

**BELTON CITY COUNCIL MEETING
JANUARY 14, 2014**

The Belton City Council met in regular session with the following members present: Mayor Jim Covington, Mayor Pro Tem Marion Grayson, Councilmembers Craig Pearson, John Agan, Jerri Gauntt, David K. Leigh and Dan Kirkley. Staff present were John Messer, Sam Listi, Jana Faucett, Cristy Daniell, Gene Ellis, Francisco Corona, Bruce Pritchard Mike Huber, Erin Newcomer, Kim Kroll, Matt Bates, Denny Lassetter, Paul Romer, Charlotte Walker, and Aaron Harris.

The Pledge of Allegiance to the U.S. Flag was led by City Manager Sam Listi, the Pledge of Allegiance to the Texas Flag was led by Councilmember Dan Kirkley, and the Invocation was given by Dr. Bill Carrell, UMHB Professor and Director of Church Relations.

1. Call to Order: The Mayor called the meeting to order at 5:30 p.m.
2. Public Comments. Public Works Director Mike Huber provided a brief recycling update. Mr. Huber informed Council the recycling project has been an overall success and wished to thank Staff and Council for assisting in the implementation of this project.
3. Presentations:
 - A. Firefighter Recognition

Fire Chief Corona recognized BFD Medic 1 crew, Firefighter EMT John Phillips, and Firefighter Medic Marty Tippit for their life saving actions. On November 13, 2013, their quick response, along with their medical treatment, resulted in a toddler making a full recovery.
 - B. Officers of the Quarter – 4th Quarter 2013

Police Chief Ellis presented this award to Officer Joseph Chapa based on his outstanding performance in promoting the Community Policing philosophy of BPD, maintaining an exemplary physical fitness standard, and a drug arrest on December 14, 2013.
 - C. Officer of the Year – 2013

Police Chief Ellis presented this award to Sergeant Ontiveros based on his exceptional dedication and service to the department and the community during the past year

D. Police Chief's Award – 2013

Police Chief Ellis presented this award to CHIPS volunteer Daniel Bartnesky who showed a strong commitment to volunteering in police service.

In conclusion, Chief Ellis wished to recognize his entire team including staff and volunteers. Mayor Covington also wished to thank the alumni of the Community Policing Academy for being in attendance. Mayor Pro Tem Grayson thanked Chief Ellis as the quality of our leadership is reflected on this staff.

Consent Agenda

Councilmember Gauntt asked item 7, 8, and 9 be removed from Consent Agenda. Upon motion by Councilmember Leigh, seconded by Councilmember Pearson, the following items were unanimously approved:

4. Minutes of previous meeting. Both sets of minutes were approved as presented.

December 10, 2013 Workshop
December 10, 2013 Regular Meeting

5. Consider a resolution declaring that the updated January 1, 2014 population of the City of Belton is 19,314.

Approved the following resolution as outlined in the caption below.

RESOLUTION NO. 2014-01-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, FINDING THAT THERE ARE 19,314 RESIDENTS WITHIN THE CORPORATE LIMITS OF THE CITY OF BELTON AND PROVIDING AN OPEN MEETING CLAUSE.

6. Consider authorizing the purchase of a compact track loader for the Public Works Department.

Approved the purchase as indicated.

Items Pulled from Consent Agenda

7. Consider a resolution granting the City Manager and Assistant City Manager / Finance Director and designated deputies the authority to conduct financial transactions on behalf of the City of Belton.

Finance Director Cristy Daniell presented this item to Council. Mrs. Daniel noted Section 8.13 of the Belton City Charter provides that "All checks, vouchers, or warrants for the withdrawal of money from City depositories shall be signed by at least two authorized signatories, all of which shall be approved the City Council by resolution. The Council may authorize the use of machine imprinted facsimile signatures on checks, vouchers, and warrants."

With recent staff changes, we are down to two authorized check signers, and are recommending the addition of City Clerk Jana Faucett and Senior Accountant Susan Allamon as authorized check signers. The last time we had to revise signatories was in 2001, when Mr. Listi was appointed as City Manager.

