

Item # 4

National Historic Preservation Month Proclamation

WHEREAS, historic preservation is an effective tool for communities across the nation, for managing growth and sustainable development, revitalizing neighborhoods, fostering local pride and maintaining community character while enhancing livability; and

WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

WHEREAS, the Smithville Historic Preservation/Design Standards Advisory Committee was established to protect the character of the historic commercial area of Smithville, to preserve its built history, and to foster economic and community vitality while honoring and protecting the social fabric and community culture of the community; and

WHEREAS, the architectural design standards were created as guidelines for rehabilitation, redevelopment, maintenance, and preservation of its existing historic structures, and providing design standards for the development of new construction projects within the Smithville Historic Commercial District; and

WHEREAS, since 1975, the Smithville Heritage Society has worked to preserve, protect and enrich the stories and histories of Smithville, through their archival records and research, the Heritage House Museum and Archives, special events and programming, and partnerships that showcase and support the historic fabric of the community; and

WHEREAS, the city has a historic marker program that encourages community members to designate their historic properties and/or significant events to recognize contributions from the past; and

WHEREAS, the Smithville Commercial Historic District and the Smithville residential historic district are on the national register of historic places and the Smithville residential historic district is a recorded Texas Historic Landmark; and

WHEREAS, Smithville was once a major passenger hub on the Missouri-Kansas-Texas (M-K-T) railroad and the James H. Long Railroad Park has been temporarily closed since the building was destroyed in a fire, but will reopen this month and continue honoring our unique heritage under the leadership of the Smithville Area Chamber of Commerce; and

WHEREAS, Smithville has a long-standing history and tradition of honors such as the first Film Friendly designation and a vibrant cultural arts district that is an officially designated Cultural Arts District which significantly enhances the historic fabric of our town; and

WHEREAS, May is National Historic Preservation Month, co-sponsored by the Smithville Heritage Society, the Smithville Historic Preservation/Design Standards Advisory Committee and the City of Smithville,

NOW, THEREFORE, I, Mayor of the City of Smithville, do hereby proclaim May 2021 as Historic Preservation Awareness Month, and call upon the people of Smithville to join their fellow citizens across the United States in recognizing and participating in this special observance.

Passed and approved this 10th day of May 2021

IN WITNESS WHEREOF, I have
hereunto set my hand and caused the
Seal of the City of Smithville to be
affixed this 10th day of May 2021.
Participate

Joanna Morgan, Mayor

ATTEST:

City Secretary, Jennifer Lynch

PROCLAMATION
National Police Week

WHEREAS; The Congress and President of the United States have designated May 15th as Peace Officers' Memorial Day, and the week in which May 15th falls, as National Police Week; and

WHEREAS; the members of the law enforcement agency of Smithville Police department agency play an essential role in safeguarding the rights and freedoms of the City of Smithville; and

WHEREAS; all citizens must know and understand the duties, responsibilities, agency hazards, and sacrifices of their law enforcement agency, and that the members of our law enforcement agency recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression; and

WHEREAS; the men and women of the law enforcement agency of Smithville Police Department unceasingly provide public service;

NOW, THEREFORE, I, Joanna Morgan, Mayor of the City of Smithville, on behalf of the Smithville City Council, call upon all citizens of Smithville and all patriotic, civil, and educational organizations to observe the week of

MAY 9TH – MAY 15TH 2021, AS POLICE WEEK

With appropriate ceremonies and observance in which all of our people may join in commemorating law enforcement officers, past and present, who by their faithful and loyal devotion to their responsibilities, have rendered a dedicated service to their communities and, in doing so, have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens.

I further call upon all citizens of Smithville to observe Saturday,

May 15th, 2021 as Peace Officers Memorial Day

In honor of those law enforcement officers who, through their courageous deeds, have made the ultimate sacrifice in service to their community or have become disabled in the performance of the duty, and let us recognize and pay respect to the survivors of our fallen heroes.

