



NOVEMBER 17, 2020

3:00 P.M.

**CITY COUNCIL REGULAR
MEETING AND
WORKSHOP AGENDA**





NOTICE OF REGULAR MEETING AND WORKSHOP OF THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, TEXAS

Notice is hereby given that, beginning at 3:00 p.m. on Tuesday, November 17, 2020, and continuing from day to day thereafter if necessary the City Council of the City of Harker Heights, Texas, will hold a Regular Meeting and a Workshop in the Kitty Young Council Chamber at 305 Miller's Crossing, Harker Heights, Texas 76548. The subjects to be discussed are listed in the following agenda:

The City of Harker Heights
305 Miller's Crossing
Harker Heights, Texas 76548
Phone 254/953-5600
Fax 254/953-5614

MEETING AGENDA

I. Roll Call:

Mayor
Spencer H. Smith

II. Presentations by Citizens:

Mayor Protem
Michael Blomquist

Citizens who desire to address the Council on any matter may do so during this item. Please understand that while the Council appreciates hearing your comments, State law (Texas Gov't Code §551.042) prohibits them from: (1) engaging in discussion other than providing a statement of specific factual information or reciting existing City policy, and (2) taking action other than directing Staff to place the matter on a future agenda. Please state your name and address for the record and limit your comments to three minutes.

City Council
Jennifer McCann
Jackeline Soriano Fountain
John Reider
Jody Nicholas

III. New Business:

1. Canvass Election Returns for the November 3, 2020, General Election for the City of Harker Heights, Texas. (City Secretary)
2. Installation of Officers:
 - (a) Swear in Mayor. Three Year Term 2020-2023.
 - (b) Swear in Councilmember, Place 4. Three Year Term 2020-2023.
3. Discuss and consider approving an Order for a Municipal Run Off Election to be held on December 19, 2020, in the City of Harker Heights, Texas, for the purpose of Electing Councilmember, Place 4, for a Three Year Term (2020-2023) for the City of Harker Heights, and take the appropriate action. (City Secretary)

IV. Adjourn Regular Session and Call to Order Workshop:

WORKSHOP AGENDA

V. New Business:

1. Receive and discuss a presentation of the new redesigned website for the City of Harker Heights. (IT Director)
2. Receive and discuss a presentation regarding the process for approving Special Event Applications for events in excess of ten (10) people at City of Harker Heights Facilities. (Parks and Recreation Director)

3. Receive and discuss a presentation by Lina Chtay, P.E. regarding the Development of the property located at 13436 E. Knights Way (E. FM 2410), Belton, Bell County, Texas. (Planning and Development Director)
4. Receive and discuss a proposed Agreement entering into a Ten-Year Sanitary Sewer Overflow Initiative Program with the Texas Commission on Environmental Quality. (Public Works Director)

VI. Adjournment:

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Harker Heights, Texas, a place readily accessible to the general public at all times, on the 13th day of November 2020, by 2:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.



Juliette Helsham
City Secretary

The public may participate remotely in this meeting by dialing-in using the toll-free number: (866) 899-4679 and use Access Code: 868-794-341.

To join the meeting from your computer, tablet or smartphone, use the following meeting link:
<https://global.gotomeeting.com/join/868794341>

The public will be permitted to offer public comments telephonically as provided by the agenda. Written questions or comments may be submitted two hours before the meeting to the City Secretary's Office. When submitting your written questions or comments, you must include your Name and Address. Agenda packet and recording of the telephonic meeting will be available on the City of Harker Heights website at www.harkerheights.gov

"This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 254-953-5600, or FAX 254-953-5614, or email jhelsham@harkerheights.gov for further information."

"Pursuant to Chapter 551 of the Government Code the City Council reserves the right to go into Closed Meeting on any item listed above if deemed necessary."



CITY COUNCIL MEMORANDUM

AGENDA ITEM # III-1

FROM: THE OFFICE OF THE CITY MANAGER

DATE: NOVEMBER 17, 2020

CANVASS ELECTION RETURNS FOR THE NOVEMBER 3, 2020, GENERAL ELECTION FOR THE CITY OF HARKER HEIGHTS, TEXAS.

BACKGROUND:

On November 3, 2020, the City of Harker Heights participated in a joint election with Bell County to elect a Mayor and Council Member for Place 4.

ACTION BY THE CITY COUNCIL:

1. Any action desired by Council.



CITY COUNCIL MEMORANDUM

AGENDA ITEM #III-3

FROM: THE OFFICE OF THE CITY MANAGER

DATE: NOVEMBER 17, 2020

DISCUSS AND CONSIDER APPROVING AN ORDER FOR A MUNICIPAL RUN OFF ELECTION TO BE HELD ON DECEMBER 19, 2020, IN THE CITY OF HARKER HEIGHTS, TEXAS, FOR THE PURPOSE OF ELECTING COUNCILMEMBER, PLACE 4, FOR A THREE YEAR TERM (2020-2023) FOR THE CITY OF HARKER HEIGHTS, AND TAKE THE APPROPRIATE ACTION.

BACKGROUND:

On November 3, 2020, the City of Harker Heights participated in a joint election with Bell County to elect a Mayor and Council Member for Place 4.

If no candidate for a place shall receive a majority of all votes cast in an election, a runoff election shall be called for that place. The two candidates receiving the highest number of votes for a given place shall gain a place on the runoff election.

ACTION BY THE CITY COUNCIL:

1. Any action desired by Council.



CITY COUNCIL MEMORANDUM

AGENDA ITEM # V-1

FROM: THE OFFICE OF THE CITY MANAGER

DATE: NOVEMBER 17, 2020

**RECEIVE AND DISCUSS A PRESENTATION OF THE NEW REDESIGNED WEBSITE
FOR THE CITY OF HARKER HEIGHTS.**

EXPLANATION:

The Harker Heights Information Technology Department has redesigned the City's website. The new design implemented a mobile first approach that allows the website to scale based on the type of device used.

The new design separates the functions of individual Departments into "services" and cross link those services to multiple areas to make finding information easier for citizens. Additionally, the I.T. Department implemented several technologies to ensure the integrity and availability of the new website.



CITY COUNCIL MEMORANDUM

AGENDA ITEM # V-2

FROM: THE OFFICE OF THE CITY MANAGER

DATE: NOVEMBER 17, 2020

RECEIVE AND DISCUSS A PRESENTATION REGARDING THE PROCESS FOR APPROVING SPECIAL EVENT APPLICATIONS FOR EVENTS IN EXCESS OF TEN (10) PEOPLE AT CITY OF HARKER HEIGHTS FACILITIES.

EXPLANATION:

This workshop will be utilized to discuss the City's procedures on special event applications for events in excess of ten people at City of Harker Heights facilities.

ATTACHMENTS:

None



COUNCIL MEMORANDUM

Z20-13

AGENDA ITEM # V-3

FROM: THE OFFICE OF THE CITY MANAGER

DATE: NOVEMBER 12, 2020

RECEIVE AND DISCUSS A PRESENTATION BY LINA CHTAY, P.E. REGARDING THE DEVELOPMENT OF THE PROPERTY LOCATED AT 13436 E. KNIGHTS WAY (E. FM 2410), BELTON, BELL COUNTY, TEXAS.

