

City of Smithville State of the City Update



**Chamber of Commerce Quarterly Luncheon
Wednesday, October 27, 2021**

(11:30 am -1:00 pm)

City of Smithville State of the City Update

Wednesday, October 27, 2021

Agenda:

- Accomplishments
- Infrastructure Projects
- Development Projects
- Future Plans
- 5 Things You Need To Know....
- Q&A



Review accomplishments, projects, and future plans.
Answer questions and address concerns.

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2021 Accomplishments:

- Provided guidance and leadership during COVID-19
- Survived 2021 winter weather event (aka [SNOWVID](#))
- Received “clean” financial audit for 2019-20 fiscal year
- Re-built the Chamber of Commerce / Visitor Center / RR Museum
- Supported water tower / storage tank refurbishment (C of O)
- Awarded \$2M in TXDOT funding for SRTS and TA/Set-Aside sidewalks
- Awarded \$13M in GLO-MIT funding for regional flood mitigation projects
- Received \$1.1M in American Rescue Plan Act (ARPA) funding
- Supported design review and permitting of M5 Subdivision, Brookshire Brothers, Go Big Solar, and Woodrose Place Subdivision.

**THANKS TO ALL
COUNCIL MEMBERS, CITY PERSONNEL,
AND SUPPORT STAFF!**



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American Rescue Plan Act:

- City of Smithville to receive **\$1,118,752** in funding administered via Texas Department of Emergency Management (TDEM).
- No match requirement. \$559,377 (50%) received 8/19/21.
Eligible expenses include:
 - COVID-19 Expenses – Testing / Equipment
 - Infrastructure – Water / Sewer / Broadband
 - Tourism, Travel, Hospitality
 - Small Business Assistance
- Funding tentatively committed To:
 - **Chamber** - \$77k (Workforce Training Center, Tourism)
 - **Police Department** - \$250k (Radio Equipment / Broadband)
 - **City Hall** - \$40k (Council Chambers A/V System)
 - **Local SBA Relief Grants** - \$50-75k (TBD)
 - **WWPT Expansion Feasibility Study** - \$75-100k



Infrastructure and Development Projects



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Infrastructure Projects:

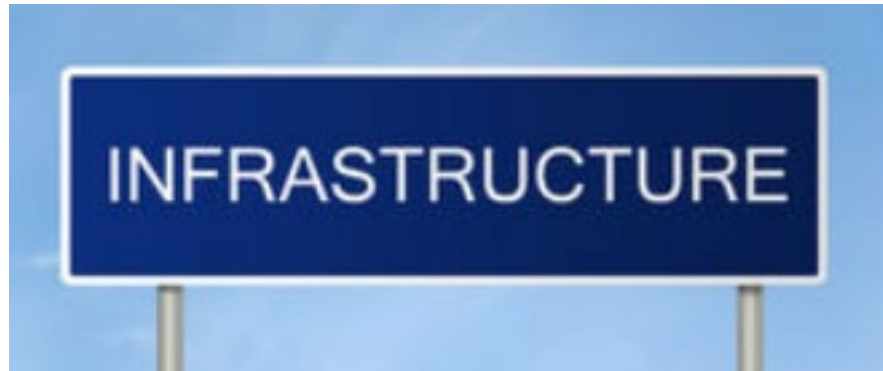
- City-wide Street & Road Repair + Misc. Drainage
- Hwy 95 Expansion / Utilities Relocation
- NEW** • NW 2nd Street Drainage Improvement Project
- NEW** • GLO-CDBG MIT regional Drainage Improvement Project
- City-wide Water Storage Tank Rehabilitation
- Warehouse Detention Pond
- NEW** • Loop 230 Water Line Extension
- NEW** • SRTS / TA-Set Aside Sidewalks

PROJECTS

Development Projects:

- NEW** • Zoho Corporation
- Towers Subdivision
- Go Big Solar
- M5 Subdivision
- Woodrose Place
- Capella Property
- Chamber Re-build
- Creekside RV Park
- NEW** • The Grove Subdivision
- NEW** • Hill Road Development
- NEW** • Domain Industries, Inc
- NEW** • The One (Old Pines Hotel)
- NEW** • Insite Group (146 homes)

