

City Manager Update – 6/11/22

June 1, 2022 marked the beginning of my 9th year as Smithville's City Manager. It's hard to believe 2,920 days have passed since officially being hired. Well, you know the old saying, "How time flies when you're having fun." We have dealt with pit bulls, golf carts, smart meters, JADE-HELM, fires, floods, freezes, hurricanes, bridge failures, litigation, legislation, COVID-19, and a host of other issues over the past 8-years---all while trying to improve our infrastructure, reduce debt, and manage growth. The pace has not slowed since stepping into the role back in 2014. However, I am pleased that we are making progress as a community. Also, June 1st marked the official start of the 2022 Atlantic Hurricane Season which will run until November 30, 2022.

Summer is here with a vengeance and triple-digit temperatures are in the forecast. Heat-related illnesses kill more people each year than earthquakes and hurricanes combined. As we endure yet another 100°F day in Central Texas, take time to recognize and prevent heat-related illnesses while at work or from cutting short your weekend fun in the sun. Heat stress-related medical conditions occur when excess heat is allowed to build in the body over time. These include:

Sunburn: A reddening of the skin caused by excess sun exposure. Treatment: Avoid further sun exposure, cool area with water, use a non-oil-based moisturizer if needed.

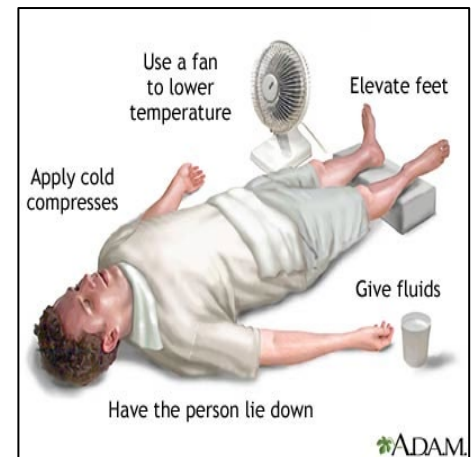
Heat Rash: Excess moisture on the skin causes sweat glands to become clogged resulting in a rash. Treatment: Cool and dry the skin.

Heat Cramps: Muscle pain due to the rapid depletion of body salts. Treatment: Rest in a cool area. Drink plenty of water. Seek medical attention if pain persists.

Heat Syncope: Fainting caused by heat exposure and transient vasodilation. Treatment: Lie down in a cool place with legs slightly elevated. If conscious, drink water.

Heat Exhaustion: Exhaustion brought on due to heat exposure and fluid loss. Symptoms include: heavy perspiration, extreme thirst, fatigue, headache, nausea, and sometimes diarrhea. A person experiencing heat exhaustion is going through severe dehydration. Treatment: Lie down in a cool area, drink cool water, slightly elevate legs, remove excess clothing, and sponge down with cool liquid. If no improvement is seen within 30 minutes, seek medical attention immediately.

Heat Stroke: Heat exposure causes malfunction in portion of the brain that monitors and controls internal body temperature. During heat stroke, the core body temperature of the victim is approximately 105 - 110 F. Symptoms include red or flushed skin that feels hot to the touch, altered mental status (may be combative), rapid pulse, and possible absence of sweating. Treatment: This is a very serious condition. Call "911." While awaiting medical assistance, rapidly lower a victim's body temperature through ice-water baths, cold compresses, fan, etc.



Recognizing the warning signs and symptoms of heat stress and taking preventive control measures can greatly reduce the risk of heat-related illness. For additional information, visit <http://firstaid.webmd.com/tc/heat-related-illnesses-prevention>. All City personnel working outdoors have been instructed to remain hydrated and take frequent breaks to prevent heat-related injury/illness. The hot temperature(s) combined with high humidity can elevate the heat index well above triple digits making outdoor working conditions hazardous. A cooler with ice-water and/or Gatorade is provided on each City vehicle. With the higher summer temperatures, citizens will be using more water to keep their lawns green and

more electricity to keep their houses cool (present company included). With respect to water use, the City has a [Drought Contingency Plan](#) whereby water use restrictions will be implemented based upon triggering events. Specifically, the cumulative use of 1.5 million gallons of water (or more) for three (3) consecutive days. I'm pleased to report that we are a long way from hitting the 1.5-million-gallon drought contingency plan action level. During the current calendar year, the peak daily water demand for the City of Smithville occurred on May 30th with 598,025 gallons used. In comparison, the largest peak demand recorded last year occurred on February 17th with 1,252,947 gallons used. The large amount of water used was attributed to busted / broken water lines due to the arctic freeze. Our current city-wide water storage capacity is approximately 1.6 million gallons. The monthly base cost for residential water service in Smithville is \$16.50 (which includes the first 2000 gallons) plus \$3.10 for every 1000 gallons of water used thereafter. Note: An average family of 4 uses approximately 400 gallons per day and 12,000 gallons / month. With the \$16.50 base rate included, this equates to an average of \$47.50 monthly expenditure for residential water service.