IN WITNESS WHEREOF, I have
hereunto set my hand and caused
the Seal of the City of Smithville to be
affixed this 10th day of May 2021.

ATTEST:

Joanna Morgan, Mayor

Jennifer Lynch, City Secretary

PROCLAMATION
MOTORCYCLE SAFETY AND AWARENESS MONTH

WHEREAS, today's society is finding more citizens involved in motorcycling; and

WHEREAS, campaigns have helped inform riders and motorists alike to motorcycle safety issues to reduce motorcycle related risks, injuries, and most of all fatalities, through a comprehensive approach to motorcycle safety; and

WHEREAS, it is the responsibility of all who put themselves behind the wheel to become aware of motorcyclists, and to obey all traffic laws; and

WHEREAS, motorists are encouraged to become aware of the inherent danger involved in operating a motorcycle, and for riders and motorists alike to give each other the mutual respect they deserve.

NOW, THEREFORE, I Joanna Morgan, Mayor of the City of Smithville, Texas, do hereby proclaim the month of May as:

MOTORCYCLE SAFETY AND AWARENESS MONTH

in the City of Smithville and urge all residents to do their part to increase motorcycle safety and awareness in our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Smithville to be affixed this 10th day of May 2021.

ATTEST:

Joanna Morgan, Mayor

Jennifer Lynch, City Secretary

Item # 5

CITY OF SMITHVILLE

APRIL 12, 2021

COUNCIL MEETING

Present: Councilmembers, Mike Kahanek, Janice Bruno, Bill Gordon, Joanna Morgan, Sharon Foerster, and City Manager Robert Tamble. Not Present Rhonda Janak.

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

Invocation: Pastor Brown gave the invocation.

Recognition/Awards/Proclamations/Announcements/Presentations: Mayor Morgan read a proclamation for "National Public Safety Telecommunications Week" and "Sam Martin Day".

Citizen Comments: None

Approval of the minutes from March 8, 2021, Council Meeting and Public Hearing:

Councilwoman Bruno moved to approve the minutes. Councilman Gordon seconded and the motion passed unanimously.

Hear recommendation from Planning and Zoning:

- a) on multiple variance requests including a 5-foot height regulation to increase building height from 35' to 40' and change from 2 ½ stories to a 3 story, two rear yard setbacks; one 15 foot rear yard variance for HWY 71, and a 10 foot rear yard setback variance to adjoining south property, L&R Business Park, Lot 1 Acres 0.5020, R90283, property owner Byrne Street, LLC, Agent Chase Hodges. Planning and Zoning Chair Brian Riewe said P&Z recommended approving all the variances
- b) on a preliminary plat of Chip's Haven, R49198, Owner CHIP'S Haven LLC, Agent BEFCO Engineering. Planning and Zoning Chair Brian Riewe said P&Z recommended approving the preliminary plat.

Public Hearing:

Hear Citizens Comments:

- a) on multiple variance requests including a 5-foot height regulation to increase building height from 35' to 40' and change from 2 ½ stories to a 3 story, two rear yard setbacks; one 15 foot rear yard variance for HWY 71, and a 10 foot rear yard setback variance to adjoining south property, L&R Business Park, Lot 1 Acres 0.5020, R90283, property owner Byrne Street, LLC, Agent Chase Hodges. No one signed up to speak for or against this item.
- b) On a preliminary plat and zone change on lot 9 of Chip's Haven, R49198, from SF-1 to CF Community Facilities, Owner CHIP'S Haven LLC, Agent BEFCO Engineering. Several citizens signed up to speak and all were against this plat. The people that signed up voice concerns about traffic, speeding down the street, congestion, the open space and gazebo being torn down, the asbestos that was found in the demolition, too many homes, drainage, taxes, and this subdivision not representing the look and feel of Smithville.