Infrastructure Projects



Current Infrastructure Projects

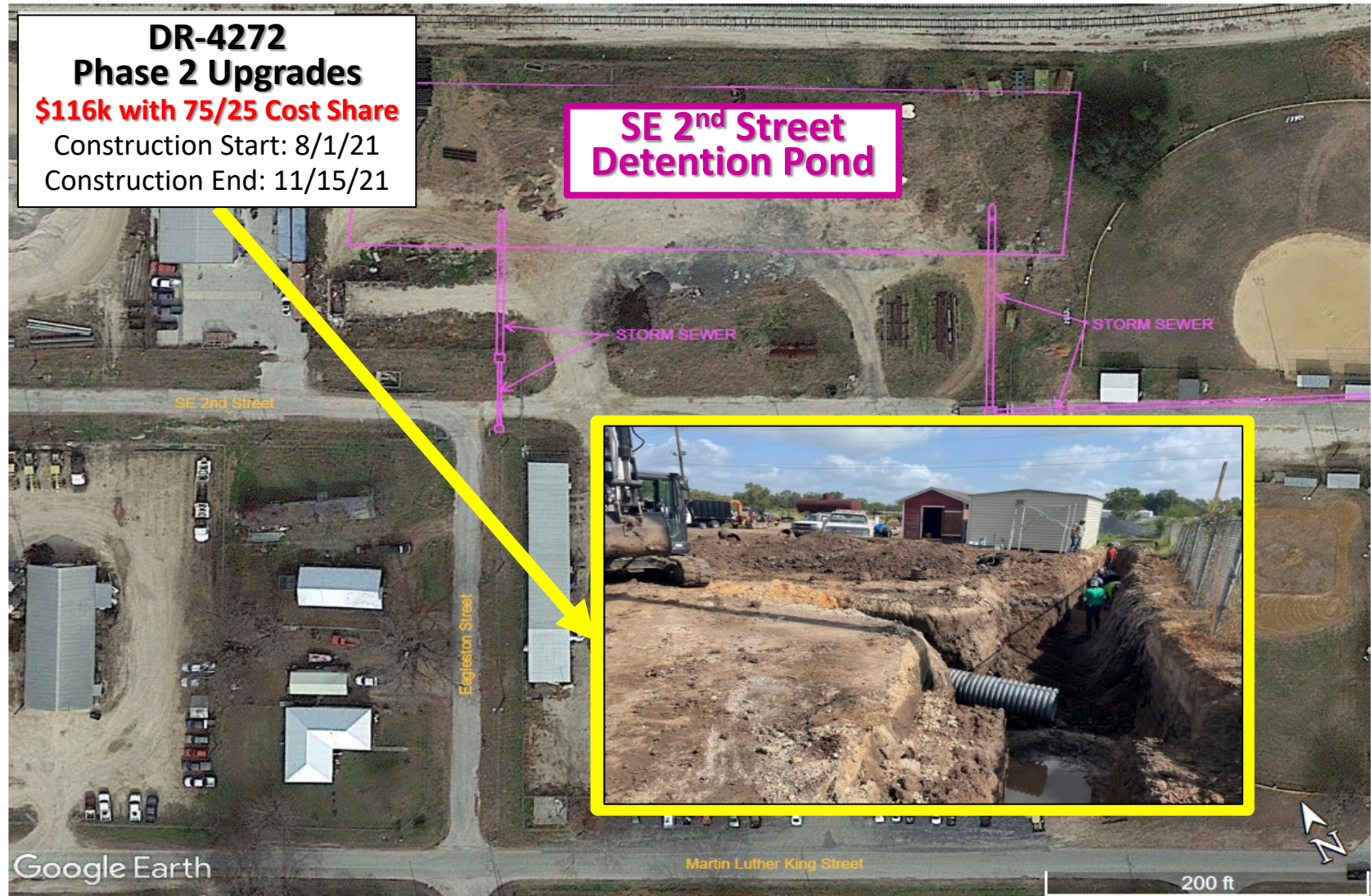
COMPLETED



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Current Infrastructure Projects

UNDER
CONSTRUCTION



Current Infrastructure Projects

**UNDER
CONSTRUCTION**

Road & Street Repairs

- Will require partial and temporary street closures. Area residents and business owners will be notified 24-48 hours in advance.
- Pot-hole repairs will continue throughout town as pot-holes are reported and/or identified.
- Use Smithville [SEE/CLICK/FIX](#) link on the City website OR download the App to smart phone. Use App to report issues (trim trees, fix street light, etc.).

**CURRENT JOB OPENING FOR
HEAVY EQUIPMENT OPERATOR**

City-wide Street Repairs and Paving Schedule - FALL 2021

Street	From / To	Paving Material	Prep Completed	Road Closure Required	Est. Paving Date
Whitehead	800 Block Whitehead to Charleston	Chip Seal	YES	YES	COMPLETE
Tiger Lane	Tiger Lane	Chip Seal	YES	YES	COMPLETE
Gentry Street	Woodress Lane to 300 Block	Chip Seal	YES	YES	COMPLETE
Bunte Street	Woodress Lane to 300 Block	Chip Seal	YES	YES	COMPLETE
Anderson Street	SE 4th to End of Anderson	Chip Seal	YES	YES	COMPLETE
SE 2nd Street	Taylor to Eagleston	Chip Seal	YES	YES	COMPLETE
Reed Street	FM2571 to Front Street	Chip Seal	YES	YES	COMPLETE
East Street	East Street to FM 2571	Chip Seal	YES	YES	COMPLETE
Byrne	Loop 230 to 500 Block	Chip Seal	YES	YES	COMPLETE
8th Street	Short to Burleson	Chip Seal	YES	YES	COMPLETE
9th Street	Short to Burleson	Chip Seal	YES	YES	COMPLETE
Bishop	Loop 230 to 9th Street	Chip Seal	YES	YES	COMPLETE
Mills	500-900 Block	Chip Seal	YES	YES	COMPLETE
Mills	200 Block	Hot Mix	YES	YES	NOV
MLK Park	Parking Lot	Hot Mix	YES	YES	NOV



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WHAT:

- Platform for Citizens to Report Issues using Smart Phone
- Low Cost Solution
- Create, Assign, Process, and Track Work Orders via CRM and/or Smart Phone App

BENEFITS:

- Increase Productivity / Efficiency
- Enhance Customer Service

HOW:

- Partner with SCF to Customize platform for City Use

Connect your neighborhood to City Hall

Get the FREE Smithville SeeClickFix mobile app for a faster, easier way to notify City Hall about that pesky pothole or broken street light in your neighborhood. You can also report concerns directly on the city's website.



