

CITY OF SMITHVILLE

January 9, 2017

COUNCIL MEETING

Present: Mayor Saunders, Councilmembers, Bennie Rooks, Troy Streuer, Bill Gordon, Joanna Morgan, 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:* A proclamation was presented by Mayor Saunders for Smithville Walk-to-School Day. Fourth grader Raeley Wilson read her essay about the Character Trait word "Loyalty".

*Approval of the minutes from the December 12, 2016 Council Meeting and Public Hearing:* Councilman Gordon moved to approve the minutes as written for the December 9, 2016 Council Meeting and Public Hearing Councilwoman Morgan Seconded and the motion passed unanimously.

*Hear recommendations from Planning and Zoning on a:*

*a). A zone change from Single Family (SF-1) to Highway Commercial District (C-3) at Faldyn Subdivision, Lot 1, Acres 6.154, owner-Smithville Hospital Authority, Agent-William Hector:* Nancy Catherman said the P&Z commission recommended approving the zone change.

*b). A zone change from Single Family (SF-1) to Industrial District at A27 Decrow, Thomas (Parcel R70936), owner-Smithville 71. Ltd:* Nancy Catherman said the P&Z recommended approving the zone change.

*c.) A minor re-plat at 102 NE Loop 230, Smithville Townsite, Blk. 33, Lots 11-12, owner Don E. and Vickie D. Green:* Nancy Catherman said P&Z recommended approving the minor re-plat.

*d.) A side-yard set-back variance on the north side of the property, a side-yard set-back variance on the south side, a front-yard off-street parking variance, a 6 foot high rear-yard fence variance, and a lot size variance at 1103 NE 2nd Street, Byrne Addition, Blk. 116, Lots 4-5, owner Troy Streuer:* This item was pulled from the agenda at the beginning of the meeting. No discussion or action was taken on this property.

**Public Hearing:**

Hear citizen's comments on:

*a) A zone change from Single Family (SF-1) to Highway Commercial District (C-3) at Faldyn Subdivision, Lot 1, Acres 6.154, owner-Smithville Hospital Authority, Agent- William Hector:* There were no citizens signed up to speak for or against this zone change.

*b) A zone change from Single Family (SF-1) to Industrial District at A27 Decrow, Thomas (Parcel R70936), owner-Smithville 71. Ltd:* Guy Farmer was concerned about what would be on this property because it will be the first thing people see when they come to Smithville. He wants to make sure there will not be a sexually oriented business put there but we do have ordinance for that issue.

*c.) A minor re-plat at 102 NE Loop 230, Smithville Townsite, Blk. 33, Lots 11-12, owner Don E. and Vickie D. Green:* There were no citizens signed up to speak for or against the minor re-plat.

*d.) A side-yard set-back variance on the north side of the property, a side-yard set-back variance on the south side, a front-yard off-street parking variance, a 6 foot high rear-yard fence variance, and a lot size variance at 1103 NE 2nd Street, Byrne Addition, Blk. 116, Lots 4-5, owner Troy Streuer:* There were several citizens signed up to speak on this issue but it was pulled from the agenda at the beginning of the meeting so they were not head and were told they would not speak on this issue at this meeting.

## Open Meeting:

*Discussion and Action on A zone change from Single Family (SF-1) to Highway Commercial District (C-3) at Faldyn Subdivision, Lot 1, Acres 6.154, owner-Smithville Hospital Authority, Agent-William Hector* - The Hospital would like to build a nursing home facility on the property and would need this zoned C-3 to do so. Councilwoman Morgan made a motion to approve the zone change. Councilman Gordon seconded the motion and the motion passed unanimously.

*Discussion and Action a zone change from Single Family (SF-1) to Industrial District at A27 Decrow, Thomas (Parcel R70936), owner-Smithville 71. Ltd:* – This zone change is being requested by Smithville 71 Ltd. Leonard Smith (General Counsel for Smithville 71 Ltd.) explained that this property was voluntarily annexed into the City as part of a 380 Economic Development agreement to be zoned as Industrial. If Industrial zoning was not granted, the property would be de-annexed. Councilman Rooks made a motion to approve the zone change. Councilman Streuer seconded the motion and the motion passed unanimously

*Discussion and Action A minor re-plat at 102 NE Loop 230, Smithville Townsite, Blk. 33, Lots 11-12, owner Don E. and Vickie D. Green :* Don and Vickie Green would like split the property into two lots because they want to sell the Station but keep the storage for their other property on Main. No citizens were there to speak for or against the re-plat. Councilwoman Morgan made a motion to approve the minor re-plat. Councilman Gordon seconded the motion and the motion passed unanimously.