EXPLANATION:

Lina Chtay, P.E. is representing developers who are seeking input on their residential development concept for undeveloped land within the City of Harker Heights. The proposed location is approximately 34 acres of the 99-acre tract of land locally known as 13436 E. Knights Way (E. FM 2410). Currently, the site is zoned R-1 (One Family Dwelling District), and the applicants are seeking to rezone the property to R-2 (Two-Family Dwelling District).

The parcel does have some limitations that will need to be incorporated into any development. The original approximately 99-acre tract contains approximately 30-acres of special flood hazard area (SFHA). This SFHA divides the developable area of this parcel into an approximate 27-acre northern, an approximate 34-acre southern section and an approximate 6-acre eastern section. The developers wish to develop the 34-acres south of the SFHA and abutting E. Knights Way (E. FM 2410). There is a 100-foot Oncor easement bisecting the northwestern portion of the parcel. Additionally, the southwestern portion of the proposed 34-acre development contains approximately 2-acres of steep terrain. The developers have secured an easement for a secondary point of ingress/egress along E. Knights Way (E. FM 2410).

The applicant is requesting an opportunity to workshop this development with the Council before it goes before the Planning & Zoning Commission as a public hearing on December 2, 2020 for a zoning recommendation.

ATTACHMENTS:

1. R-2 One Family Dwelling District Code Section
2. Aerial Location Map
3. FEMA Map
4. Existing Land Use Map
5. Future Land Use Map
6. Zoning Map

§ 155.023 R-2 TWO-FAMILY DWELLING DISTRICT.**(A) Permitted uses.**

- (1) Any use permitted by right in the R-1 District, or (subject to the location requirements for such tracts) in the R1-I Districts.
- (2) Two-family or duplex dwelling.
- (3) Industrialized duplex dwelling, provided such dwelling complies with all regulations applicable to industrialized single-family housing.

(B) Conditional uses. Neighborhood association facilities.**(C) Height regulations.** No building shall exceed two and one-half stories or 35 feet in height.

(D) Area regulations. Lots in the Wildewood Subdivision, and duplex lots platted prior to November 8, 2006, shall have six-foot-minimum side setbacks, except when siding on a street such setback shall be a minimum of 15 feet. All other duplex lots shall have a minimum of ten-foot-wide side building setbacks, except when siding on a street such setback shall be a minimum of 15 feet.

(E) Intensity of use.

(1) A lot on which there is erected a single-family dwelling shall conform to the same intensity of use requirements as those in the R-1 (Single-Family Dwelling District) as noted in § 155.020(E).

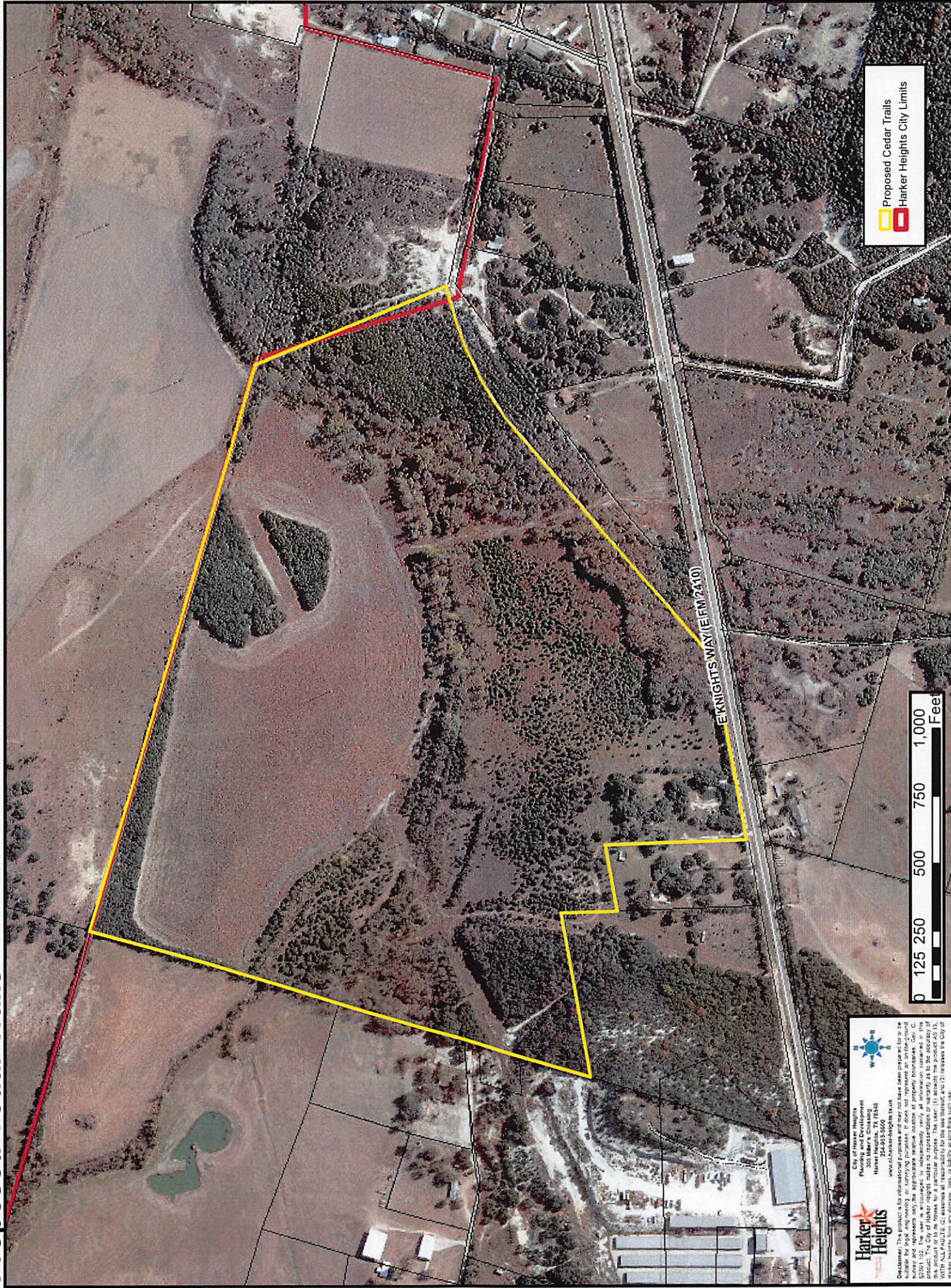
(2) The minimum lot area shall be 7,800 square feet for lots in the Wildewood Subdivision and duplex lots platted prior to November 8, 2006. All other duplex lots shall contain a minimum lot area of 8,400 square feet, and an average width of not less than 70 feet.

(F) Parking regulations. As per §§ 155.061 through 155.068.**(G) Additional use, height, and area regulations.** Additional use, height, and area regulations and exceptions are found in § 155.040.**(H) Signs.** Same as in R-1 district.**(I) Storage.** Open storage is prohibited, except for materials for the residents' use such as firewood, gardening materials, and similar materials.

(J) Landscaping. All yards shall have vegetative groundcover of sufficient quality and quantity, or other city-approved groundcover, to control dust, erosion and sediment upon final inspections. In addition, a minimum of two six-foot-tall trees, measuring two inches or more in caliper (diameter) when measured 12 inches from the base of the trunk, and eight three-gallon shrubs, are required in the front yard.