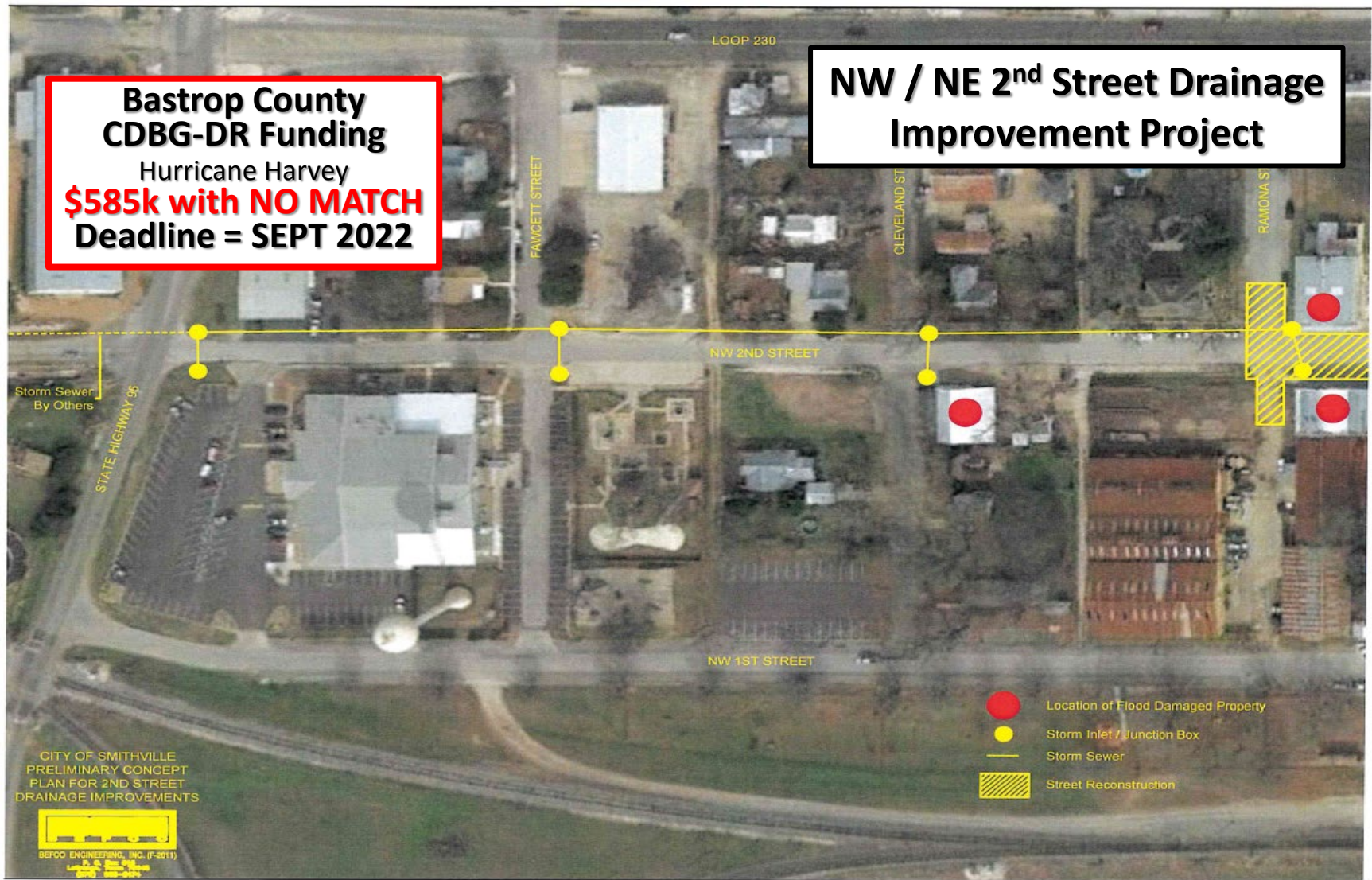
ANDROID APP ON Google play

Download on the App Store

SeeClickFix

Current Infrastructure Projects

PENDING



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Development Projects

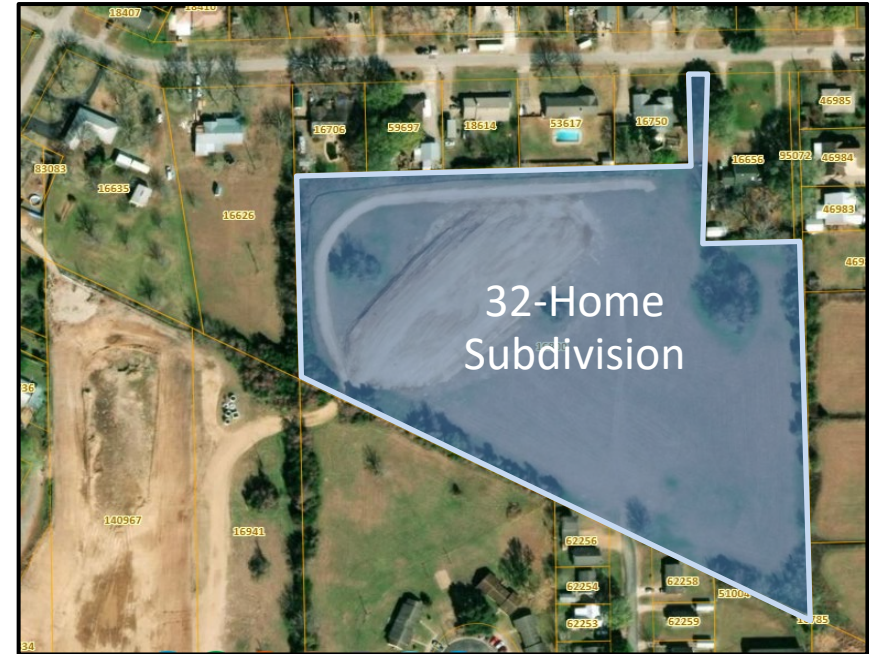
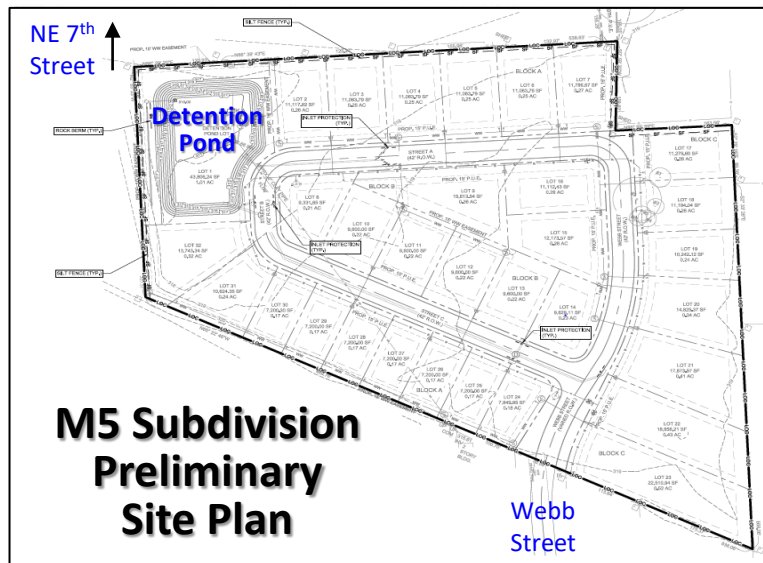


Current Development Projects

UNDER
CONSTRUCTION

M5 Subdivision

- 10.65-acre Subdivision – 32 homes