Mrs. Daniell recommended approval of the Council granting the City Manager, the Assistant City Manager/Finance Director and designated deputies the authority to conduct financial transactions on behalf of the City of Belton.

Upon motion by Councilmember Gauntt, seconded by Councilmember Pearson, the following captioned resolution was unanimously adopted:

RESOLUTION NO. 2014-02-R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS,
GRANTING THE CITY MANAGER AND ASSISTANT CITY
MANAGER/FINANCE DIRECTOR AND DESIGNATED DEPUTIES THE
AUTHORITY TO CONDUCT FINANCIAL TRANSACTIONS ON BEHALF OF
THE CITY OF BELTON.**

8. Consider a resolution authorizing an agreement with the Texas Department of Transportation for the temporary closure of state right-of-way related to The Army Marathon to occur in Belton on March 2, 2014.

Recreation Coordinator Matt Bates informed Council the Army Marathon is a 501(c)(3) organization whose mission is to benefit local and national veteran-related charities and families, with a secondary mission to drive economic growth in Central Texas. The organization is coordinating a 26.2 miles marathon from Killeen to Temple, a 13.1 miles half-marathon, and a 5K race in the Temple area, to be held on Sunday, March 2, 2014. They anticipate approximately 4,000 runners and hundreds of spectators at start and finish lines, with water stops every 1-1.5 miles manned by at least 20 volunteers at each location. Finish line activities on Hillard Road in Temple will include live music and a festival.

City staff has approved the Special Event Permit required for events of this kind; however, since the event will travel along several state rights-of-way (ROW), TxDOT is requiring an agreement providing for the temporary partial closure of FM 439 (from FM 3219 to FM 2271) and FM 2271 (from FM 439 to FM 2305), as well as a DETOUR route along SH 317, as shown in the attached exhibit A; and a resolution acknowledging the City's approval of the event.

The City would like to support this worthy event, as the group hopes to continue to conduct the Marathon annually, and bring other races to local communities in order to support activities for military communities throughout our region.

Mr. Bates recommended approval of the proposed agreement and accompanying resolution.

Councilmember Gauntt noted this was an exciting event for the City of Belton. Upon motion by Councilmember Gauntt, seconded by Mayor Pro Tem Grayson, the following captioned resolution was unanimously adopted:

RESOLUTION NO. 2014-03-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, AUTHORIZING AN AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE TEMPORARY CLOSURE OF STATE RIGHTS-OF-WAY AND EXPRESSING THE CITY'S SUPPORT OF THE ARMY MARATHON, TO BE HELD ON SUNDAY, MARCH 2, 2014.

9. Consider approval an Eagle Scout project along hiking trail at Heritage Park.

Recreation Coordinator Matt Bates introduced Josiah Guthrie to Council. Mr. Josiah Guthrie and his family are very active in the Belton community. Mr. Guthrie is an 8th Grader at Priority Charter School and is currently working toward obtaining Eagle rank with Boy Scout Troop #153. Eagle Scout is the highest rank attainable in the Boy Scouting program of the Boy Scouts of America (BSA). Requirements include earning at least 21 merit badges and demonstrating Scout Spirit through the Boy Scout Oath and Law, service, and leadership. Additionally, it includes an extensive service project that visibly recognizes the accomplishments of the Scout.

Mr. Guthrie's project plan was an initial request to be constructed in Harris Community Park; however the location was revised to the open-space area along the hiking trail at Heritage Park, near the fishing dock. The project will feature an inscribed, limestone bench with a walkway leading from the trail. The bench will be approximately 20" x 22" x 48", weigh 1900 lbs., and set on a 10' x 10' concrete slab. The walkway leading up to the bench will be composed of asphalt

millings with limestone trimmed curbing. Mr. Guthrie's is estimating completion of the entire project in February.

Parks Board recommended approval 3-0, with one member absent from meeting held on December 2, 2013. The Board subsequently approved the revised location at the Parks Board meeting held on January 6, 2014.

Mr. Listi concurred with the Parks Board and recommends approval of the Guthrie Eagle Scout project in Heritage Park.

