

**BELTON CITY COUNCIL WORKSHOP**  
**January 12, 2016 – 4:00 P.M.**

The Belton City Council met in workshop session in the Smith Room at the Harris Community Center with the following members present: Mayor Marion Grayson (arrived 4:09 p.m.), Mayor Pro Tem David K. Leigh, Councilmembers Dan Kirkley, Paul Sanderford and Craig Pearson. Councilmembers Jerri Gauntt and Guy O'Banion were absent. Staff present included Sam Listi, John Messer, Amy Casey, Brandon Bozon, Erin Smith, Angellia Points, Byron Sinclair, Bruce Pritchard, Jen Wesley, Ed Bandas, Cynthia Hernandez and Paul Romer.

1. **Call to order.** Mayor Pro Tem David K. Leigh called the workshop to order at 4:03 p.m.
2. **Discuss and provide direction on development of a Growth Management Strategy, as recommended in the FY2016 Strategic Plan.**

City Manager Sam Listi presented Growth Management Issues including:

- Land Use Compatibility and Anticipated Development
- Transportation Impacts
- Municipal Infrastructure Investments
- Municipal Extension/Standards
- Extraterritorial Extension including CCN Influences

Mr. Listi summarized reasons to consider annexation and the State standards for annexation. Additionally, he provided a history of annexation in Belton for 2013-2015. Mr. Listi asked the Council for input as we move forward with developing a Growth Management Strategy.

Mayor Pro Tem Leigh said the most logical area for annexation, based on infrastructure, would be east and west of IH-35. Additionally, there might be a potential for a swap of ETJ with City of Temple with their extension across the lake and their extension east and west of us. There might also be the potential to align the ETJ through annexation. He stated that we might want to look at starting discussions with Temple for a long term plan. He asked if there was any big development, besides Three Creeks, that is proposed to happen in the ETJ. He feels that if development is happening out and along 439, then we should look at annexation in those rural areas where development is occurring. He added that it is a complex question... can we extend our services that far? He believes that we need to have some discussions with Temple to see what we can do to resolve these issues.

Mayor Grayson concurred with Mayor Pro Tem Leigh on a lot of the items he mentioned. She added that we are going to be limited by the study, how many households would be affected, how the square miles would work, but she definitely felt the IH-35 area was where we should concentrate because of the infrastructure

and the Interstate. She believes that we are pretty good in the 190 area. Mayor Grayson asked if when surrounding communities annexed areas, would their ETJ then move. Manager Listi said that there is very little land available that isn't already in someone's ETJ, so we aren't at risk of losing out to another city. Mayor Pro Tem Leigh commented that the map showed the future footprint of Belton based on Belton's 1-mile ETJ.

Manager Listi stated that we have water and sewer serving the new Three Creeks subdivision and, although Three Creeks may not be annexed for another ten years, the area east of it would be a logical choice because the infrastructure is already in place.

Councilmember Dan Kirkley asked if we should be looking at annexation in conjunction with BEDC who is looking for property for a future business park. Manager Listi replied that he knows BEDC is looking at several pieces of land for a future business park, but that will be discussed further at the next joint meeting with BEDC. BEDC Executive Director Cynthia Hernandez added that she will provide an update to the Council on properties under consideration at the next joint meeting.

Councilmember Craig Pearson stated that our protective annexations seem to be complete. We just now have to decide where we desire to annex. He thinks we should go where we are building infrastructure, or where we plan to build it.

Mayor Pro Tem Leigh asked if anyone had done analysis to determine what the population would be if Belton was built out. Manager Listi stated that it depended on the density, but he estimated 75-100,000. Mayor Pro Tem Leigh thought it would be good to know what that number would be because we could better plan for the future. We aren't going to grow forever; we would grow and then cap. Manager Listi felt that the Comprehensive Plan update would provide that information. Mr. Leigh believes the information will be beneficial because it will show us things such as the need for two sewer plants; so we could plan for, build, and maintain two sewer plants.

Councilmember Pearson stated that in areas where we don't have a reasonable opportunity for obtaining a water CCN, then we may be wasting our time and should not pursue annexation in those areas. City Attorney John Messer asked if the Council was interested in annexing areas where the likelihood of Belton being able to serve water was very small. Manager Listi said there's such variability in the water corporations. Some are well capitalized and do capital improvements; others are not and, as a result, do not have much water. Mr. Messer added that 439 Water Supply Corporation was very expansive... they are not going away. Mr. Listi added that he is scheduled to be on the Dogridge Water Supply Board of Directors' agenda in February to investigate their long term plans. It is really important to our growth plans to the west. We are already bumping up to 439 WSC with some of the residential developments occurring to the northwest. He added that as we study each area, we will inform the Council who the water supply provider is and what enhanced services we will be able to provide.