- Zoning: Single-Family (SF1)
- **Estimated Value = \$7,200,000**
- \$750k Developer Investment
- Target Price Range = \$275-300k
- Construction Start: **June 2021**
- Construction End: March 2022



ISSUES:

- None

STATUS:

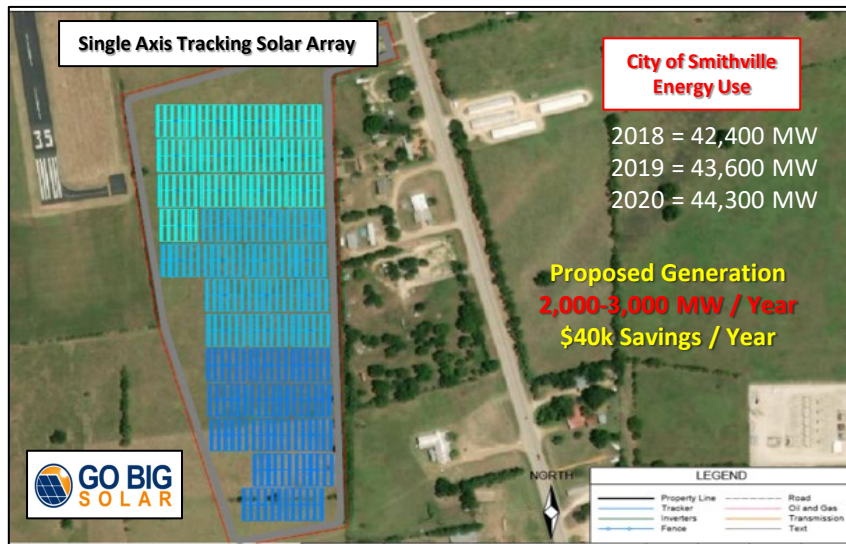
- Construction Plans Reviewed by 3rd Party Engineering Firm and approved by City. Building permit issued. Construction underway.