Open Meeting:

Discussion and Action:

- a) on multiple variance requests including:
 - 1) A 5-foot height regulation to increase building height from 35' to 40' and change from 2 ½ stories to a 3 story. Councilwoman Bruno made a motion to approve the variance. Councilman Kahanek seconded and the motion passed unanimously.
 - 2) Rear yard setbacks; one 15 foot rear yard variance for HWY 71. Councilwoman Bruno made a motion to approve the variance because it met the criteria. Councilwoman Foerster seconded and the motion passed unanimously.
 - 3) A 10 foot rear yard setback variance to adjoining south property, L&R Business Park, Lot 1 Acres 0.5020, R90283, property owner Byrne Street, LLC, Agent Chase Hodges. Councilwoman Bruno made a motion to approve the variance because it met the criteria. Councilwoman Foerster seconded and the motion passed unanimously.
- b) on a preliminary plat of Chip's Haven, R49198, Owner CHIP'S Haven LLC, Agent BEFCO Engineering. Councilman Gordon made a motion to deny the plat based on Chapter 10 Subdivision Regulations Article 3 Section 4, lot widths not to exceed 300 feet or less than 200 feet except in unusual cases and it would be contrary to the public interest. Councilwoman Bruno seconded and added to the motion section 3 to provide orderly development, light, air, and overall health, safety, and general welfare of the community and the motions passed unanimously.

Citizen Comments on: None

Discussion and Action on a Resolution Responding to the Application of CenterPoint Energy Resources Corp., South Texas Division, to Increase Rates Under the Gas Reliability Infrastructure Program (GRIP) Suspending the Effective Date of this Rate Application for Forty-Five Days. CenterPoint Energy is asking the Texas Railroad Commission for a Gas Reliability Infrastructure Program (GRIP) Interim Rate Adjustment (IRA) to their base rate(s). Under Texas law (re: Gas Utilities Regulatory Act), we do not have the ability to oppose the rate increase. However, we can postpone the effective date of the proposed increase for 45-days. The rate will be increased by \$2.33/month for residential service and \$4.78/month for small commercial service. The adjusted monthly charge (base rate) will be \$24.92 and \$37.05 respectively. This represents an average increase between 10-15%. The rate increase will help recover \$4.6M of incremental spending for capital infrastructure improvements in its South Texas Division during the 2021 calendar year. The proposed IRA will become effective on May 3, 2021, unless the City chooses to suspend the IRA effective date until June 17, 2021. Councilman Gordon made a motion to approve the Resolution extend the rate for 45 days. Councilwoman Foerster seconded and the motion passed unanimously.

Citizen Comments: None

Discussion and Action on the Annual Audit for the 2019-2020 Fiscal Year Budget. Singleton, Clark & Company, PC completed the annual audit of the City of Smithville's 2019-20 financial statements during March. The results of the audit indicate that assets exceeded liabilities and by \$15,592,733 at the close of the past fiscal year. The total net position of the city increased by \$2,725,809. The City's governmental fund reported a combined fund balance of \$2,256,932, an increase of \$441,394 in comparison with the prior year. In 2018, the City issued certificates of

obligation for \$2.975 million for water, wastewater, street, and drainage improvements. The City's total debt decreased by \$617,130 during the fiscal year. The reason for the overall decrease was the City making its scheduled principal payments on time. The debt at the end of the fiscal year was \$8,944,693. This includes bonded debt from the issuance of certificates of obligation, Qualified Energy Conservation Bonds (QEBC), and leased capital equipment. Overall, the City received a "clean" financial audit. Jack Clark (of Singleton, Clark & Company) will be presenting the results of the audit. Councilwoman Foerster made a motion to accept the audit. Councilman Gordon seconded and the motion passed unanimously.

Citizen Comments: None

Discussion and Action on entering into a contract with Singleton, Clark & Company, PC for the 2020/2021 Fiscal Year Audit: Councilman Gordon made a motion to approve entering into a contract with Singleton Clark. Councilwoman Foerster seconded the motion passed unanimously.

