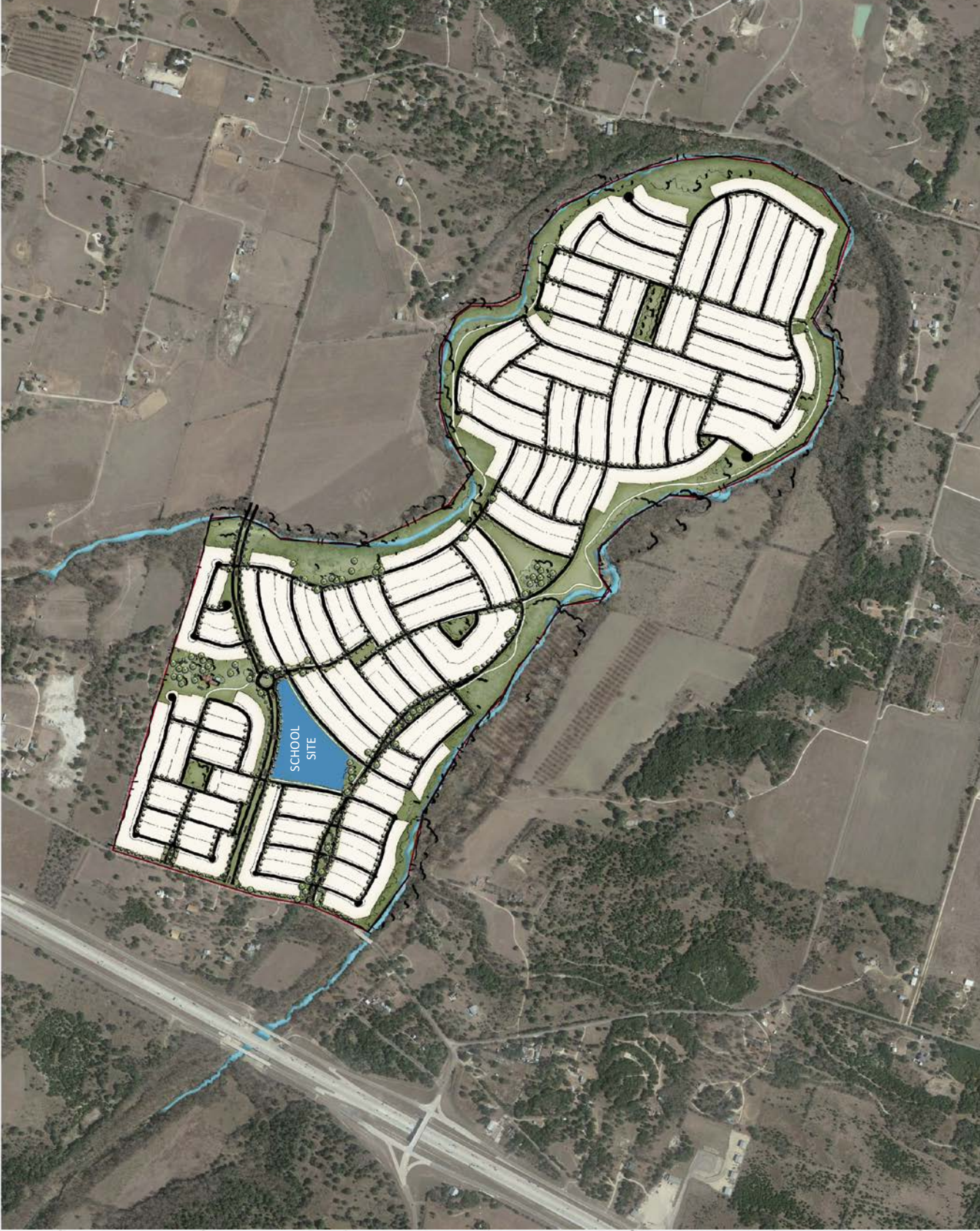


- Owner to donate easements for all Lift Station facilities, allowing for future development serving south Belton.
- Preserving creek corridors for trails, natural open space, and community parks.
- Significant increase to water and sewer revenue for the City.
- Spur future additional commercial and residential development in this part of the City ($\pm 18,000$ additional vehicle trips per day)
- Assist in bringing the utility project to fruition
- Plan for future Annexation
- High quality, highly amenitized community controlled by a development agreement
- Planned by Utley family focused on preserving the legacy of their land and the key attributes of the property



Example imagery for illustrative purposes

Feedback?



THANK YOU