3. **Discuss Professional Services Agreement with Kasberg, Patrick & Associates on the MLK, Jr. Avenue/Main Street Intersection project.**

Interim City Engineer Angellia Points reviewed traffic flow and safety issues with the existing MLK, Jr. Avenue/Main Street intersection. After an extensive PowerPoint presentation of issues west and east of the intersection, she turned the presentation over to Mack Parker of Kasberg, Patrick & Associates, design engineers for the project, who discussed the proposed design for improving the intersection.

Mayor Pro Tem Leigh asked if UMHB would allow the alignment of 9<sup>th</sup> Avenue on their side, north of MLK. Mrs. Points stated that because of the Performing Arts Center that UMHB is about to construct, there wouldn't be enough land. We were, however, able to negotiate additional right-of-way for intersection improvement. Mr. Parker stated that it seemed like one day the traffic signal wasn't there, and the next day it was. Mayor Pro Tem Leigh said that is "the worst signal in the world." Mr. Parker said that the City gave UMHB a schematic of the proposed design, and because of that, we were able to negotiate the additional land for improving the intersection on the west side of Main Street, which is Phase 1 of the project.

Mr. Parker explained the options available for Phase 2 of the project which include Option 2A - purchase of the existing property on the north east corner of 9<sup>th</sup> Avenue at Main Street and widening the intersection; and Phase 2B – placing a hammerhead on the east side of 9<sup>th</sup> Avenue, where it meets Main Street, and closing it to through traffic. He explained that one of the problems with 9<sup>th</sup> Avenue is it is only 24 feet in width. If any cars are parked on the road, it is very difficult to maneuver through. He added that we wouldn't want the increased traffic flow from the MLK bridge to be directed onto 9<sup>th</sup> Avenue under the current conditions. Mayor Pro Tem Leigh also pointed out that 9<sup>th</sup> Avenue isn't a straight shot; it has a pretty major jog at Beall Street as well.

Mayor Grayson stated that she liked the idea of closing 9<sup>th</sup> Avenue at Main Street. It might allow for the removal of some of the traffic signals on Main Street which would allow for more room for traffic stacking.

Councilmember Dan Kirkley provided a map that showed east-west streets that cross Main Street. He expressed concern over closing 9<sup>th</sup> Avenue, because he feels like we are cutting off access east to west. We have a limited number of east-west options as it is, and the hammerhead concerns him.

Councilmember Paul Sanderford asked what the traffic count was on 9<sup>th</sup> Avenue. Mr. Listi explained that we will perform a traffic count as a part of the project.

Mayor Pro Tem Leigh said that from a traffic pattern standpoint the majority of the traffic north of 6<sup>th</sup> and west of Main is primarily University traffic, and they have two entrances to UMHB at 10<sup>th</sup> and MLK. Neither one of those are cross streets to the east. The streets on the east side aren't meant for through traffic. Councilmember

Kirkley said that when MLK is done, there will be a much larger amount of traffic coming through. Mr. Leigh replied that is a reason to close off 9<sup>th</sup> Avenue, not a reason to keep it open.

City Manager Listi said that there is no question the amount of traffic coming down MLK will increase significantly, but the question is what the traffic will do when they reach Main Street; what is their destination? He reminded the Council that the item on the agenda at the regular meeting is only for Phase 1, which is improvement to the intersection on the west side of Main Street.

Mr. Leigh feels like the traffic backlog will occur from people heading north on Main Street wanting to turn left onto MLK, and he thinks that is what we need to address in Phase 2. Councilmember Kirkley stated that the hammerhead (closing of 9<sup>th</sup> Avenue) makes sense in isolation, but when you look at a continuum of Main Street north and south, we don't have any good east to west crossing. He feels that we can't do without the 9<sup>th</sup> Avenue crossing.

Mayor Grayson stated that maybe we should do the hammerhead now and consider alignment in our Thoroughfare Plan as properties become available, but it would be a long-term plan. City Attorney Messer asked if we really wanted all that traffic going through the residential neighborhood. Mayor Pro Tem Leigh pointed out that infrastructure is not in place for those streets to accommodate the traffic. The streets would have to be widened.

Councilmember Pearson asked hypothetically how many blocks was it okay not to have an east-west crossing. Mr. Leigh stated that the only true east-west roads we had were Adams (in Temple) and 2<sup>nd</sup> (FM 93).

Mack Parker stated that the projected traffic count on MLK between Main Street and Loop 121 when the MLK Bridge project was complete is expected to be approximately 3,600 per day.

Manager Listi concluded that we will consider all options and will bring them for further discussion at another time. He added that the construction cost for Phase 1 is estimated at \$200,000, but the funding source has not been identified. It is anticipated to be funded with TIRZ money.