(K) Architectural design. R-2 buildings shall be designed to avoid repetitions of buildings or roof lines, and the same elevation may not be used within any five lot groupings. Primary entrances shall face the public street. Windows shall be provided with trim or recessed, rather than flush with exterior wall treatment.

(Ord. 2001-36, passed 11-13-01; Am. Ord. 2006-40, passed 10-24-06; Am. Ord. 2012-01, passed 2-14-12; Am. Ord. 2012-04, passed 3-27-12; Am. Ord. 2016-24, passed 10-11-16)



Harker Heights
City of Harker Heights
Planning and Development
254-855-5600
www.harkerheights.org

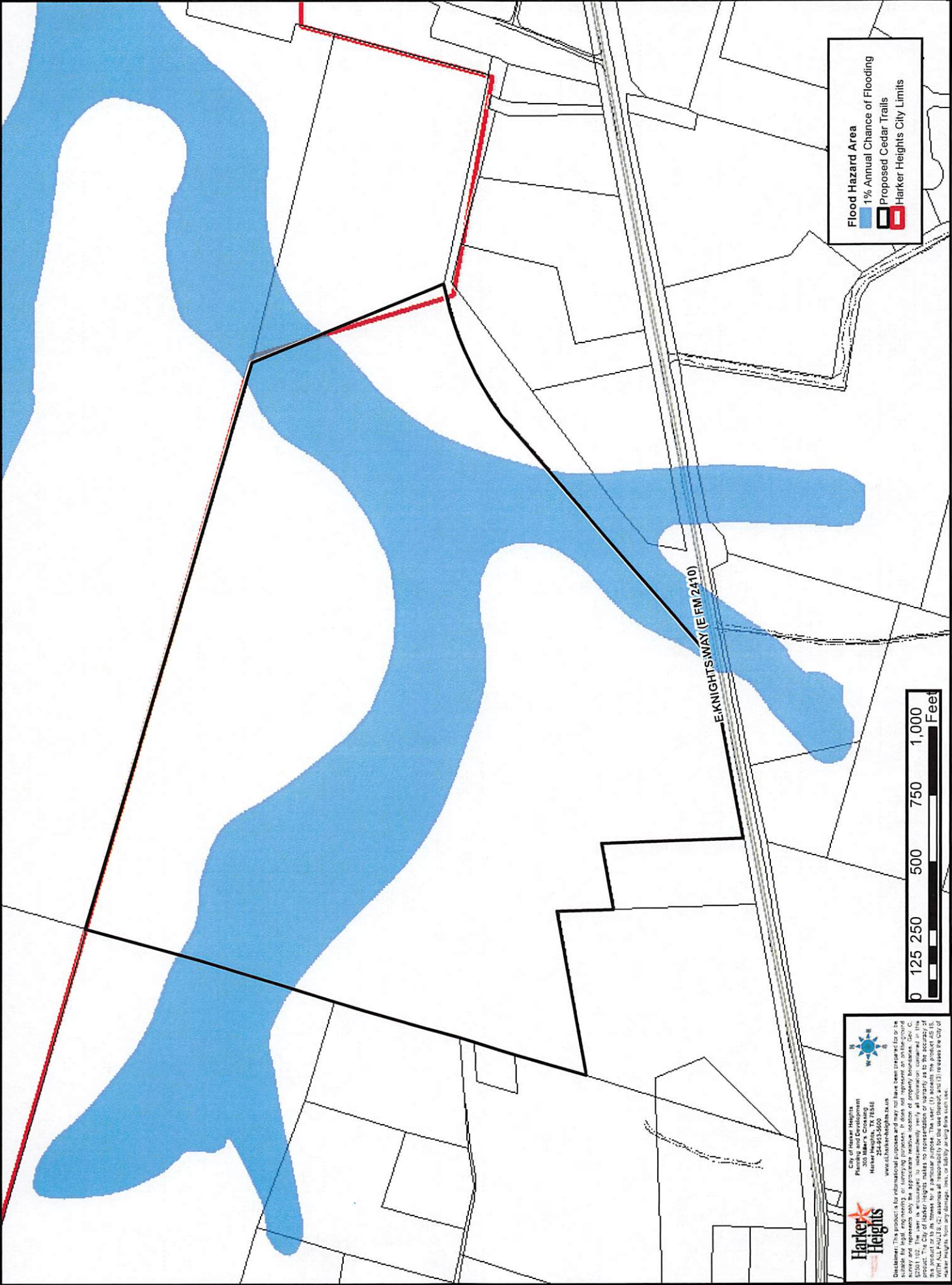
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Proposed Cedar Trails
 Harker Heights City Limits



Proposed Cedar Trails

FEMA Flood Plain



Flood Hazard Area

- 1% Annual Chance of Flooding
- Proposed Cedar Trails
- Harker Heights City Limits