Mayor Covington wished to tell Josiah how proud he was of the young man he has become.

Mayor Pro Tem Grayson made a motion to approve the item as recommended. Councilmember Gauntt seconded the motion, which carried unanimously.

Before moving to the next Agenda Item, Mayor Covington recognized Geoff West with the Temple Daily Telegram, as this will be his last City Council Meeting. Mayor Covington also noted new Belton Journal Reporter, Devi Corbitt, and welcomed her aboard.

Planning and Development

10. Hold a public hearing and consider an ordinance regarding a zoning change from Single Family-1 to an Office-1 Zoning District for a .737 acre tract of land located at 3011 North Main Street, on the southeast corner of North Main Street and Peacock Road.

Ms. Newcomer indicated a typographical error regarding the acreage correcting it from 7.37 to 0.737. Planning Director Erin Newcomer presented this item to Council requesting a zoning change from Single Family-1 to Office-1. The applicant has submitted this request for a zone change to allow for two office-1 uses. A 6,000 square foot two unit building is proposed to be constructed on this lot pending zone change approval. City Staff initially proposed an entrance off Peacock instead of Main Street due to the amount of traffic congestion on Main Street. Staff became aware that no access easement exist for Peacock Road so one access point for this office building will be provided off North Main Street / SH 317.

This zoning change request was recommended for approval by the Planning and Zoning Commission with 8 ayes and 0 nays.

Ms. Newcomer recommended approval of zone change from Single Family-1 to Office-1 District, for an office building, with development regulated under the Design Standards for Type Area 1 standards as follows:

1. The allowable uses of the property shall conform to the Office-1 Zoning District in all respects.
2. The development of the property shall conform to all applicable Type Area 1 Design Standards, as identified in Ordinance 2009-31, Section 7.1 of the Zoning Ordinance, including:
 - a. Site Development Standards discussed above
 - b. Building Design Standards
 - c. Landscape Design Standards
3. Sign Standards shall conform to Ordinance 2008-11.

Councilmember Agan asked Ms. Newcomer about the possibility of a shared drive off Main Street (SH 317). Ms. Newcomer stated this would come under review when the site plan is submitted. Councilmember Leigh asked Ms. Newcomer if Peacock Road was privately owned. Ms. Newcomer indicated it is private; however, no access easements exist. City Attorney John Messer noted staff tried to make it work; however, this was not possible since no access easement exist. Councilmember Leigh stated whatever we can do through the platting process to try and align long term development in these congested areas would be helpful.

Applicant Brian Carroll noted they currently have a transaction pending with Mr. Sheppard. Mr. Carroll's desire was to try and find something that was the best use for Belton, as he is a resident, and here for the long run.

Mayor Covington opened the public hearing. Councilmember Agan made a motion to approve the ordinance as presented. The motion was seconded by Mayor Pro Tem Grayson and carried unanimously. The following captioned ordinance was adopted:

ORDINANCE NO. 2014-01

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM SINGLE FAMILY-1 ZONING DISTRICT TO AN OFFICE-1 ZONING DISTRICT, FOR AN OFFICE BUILDING, WITH DEVELOPMENT TO BE REGULATED UNDER TYPE AREA 1 DESIGN STANDARDS.

11. Hold a public hearing and consider an ordinance regarding a zoning change from Agricultural to a Commercial-1 Zoning District for a 1.5 acre tract of land located

at 1405 Old Golf Course Road, 0.13 miles south of U.S. Highway 190 and east of Old Golf Course Road.

Planning Director Erin Newcomer presented this item to Council requesting a zoning change from Agricultural to Commercial-1. The applicant has submitted this request for a zone change to Commercial-1, located on east side of Old Golf Course Road and south of Highway 190. Any use on this property must comply with the commercial-1 area regulations in all respects. When a site plan is submitted, the applicant will need to provide screening between a commercial use and any adjacent lower intensity use, like the mobile home park to the north.