Current Development Projects

UNDER
CONSTRUCTION

Go Big Solar

- 1-MW Solar Installation
- 24-acre tract off of Loop 230
- **\$1.6M Developer Investment**
- City can purchase up to 15% of Load
- 25-Yr. Power Purchase Agreement (PPA)
- Voluntary Annexation per 380 Eco Dev
- CONSTRUCTION START: **JUNE 2021**



STATUS:

- 380 Eco Development Agreement and Interconnect Agreement signed.
- PPA terms and conditions (including price per kWh) approved by Smithville City Council in December 2019.
- EST. COMPLETION: **DECEMBER 2021**

NEW

Current Development Projects

UNDER
CONSTRUCTION

Brookshire Brothers Expansion

- Store #55 built in 1988
- Estimated Cost - **\$1.0-1.5M**
- Brookshire Brothers has long history of providing community support.
- Renovation to include bakery, delicatessen, café, and pharmacy.



501 TX-230 Loop, Smithville, TX 78957



ISSUES:

- None to Report

STATUS:

- Construction plans approved. Building permit issued. Renovation underway.
- Construction Start: August 2021
- Est. Completion: **March 2022**

NEW

Current Development Projects

UNDER
CONSTRUCTION

Workforce Training Center

- \$100k St. David's Foundation Grant
- 404 Fawcett – Old Tax Office
- Medical / Dental / Skilled Trades:
 - HVAC
 - WELDING
 - PLUMBING
 - ELECTRICAL
 - DENTAL HYGIENE
 - PHLEBOTOMY
 - VOCATIONAL NURSING
 - MEDICAL TECH
- Currently holding GED & ESL Classes
- Skilled Trades to begin at Riverbend Park in January 2022.
- Multiple Partners:



ISSUES:

- None to Report

STATUS:

- Stewart Burns – SWTC Coordinator
- Minor re-plat and zone change approved by City Council on 10/18/21.



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NEW

Current Development Projects

PENDING

Zoho Corporation

- 7.7-acre tract off of Hwy 71
- 10,000 ft² single-story building
- Cloud-based software solutions
- Plan to hire 50-100 employees over the next 2-3 years.
- Construction Start: TBD



ISSUES:

- None to report.



STATUS:

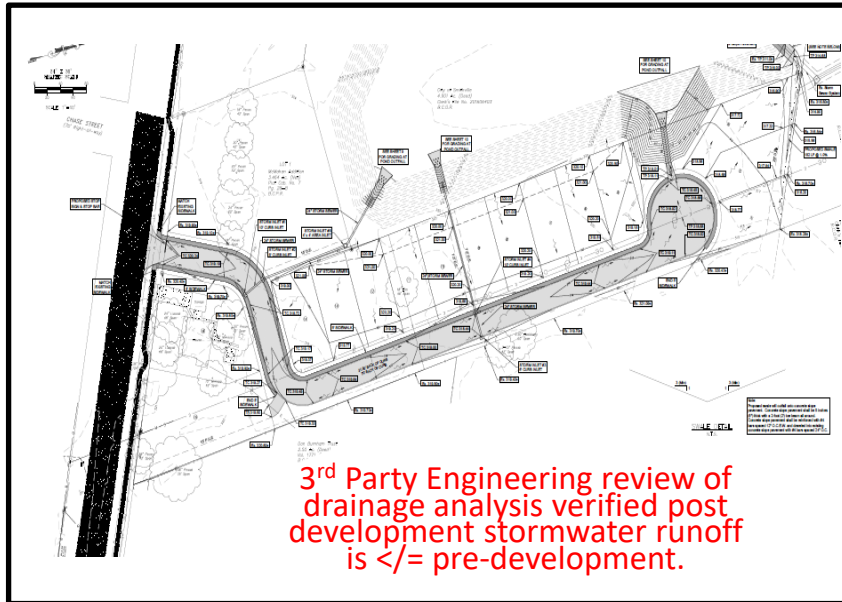
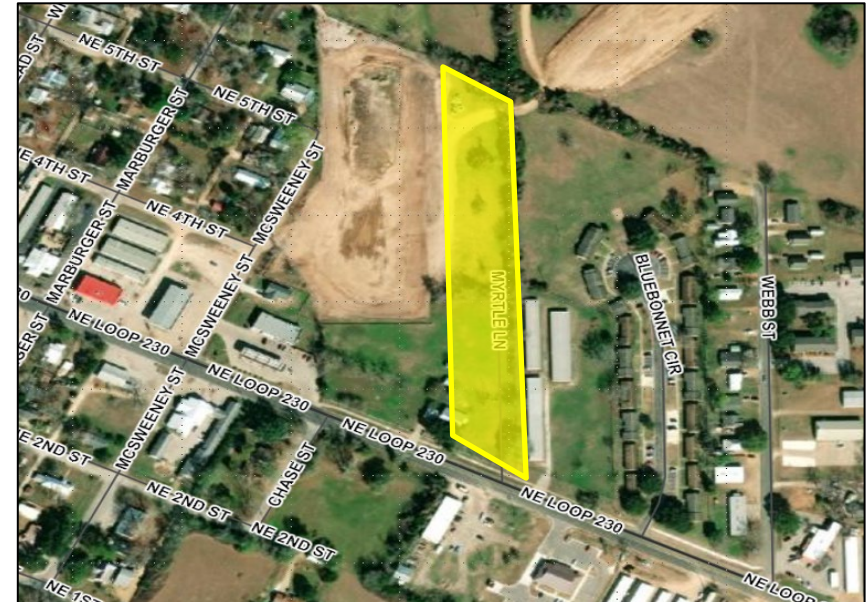
- Property re-zoned from SF-1 to C3 (Highway Commercial). APPROVED by City Council on 10/18/21.
- Preliminary plat, drainage study, and construction plan review - PENDING.