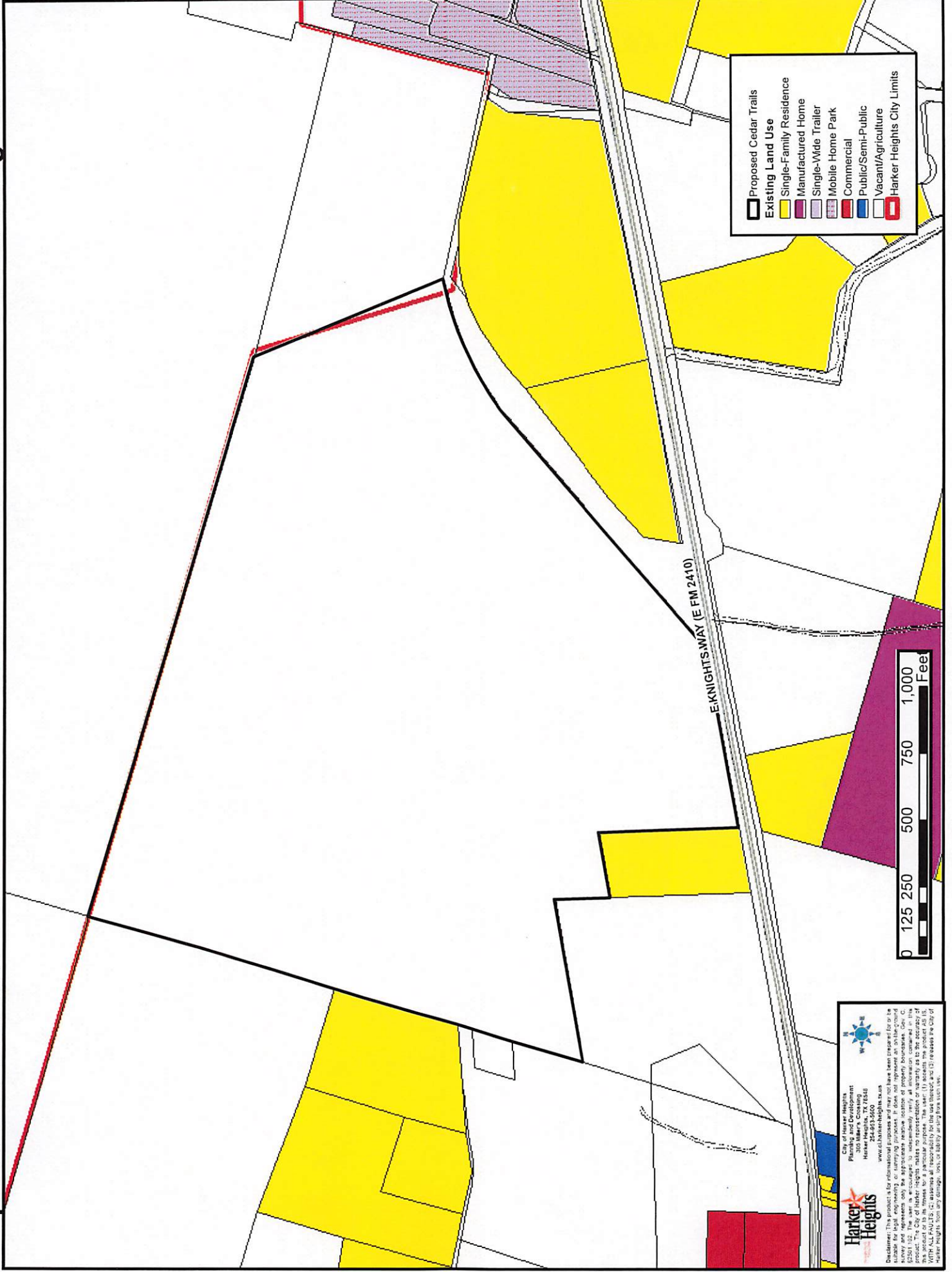
Harker Heights

City of Harker Heights
Planning and Development
254-493-5600
www.harkerheights.tx.us

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Proposed Cedar Trails

Existing Land Use



- Proposed Cedar Trails
- Existing Land Use
- Single-Family Residence
- Manufactured Home
- Single-Wide Trailer
- Mobile Home Park
- Commercial
- Public/Semi-Public
- Vacant/Agriculture
- Harker Heights City Limits

0 125 250 500 750 1,000 Feet

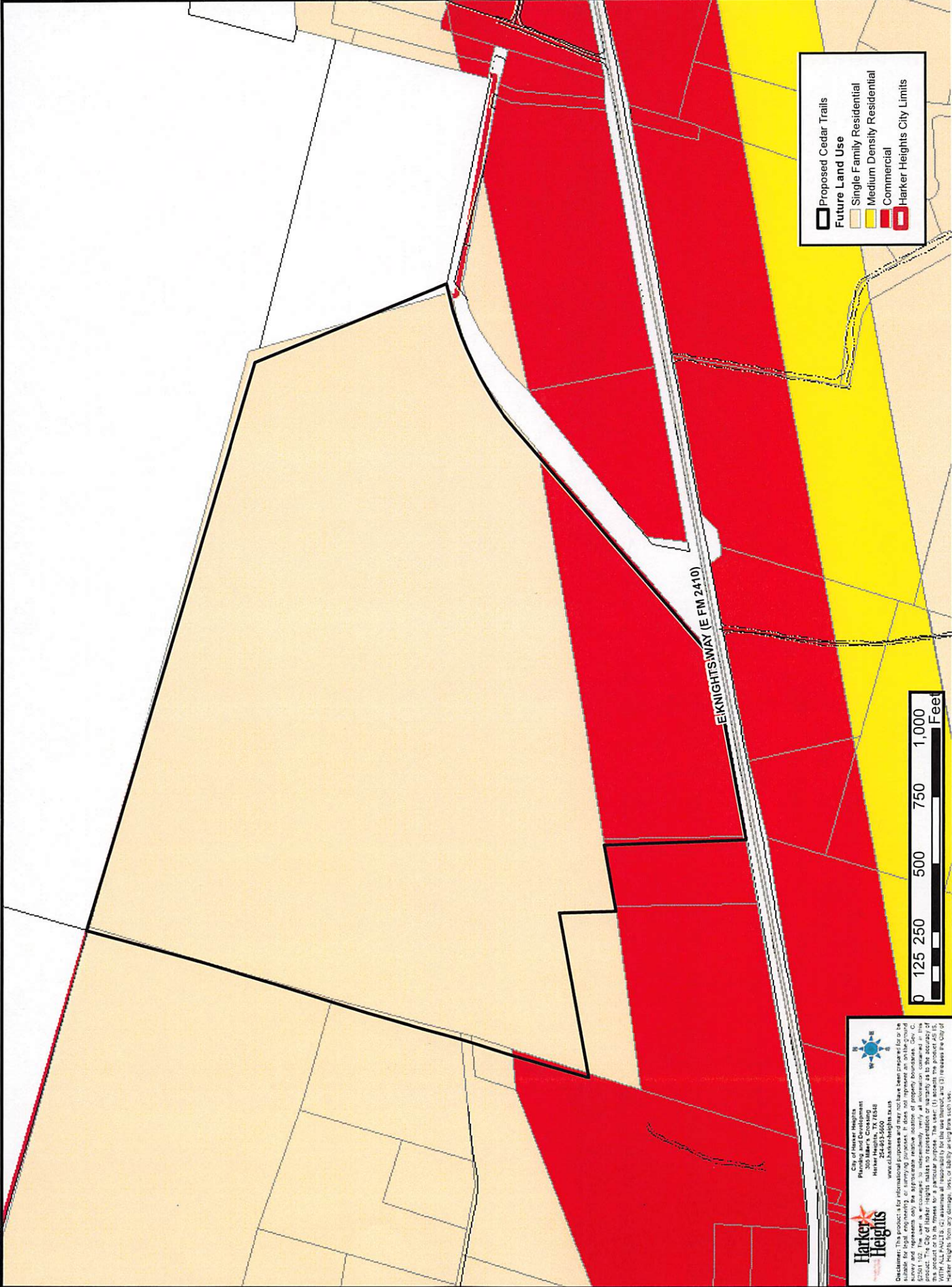
Harker Heights

City of Harker Heights
Planning and Development
305 Harker Crossing
Harker Heights, TX 76033
Phone: 254-693-5600
www.ci.harkerheights.tx.us

