

**BELTON CITY COUNCIL WORK SESSION  
FEBRUARY 25, 2014**

The Belton City Council met in work session with the following members present: Mayor Jim Covington, Mayor Pro Tem Marion Grayson, Councilmembers Craig Pearson, Jerri Gauntt, David K. Leigh and Dan Kirkley. Councilmember Agan was absent. Staff present were John Messer, Sam Listi, Cristy Daniell, Jana Faucett, Mike Huber, Mack Parker, Cynthia Hernandez, Paul Romer, and Denny Lassetter

1. Call to Order: The Mayor called the meeting to order at 4:03 p.m.
2. Hold a work session to consider the Wheat Road Reconstruction Project.

City Manager Sam Listi briefed Council on the Wheat Road Reconstruction Project. Mr. Listi felt it was important to discuss the project concept; design, bids; final project recommendation; and schedule for construction to coincide with the opening of Chisholm Trail Elementary School. Mr. Listi stated he met with BSD last Friday and provided this same presentation, and noted they were happy with the project.

Public Works Director Mike Huber provided a brief overview of the bids received and a recap of the funding sources. Mr. Huber stated he and Mr. Listi sat down with Mack Parker, Design Engineer, and looked for ways to maintain the intent of this project, but lower the cost without having to use CO funds that are designated for street maintenance projects.

Design Engineer Mack Parker provided the original design concept to Council and explained how we have projected to scope down this design in order lower the cost. Mr. Parker recommended reducing the amount of roadway reconstruction on the north end by approximately 280 feet, and approximately 191 square yards of concrete trail would be added to the south side of the project.

Mr. Listi stated Council has three items on the Agenda before you this evening. The first item is to award the project, the second is to execute Change Order #1 which would reduce the amount of roadway as explained earlier, and the third is to execute a contract with KPA for professional services to support construction. The overall consensus of Council was to move forward as recommended by staff this evening.

3. Hold a work session to provide an update on the CVS/Bluebonnet Addition.

Mr. Listi informed Council of numerous meetings with all parties and provided a brief update of efforts to achieve an access along the east property line proposed by the City, but CVS and Bluebonnet have not reached a final agreement for use of this private property.

Mr. Listi stated CVS appears okay with the realignment to the east side and, if done, there will be some City costs associated with these changes to the plat and construction plans for the project. Bluebonnet prefers one-way traffic northbound for trucks and was surprised to see the final plat reflect a 24' public access easement.

Mr. Listi indicated we will continue to seek the access aligned to the east property line, the access easement may be resized to match the current 20' drainage easement, and the access easement may be renamed private access easement and proposed for one way traffic. Council acknowledged these efforts and supported resolution of the matter.

4. Hold a work session regarding pending subdivision plats including Dawson Ranch Phase V and Highland Estates Phase II; as well as area transportation needs and subdivision ordinance requirements.

Mr. Listi informed Council the principal issue before you this evening is the collector street circulation system. Mr. Listi explained the chronology of the subdivision plat review as presented with conditional recommendations. Mr. Listi stated some of the conditions such as drainage, parkland, etc. appear able to be resolved; however, the collector street system deficiency needs more attention on both plats.

Mr. Listi provided the plat as proposed and gave recommendations providing an opportunity for provision and extension of a collector street system in the area and for a very modest amount of City funding:

- a) The City could help facilitate this by providing sidewalks on the existing street Twin Ridge, combined with no parking signage;
- b) The developer would be asked to increase Yturria and Mystic Mountain ROW/pavement to 55'/37', provide sidewalk on one side, and project Yturria for connection to west, ultimately to Sparta;
- c) The City would increase existing Mystic Mountain pavement to 37' and add sidewalk, and add water/sewer line extension across Lake to Lake Road; and
- d) The developer would donate ROW needed for Lake to Lake Road.

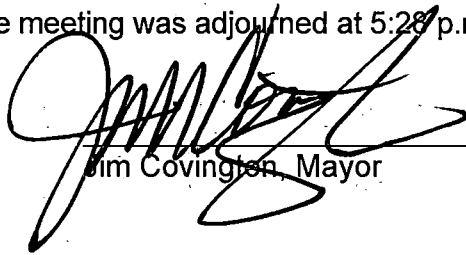
Jared Bryan with Carothers Development addressed the Council with his concerns regarding the proposed recommendations. Mr. Bryan stated the 50'

ROW / 31' pavement proposed road system should be allowed, and asked Council to lessen the requirements of the Subdivision Ordinance. He provide a handout to Council for its consideration.

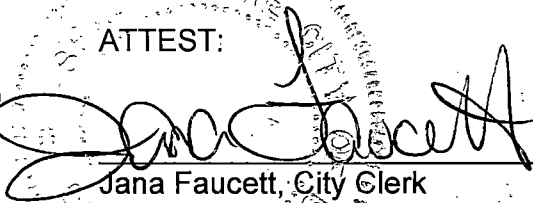
Mr. Listi indicated Council's options for action tonight include approval of the two plats as submitted and conditioned; disapproval of the plats as submitted; or tabling of the plats with the applicant's concurrence.

The Council has 30 days from P&ZC's action (February 18, 2014) to act, so action is required no later than the March 11<sup>th</sup> Council Meeting.

There being no further business, the meeting was adjourned at 5:28 p.m.

  
Jim Covington, Mayor

ATTEST:

  
Jana Faucett, City Clerk