Ms. Newcomer informed Council this zoning change request was recommended for approval by the Planning and Zoning Commission with 8 ayes and 0 nays and recommends approval of zone change from Agricultural to a Commercial-1 Zoning District, development will be regulated under the Design Standards for Type Area 11 standards as follows:

1. The use of this property must conform to the Commercial-1 Zoning District in all respects.
2. The development of the property shall conform to all applicable Type Area 11 Design Standards, as identified in Ordinance 2009-31, Section 7.1 of the Zoning Ordinance, including:
 - a. Site Development Standards discussed above
 - b. Building Design Standards
 - c. Landscape Design Standards
3. Sign Standards shall conform to Ordinance 2008-11.

Mayor Covington opened the public hearing. Councilmember Kirkley made a motion to approve the ordinance as presented. The motion was seconded by Councilmember Pearson and carried unanimously. The following captioned ordinance was adopted:

ORDINANCE NO. 2014-02

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM AGRICULTURAL ZONING DISTRICT TO COMMERCIAL-1 ZONING DISTRICT, FOR AN OFFICE BUILDING, WITH DEVELOPMENT TO BE REGULATED UNDER TYPE AREA 11 DESIGN STANDARDS.

Miscellaneous

12. Consider authorizing the City Manager to execute an agreement with Clark and Fuller, PLLC, for engineering design services for 24th Avenue roadway reconstruction, pedestrian improvements, and drainage improvements.

Public Works Director Mike Huber provided a brief overview of this item. \$50,000 in funding was provided in the FY2013 TIRZ budget to study and design improvements for 24th Avenue, from North Main to Beal Street. This section of 24th Avenue functions as a minor collector that currently is constructed as a rural road, with no curb and gutter, width of approximately 24 feet, no pedestrian or bicycle facilities, and borrow ditches for stormwater conveyance. The two lane intersection at North Main is one lane each way, which creates a bottleneck for traffic flow from 24th Avenue onto North Main. While the roadway is not listed on the 2001 Thoroughfare Plan as a minor collector, it is shown as a minor collector on the most recent draft revisions to the Thoroughfare Plan provided by Lee Engineering. Improvements to this roadway would be another incremental step toward improving east/west flow and access to N. Main, as well as traffic flow along Main Street.

Mr. Huber stated City Staff worked with Clark and Fuller's engineers to study the current design of the roadway, drainage, and intersections. That analysis resulted in a proposal by Clark and Fuller for engineering design and survey services for roadway improvements, pedestrian improvements, and drainage improvements. The ultimate plan would consist of approximately 1,550 feet of linear roadway improvements, including:

- Widening of 24th Avenue at the intersection of N. Main to accommodate three lanes - two westbound turn lanes onto N. Main (one north turn lane and one south turn lane) and one eastbound lane.
- Curb and gutter
- A six foot sidewalk on the north side of the roadway
- Potential bike lanes
- Storm sewer inlets and piping to address regional drainage

Mr. Huber recommended authorizing the City Manager to execute an agreement with Clark and Fuller, PLLC, for engineering design services for 24th Avenue roadway reconstruction, pedestrian improvements, and drainage improvements.

Councilmember Kirkley asked how you typically phase a project. Mr. Huber stated you look for logical places without breaking drainage features, and the curb alignment makes sense without the look of an unfinished project. Mr. Kirkley asked of the possibility of bringing in a street. Mr. Listi noted there was no direct connection from the neighborhood to the HEB complex at this point and time. Mayor Pro Tem Grayson noted she was bothered some by the project as she has a history with this neighborhood. Mrs. Grayson feels other streets could

use more improvement than 24th Street unless the new subdivision is going to be exiting into the neighborhood. Mr. Listi noted yes, and if the Council chooses to move forward, we would have to look at right-of-way acquisition and perhaps the elimination of on street parking to accommodate traffic capacity. Councilmember Gauntt asked how much right-of-way would need to be required, what would the cost be, and should the developer be required to share some of the expense. Ms. Gauntt also asked if the width of the street would affect the response time of our fire department. Mr. Huber stated the response time could be an issue with on-coming vehicle. Mr. Huber noted as far as right-of-way acquisition, it depends on what we want ultimately and as far as cost go, we would hope the church would see the benefit of an acquisition for the city as this would benefit everyone in the neighborhood. Mayor Covington stated this particular project is a bit far removed from the development at this time to be able to ask the developer to share the expense. Mr. Listi also noted this proposed funding is in the TIRZ budget and there is no funding associated with the construction at this time.