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Proposed Cedar Trails

Future Land Use



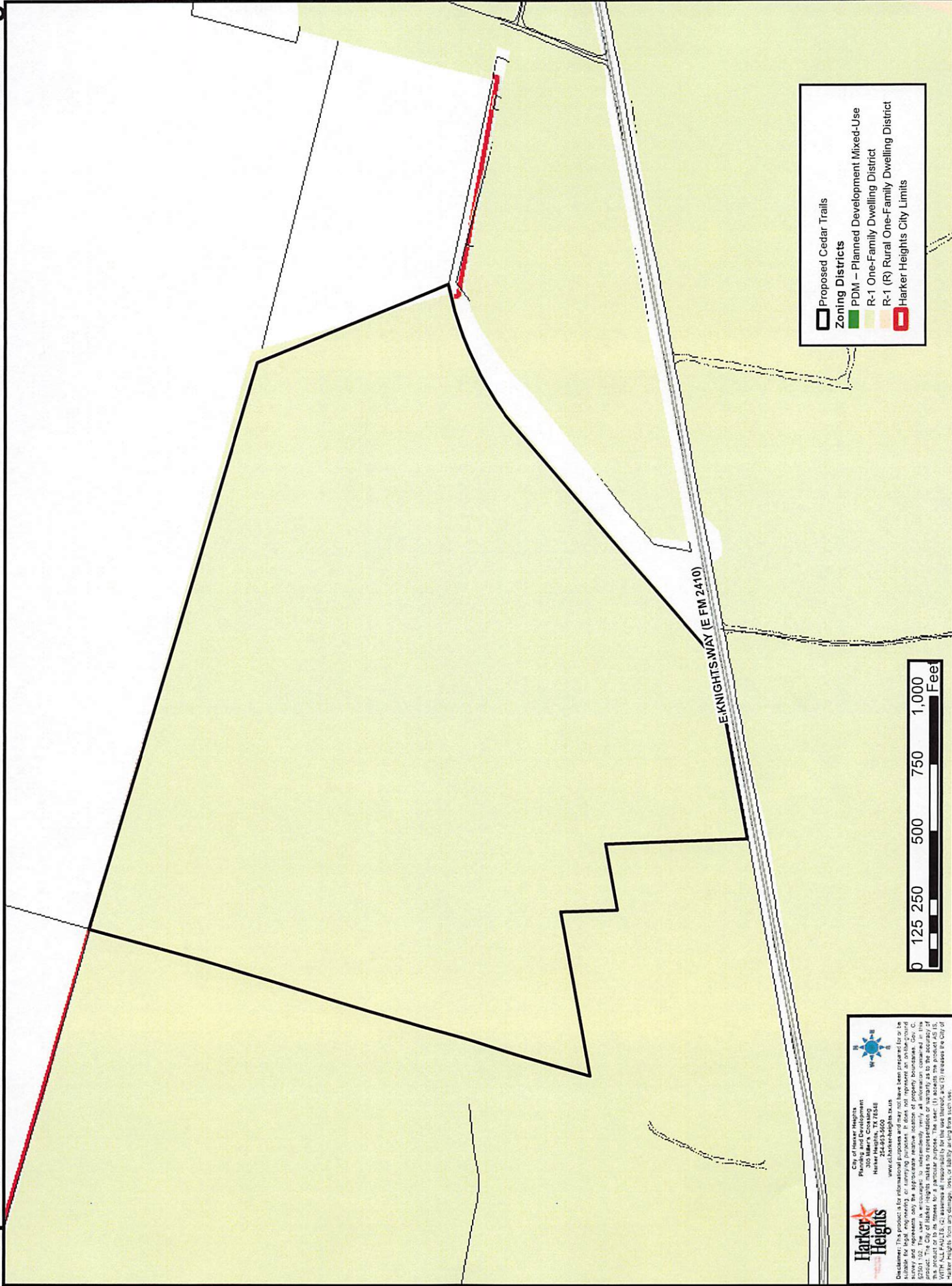
Harker Heights

City of Harker Heights
Planning and Development Department
300 Harker Crossing
Harker Heights, TX 76348
254-453-2000
www.ci.harkerheights.tx.us

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Proposed Cedar Trails

Zoning



Proposed Cedar Trails

Zoning Districts

PDM – Planned Development Mixed-Use

R-1 One-Family Dwelling District

R-1 (R) Rural One-Family Dwelling District

Harker Heights City Limits

Harker Heights
City of Harker Heights
Planning and Development
305 Main Street
Harker Heights, TX 76548
254-453-5600
www.ci.harkerheights.tx.us

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CITY COUNCIL MEMORANDUM

AGENDA ITEM # V-4

FROM: THE OFFICE OF THE CITY MANAGER

DATE: NOVEMBER 17, 2020

RECEIVE AND DISCUSS A PROPOSED AGREEMENT ENTERING INTO A TEN-YEAR SANITARY SEWER OVERFLOW INITIATIVE PROGRAM WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

EXPLANATION:

The Sanitary Sewer Overflow Initiative (“SSOI”) is a voluntary agreement between the City of Harker Heights and the Texas Commission on Environmental Quality (“TCEQ”) to rehabilitate the wastewater collection system, reducing sanitary sewer overflows, ensuring a reduction of risk to the public health and the environment, and to comply with Commission requirements. In return, the TCEQ withholds further enforcement actions related to sanitary sewer overflows.

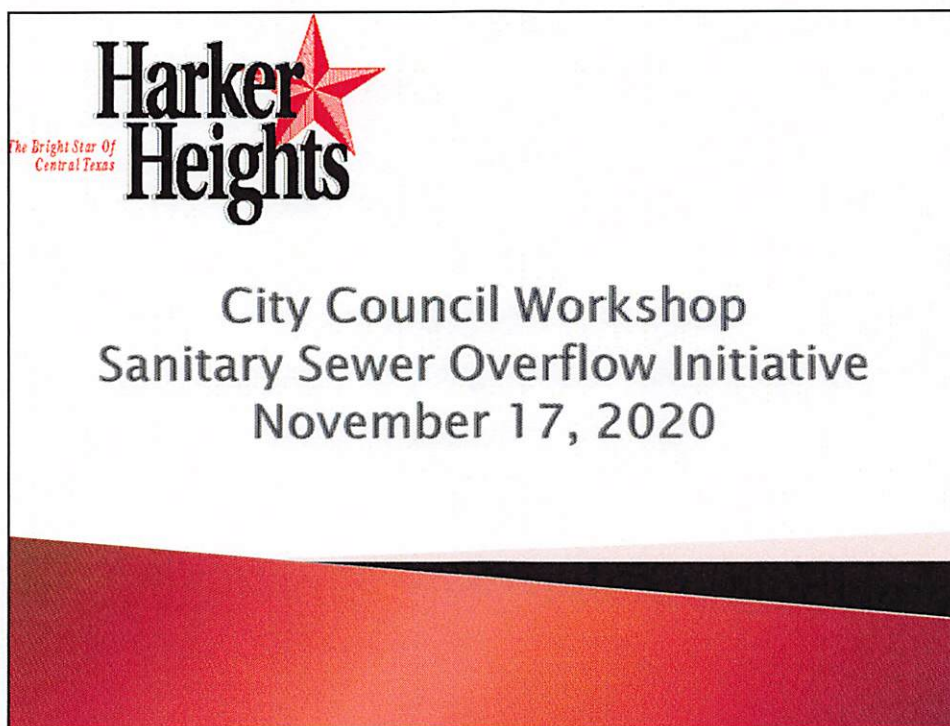
The City of Harker Heights completed a 10-year SSOI program in December 2017. The City recognizes increased flows in the sanitary sewer collection system during heavy rain events. The objective of the 10-year program is to “tighten up” the sanitary sewer collection system to reduce storm water and ground water from entering the system. The goal was to reduce storm water related sanitary sewer overflows and to reduce storm water flow to our wastewater treatment plant. Based on the results of the 2006 system study, defective manholes were the leading cause of storm water entry followed closely by private sanitary sewer service line defects. Four of the six sanitary sewer basins rehabilitated in the past 10-year program resulted in significant reduction of stormwater and groundwater intrusion into the collection system.

