

CITY OF SMITHVILLE
November 13, 2017
COUNCIL MEETING

Present: Mayor Saunders, Councilmembers Joanna Morgan, Bennie Rooks, Bill Gordon, Troy Streuer, and City Manager Tamble. Not present Rhonda Janak

Open Meeting: Call to order: Mayor Saunders called the meeting to order at 6:00 p.m.

Invocation: Robert Tamble gave the invocation.

Pledge of Allegiance: Councilman Gordon led the pledge.

Recognition/Awards/Proclamations/Announcements/Presentations: Blyth Edwards read her essay on the Character Trait word "Compassion". Mayor Saunders read a proclamation for "Municipal Court Week". April Daniels gave a presentation on Economic Development Strategic Plan.

Approval of the minutes from the October 16, 2017 Council Meeting and Public Hearing: Councilman Gordon moved to approve the minutes as written. Councilwoman Morgan seconded and the motion passed unanimously.

Public Hearing:

Hear citizen comments regarding the submission of an application(s) to the General Land Office (GLO) for a community Development Block Grant Program- Disaster Recovery (CDBG-DR) grant(s). No one signed up to speak for or against this item.

Open Meeting:

Discussion and Action on a Resolution authorizing the submission of a Community Development & Revitalization 2015 Non-Housing Project application to the General Land Office; and authorizing the Mayor and/or City Manager to act as the City's Executive Officer and Authorized Representative in all matters pertaining to the City's Participation in the Community Development & Revitalization Program: The Texas General Land Office (GLO) Community Development & Revitalization (CDR) Program provides long-term recovery assistance to the people of Texas as they rebuild after disasters. The GLO is the lead state agency for administering \$3.9 billion in Community Development Block Grant for Disaster Recovery (CDBG-DR) funds allocated by the US Department of Housing and Urban Development. The intent of this request is to apply for reimbursement of the 25% match requirement for three (3) Hazard Mitigation Grants previously submitted to FEMA totaling approximately \$252k. Sp

specifically, HMG 4255, 4269, and 4272. The detention pond (HMG-4223) is not eligible for funding under this program because the project has already started. If awarded by GLO, the City's match requirement (cash or in-kind donation) would be 1% or \$2,520. Councilwoman Morgan made a motion to approve the Resolution authorizing the submission of a Community Development & Revitalization 2015 Non-Housing Project application to the General Land Office; and authorizing the Mayor and/or City Manager to act as the City's Executive Officer and Authorized Representative in all matters pertaining to the City's Participation in the Community Development & Revitalization Program. Councilman Rooks seconded the motion and the motion passed unanimously.

Discussion and Action on a Resolution authorizing the submission of a Community Development & Revitalization 2015 Non-Housing Project application to the General Land Office; and authorizing the Mayor and/or City Manager to act as the City's Executive Officer and Authorized Representative in all matters pertaining to the City's Participation in the Community Development & Revitalization Program: The purpose of this request is to apply for a \$1M grant to fund city-wide drainage improvements in areas of our community that are prone to repetitive flooding. The maximum amount of grant funding available is \$1 million with a 1% match (cash and/or in-kind). There are several projects currently being evaluated (e.g., downtown drainage, RVICS area, Gentry, Oak Meadows, etc.). The intent is to identify projects that provide the most benefit / flood relief while leveraging the available funding. Unlike the Hazard Mitigation Grant Program, the GLO-CDR does not require a Benefit / Cost Analysis (BCA). If awarded by GLO, the City's match requirement would be \$10k. Councilman Streuer made a motion to approve the Resolution authorizing the submission of a Community Development & Revitalization 2015 Non-Housing Project application to the General Land Office; and authorizing the Mayor and/or City Manager to act as the City's Executive Officer and Authorized Representative in all matters pertaining to the City's Participation in the Community

Development & Revitalization Program. Councilman Gordon seconded the motion and the motion passed unanimously.

Discussion and Action on a Resolution authorizing the submission of a Community Development & Revitalization 2015 Housing Project application to the General Land Office; and authorizing the Mayor and/or City Manager to act as the City's Executive Officer and Authorized Representative in all matters pertaining to the City's Participation in the Community Development & Revitalization Program: The purpose of this request is to apply for GLO funding for the possible reconstruction and/or buy-out of low to moderate income households sustaining repetitive flood loss. The maximum amount of grant funds available is \$2 million with a 5% match which can be cash or in-kind. Councilman Rooks made a motion to approve the Resolution authorizing the submission of a Community Development & Revitalization 2015 Housing Project application to the General Land Office; and authorizing the Mayor and/or City Manager to act as the City's Executive Officer and Authorized Representative in all matters pertaining to the City's Participation in the Community Development & Revitalization Program. Councilwoman Morgan seconded the motion and the motion passed unanimously.