Councilmember Kirkley made a motion to approve the item as recommended. Councilmember Leigh seconded the motion, which carried unanimously.

13. Consider authorizing the City Manager to enter into an agreement with Siddons-Martin Emergency Group, a Pierce Fire Apparatus Texas Dealership, for the purchase of a custom cab pumper fire truck.

Fire Chief Corona presented provided a brief overview of this item as he was authorized to research replacing Engine 1 with a fire pumper truck with CIP funds. Soon after, the Chief created a research committee to assist with the project. Five firefighters and two vehicle maintenance shop mechanics participated on this committee. These members considered all of the information provided to them by four different fire apparatus manufacturing companies. The committee members submitted their findings to the Chief at the completion of their research project and, based upon the research findings and the individual proposals from the pumper manufacturing companies' representatives, the recommendation is to purchase a Pierce fire pumper truck described in the attached materials.

Chief Corona noted this item was included in the 2013 Certificates of Obligation issued in September 2013. Pierce is offering a pre-pay discount of \$12,014 (3.22%) if the City pays the full amount up front. There are some items (insurance premiums, subscriptions, registrations, etc.) that the City pre-pays, but generally City goods and services are not paid for until received. There is some risk to pre-paying this amount, but Pierce is a long-time and reputable manufacturer. Still, we would appreciate Council's input on pre-paying the amount up front. The estimated delivery time is three to six months from date of order, and so the City's funds would be at some risk during that time (i.e. company fails before we get our truck). Staff did inquire about Pierce providing a bond if we pre-paid, but that cost exceeded the amount of the discount.

The remainder of allocated funds for the fire pumper truck, up to \$400,000, will be available for other fire department equipment.

Chief Corona recommended authorizing the City Manager to enter into an agreement with Siddons-Martin Emergency Group, a Pierce Fire Apparatus Texas Dealership for the purchase of a custom cab pumper fire truck, with Council determination on pre-payment for such purchase.

Keith Gould with Pierce Fire Apparatus Texas Dealership provided brief overview of the company. Mr. Listi noted this was an exciting moment for the City of Belton. Mr. Listi asked to keep in mind that a 20 year bond means the truck has to last the city 20 years and feels this piece of equipment would do so. Mr. Listi also noted the other question before you tonight is do we want to entertain the pre-pay discount as this would save us approximately \$12,000.00 in doing so. Mr. Gould explained the pre-pay discount allows the company to build off of your money without Pierce having to pull funds out of their operating capital and is able to extend to you the discount. Councilmember Agan asked how long it takes to build the truck. Mr. Gould stated with no changes, 7-8 months. Mr. Listi noted based on the information provided today, the price of the unit would remain the same but they've offered a performance bond of just under \$2750.00 leaving the total unit cost with the pre-pay discount at \$363,952.15. Finance Director Cristy Daniell added the discount is approximately 3.2 percent of the base price and we are not earning anywhere near that kind of money therefore recommends the purchase. City Attorney John Messer noted you have to weigh the risk. Councilmember Agan asked had we vetted Pierce enough. Mr. Gould offered to provide other municipalities contact information to help make the decision. Mr. Listi noted other municipalities who have used Pierce and recommends the purchase also taking advantage of the pre-pay discount. Ms. Daniell stated she would ask TML to vet the bond as this information was provided late this afternoon. Mr. Listi stated if he had any reservations after that, he would decline the offer.

Mayor Pro Tem Grayson made a motion providing the authority to purchase the equipment with the discretion to pursue the pre-payment discount with the bond once satisfied. Councilmember Kirkley seconded the motion, which carried unanimously.

