

**BELTON CITY COUNCIL WORKSHOP  
FEBRUARY 12, 2013 – 4:30 P.M.**

The Belton City Council met in work session in the Smith Room of the Harris Community Center, with the following members present: Mayor Jim Covington, Mayor Pro Tem Marion Grayson (arrived 4:38 p.m.), Councilmembers David K. Leigh, Wayne Carpenter, Craig Pearson, John Agan, and Frank Minosky. There were no members absent. Staff present were John Messer (arrived 4:40 p.m.), Sam Listi, Connie Torres, Cristy Daniell, Byron Sinclair, Erin Newcomer, and Paul Romer.

The Mayor called the meeting to order at 4:30 p.m.

Conduct work session regarding trail improvements along Chisholm Trail Parkway, from Dunn's Canyon to Spring Canyon.

Planning Director Erin Newcomer reviewed history regarding this item. She indicated staff is proposing moving away from a combined 10' hike and bike trail to a 6' hike trail and a bike path painted within the paved street in the new section. This will result in striping both sides of Chisholm Trail Parkway and construction of a 6' wide concrete hike trail. The City Manager presented drawings showing the condition of the existing granite trail, the vacant portion (the developer's responsibility), and a previously built section to the west showing the existing granite component.

Mr. Listi recommended Alternative 5 to the Council, shown below, in order to achieve a concrete trail throughout the area. He indicated a development agreement would be forthcoming if the Council concurs:

- Developer builds new concrete trail on middle Section 2, from Matador to Breakers Cove in calendar year 2013. Developer cost estimated at \$40,000-\$50,000.
- City will agree in a development agreement, to reimburse developer for a negotiated amount of \$21,000 for difference between granite and concrete trail when completed.
- City to replace granite Sections 1 and 3 with concrete from Dunn's Canyon to Matador and from Breakers Cove to Spring Canyon within two years (by the end of 2014). City cost \$25,000.
- Total City fiscal impact for trail in this alternative is \$46,000.

The City Manager stated the City would also agree to do the following:

- Stripe bike lanes in street along Chisholm Trail Parkway, from Dunn's Canyon to Spring Canyon.
- Install two additional water meters (a total of four), and fund annual water expense for landscaped areas along Chisholm Trail Parkway.
- Build the City's part of the trail with in-house forces or contract out trail construction (the City's choice). Costs provided thus far are in-house estimates, and though building projects in-house lowers the City's out-of-pocket costs, it also renders crews unavailable for other City tasks and projects.
- City will maintain the completed trail.

Councilmember Agan asked about landscaping maintenance for the trail, and commented about flower beds, etc. in other City parks, being overgrown. Jared Bryan, Carothers Properties, indicated they intend to develop a landscape plan which will be maintained by the Dawson Ranch Homeowner's Association (HOA) following the HOA's approval. Councilmember Leigh expressed concern over spending \$50,000 in this particular development in one area of the City. He stated he thinks at some point the existing granite will have to be replaced, and asked if there is enough economy of scale to do all the work at once, or stage as needed or earmark funds to be used over time. Mr. Listi stated the two approaches discussed were the City doing it in-house with existing crews when time allows, or contracting the entire project and doing it all at once. The Mayor suggested it might be a good idea to bid the work.

Mr. Leigh also commented about adding sidewalks in this area which may not experience heavy use, when there are miles of other areas in the City that do have heavy use but no sidewalks. He requested the City identify areas needing sidewalks as a whole. The City Manager stated staff is working to ensure this commitment made in 2004 is carried out in the most enduring way, and hopes to address the existing, long-time situation. It is his hope the City's experience with granite will help determine what

to do on future projects. Mr. Listi added, there is money set aside in the TIRZ Fund for sidewalks, and staff hopes to identify locations during the CIP process as well. In addition, he has asked Lee Engineering to assist the City with development of a trail plan in conjunction with update of the City's Thoroughfare Plan.

Mr. Leigh stated he thinks this is great and reiterated the request for the City to continue to look at usage and connectivity throughout the City. Mayor Pro Tem Grayson agreed, but commented there are instances where infrastructure work is needed prior to construction of sidewalks.

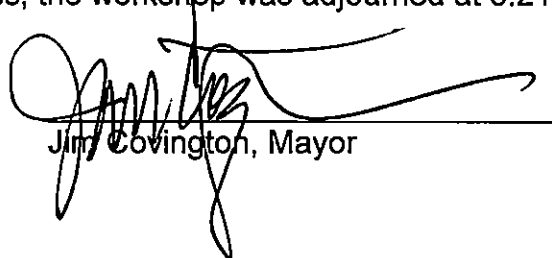
The Mayor confirmed Council consensus was for the City Manager to proceed with preparation of the Development Agreement. Mr. Bryan indicated he needed to obtain approval by the HOA first, followed by Atmos Energy. All agreed the item would come back for Council consideration as soon as practical.

Conduct work session regarding need for analysis of the Nolan Creek Trunk Sewer Line.

The City Manager introduced Ginger Tolbert, KPA Engineers, who gave an overview of the City's existing drainage basins and wastewater lines. She identified current and future growth/development, which is prompting the need to analyze the Nolan Creek Trunk Sewer Line system (beginning at the Brazos River Authority lift station), to determine current line capacities/conditions. Ms. Tolbert reviewed flow monitoring results conducted in a section of sewer line along Sparks Street which, as expected, revealed poor pipe conditions given its age and type of pipe (vitrified clay). She indicated the line is experiencing inflow and infiltration, and is at, or near capacity. The proposed analysis will provide extensive wastewater line flow monitoring and manhole inspection to determine base flow and the extent of inflow and infiltration. Ms. Tolbert showed samples of pipe sections, and recommended the City consider moving to PVC pipe to improve flow and provide longer life. Rick Kasberg, KPA Engineers, stated while this analysis won't eliminate inflow and infiltration, the goal is to try to capture it, and the study will help the City define what needs to be conveyed to Nolan Creek.

Councilmember Pearson asked how long improvements would be expected to last, and Ms. Tolbert indicated once they can determine ultimate capacity needed to accommodate growth, and determine line alignment, a cost estimate and phasing plan for line replacement will be developed. The Mayor asked about funding, and the City Manager indicated the cost is unknown at this time, but phases could be funded by Water & Sewer funds, and the City could possibly issue bonds for some utility components. The City Attorney commented the City may have to look at impact fees at some point, when development prompts major improvements needed to the City's system. The Mayor concurred impact fees may be necessary if Belton continues to grow as projected in the future. The City Manager stated currently all wastewater goes to the Temple-Belton treatment plant, but the City will need another sewer plant should an urban development of any scale occur in the south IH-35 corridor. No action was needed at this time, and a proposal from KPA Engineers will be presented at the next meeting for consideration.

There being no further business, the workshop was adjourned at 5:21 p.m.

  
Jim Covington, Mayor

ATTEST:

  
Connie Torres, City Clerk