Discussion and Action on giving the City Manager authorization to Request the Bastrop County Appraisal District (BCAD) to Re-appraise property/homes damaged by Hurricane Harvey: In the past 2-years the majority of residents on NE 7th Street in Smithville have sustained flood damage on four (4) separate occasions causing thousands of dollars in property damage. Insurance rates have doubled due to prior losses and potential home buyers on 7th Street are hesitant to purchase any residential property that continues to flood making said properties less marketable. Given the recent flooding due to Hurricane Harvey and history of repetitive loss, Robert Tamble said he would like the Council to consider making a formal request to BCAD to re-evaluate the assessed values of those homes recently impacted under the authority of Section 23.02 of the Property Tax Code which allows for a taxing entity to request property reappraisal after declaration of a natural disaster. The County and Smithville ISD do not plan to join the City in this request. As such, the entire cost for the reappraisal (estimated at \$1k) will fall upon the City. The reappraisal will take into consideration the type of damage sustained (i.e., minor or major) and whether or not the property has sustained repetitive flood loss. Any adjustments made will be pro-rated and will impact the City's forecasted tax revenue as identified in the 2017 certified roll. Robert Tamble estimate the impact to the City of Smithville (given our current tax rate of \$0.5390 per \$100 valuation) to be between \$8-10k Councilman Gordon approved the authorization to Request the Bastrop County Appraisal District (BCAD) to Re-appraise property/homes damaged by Hurricane Harvey. Councilman Streuer seconded the motion and the motion passed unanimously.

Discussion and Action on an Ordinance Annexing 97.170 Acres in the Edward Burleson Survey A-16, Property ID# 72231 Hurta Land, Inc.-Owner: The Council passed a resolution in September to accept the voluntary annexation petition submitted by Hurta Land, Inc. Public notice was given two public hearings were held as required by law. Approving this ordinance will allow the property listed above to be incorporated into the City Limits. Hurta Land, Inc. plans to build 50 single-family residential homes over the next 3-5 years. Councilman Rooks made a motion to approve an Ordinance Annexing 97.170 Acres in the Edward Burleson Survey A-16, Property ID# 72231 Hurta Land, Inc.-Owner. Councilman Streuer seconded the motion and the motion passed unanimously.

Discussion and Action on a Joint Use Pole Attachment Agreement with SCT Broadband: The City has completed negotiations with SCT Broadband to renew the Joint Use Pole Attachment. The new base rate for the 5-year contract will be \$11.00 per pole attachment with incremental increase of \$0.50 during the third year until \$12.50 is reached. The incremental increase will align with the fees other service providers are being charged for using our poles. SCT Broadband has approximately 450 joint use pole attachments compared to Time Warner Cable / Spectrum with 1187 joint use pole attachments within the City. The expected revenue is \$5-6k per year. Councilwoman Morgan made a motion to approve the Joint Use Pole Attachment Agreement with SCT Broadband. Councilman Gordon seconded the motion and the motion passed unanimously.

Discussion and Action on a Tower Placement Agreement with South Central Tower Co. L.L.C. dba SCT Broadband: The City has completed negotiations with SCT Broadband to renew the Tower Antennae Rental agreement for "renting" space on two (2) water towers for placement of broadband antennae(s). The contract term is for 5-years at a proposed rate of \$250 per month which will generate \$3k of revenue per year. Councilwoman Morgan made a motion to

approve the Tower Placement Agreement with South Central Tower Co. L.L.C. dba SCT Broadband. Councilman Gordon seconded the motion and the motion passed unanimously.

Discussion and Action on a Lease Agreement with First Capital Equipment Leasing Corp. for the purchase of vehicle and equipment: The 5-year lease / purchase agreement is for a 12-yard dump truck and a trailer-mounted 6" suction pump at a total cost of \$178,900. This is a budgeted capital expense. Payments will be \$38,729 per year. Councilman Streuer made a motion to approve the Lease Agreement with First Capital Equipment Leasing Corp. for the purchase of vehicle and equipment. Councilman Gordon seconded the motion and the motion passed unanimously.

Discussion and Action on approval of Guidelines and Procedures for the Smithville Historic Preservation and Design Standards Advisory Committee: Councilwoman Morgan made a motion to approve the Guidelines and Procedures for the Smithville Historic Preservation and Design Standards Advisory Committee. Councilman Rooks seconded the motion and the motion passed unanimously.

Approval of the Financial Report: Councilman Streuer made a motion to approve the report. Councilman Gordon seconded and the motion passed unanimously.

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The meeting adjourned at 6:53 p.m.

Scott Saunders Jr., Mayor

Attest:

Jennifer Lynch, Asst. City Secretary