City Manager Update – 6/11/22 (continued)

Here is a list of accomplishments, issues, and planned activities since my last update:

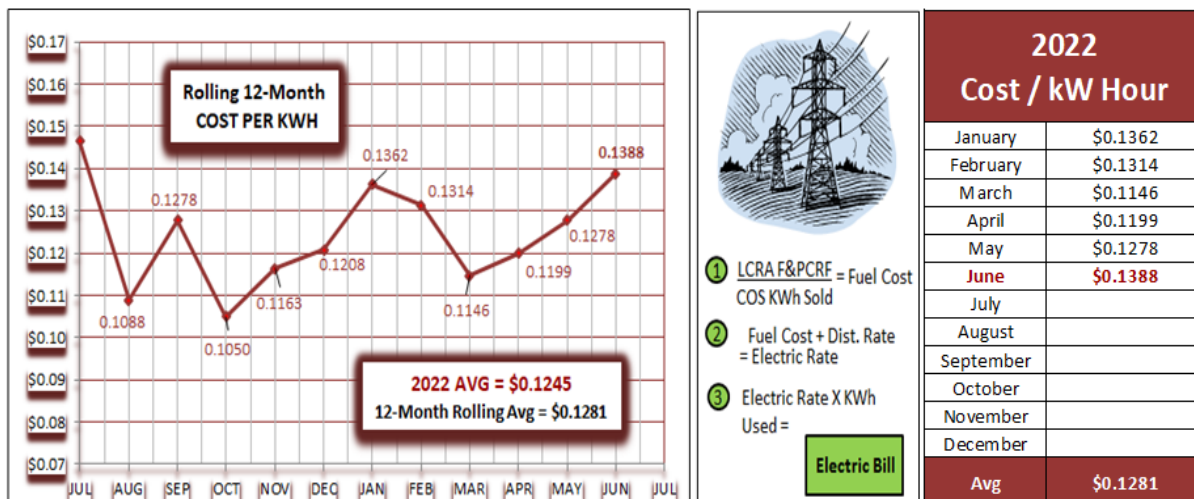
- 1) **City of Smithville Sales Tax Update** - Below are the sales tax allocations for June 2022 vs. June 2021 (retail sales made primarily in April). This data reflects RETAIL sales of goods and services subject to LOCAL sales tax. Our sales tax payment (receipt) for June was \$67,197. This represents a **4.15% INCREASE** in our net monthly payment compared to the same time last year. Sales tax dollars are used to make street / road repairs and help pay for community services like the LIBRARY, FIRE DEPARTMENT, and POLICE. Total year-to-date payments are \$439,232 (approximately 17.75% higher or \$67k above last year's year-to-date performance). See below for a comparison. Remember...SHOP LOCAL - it makes a difference!!!

Bastrop County Sales Tax Allocation – JUNE 2022

County/City	Current Rate	Net Payment This Period	Comparable Payment Prior Year	% Change	2022 Payments To Date	2021 Payments	% Change
Bastrop	1.50%	\$959,465	\$849,950	12.88%	\$5,516,064	\$4,728,990	16.64%
Elgin	1.50%	\$293,373	\$254,869	15.10%	\$1,739,001	\$1,417,747	22.65%
Smithville	1.50%	\$67,197	\$64,516	4.15%	\$439,232	\$373,004	17.75%
Bastrop County	0.50%	\$631,402	\$545,907	15.66%	\$3,677,953	\$3,005,663	22.36%

- 2) **Residential Cost Per Kilowatt Hour (kWh) Calculated** - An analysis of LCRA billing data was conducted to determine residential cost per kilowatt hour (kWh) in June. LCRA fuel costs vary month to month and are based upon utility generation, transmission, line loss, and service fees. The LCRA fuel cost per kWh for June is \$0.0888. This represents a **14.17% INCREASE** compared to May's fuel cost of \$0.0778. Adding the City's distribution fee of \$0.0500 and LCRA's \$0.0888 fuel cost, the cost per kWh for residential service in Smithville during JUNE will be \$0.1388 (8.62% total increase compared to May). Fuel costs are typically higher during the summer months and the higher temperatures will increase both consumption and demand. As such, some citizens may not be able to pay or become angry that their bill "skyrocketed". Utility customers can make payment arrangements if their account is not over 60-days past due. Under no circumstance will the City disconnect power to an occupied residence when the temperature is above 100° F or below freezing (32° F). Please remember that the City of Smithville only charges customers for what they use and when the electrical demand is high --- so is the cost per kilowatt. The Texas Public Utility Commission (PUC) provides energy conservation tips → <https://www.puc.texas.gov/consumer/facts/Save.aspx> to help reduce consumption which in turn will help citizens save money. Below you will find a "rolling" 12-month residential cost per kWh and a fuel cost comparison chart. On average, the cost per kWh for electric service in Smithville is between 12-13 cents with a family of 4 paying \$167.52 per month for electricity (1,200 kWh).