**4. Discuss TDHCA Tax Credit Program update and proposal.**

Manager Listi introduced Wade Bienski of Homestead Development of Bryan. Homestead Development is proposing a TDHCA tax credit multifamily apartment complex in Belton. The proposed complex off Commerce Street will include 80 units and would be similar to the complex they constructed in Copperas Cove. The 5 acre site is already zoned multi-family. Mr. Bienski stated that most of the units will be 2-bedroom. There will be 4-5 units at market rate, and a few that target the 20-30% income bracket, but the majority of the units will be priced at the 50-60% income bracket. He stated that the income limit for a family of four is approximately

\$35,000. The rents will range from \$400-800 for most units, but there will a few at market. Mr. Bienski added they have very few problems on their properties because criminal and credit checks are run on each person applying to live in the complex. The scoring process with the State is very competitive, but Mr. Bienski feels that the Belton project would score high since there isn't currently a multi-family tax credit project in Belton.

Mr. Listi asked Mr. Bienski to discuss the changes to the program rules. Mr. Bienski replied that the State changed the rules to not require a minimum amount the City is required to contribute to the project. One point would be added to the score for nominal monetary participation by the City. Mr. Listi suggested this could be accomplished with something as simple as a reduction in permit fees. Mr. Listi also pointed out that the property stays on the tax rolls.

Mr. Bienski stated that Homestead Development would need a resolution of support from the Council by March to include with their full application. The land is already under contract subject to award of the tax credit project by the State.

Councilmember Pearson asked who would manage the property. Mr. Bienski said his company would provide a full time manager and a full time maintenance person on staff. Mr. Pearson clarified that the company doesn't build them and sell them. Mr. Bienski assured him that wasn't the case. The developer has been in business for 35 years and still has his first project from 1995, and he added that the developer's daughter is in line to take over the business.

Mayor Grayson stated that the company had good reviews, so she would be in support of the project. Mayor Pro Tem Leigh added that Belton used to have something similar with College View Apartments, but we don't have that any more. He feels it is something we need in Belton, so he said he would support it.

Deputy Chief Jen Wesley clarified about the type of criminal history that would prevent a person from living in the complex. Mr. Bienski replied that it would include violent crimes, and definitely no drug convictions or sexual assault convictions.

Mr. Listi said that Staff would work with Mr. Bienski on getting the City's resolution of support drafted.

**5. Discuss TAP grant match partnership funding.**

Grants and Special Projects Coordinator Aaron Harris gave a TAP grant project update. The City received word right before Christmas that we had been awarded the grant for the hike and bike trail extension. We also received information from the railroad that they will allow an underpass under the railroad. Mr. Harris provided a review of the location of the project and stated that it would terminate at the roundabout at Sparta and Commerce. Mack Parker stated that the roundabout has pedestrian features all through it.

Mayor Pro Tem Leigh asked when we would need our portion of the money. Manager Listi stated that it would take 3-4 years to complete the project, and asked the Council if they desired Staff to come up with some options for consideration.

City Council consensus was for Staff to explore some options to seek community partnership in the match required for the project which is \$534,123 for the \$2,670,615 project.

6. **Discuss Downtown parking.**

Mayor Pro Tem Leigh stated that the parking lot downtown that serves the Museum and Arusha's has had a stranglehold placed on it because a downtown merchant (Jones Home & Auto) uses it to queue cars to be worked on. They are using the parking lot for storage of vehicles that are to be worked on, and it clogs up the lot through morning hours and the evening hours. It is detrimental to the potential of development downtown.

He said that one option we could consider is a parking meter box, one for the whole parking lot that charges \$1 for 2 hour parking. Another option we could consider would be "No Parking between 3:00 a.m. and 4:00 a.m.," and every car on the lot at that time would be ticketed. Additionally, he added that we could work with the key offender, who is using the public lot for their private business, to move the cars to a different area. It has become an issue for parking downtown, and for bringing in additional retailers, and he feels that it is time for us to consider a solution that is not detrimental to the businesses downtown.

Councilmember Pearson said that he felt the last option was the best. We should start with the option of discussing the matter with Jones, and then if that didn't work, we could move to Options 1 or 2.

Deputy Chief Wesley said she wasn't sure where the cars would go. Mr. Leigh said there was possible parking in Bell County lots, perhaps behind the Engineer's Office. Mr. Listi also pointed out that Bell County had recently torn down a building and was creating another large parking lot downtown that should help.

Mayor Grayson asked if we were still developing an inventory of downtown parking. Director of Planning Erin Smith said that she and Retail Development Coordinator Ed Bandas were working on it as part of the facility assessment for Downtown.


7. **Discuss any items listed on the attached regular Council meeting agenda for January 12, 2016.**

There was no discussion on this item.

8. **Adjourn.** There being no further business, the Mayor adjourned the meeting at 5:22 p.m.

  
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Marion Grayson, Mayor

ATTEST:

  
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Amy M. Casey, City Clerk