

**Belton City Council Workshop Meeting**  
**January 12, 2021 – 4:00 P.M.**

The Belton City Council met in a workshop session in the Wright Room of the Harris Community Center. Members present included Mayor Wayne Carpenter and Councilmembers David K. Leigh, Guy O'Banion, John R. Holmes, Sr., Craig Pearson and Daniel Bucher. Mayor Pro Tem Dan Kirkley was absent. Staff present included Sam Listi, Gene Ellis, John Messer (arrived 4:27 p.m.), Amy Casey, Angellia Points, Jon Fontenot, Paul Romer, Bob van Til, Chris Brown, Mike Rodgers and Cynthia Hernandez.

1. **Call to order.** Mayor Carpenter called the meeting to order at 4:01 p.m.

2. **Public Comments.** (Audio 0:00)

There were none.

3. **Receive a presentation and discuss the proposed River Farm Municipal Utility District.** (Audio 0:15)

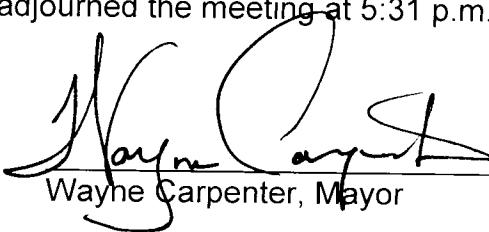
City Manager Sam Listi presented Exhibit "A." The River Farm team presented Exhibit "B."

There was no action required of the Council on this item.

There being no further business, the Mayor adjourned the meeting at 5:31 p.m.

ATTEST:

  
\_\_\_\_\_  
Amy M. Casey

  
\_\_\_\_\_  
Wayne Carpenter, Mayor

Amy M. Casey, City Clerk



EXHIBIT "A"

