

CITY OF SMITHVILLE
COUNCIL MEETING MINUTES
AUGUST 8, 2022

Present: Mayor Sharon Foerster, Councilmembers Janice Bruno, Bill Gordon, Tom Etheredge, Joanna Morgan, Cassie Barrientos, and City Manager Robert Tamble.

Open Meeting: Call to order: Mayor Foerster called the meeting to order at 6:00 p.m. Councilman Etheredge led the Invocation and Pledge.

Recognition/Awards/Proclamations/Announcements/Presentations: April Daniels gave a brief presentation on the Smithville Workforce Training Center.

Citizen Comments: None

Approval of the minutes from July 11, 2022, Council Meeting, Councilman Gordon moved to approve the minutes. Councilwoman Bruno seconded and the motion passed unanimously.

Hear from Applicant / Agent on all Planning and Zoning (P&Z) application requests: Mr. Todd McCullough (Smithville Land Partners, LLC) address the City Council regarding a variance request and preliminary re-plat for the Enclave at Riverbend subdivision.

Hear recommendation from P&Z Commission:

- a) On a variance request for a block width less than 240 feet for the proposed Enclave at Riverbend residential subdivision, property ID 8725657, Legal Description ABS A16 Burleson, Edward,34.858 ACRES, Property owner Smithville Land Partners LLC, Agent John D. Hines, P.E., Cude Engineers. Brian Riewe said P&Z recommended approving the variance.
- b) On a preliminary re-plat for the proposed Enclave at Riverbend residential subdivision, property ID 8725657, Legal Description ABS A16 Burleson, Edward,34.858 ACRES, Property owner Smithville Land Partners LLC, Agent John D. Hines, P.E., Cude Engineers. Brian Riewe said P&Z recommended approving the preliminary re-plat.

Public Hearing:

9. Hear citizen's comments:

- a) On a variance request for a block width less than 240 feet for the proposed Enclave at Riverbend residential subdivision, property ID 8725657, Legal Description ABS A16 Burleson, Edward,34.858 ACRES, Property owner Smithville Land Partners LLC, Agent John D. Hines, P.E., Cude Engineers. No one signed up to speak for or against the variance.

- b) On a preliminary re-plat for the proposed Enclave at Riverbend residential subdivision, property ID 8725657, Legal Description ABS A16 Burleson, Edward, 34.858 ACRES, Property owner Smithville Land Partners LLC, Agent John D. Hines, P.E., Cude Engineers. No one signed up to speak for or against the preliminary re-plat.

Citizen Comments: None

Discussion and Action on a variance request for a block width less than 240 feet for the proposed Enclave at Riverbend residential subdivision, property ID 8725657, Legal Description ABS A16 Burleson, Edward, 34.858 ACRES, Property owner Smithville Land Partners LLC, Agent John D. Hines, P.E., Cude Engineers. The Developer is requesting a variance to allow block width < 240-ft due to “special conditions” affecting the property (i.e., irregular shape parcel bound by Hwy 71, American Legion Road, and a flood plain). Councilman Etheredge made a motion to approve the recommendation from Planning and Zoning to approve the variance. The variance is not contrary to the public interest, and there are special conditions affecting the applicant’s property; and because of the special conditions, literal enforcement of the ordinance would result in unnecessary hardship; and the variance observes the spirit of the ordinance; and substantial justice is done by granting the variance. Councilwoman Morgan seconded and the motion passed unanimously.

Citizen Comments: None

Discussion and Action on a preliminary re-plat for the proposed Enclave at Riverbend residential subdivision, property ID 8725657, Legal Description ABS A16 Burleson, Edward, 34.858 ACRES, Property owner Smithville Land Partners LLC, Agent John D. Hines, P.E., Cude Engineers: Councilwoman Morgan made a motion to approve the preliminary plat. Councilman Gordon seconded and the motion passed unanimously.