Citizen Comments: None

Discussion and Action on renewing an agreement between the City of Smithville and PHI Air Medical to provide air ambulance service to the citizens of Smithville: The City of Smithville is considering renewing its contract agreement with PHI Air Medical to provide "no-cost" emergency medical air transport of citizens with life-threatening injuries/illnesses that reside within the Smithville City Limits. The proposed annual fee of \$13,552 is based on providing coverage to approximately 1,694 households (as identified by the most current list of residential utility customers). The plan will cover all Smithville citizens while they are in PHI Service Area (i.e., Bastrop County) for \$8.00 per household. Citizens can upgrade to a full national household membership for \$45 per year that will provide coverage outside of the Bastrop County service area. On average, the cost for medical air transport in large metropolitan areas is \$10-15k per flight. However, the average cost for citizens in Bastrop County for medical air transport is \$45-50k. The \$13,552 annual fee will be offset by revenue from building and film permits. The one-year contract will be valid through April 30, 2022. Councilman Gordon made a motion to approve the contract renewal with PHI Air Medical. Councilwoman Foerster seconded and the motion passed unanimously.

Citizen Comments: None

Discussion and Action on a Resolution amending the Commercial Garbage rates: With the renewal of the Waste Management Inc. contract during the February 8, 2021 Council meeting, action must be taken to formally adopt the new commercial garbage rates. Commercial rates for a front-load dumpster(s) will increase an average of 15-18%. There will be no increase to the \$33.17 residential customers are currently paying for garbage service per month. Councilwoman Foerster made a motion to approve the resolution. Councilwoman Bruno seconded and the motion passed unanimously.

Citizen Comments:

Discussion and Action on the approval of a \$200,000 line of credit for the Smithville Chamber rebuild with a 5-yr, 3.25% fixed-rate (annual payment 40,000 plus interest.): Additional funds are needed to complete the Chamber Offices, Visitor Center, and Railroad Museum. To date, the City has spent approximately \$195k with construction 65% complete. Fire detection, security/video surveillance systems, railing, landscaping, and interior fit-up and furnishings remain. Robert Tamble (City Manager), Joanna Morgan(Mayor), William Gordon (Mayor Pro-Tem) Cynthia White(Finance Director), or Jennifer Lynch (City Secretary)all designated signers

on the City accounts will sign off on the loan request. Councilwoman Bruno made a motion to approve the loan. Councilman Gordon second and the motion passed unanimously.

Citizen Comments

Discussion and Action on awarding Engineering services contract for the reparation of the City's 2021-2022 Texas Community Development Block Grant (TxCDBG) application and subsequent engineering contract if funded: Engineering Services Request for Qualifications (RFQ) for 2021/2022 Texas Department of Agriculture (TDA) Community Development Block Grant (CDBG) program were received on 4/5/21 and reviewed by the City of Smithville on 4/7/21. 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. BEFCO Engineering, Inc. from La Grange, TX received the highest score with a total of 99 points. As such, the evaluation team decided to recommend BEFCO Engineering, Inc. to the City Council for consideration/selection as the Engineering services firm to design and manage the TDA-CDBG water/wastewater project. Councilwoman Foerster made a motion to award BEFCO Engineering. Councilman Gordon seconded and the motion passed unanimously.

Citizen Comments:

Discussion and Action on awarding the administrative service contract for preparation of the City's 2021-2022 Texas Community Development Block Grant (TxCDBG) application and subsequent administration contract if funded: Request for Proposals (RFP) for grant application and administration services for 2021/2022 Texas Department of Agriculture (TDA) Community Development Block Grant (CDBG) program was received on 3/12/21. The City is considering applying for \$350k in grant funding in support of city-wide water/wastewater improvement projects. If awarded, the required match is 15% of the total award or \$52,500. The 15% match would not hit the City's budget until the next fiscal year. Proposals for grant management were reviewed on 4/2/21. Experience, work performance, capacity to perform, and cost were the criteria used by the City staff to evaluate/differentiate each consultant's qualifications. Langford Community Management Services from Austin, TX was the only grant management service provider to submit a proposal. Councilman Gordon made a motion to award Langford. Councilwoman Foerster seconded and the motion passed unanimously.