# City Council Workshop River Farm Municipal Utility District

JANUARY 12, 2021

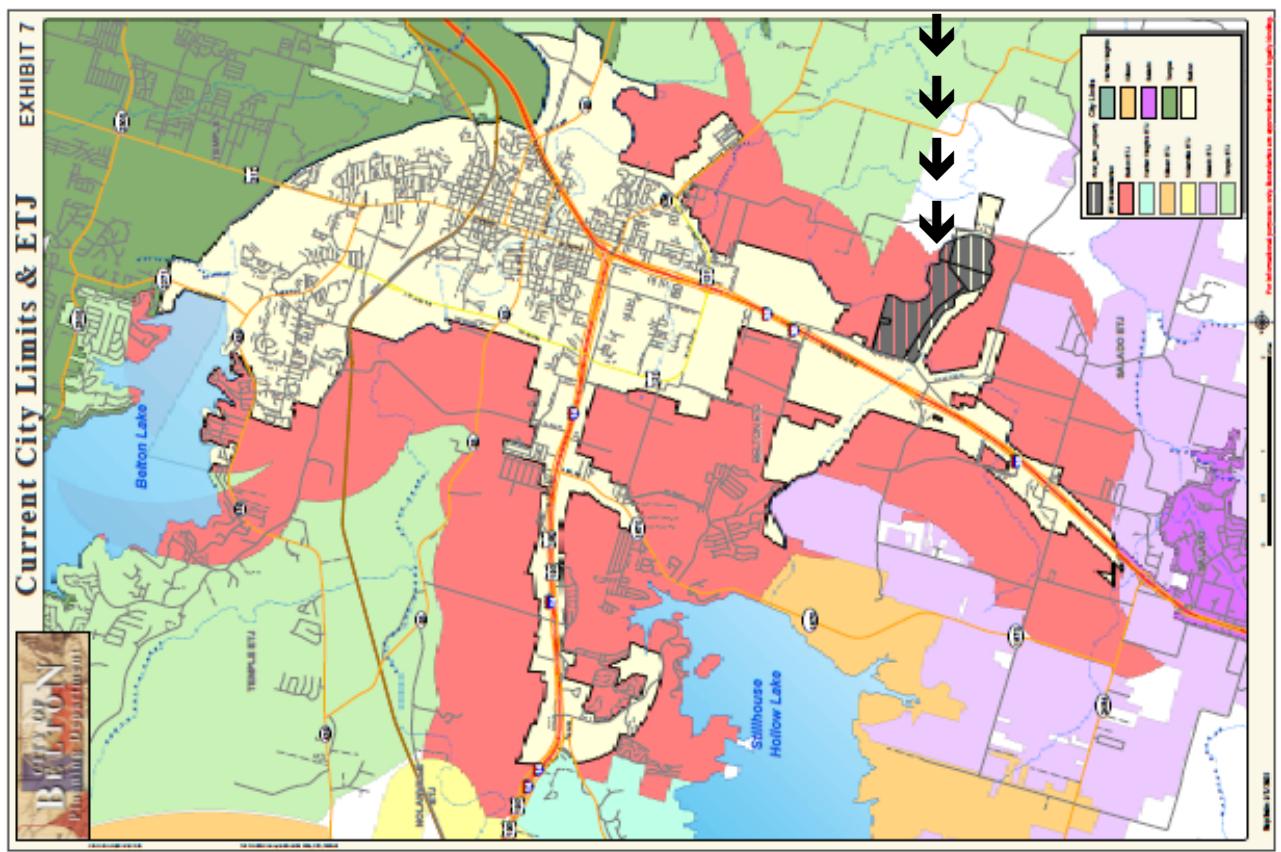
# River Farm (RF) MUD - Background

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- Discussions ongoing with Utley family since July 2020 on establishing a MUD on RF property.
- City represented by City Attorney John Messer and Trey Lary of Allen, Boone, Humphries, Robinson
- MUD is a financing mechanism, allows developer reimbursement for infrastructure through MUD tax on residents.
- RF property contains 481 acres.
- Property located east of IH35, between Shanklin and Elmer King Roads, east side of Toll Bridge Road.
- Work Session opportunity to discuss proposed MUD elements.

← ← ← River Farm Property Location

↑N



# PROPOSED RIVER FARM MUNICIPAL UTILITY DISTRICT (MUD) ISSUES FOR COUNCIL CONSIDERATION

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## Annexation/De-Annexation

- River Farms (RF) property totals 481± acres, currently partly inside/outside city
- Applicant proposes an “Outside City” MUD for maximum reimbursement for infrastructure
- 304 acres (northernmost) in ETJ, outside City, subject to a Non-Annexation Development Agreement that triggers a voluntary request for annexation at development. Agreement expires 11/22/21
- 177 acres (southernmost), adjacent to Lampasas River, in city limits
- Applicant proposing to develop northern 304 acres first; asking City to release Agreement
- 177 acres will remain in City until obligation for Toll Bridge Road (TBR) is satisfied; then de-annexed
- Applicant/all future owners agree to a Strategic Partnership Agreement waiving all rights to oppose future annexation when MUD bonds are paid off, if City desires

## EX 4 Proposed River Farms MUD



# PROPOSED RIVER FARM MUNICIPAL UTILITY DISTRICT (MUD) ISSUES FOR COUNCIL CONSIDERATION

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## City Infrastructure Plans

- Property is located in Belton's CCN (Certificate of Convenience and Necessity) for utility services – City's right and obligation to serve property with utilities, if available
  - Water line extension construction underway, located along TBR
  - Sewer line extension designed, all easements but one in hand, bidding to follow easement recordation
- Water and Sewer will serve RF development, and sewer lift station will be located on east end of RF tract at Lampassas River as currently designed
  - A maximum number of homes has been agreed to, retaining capacity for other anticipated development in basin

# PROPOSED RIVER FARM MUNICIPAL UTILITY DISTRICT (MUD) ISSUES FOR COUNCIL CONSIDERATION

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## RF Development Plans

- RF plans a maximum 1,775 dwelling units, single family equivalents, a density of 3.7 d/u per acre, compared to 2.7 d/u per acre in Three Creeks
- Conceptual master plan provided; no detailed plans yet
  - Master plan/individual plat phases, will be reviewed/approved by P&ZC/City Council/Bell County
  - Plats to conform to City Thoroughfare Plan and COB standards for street ROW, construction, utilities
- Streets and drainage: Bell County responsibility
- Water and sewer infrastructure: City of Belton for maintenance
  - Applicant proposing minimum lot width of 50'; lot depth, minimum lot area, & design standards to be addressed
  - With development anticipated outside city limits, the MUD Agreement and the City's Subdivision Ordinance are the principal mechanisms to guide the development, and design standards may be included
- Property is located entirely in BISD

# **PROPOSED RIVER FARM MUNICIPAL UTILITY DISTRICT (MUD) ISSUES FOR COUNCIL CONSIDERATION**

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## **Water and Sewer Capacity Reservation**

- 1,775 single family equivalent units amounts to 33% of the available capacity based on the designed water and sewer lines
- Applicant will make a contribution of \$1,914,000 for sewer capacity reservation and \$396,000 for water capacity reservation
- Payment will occur in conjunction with a pro rata share toward sewer (\$1080) and toward water (\$223) for each lot final platted, to be paid in lump sum at recording of each final plat phase

# **PROPOSED RIVER FARM MUNICIPAL UTILITY DISTRICT (MUD) ISSUES FOR COUNCIL CONSIDERATION**

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## **Toll Bridge Road (TBR) Improvements**