Including the rain events this past fiscal year, the average daily flow at the plant is at 61.3% capacity (1.84 MGD). When the plant reaches 75% capacity (2.25 MGD) for three consecutive months, engineering design for plant expansion must begin. When the plant reaches 90% of capacity (2.70 MGD) for three consecutive months, construction of plant expansion must begin.

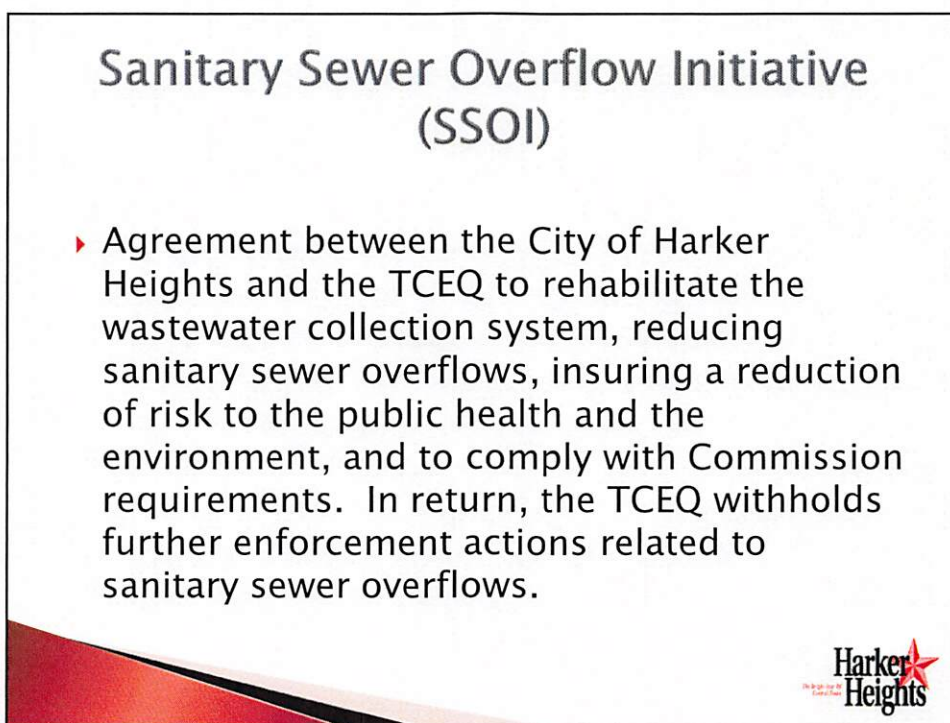
The City of Harker Heights has over 135 linear miles of sanitary sewer pipes in the ground. Maintenance and rehabilitation of the sanitary sewer collection system is an ongoing process. The SSOI program with the TCEQ is an effective and proactive approach to maintaining the sanitary sewer collection system and reducing influent flow to the wastewater treatment plant.

The proposed SSOI plan would include the following main elements:

- Utilize flow monitoring data from 2017 to determine rehabilitation projects.
- 10-year plan life.
- Budget an average of \$250,000 annually for sanitary sewer system studies, engineering, and rehabilitation construction.
- Provide a 10-Year capital improvement plan.
- Clean 15% of the sanitary sewer collection system annually with the Vactor Jetrodger. About 20.3 linear miles.
- Continue the commercial grease trap inspection program. Currently 136 commercial grease traps in the City.
- Evaluate the number of unauthorized discharges caused by I-I and recommend follow up action, if any.
- At the end of the 10th year, flow monitor 18 sanitary sewer basins and submit a final report to the TCEQ.



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Causes of Sanitary Sewer Overflows

► **Dry Weather Overflows**

- Cooking grease
- Blockages from debris or pipe failure
- Malfunctioning lift stations
- Vandalism

► **Wet Weather Overflows**

- Inflow and Infiltration (I-I) into the collection system due to aging and deteriorating infrastructure



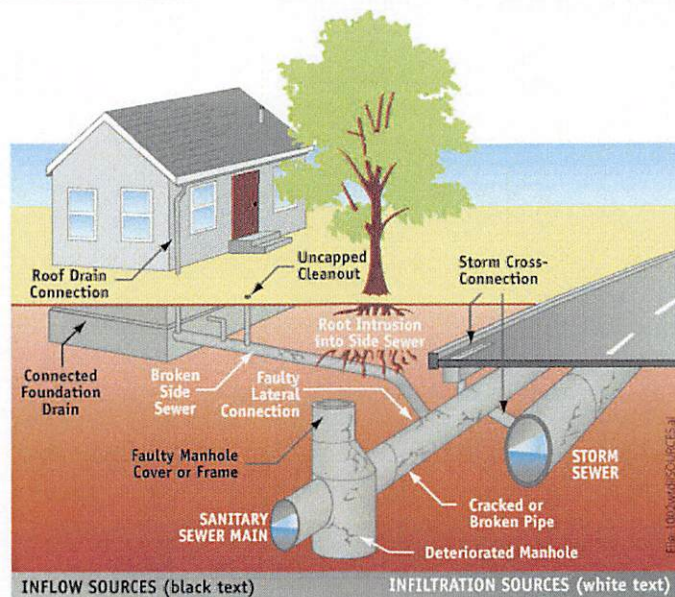
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Inflow & Infiltration (I-I)

- ▶ **Groundwater (infiltration)** seeps into sewer pipes through holes, cracks, joint failures, and faulty connections.
- ▶ **Stormwater (inflow)** rapidly flows into sewers via roof drain downspouts, foundation drains, storm drain cross-connections, and through holes in manhole covers.



5



6

Infiltration-Pipeline



Harker
Heights
The Spirit of the Capital City

7

Infiltration-Manhole



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The Spirit of the Capital City

8

Brick Manhole



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Heights
The Right Way to Do It

9

Root Intrusion



Harker
Heights
The Right Way to Do It

10

Root Intrusion



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The City of Harker Heights

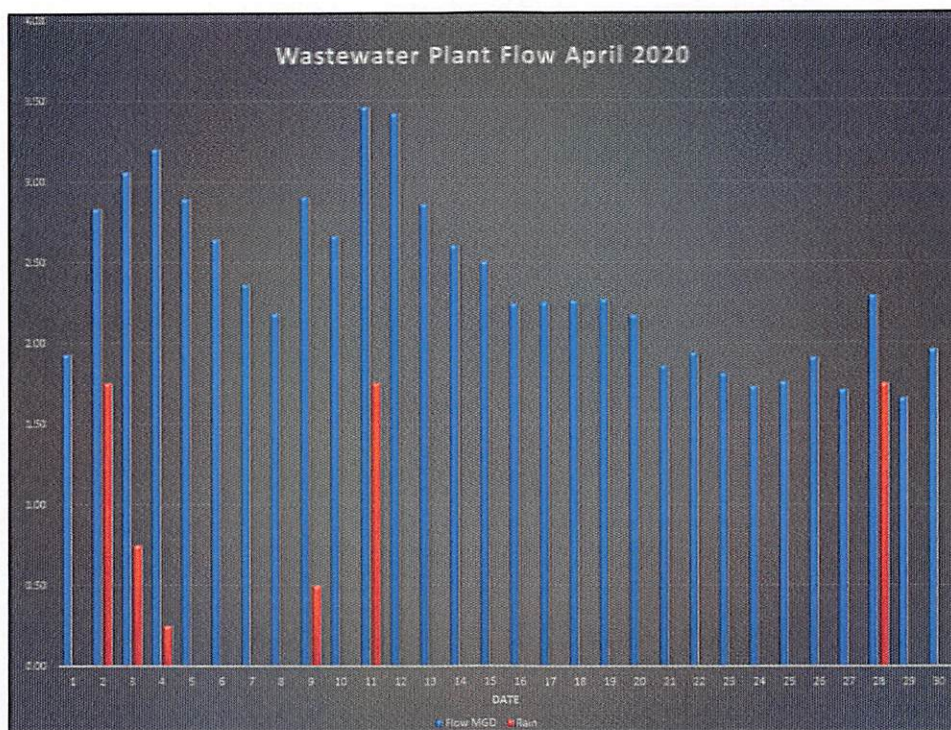
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Cooking Grease Accumulation