City of Smithville Residential Cost Per kWh / LCRA F&PCRF - JUNE



Note: LCRA Fuel & Power Cost Recovery Factor + City Distribution Fee* (\$0.0500) = Cost / kWh

*Residential Distribution Fee = \$0.500/kWh. Non-Resident (i.e., service outside city limit) Distribution Fee = \$0.650/kWh Effective October 1, 2019

City Manager Update – 6/11/22 (continued)

- 3) **City Council to Consider Annexation and 380 Economic Development Agreement for Proposed Subdivision** - Smithville Land Partners, LLC is requesting voluntary annexation of 34.858 acres of land where they would like to build 112 single-family residential homes over the next 3-6 years. The property is on the south side of Hwy 71 East and American Legion Road and is adjacent to Hurta River Estates (see diagram below). The City and Smithville Land Partners, LLC have been working on a 380 Economic Development Agreement to define and document the terms, conditions, incentives, and obligations of both parties as it pertains to the planned development of the Property. Chapter 380 of the Texas Local Government Code authorizes municipalities to offer performance-based incentives to developers as a means to promote economic development. The proposed terms of this 380 Agreement require Smithville Land Partners, LLC, to voluntarily annex 34.858-acre tract of land into the city limits for a single-family residential subdivision called the Enclave at Riverbend. The Developer will spend a minimum of \$4.5M on infrastructure improvements (sidewalks, curbs, gutters, streets, etc.) which will be conveyed to the city 2-years after substantial completion. Additionally, the Developer must provide varying layouts, rooflines, facades, and setbacks that offer a distinct yet complementary inventory of homes. In return, the City of Smithville will provide services (e.g., fire, police, garbage, water, and sewer) and offer approximately \$550k of performance-based incentives in the form of property tax reimbursements and reduced tap fees over the next 6-years. The cost of the incentives will be offset by increased property tax and utility services revenue (water, sewer, electric, garbage, etc.) with the City netting \$890k. Originally the Developer wanted to build over 146 homes on the 34-acres. However, this has been negotiated down to 112 homes with pocket parks and green space added. The Developer (Todd McCullough) is a native Texan and has several other properties that he has developed in Texas. Click on the following link(s) to view some of the other properties / projects that Todd McCullough has developed: <https://meyerranchtx.com/> and http://www.austinrealestatehomesblog.com/liberty_hill/liberty_parke/. Annexation and consideration of the 380 economic development agreement will be topics for consideration, discussion, and action at the Monday, June 13, 2022 Council meeting. Mr. McCullough will be making a presentation during the Council meeting to provide an overview of the project. Citizens are welcome and encouraged to attend.

Enclave at Riverbend Concept Drawing


NEW


Current Development Projects

PENDING

Smithville Land Partners, LLC

- 35-acre Subdivision – 112 Homes
- Zoning: Annexation Pending (SF1)
- **Estimated Value = \$42,500,000**
- \$4.5M Developer Investment
- Lot Size: 50' x 130' = 6,500 sq. ft.
- 1,500 to 1,800 sq. ft. homes
- Target Price Range = \$380k






ISSUES:

- Property is not inside City Limits. If not annexed, the Subdivision will fall under Bastrop County jurisdiction.