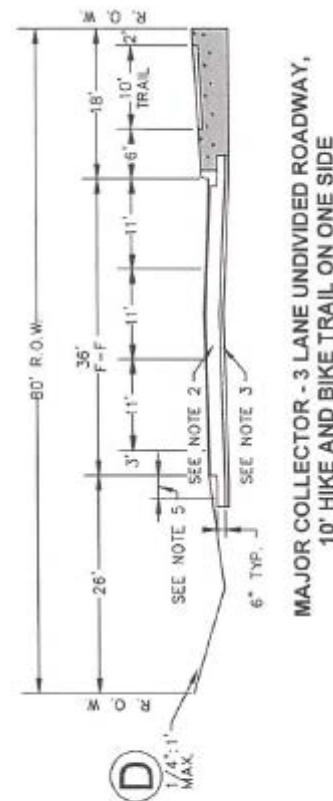
- Applicant responsible for design and construction of TBR, based on City's standards, from south property line to Shanklin Road
- Applicant will dedicate a maximum one-half of required ROW for TBR at no City cost
- City will acquire ROW needed for balance of TBR from other property owners

# PROPOSED RIVER FARM MUNICIPAL UTILITY DISTRICT (MUD) ISSUES FOR COUNCIL CONSIDERATION

- ❖ Phase 1 of Toll Bridge Road (TBR) adjacent to RF property
  - Street section will be two lanes with center turn lane from south to north RF property line, with 10' Trail on RF side
    - Design, fund, construct with first RF final plat phase and complete before acceptance of RF's first phase of public improvements
    - Construction cost estimate: \$2.2M

## Exhibit 5

### Three Lane Road Cross Section



MAJOR COLLECTOR - 3 LANE UNDIVIDED ROADWAY,  
10' HIKE AND BIKE TRAIL ON ONE SIDE

Phase 1 Toll Bridge Road Construction: Three lane road is required along with the 10' trail along entire River Farms property frontage.

# PROPOSED RIVER FARM MUNICIPAL UTILITY DISTRICT (MUD)

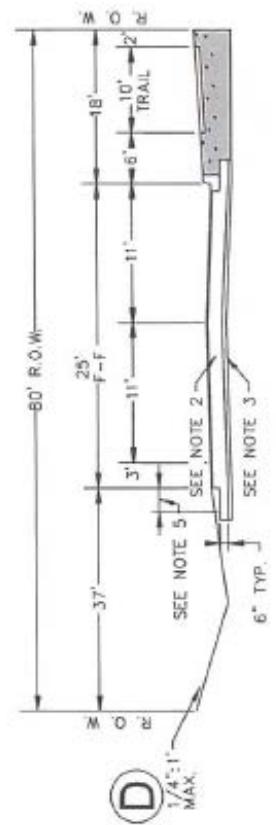
## ISSUES FOR COUNCIL CONSIDERATION

- ❖ Phase 2 of Toll Bridge Road (TBR) north of RF property

- Street section will be two lanes, with city option for center turn lane (at City expense), from north RF property line to Shanklin; no trail requirement for applicant
- Design, fund, construct concurrently with development phase including 501<sup>st</sup> lot until Phase 2 built
- Starting with 351<sup>st</sup> lot, applicant will pay into City escrow account \$2,000/lot for the remaining 1,425 lots at final plat recording
- Escrow funds will be used to reimburse developer for construction of Phase 2 of TBR
- Construction estimate: \$2.8M (2 lane/no trail)

### Exhibit 6

#### Two Lane Road Cross Section



MAJOR COLLECTOR - 2 LANE UNDIVIDED ROADWAY,  
10' HIKE AND BIKE TRAIL ON ONE SIDE

Phase 2 Toll Bridge Road Construction: Two lane road is required. However, City has the option to contribute funding to increase to three lane roadway. Regardless, trail will not be constructed with Phase 2 Toll Bridge Road construction as the trail will be built with adjacent developments.

# PROPOSED RIVER FARM MUNICIPAL UTILITY DISTRICT (MUD) ISSUES FOR COUNCIL CONSIDERATION

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## Financial Consideration of an Outside City MUD

- “Rooftops” in RF will generate market demand for nearby retail and commercial services, which will generate retail sales taxes if these services locate in the City limits
- Revenue for RF residential water and sewer consumption will be at 125% x the City rate
- City will be relieved of the requirement to provide City services, facilities, and personnel to RF area such as police, fire, public works, street maintenance, and street lighting
- City responsible for normal and irrigation water meters and taps, sewer taps, meter placement, replacement meters, reads, connects, disconnects, and inspections to satisfy TCEQ requirements for plumbing and connection to City water/sewer system
- City should be fully compensated for all services provided, with rates flexible for future increases by Council
- City will not receive property taxes from RF development
- Precedent consideration for adjacent properties to request de-annexation/MUD