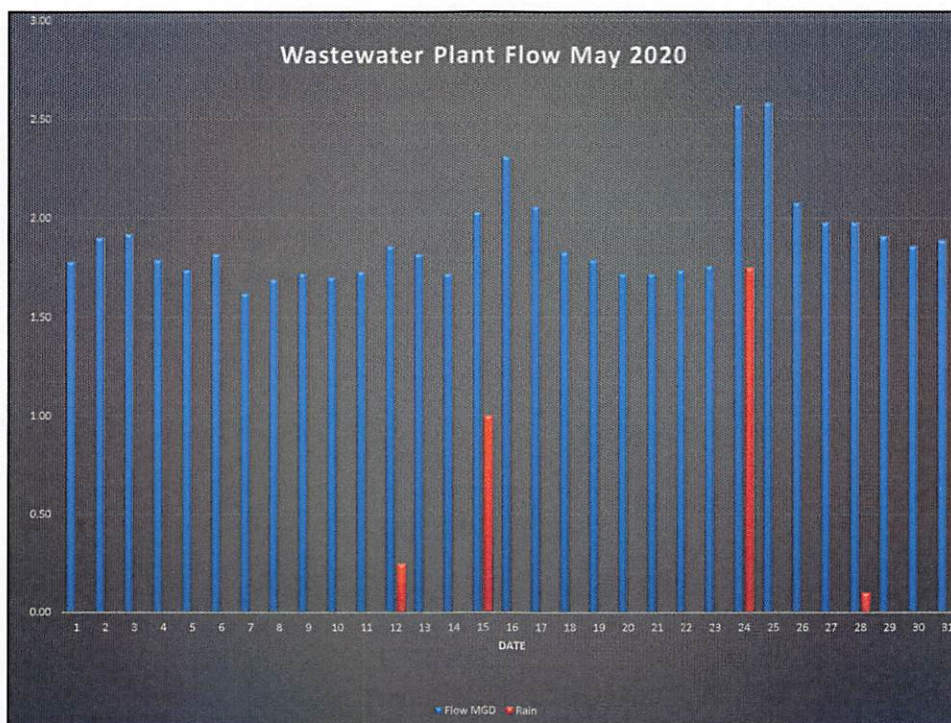


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The City of Harker Heights

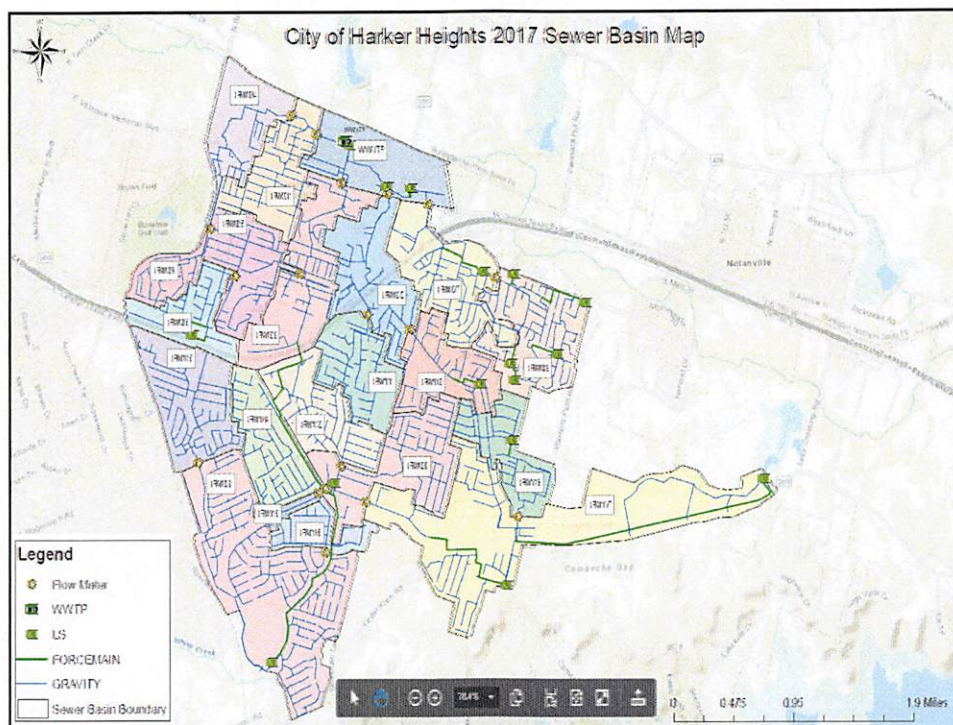
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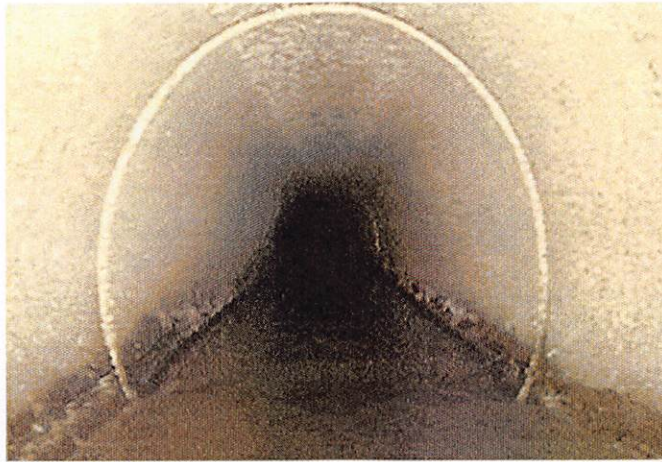
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Smoke Testing



16

Closed Circuit Television (CCTV) Pipeline Inspection



Harker
Heights
The Right Time At
Central Texas

17



18



19

Proposed Sanitary Sewer Overflow Initiative Plan

- ▶ Utilize flow monitoring data from 2017 to determine rehabilitation projects.
- ▶ Request a 10-Year plan life.
- ▶ Budget an average of \$250,000 annually for sanitary sewer system studies, engineering and rehabilitation construction.
- ▶ Provide a 10-Year capital improvement plan.