STATUS:

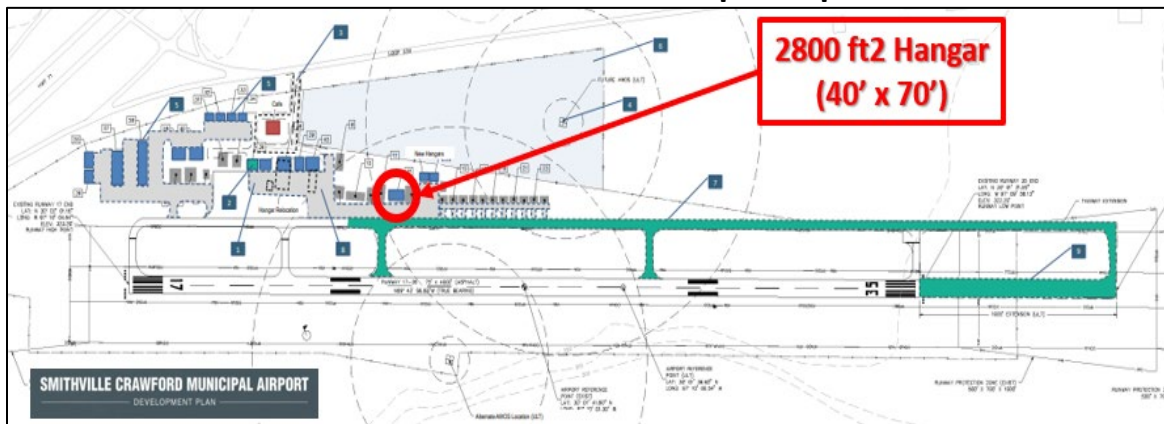
- Voluntary Annexation petition and 380 Economic Development Agreement pending.



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- 4) **City Council to Consider Economic Development Agreement for Hangar Donation** - Sammi and Travis Hill are local aviators that would like to enter into a Texas Local Government Code Chapter 380 Economic Development Agreement to allow the construction and subsequent donation of a 2800 ft² (70' x 40') hangar (valued at \$140,400) to the City of Smithville at the Smithville-Crawford Municipal Airport. The proposed term of the agreement is 25-years. The Hills must purchase and build the hangar within 12-months of entering into the agreement at a location identified in the approved TXDOT Aviation Airport Layout Plan (ALP). The Hills will receive an 18-year "lease credit" at \$650 per month until the initial cost \$140,400 is reimbursed. The Hills will then be allowed to rent the city-owned hangar at \$775 per month for the next 7-years. This will bring \$65,100 revenue to the city beginning in 2040. In return, the City will cover the cost of utility installation, insurance, mowing, and monthly electric service. Both parties will share the cost to bring pavement (hot mix) to/from the hangar. Should you choose to approve this agreement, the city will gain a \$140,000 capital asset and \$65,000 in future revenue. The Hills will be allowed to "purchase" 25-years of dedicated hangar space in a city-owned hangar. In addition, the agreement will further enable the airport expansion per the approved TXDOT Aviation ALP. This will be an agenda item for City Council discussion and action on Monday, June 13, 2022.

Smithville-Crawford Municipal Airport



There are several meetings and events in Smithville scheduled the next few weeks:

Saturday, June 11th: Joshua Equal Urban Development Services (JEUDS) Community Outreach celebration at MLK Park. Music, food, fun, and fellowship with activities for kids and young at heart. (12:00 – 6:00 pm).

Monday, June 13th: CITY COUNCIL MEETING (6:00 pm) at City Hall. Citizens can access the meeting via YouTube www.youtube.com/channel/UCN7rJzOwVks4zWV9EvKcH5w.

Thursday, June 16th: The Smithville Area Chamber of Commerce MONTHLY MIXER will be held at THE FRONT ROOM WINE BAR (located at 116 Main Street) from 5:00-7:00 pm.

Friday, June 17th: Joint RIBBON CUTTING from 4:00–5:00 pm with Bastrop, Elgin and Smithville for Worthy & Worthy Creations located at 3988 US-290 in Paige, TX.

Sunday, June 19th: JUNETEENTH CELEBRATION AT MLK PARK (10am-10pm). Horseshoes, basketball, volleyball, ring toss, cornhole, activities for kids, FREE food, and music for the community. For more information, call (737) 348-5269.

Monday, June 20th: City Offices will be CLOSED on Monday, June 20, 2022 in observance of JUNETEENTH. City Hall office hours Tuesday-Friday after the Holiday will be from 8:00 am to 5:00 pm.

Friday, June 24, 2022: The next BEST Breakfast we be at Southside Market & BBQ in Elgin (8:00 am) for a discussion with TDEM representatives about Emergency Management, Disaster Recovery, and Prevention.

Monday, July 4, 2022: Music, fun, food, and fireworks → [4th of JULY CELEBRATION](#). City Offices will be CLOSED on in observance of INDEPENDENCE DAY. City Hall office hours Tuesday-Friday will be from 8:00 am to 5:00 pm.

PHOTOS (6/11/22):

16TH Annual Fly-In @ Smithville Municipal Airport



Byrne Street Drainage Project



Dumpster Duty



Reserve Officer Jesse Deal Swearing-in