# River Farm MUD Fees

I.	<b>Fees in Current Draft River Farm Agreement: Collected following <u>Final Plat Approval</u></b>	
1)	Water Capacity Reservation \$ 223.00 per d/u	→ \$ 396,000
2)	Sewer Capacity Reservation <u>\$1,080.00 per d/u</u>	→ <u>1,914,000</u>
		\$2,310,000
II.	<b>Other Fee Considerations: Collected with Plan Review at <u>Permit Application</u></b>	
1)	Plan Review for Design Elements (per Permit)	\$100.00
2)	Water Tap/Meter up to 1": City Rate x 125% City Rate x 125%	\$450 x 125% = \$562.50*
3)	Sewer Tap:	\$600.00
4)	Plumbing Inspection - "Rough in," "Top Out," and Final Inspection (3 site visits)	\$300 x 125% = \$375.00*
5)	PW Inspection, connection to Water/Sewer System	\$400.00
6)	Customer Service Inspection (CSI) - TCEQ required	\$300.00
7)	Tech Fee	\$50.00
8)	Irrigation System Permit (\$40 + \$1/head, typical ±60)	\$100.00
		Estimate \$1,660.00
		<u>\$100.00</u>
		\$1,660.00 x 1775 = \$2,946,500.00

\*These are "standard" tap fees; tapping involving street cuts or meters over 1" in diameter, and fire lines will be per City's current fee/rate schedule and at 125% city rate as established by the Belton City Council.

# River Farm MUD Fees

## III. Construction of Toll Bridge Road

- 1) Phase I - Built with first development phase
- 2) Phase II – Escrow, \$2K/Lots, Lot 351-1775, \$2,000 x 1425 =

\$2,200,000
<u>\$2,850,000</u>
\$5,050,000

## IV. Summary (projected estimate)

1) W/S Capacity Reservation:	\$1,303.00 per d/u @ Final Plat Approval →	\$ 2.31M
2) Fees Collected:	<u>\$1,660.00</u> per d/u @ Permit Application	
	\$2,953.00 TOTAL ESTIMATE	→ \$ 3.00M
3) Toll Bridge Road Contribution, Phase I and Phase II	→ <u>\$ 5.05M</u>	\$10.36M

**NOTE:** MUD Agreement should allow for increased tap and inspection fees over time as established by Belton City Council.