20

Proposed Sanitary Sewer Overflow Initiative Plan

- ▶ Clean 15% of the sanitary sewer collection system annually with the Vactor Jetrodger. ~20.3 linear miles.
- ▶ Continue the commercial grease trap inspection program. Currently 136 commercial grease traps in the City.
- ▶ Evaluate the number of unauthorized discharges caused by I-I and recommend follow up action, if any.



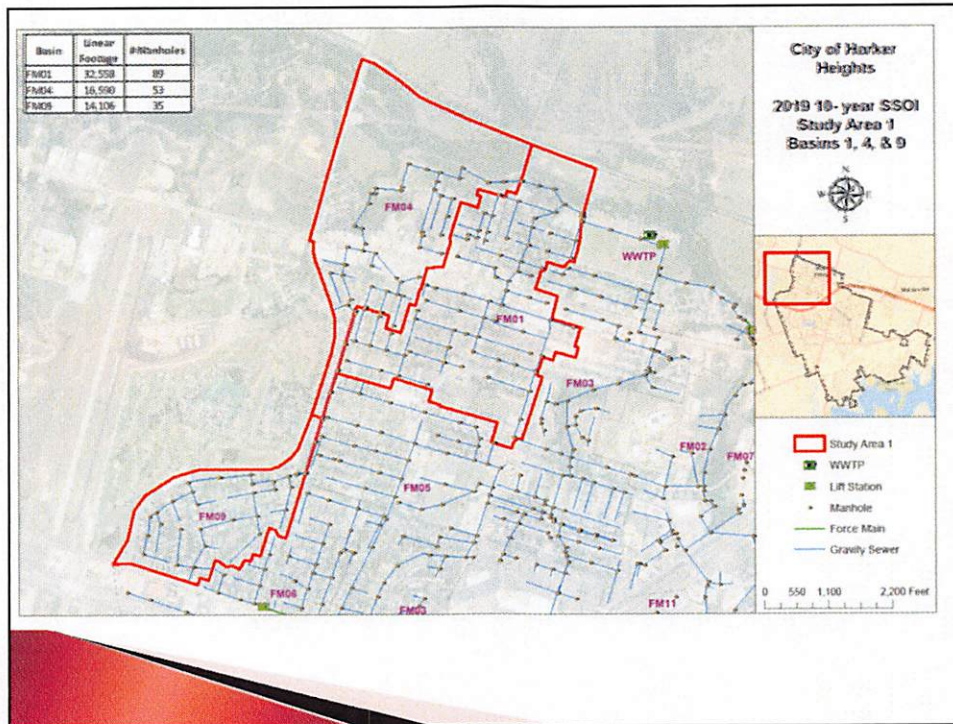
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Proposed Sanitary Sewer Overflow Initiative Plan

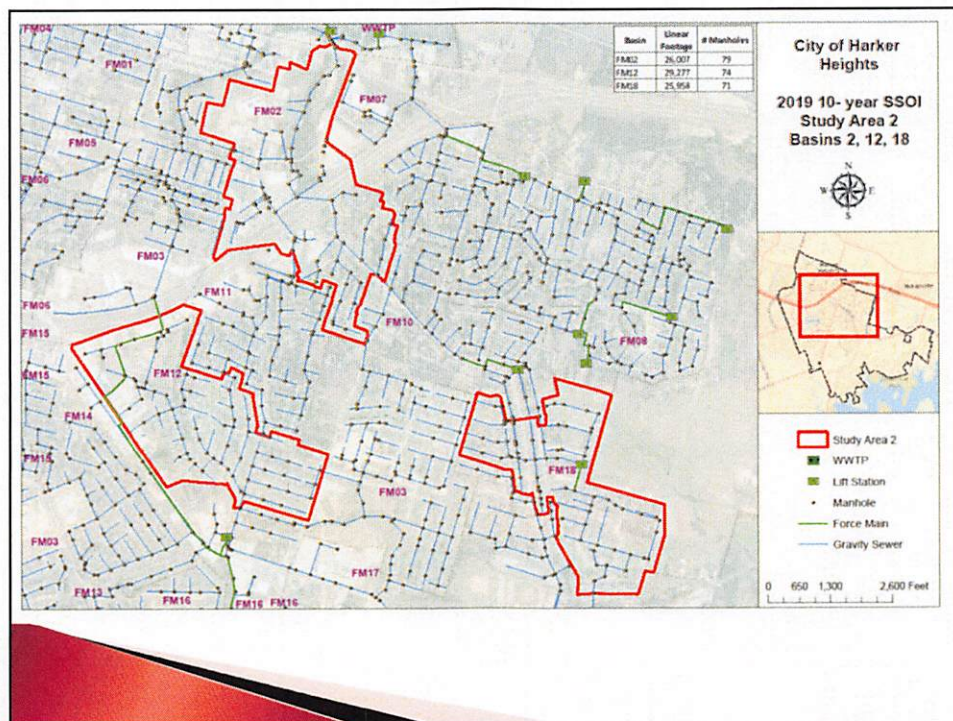
- ▶ At the end of the 10th year, flow monitor 18 sanitary sewer basins and submit a final report to the TCEQ.



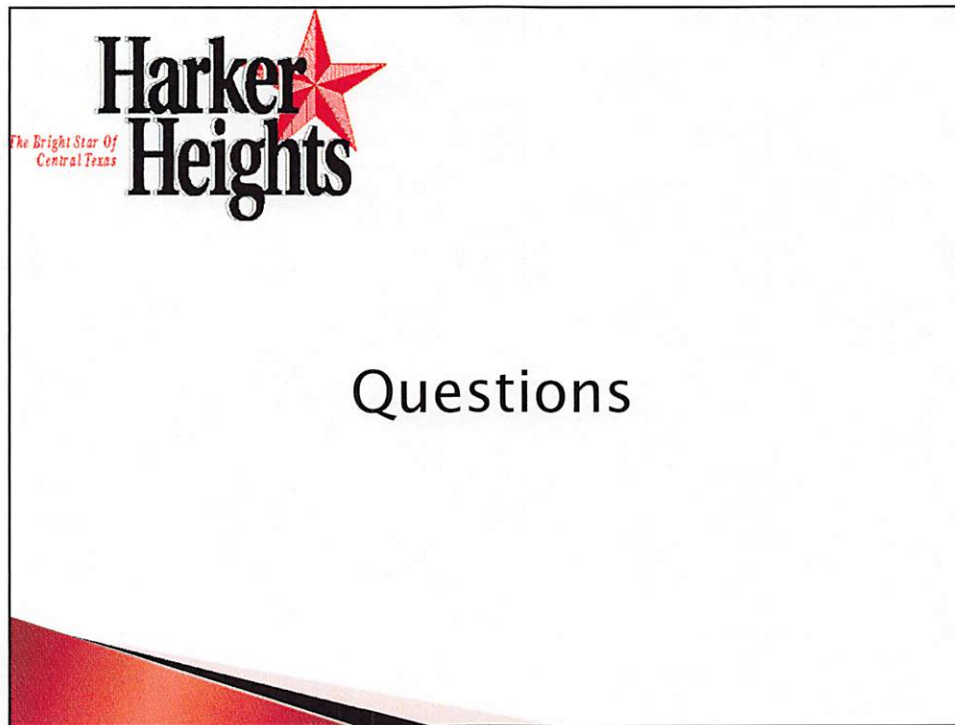
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