14. Consider approval of a proposal to demolish or relocate the structures located at 807 W. Ninth Avenue.

Aaron Harris, Grants/Special Projects Coordinator presented this item to Council. In preparation for the West Ninth Avenue Extension and Overpass Project, the structures on the City-owned property located at 807 W. Ninth Avenue require removal. Staff provided notice in the Belton Journal on December 19, 2013 and December 26, 2013 for Request for Proposals for demolition and/or relocation of structures located at 807 W. Ninth Avenue.

Mr. Harris informed Council four proposals were received:

Firm Name	Proposal	Amount
Shed's Construction Co. LLC	Demo	\$4,750.00
Lone Star Grading & Materials, LTD	Demo	\$4,807.50
E.G. Sierra Professional Project Management	Demo	\$6,352.00
Better Belton Foundation, Inc.	Relocate	\$2,900.00

Mr. Harris recommended approval of proposal by the Better Belton Foundation to relocate and refurbish the structures located at 807 W. Ninth Avenue.

Councilmember Gauntt noted if relocated, the possibility of some affordable housing within our city limits. City Attorney John Messer asked to provide some leeway in the event the relocation of the structure should take longer.

Councilmember Pearson made a motion to approve the item as recommended. Mayor Pro Tem Grayson seconded the motion, which carried unanimously.

15. Consider a resolution dedicating 8.947 acres of parkland along Nolan Creek as natural area/open space/wetland for perpetuity, as required by the Texas Parks and Wildlife Department; and authorize the City Manager to take all steps necessary to execute the appropriate documents approving the terms and conditions of the agreement with the Texas Parks and Wildlife Department for the Nolan Creek Recreation and Flood Mitigation Project.

Grants/Special Projects Coordinator Arron Harris provided a brief overview of this item. Mr. Harris stated the City was awarded a \$100,000 grant from the Texas Parks and Wildlife Department (TxPWD) for the Nolan Creek Recreation and Flood Mitigation Project in January of 2013. The City received the Project Agreement from TxPWD in September of 2013.

As a part of the agreement, TxPWD requires a resolution of the City Council dedicating property developed with grant funds for park use in perpetuity. The purpose is to preserve the recreational integrity of the project by dedicating the put-in and take-out locations for kayakers/tubers, as well as the prominent Downtown location behind The Gin at Nolan Creek.

The project boundaries are uniquely linked by the Nolan Creek waterway, and it was determined by TxPWD that three (3) separate parcels of land comprise the project boundary (see below and attached):

- | | |
|--------------------------------|--------------------|
| 1. Ninth Avenue (put-in) | 3.260 acres |
| 2. Downtown (behind Gin) | 0.287 acres |
| 3. Confederate Park (take-out) | <u>5.400 acres</u> |
| Total: 8.947 acres | |

Mr. Harris recommended approval of the resolution dedicating 8.947 acres of parkland along Nolan Creek, as described in Exhibit (A), as natural area/open space/wetland for perpetuity, as required by the Texas Parks and Wildlife Department; and authorize the City Manager to take all steps necessary to execute the appropriate documents approving the terms and conditions of the agreement with the Texas Parks and Wildlife Department for the Nolan Creek Recreation and Flood Mitigation Project.

Councilmember Leigh made a motion to approve the item as recommended. Councilmember Agan seconded the motion, which carried unanimously. The following captioned resolution was adopted:

RESOLUTION NO. 2014-04-R

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, DEDICATING 8.947 ACRES OF PARKLAND ALONG NOLAN CREEK AS DESCRIBED IN EXHIBIT (A) ATTACHED AS NATURAL AREA/OPEN SPACE/WETLAND FOR PERPETUITY, AS REQUIRED BY THE TEXAS PARKS AND WILDLIFE DEPARTMENT; AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE APPROPRIATE DOCUMENTS APPROVING THE TERMS AND CONDITIONS OF THE AGREEMENT WITH TEXAS PARKS AND WILDLIFE DEPARTMENT FOR THE NOLAN CREEK RECREATION AND FLOOD MITIGATION PROJECT.

16. Receive a report on the annual review of the City's Ethics Ordinance, No. 2006-15, by the Ethics Commission.

City Manager Sam Listi provide an overview of this item and informed Council during the Ethics Commission Annual Meeting; members of the Commission suggested the ordinance may be too broadly written and possibly over-restrictive in terms of representation, as discussed by Commissioner Miller. Please refer to the attached minutes. City Attorney John Messer confirmed application of the provisions as outlined. The Ethics Commission requested we present this information to Council for your consideration and input, as appropriate.