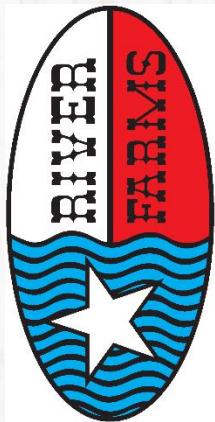
**EXHIBIT "B"**



**RIVER FARM**

**BELTON**

# Development Team



**Steve Utley**



**Ann Utley**



**Robert Utley**



**COATS | ROSE**

A PROFESSIONAL CORPORATION

**BCSW**  
BARD, CREWS, SCHILLER & WHITAKER PC

**ASTRA**  
DEVELOPMENT



**Juli A. Bryan**  
BCSW



**Traci Shannon**  
Kilmer, AICP  
Kimley-Horn

**Kimley»Horn**



**Mindy Koehne**  
Coats and Rose



**Brian Adams, PLA**  
Kimley-Horn



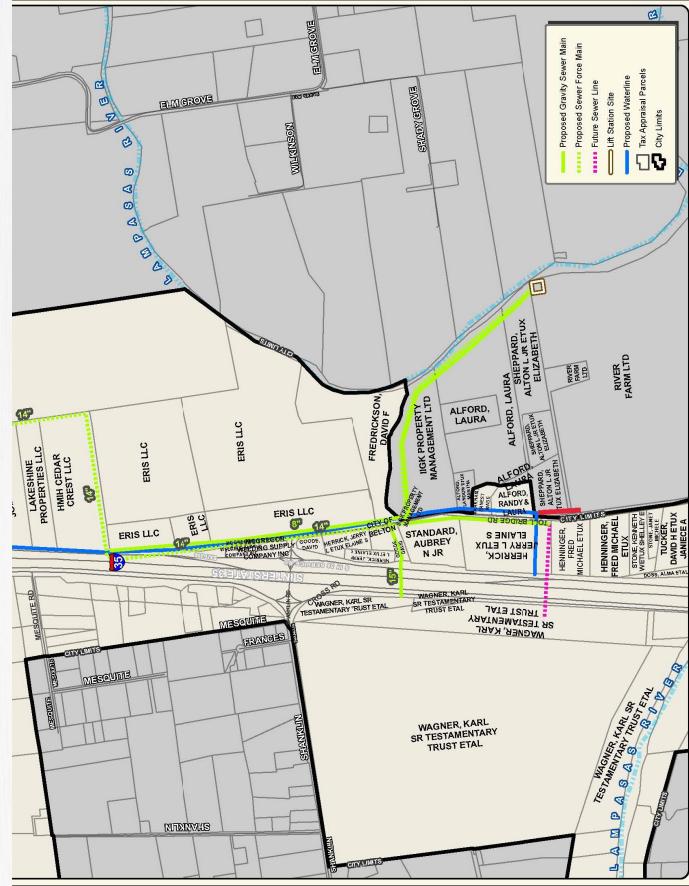
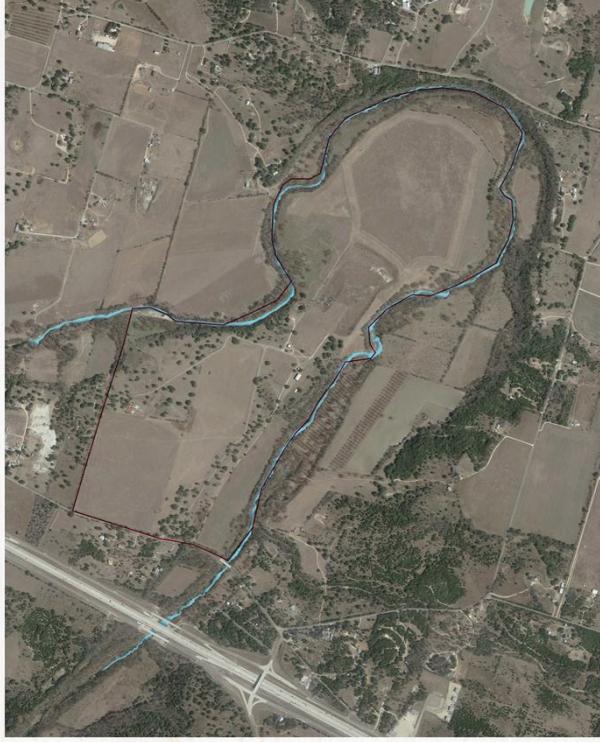
**Justin Bono**  
Astra Development



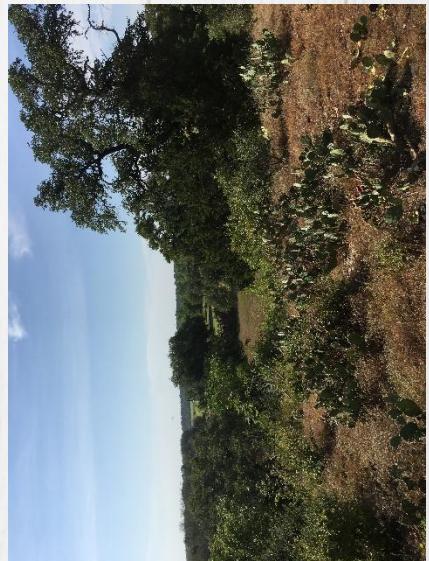
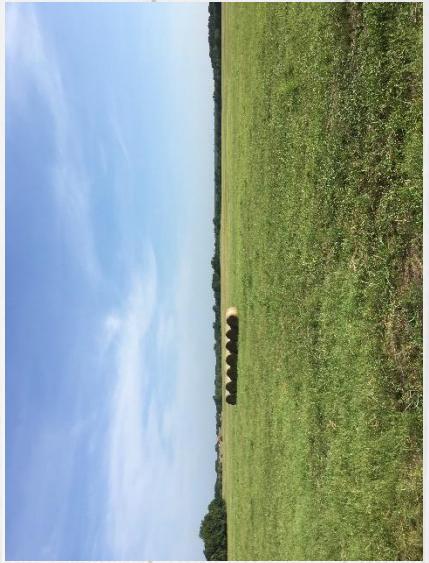
**Brent Murphree, PE**  
Kimley-Horn