Citizen Comments: None

Discussion and Action on awarding an Engineering Services Contract to conduct a wastewater study: Proposals for engineering services (i.e., Request for Qualifications) for a Wastewater Treatment Facility (WWTF) expansion study were received on 7/25/22 and reviewed by the City of Smithville on 8/4/22. Experience, work performance, and capacity to perform were criteria used by the City staff to evaluate/differentiate each engineering consultant's qualifications. Four (4) Engineering services consultants submitted their qualifications. However, one (1) engineering consultant (Enprotec, Hibbs & Todd, Inc.) submitted their RFQ after the deadline. BEFCO Engineering, Inc. received the highest score with a total of 98 points. As such, the evaluation team decides to recommend BEFCO Engineering, Inc. for consideration/selection as the Engineering services firm to conduct a WWTF expansion study. The estimated cost for the study is approximately \$75k which will be paid using American Rescue Plan Act (ARPA) funding. Councilwoman Barrientos made a motion to award BEFCO Engineering, Inc the contract. Councilman Gordon seconded and the motion passed unanimously.

Citizen Comments: None

Discussion and Action on the appointment to the Smithville Housing Authority Resident Tenant Board Member to replace Shirley Brock: Novalee Wolfe is being recommended to replace Shirley Brock (recently deceased) as the Smithville Housing Authority Resident / Tenant Board Member. The Smithville Housing Authority Board consists of five (5) members recommended by the Mayor. Board members serve two (2) year terms with two (2) members appointed in even-

numbered years and two (2) members appointed in odd number years. The resident board member will serve a 1-year term. If approved, Ms. Wolfe will finish out Shirley Brock's unexpired term (which expires December 2022). Councilwoman Bruno made a motion to appoint Ms. Wolfe. Councilwoman Barrientos seconded and the motion passed unanimously.

Citizen Comments: None

Presentation from the Finance Director on information used to calculate the Proposed Ad Valorem Property Tax Rate: Cynthia White reviewed the "Truth-In-Taxation" documentation used to calculate and certify the 2022/23 Proposed Ad Valorem Property Tax Rate. No action was taken.

Citizen Comments: None

Discussion and Action on a Proposal to set the Ad Valorem Tax Rate at September 13, 2021, Council Meeting: Property values increased approximately 20.2% in Smithville this year with the average home value calculated at \$208,432. We will be recommending a PROPOSED AD VALOREM TAX RATE of \$0.54893 cents per \$100 valuation --- a slight reduction from our current tax rate of \$0.54901. This rate includes a \$1.25M tax note that will be used to purchase capital equipment (water truck, backhoe, bucket truck, animal control vehicle, cardboard baler, radio equipment for PD) and funded by the I&S portion of the total rate. During 2022, the average homeowner will pay \$1,144 in property taxes (\$121 more than the average paid in 2021). The strategy we have followed in the past was to identify the maximum tax rate allowable without triggering the possibility of a rollback election and then decide the amount of increase (if any) that is required to support the proposed budget. The FY22-23 effective tax rate (now called the "No-New-Revenue Tax Rate") is 0.48377. The rollback rate (now called the "Voter-Approval Tax Rate") is \$0.54893. The maximum increase the City can raise taxes in a given year without triggering a rollback election is 3.5% of the effective M&O tax rate. The effective tax rate is basically the tax rate that would generate the same amount of revenue in the current tax year as was generated by a taxing unit's adopted tax rate in the preceding tax year from property that is taxable in both the current tax year and the preceding tax year. Councilwoman Morgan made a motion to set the Ad Valorem Tax Rate at the September 12, 2022 Council meeting. Councilwoman Bruno seconded and the motion passes unanimously.

Citizen Comments: None

Discussion and Action on the approval of the Financial Report. Councilman Etheredge made a motion to accept the Financial Report. Councilman Gordon seconded and the motion passed unanimously.

Adjourn 6:52 p.m.

Sharon Foerster, Mayor

Attest:

Jennifer Lynch, City Secretary