Mr. Listi recommended review of the City's Ethics Ordinance, with direction to staff if any changes should be considered.

City Attorney John Messer noted in relation to nepotism, he would not be in favor of changing the ordinance. Mayor Covington stated the appropriate thing is to take under advisement, and come back at the next meeting with a recommendation. Mayor Covington appointed Mayor Pro Tem Grayson, Councilmember Kirkley, and Councilmember Gauntt to a committee for further discussion with staff, with the desire to bring this item back to Council at a later date.

No action was required for this item.

Mr. Listi asked Mayor Covington to adjourn the regular meeting and reconvene the Council meeting into the Smith Room for the following work session at 7:21 p.m.

Work Session

17. Hold a work session to discuss CVS Pharmacy Development Plans.

Mayor Covington called the work session to order at 7:30 p.m. noting no action will be taken. City Manager Listi provided a brief overview of the CVS Pharmacy Development Plans to include a memo provided by Planning Director Erin Newcomer as well as the minutes from the October 22, 2013 Council Meeting.

Public Works Director Mike Huber presented three options to Council as outlined below:

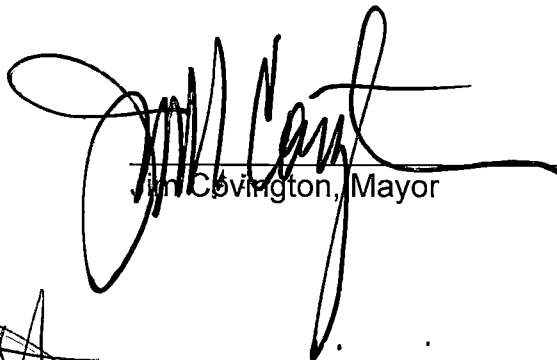
- **Option 1: Current Site Configuration – Public Access Easement, Privately Owned and Maintained**
 - 20' Public access easement extending from Lake Road to Estate Drive with new island for CVS dumpster
- **Pros:**
 - Achieves connectivity from Lake Road to Estate Drive without the City incurring any costs
 - Median along eastern property line to provide traffic calming mechanism
 - No public costs or loss of landscaping
- **Cons:**
 - "Y" could create traffic issues could be addressed by installation of a yield sign and pavement striping
 - Somewhat indirect path, not as straight as may be desired
 - Possible traffic confusion

- **Option 2: Public Access Easement – Realignment, Privately Owned and Maintained**
 - 21' Public Access Easement utilizing the existing asphalt pavement from Lake Road to Estate Drive (no island created)
- **Pros:**
 - Straight along the eastern property lines of Bluebonnet Plaza and the CVS site
 - Privately owned and maintained utilizing existing pavement
 - Narrow width of 21' will create traffic calming speed mechanism
- **Cons:**
 - Loss of landscaping

- Relocation of dumpster
 - Public costs associated with ribbon curb, and striping
 - Costs are estimates, uncertain owner response
- **Option 3: City of Belton Public Street**
 - 28' wide City of Belton public street with 34' of right-of-way (ROW) from Lake Road to Estate Drive
 - **Pros:**
 - Straight along the eastern property lines, similar to Oakmark Dr.
 - Major collector with ultimate extension from Lake Road to Guthrie Drive with a modification to the Thoroughfare Plan
 - 28' wide public street with 34' of ROW
 - **Cons:**
 - Not identified on the Thoroughfare Plan
 - Loss of landscaping
 - Public costs associated with design, excavation, ribbon curb, pavement, and ROW acquisition
 - Costs are estimates, uncertain owner response

Following brief discussion regarding the presentation provided, consensus of the Council was to direct staff to achieve possible element of options 2 and 3.

There being no further business, the meeting was adjourned at 8:12 p.m.



 Jim Covington, Mayor

ATTEST:


 Jana Faucett, City Clerk