# 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.



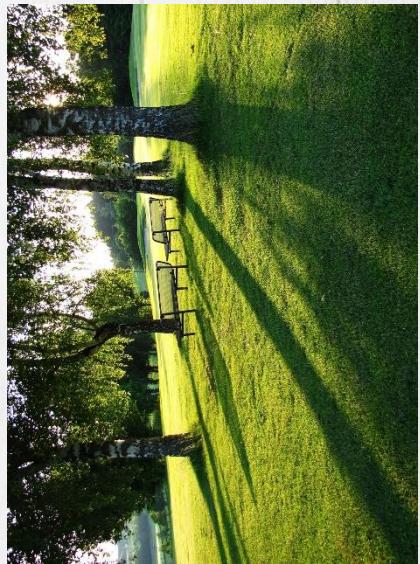
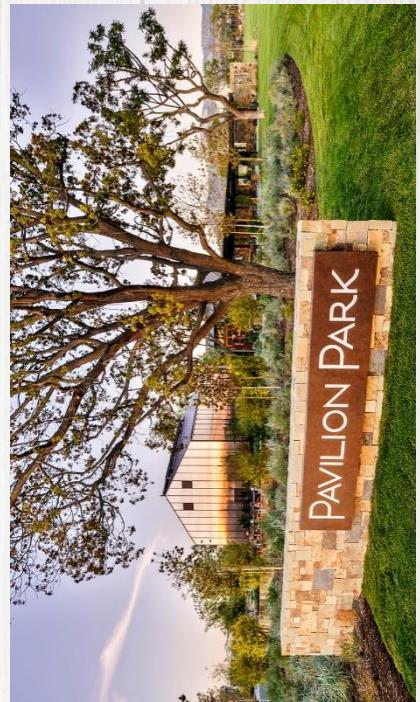
# Property Overview