Current Development Projects

PENDING

Woodrose Place Subdivision

- 3-acre Subdivision – 14 homes
- Zoning: Single-Family (SF1)
- **Estimated Value = \$3,850,000**
- \$1.5M Developer Investment
- Target Price Range = \$250-275k
- Construction Start: TBD



ISSUES:

- None to Report

STATUS:

- Construction plans APPROVED.
- Building permit issued JUNE 2021.
- Construction End: TBD

NEW

Current Development Projects

PENDING

Hill Road Development

- Multi-Family development on Hill Road adjacent to Hwy 71.
- 3-story building complex with nine (9) apartments:
 - 1350 ft² per floor (B1 & B2)
 - 950 ft² per floor (B3)
- Balconies, on-site parking, green space, and trees.



Concept Only



ISSUES:

- None to Report

STATUS:

- Multiple variance requests approved by City Council on 4/12/21 to allow taller building height and reduced rear yard set-back requirements.
- Preliminary plat pending.
- Construction Start: **TBD**

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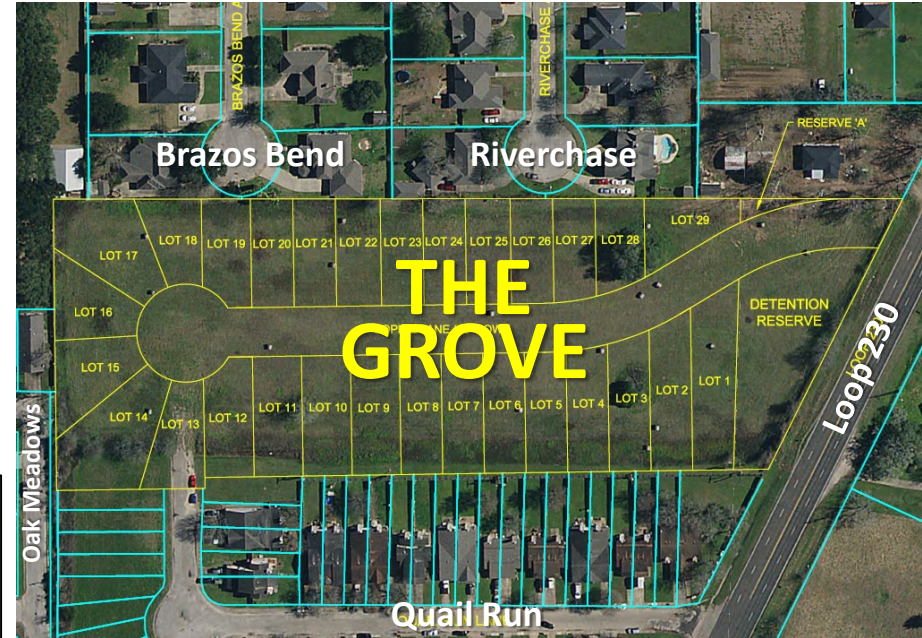
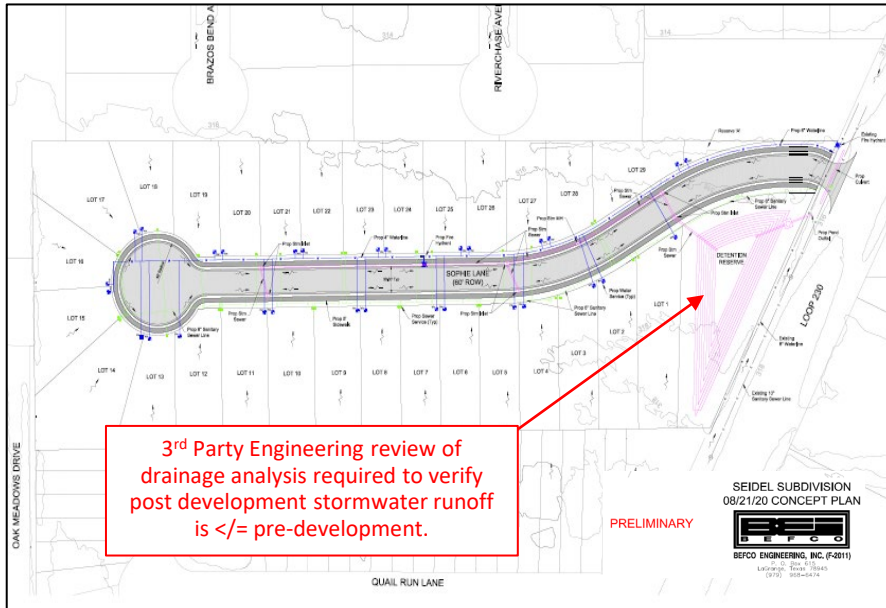
NEW

Current Development Projects

PENDING

The Grove Subdivision

- 7.12-acre tract on Loop 230
- **29 Home SF-1 Subdivision**
- **\$750k Developer Investment**
- On-site Detention Pond for stormwater run-off.
- Construction Start: TBD



ISSUES:

- None to report.