*No Discussion or Action was taken on a side-yard set-back variance on the north side of the property, a side-yard set-back variance on the south side, a front-yard off-street parking variance, a 6 foot high rear-yard fence variance, and a lot size variance at 1103 NE 2nd Street, Byrne Addition, Blk. 116, Lots 4-5, owner Troy Streuer.*

*Discussion and Action on a Resolution authorizing the submission of a Texas Community Development Block Grant Program Application to the Texas Department of Agriculture for the Community Development Fund and authorizing the City Manager to act as the Executive Officer and Representative pertaining to the City's participation in the CDBG Grant Program:* The City would like to participate in the 2017-18 TxCDBG program. Typically, projects associated with the TxCDBG grant involve water and/or wastewater improvements. Identification of a specific project is still in the works but will more than likely involve repair / refurbishment of the City's water towers or upgrade the water system on the south side of town. BEFCO Engineering was previously selected as the preferred engineering consultant and Langford Community Management Services was awarded the grant management contract. Councilwoman Morgan made a motion to authorize the City Manager to act as the Executive Officer and Representative pertaining to the City's participation in the CDBG Grant Program. Councilman Rooks seconded the motion and the motion passed unanimously.

*Discussion and Action on appointments to the Airport Advisory Board* - AAB members serve two (2) year terms. Four (4) members will be subject to appointment in even numbered years and three (3) members subject to appointment in odd number years. Lori Adams does not wish to serve another term on the AAB. Ron Spencer will be nominated in her place. The individuals listed below would like to renew their term(s) which expired on 12/31/16. Councilwoman Morgan made a motion to approve the appointments of the Airport Advisory Board. Councilman Gordon seconded the motion and the motion passed unanimously.

Sandy Meyerson – Chairman (RENEWAL)  
Forrest Sanderson – Vice Chairman (RENEWAL)  
Michael McKenna (RENEWAL)  
Ron Spencer (NEW MEMBER replacing Lori Adams)

*Discussion and Action on the opening of a new city bank account for all FEMA/TDEM HMG funds:* Creating a dedicated bank account for HMG funds will help improve tracking and accounting of these expenditures. This account will be dedicated to expenditures associated with the construction of the 7th Street detention pond. Councilman Streuer made a motion to approve the opening of a new city bank account for all FEMA/TDEM HMG funds. Councilman Gordon seconded the motion and the motion passed unanimously.

*Discussion and Action on the approval of a new Smithville billboard design* - The Hwy 71 billboard contract is paid through December 2017 and includes one (1) vinyl change. The billboard design was recently shared with area business owners and merchants who have approved the concept. Councilman Gordon made a motion to approve the billboard. Councilman Rooks seconded the motion and the motion passed unanimously.

*Discussion and Action on the approval of an agreement between the City and the Artist for the Richard D. Latham Cultural District Sculptures on Main Street Program:* Jill Strube discussed the Sculptures on Main (SOP) program. Councilwoman Morgan made a motion to approve the agreement between the City and the Artist for the Richard D. Latham Cultural District Sculptures on Main Street Program. Councilman Streuer seconded the motion and the motion passed unanimously.

*Discussion and Action on the City Holiday Schedule:* There was one holiday added to the schedule and it will be Columbus Day. Also we will use the names of the holiday instead of the specific dates of the holiday so that we do not have to redo the holiday schedule each year. Councilman Rooks made a motion to approve the holiday schedule and its changes. Councilman Streuer seconded the motion and the motion passed unanimously.

*Discussion and Action on a Resolution Calling the May 6, 2017 Municipal Election:* Approving this resolution is required for holding Councilmember elections in May. Councilman Gordon made a motion to approve the resolution calling the May 6, 2017 Municipal Election. Councilman Streuer seconded the motion and the motion passed unanimously.

*Discussion and Action on the Financial Report:* Councilwoman Morgan made a motion to approve the Financial Report. Councilman Gordon seconded the motion and the motion passed unanimously.

*Adjourn:* at 6:45 p.m.

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Scott Saunders Jr., Mayor

Attest:

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Jennifer Lynch, Asst. City Secretary