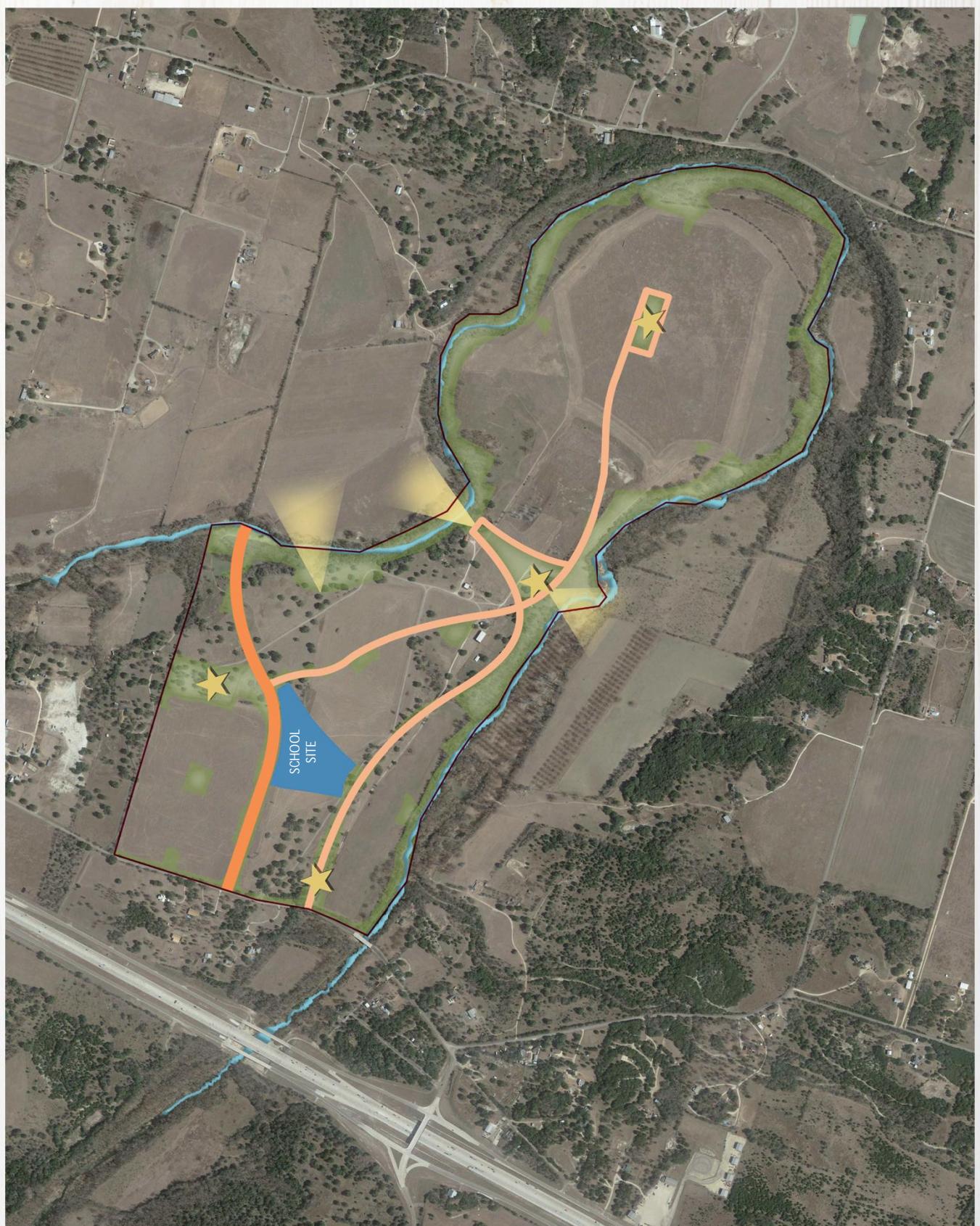
# Development Vision



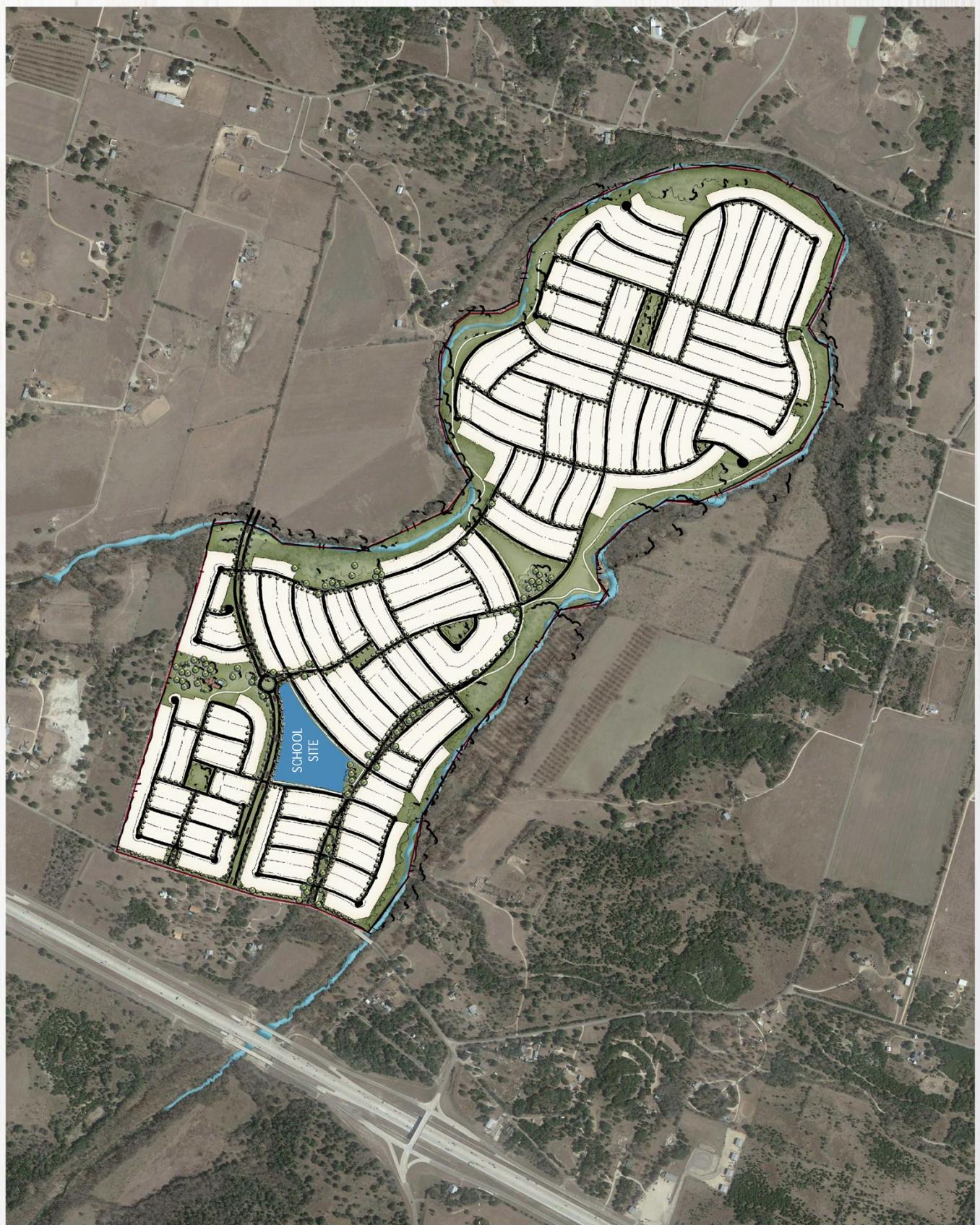
- Maintain the river frontage as an amenity for the full community.
- Create a trail system linking the community to the river, open spaces, and amenities.
- Far exceeding the city's minimum open space and park requirements.
- Provide a variety of lot sizes to meet the demand across high demand price 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.