STATUS:

- Voluntary annexation and 380 Economic Development agreement approved 5/10/21.
- Preliminary plat, drainage study, and construction plan review - PENDING.

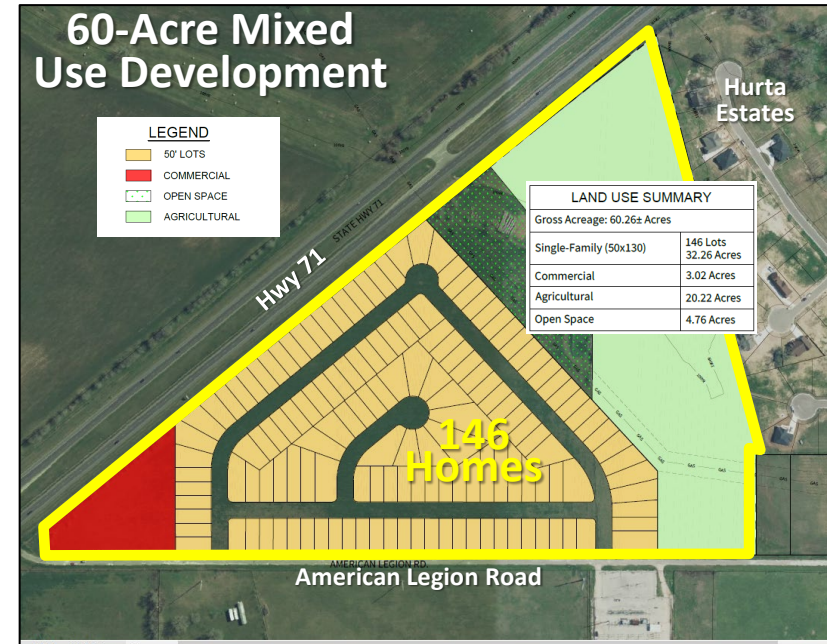
NEW

Current Development Projects

PENDING

Insite Development Group

- 60-acre Mixed Use Development
- Zoning: Not Annexed
- **Estimated Value = \$36,500,000**
- \$3.5M Developer Investment
- Lot Size: 50' x 130' = 6,500 sq. ft.
- 1,500 to 1,800 sq. ft. homes
- Target Price Range = \$250-300k



ISSUES:

- Wastewater Service / Capacity

STATUS:

- Initial meeting with City held. Concept plan developed and shared.
- Voluntary Annexation petition and 380 Economic Development Agreement being discussed.

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221
NEW HOMES
IN THE NEXT 2-3 YEARS

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• Pending Development Projects

- Domain Industries, Inc. purchased 69-acre Riverside Resources tract for Mixed-Use development.
- Annexation of Quail Run – Ewers Brothers (CA).
- Annexation of 655 Loop 230 west – Brewery / Pub.
- The One (Pines Hotel Renovation) – Event Venue / Hotel
- Capella Property (42-acre tract) SOLD. In discussions with Forsite Group regarding PDD status and future Mixed-Use development.
- Creekside RV Park – 179 Space RV Park (Currently Outside City Limits)
- Opportunity Austin



Roadmap / Future Plans



CITY OF SMITHVILLE – STRATEGIC ROADMAP

Accomplishments

- Held HHW Collection Event
- Coordinated Annual Fly-In.
- Completed Chamber Office Rebuild.
- Received “Clean” Financial Audit.
- Renewed PHI Air Ambulance contract for “no cost” emergency medical transport of citizens.
- Completed ground penetrating radar survey of Mt. Pleasant Cemetery to identify unmarked graves.
- Awarded \$13M in GLO-CDBG MIT funds for regional drainage.
- Awarded \$1.1M in funding from American Rescue Plan Act.
- Awarded \$350k CDBG grant.
- Completed SJ2 380 Eco Dev / Annexation Agreement.
- Adopted FY21/22 Balanced Budget.
- Issued construction permits for M5 Subdivision, Go Big Solar, and Woodrose Place Subdivision.

Next 6 Months

- Complete repairs to elevated water towers and ground storage tanks.
- Repair / pave damaged streets.
- Replace damaged and/or missing street signs throughout town.
- Expand water line to Loop 230 from American Legion Road.
- Begin construction of TXDOT SRTS / TA Set-Aside sidewalks.
- Update City Personnel Manual.
- Update Subdivision / Sound Ordinance
- Develop Air B&B Ordinance
- Complete Phase 2 of Warehouse Detention Pond (FEMA DR-4272).
- Complete NW 2nd Drainage Improvement Project (Phase 1).
- Support Design Review and Permitting of multiple development projects.
- Conduct wastewater daily use analysis
- Upgrade Council Chamber A/V system.
- Distribute / allocate ARPA funding.

Next 1-3 Years

- Update Comprehensive Plan.
- Continue drainage improvements and road repairs.
- Update all City ordinances
- Expand Willows Creek Wastewater treatment plant.
- Implement Airport Dev Plan.
- Publish 84R Instrument Approach.
- Manage construction of regional flood mitigation projects using \$13M in GLO-CDBG MIT funding.
- Evaluate EDC and ESD creation.
- Complete SH95 Utilities Relocation and Expansion (TXDOT funded).
- Recruit developers / investors to bring housing, jobs, and new business to our community.
- Promote / support Chamber of Commerce Economic Development initiatives.