# Thoroughfare Connections



# Conceptual Master Plan



# Development Agreement

- DA is primary step in creation of this Master Planned Community
- DA will contain Commitments to Special Regulations for Community
- Maximum 1,775 homes allowed
- 90% of RF will have Min. lot width 50' and min. lot depth 100'
- 10% of Developable Land allowed for higher density/smaller lots
- Masonry minimums to meet or exceed the Three Creeks community
- Project will comply with city codes and regulations
- City to inspect and issue building permits
- Developer 100% financially responsible for Utility Facilities; these facilities will be conveyed to the City at no cost.
- Developer will pay for its share of the offsite water line and offsite sewer line built by the City through a per lot fee payable at the time of each final plat.
- Toll Bridge Road will be improved by Developer in two phases.
  - Phase 1 is the portion of TBR adjacent to the RF property and will be constructed with phase 1 development.
  - Phase 2 is the portion of TBR that is North of the RF property to Shanklin and will be constructed concurrently with the phase that contains the 501<sup>st</sup> lot.
- City agrees to consent to creation of a MUD and agrees to de-annex the portion of RF located in the city limits after Phase 2 of TBR is complete.
- City of Belton will be the retail water and sewer provider at a higher rate of 125% of the in-city rate.
- Trash, brush and recycling to be provided by the City and billed to the RF residents at in city rates.



THANK YOU

# View Corridors & Open Space Connections



# Amenity Connections



# Amenity Center + Pocket Parks



## 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



## Pocket Park Program Elements Include

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

# Central Park

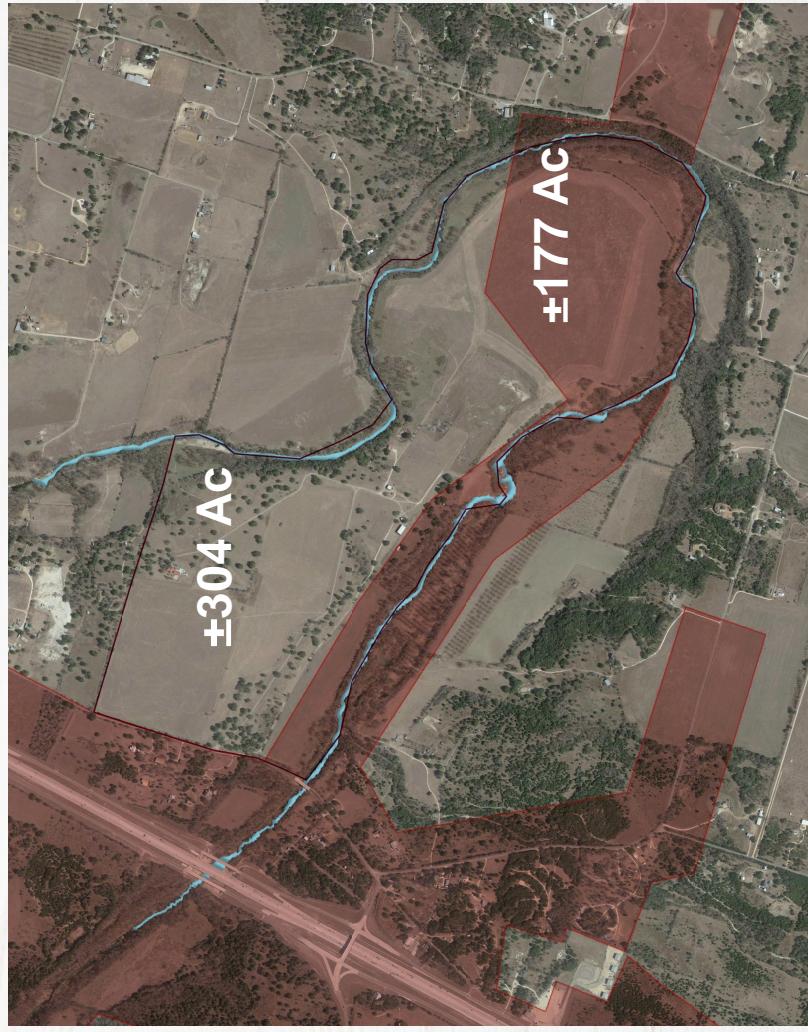


## Program Elements Include

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



# 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

# Proposed Process + Sequencing

- Parties enter into Development Agreement
- City consents to MUD creation
- City commences offsite utility construction
- Owner applies for MUD creation with Texas Commission on Environmental Quality (TCEQ)
- Owner obtains approval of MUD from TCEQ
- Preliminary Plat Approval for full site
- Construction Plan Approval for Phase 1
- Final Plat Approval for Phase 1
- City completes offsite utility construction
- Commence Development
- Complete Development of Phase 1
- Initial Home Sales
- Initial Home Closings