- Much has been accomplished but still much to be done.
- **Strategic Focus** - Infrastructure Improvement, Eco Development, and Fiscal Responsibility.
- Partner with the Community, Chamber, and County to proactively manage growth in a manner that preserves and protects our small-town look, feel, and charm.

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Number

**TOMORROW IS
NATIONAL FIRST
RESPONDER'S
APPRECIATION
DAY**



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2

Number

**PROPERTY OWNERS
65-YEARS AND OLDER
IN SMITHVILLE WILL
BE ELIGIBLE TO HAVE
CITY PROPERTY TAXES
“FROZEN” IN 2022**



- Over-65 tax freeze is a freeze on tax dollars....not property value.
- Preliminary analysis indicates estimated SAVINGS of **\$100-125 / year.**
- City Council must adopt resolution to freeze taxes on or before **July 1, 2022.**

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Number

3

**CITY SIGNED 1-YEAR
AGREEMENT WITH PHI
AIR MEDICAL, LLC FOR
“NO COST” EMERGENCY
AIR TRANSPORT OF ANY
CITIZEN LIVING INSIDE
CITY LIMITS**

PHI Air Medical, LLC



- Average cost of emergency air ambulance transport is **\$45-50k**.
- City Council Approved 1-Yr Service Agreement (\$13k) in April 2021.
- Five (5) citizens transported YTD.

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Number

4

PER CITY ORDINANCE
2811-461 - ALL
POLITICAL SIGNS
MUST BE REMOVED
WITHIN 7-DAYS AFTER
AN ELECTION



- Early voting ends @ 7:00 pm on **Friday, October 29, 2021.**
- Election Day is **Tuesday, November 2, 2021** (7:00 am to 7:00 pm).
- Eight (8) Constitutional Amendments on the ballot.

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5

Number

**CHANGE
IS A
UNIVERSAL
CONSTANT**

STAY INFORMED
↓
GET INVOLVED
↓
MAKE A DIFFERENCE

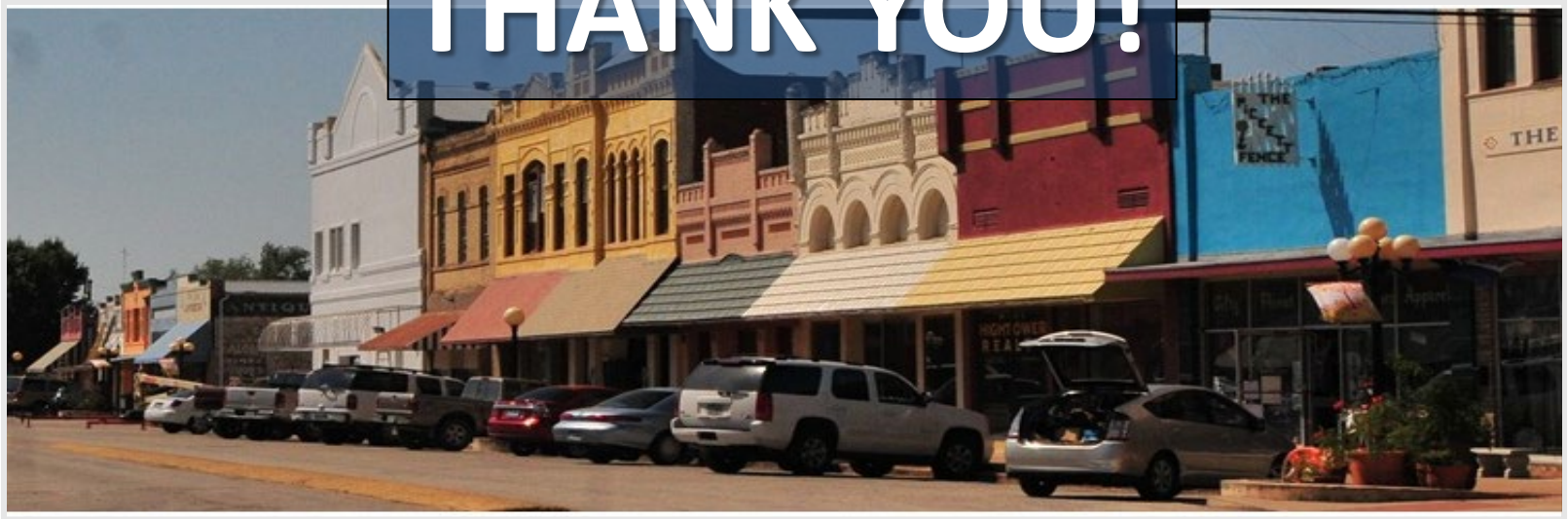
- We must manage growth in a manner that preserves and protects our small town look, charm, and feel without jeopardizing our “uniqueness”.
- People are our most valuable asset.

Questions???





THANK YOU!



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BACK UP

SNOWVID 2021 – February 15, 2021 / Smithville, TX



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