Citizen Comments:

Discussion and Action on a Resolution authorizing the submission of an application for the 2021-2022 TxCDBG Community Development Fund competition: Approving this resolution will authorize the City Manager to act on behalf of the City of Smithville giving signature authority for all matters involving the submittal of 2021-2022 TxCDBG application and that the City will commit a 15% match (\$52,500) from the Utility Fund as a cash contribution toward the activities of this infrastructure improvement project. Councilwoman Bruno made a motion to approve the resolution. Councilwoman Foerster seconded and the motion passed unanimously.

Citizen Comments:

Discussion and Action on an Amending the General Provisions Ordinance, Chapter 1, City of Smithville Code of Ordinances, Adding Section 1.2000 City Seal: Amending this ordinance will allow the new City Seal to be adopted. The seal must be adopted by ordinance because it serves as an official symbol of the city as provided by statute. Councilwoman Foerster made a motion to approve the ordinance. Councilman Kahanek seconded and the motion passed unanimously.

Citizen Comments:

Discussion and Action on an Ordinance amending the Municipal Court Ordinance, Chapter 7, City of Smithville Code of Ordinances, Section 7.105 Procedure (B) Seal: Amending this ordinance will allow the new Municipal Court Seal to be adopted. The seal must be adopted by ordinance because it serves as an official symbol of the Municipal Court as provided by statute. Councilwoman Bruno made a motion to approve the ordinance. Councilman Gordon seconded and the motion passed unanimously.

Citizen Comments: None

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

Adjourn: at 9:35 p.m.

Joanna Morgan, Mayor

Attest:

Jennifer Lynch, Asst. City Secretary

Item # 6

**A RESOLUTION AND ORDER CANVASSING THE RETURNS AND DECLARING
THE RESULTS OF A CITY OFFICER'S ELECTION**

Whereas, a general election was held on the 1st day of May 2021, to elect the hereinafter officials; and

Whereas, it appears for, said return, duly and legally made that there were cast at said election 740 valid and legal votes; and

Whereas, each of the candidates in said election received the following votes:

Alderman Place 1	(a two-year term)
Sharon Foerster	640
Alderman Place 2	(a two-year term)
Tom Etheredge	445
Betty McBryar	270
Alderman Place 3	(a two-year term)
Bill Gordon	435
Charles Diltz	301

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
SMITHVILLE, TEXAS:**

That said election was duly called; that notice of said Election was given in accordance with the law, and that Sharon Foerster was duly elected Councilmember Place 1; Tom Etheredge was duly elected Councilmember Place 2; and Bill Gordon was duly elected Councilmember Place 3 and said named parties are hereby declared duly elected to say respective offices, subject to taking their oaths by the law of the State of Texas.

Passed and Approved this 10th day of May 2021.

Joanna Morgan, Mayor

Attest:

Jennifer Lynch, City Secretary

**Summary Results Report
2021 SISD/COS Joint Election**

May 1, 2021

UNOFFICIAL RESULTS

Bastrop

STATISTICS

	TOTAL	Absentee	Early Voting	Election Day
Election Day Precincts Reporting	2 of 2	0	0	2
Precincts Complete	2 of 2	0	0	2
Precincts Partially Reported	0 of 2	0	0	0
Absentee/ Early Precincts Reporting	2 of 2	2	2	0
Registered Voters - Total	8,132			
Ballots Cast - Total	1,294	138	710	446
Ballots Cast - Blank	5	0	5	0
Voter Turnout - Total	15.91%			

Summary Results Report
2021 SISD/COS Joint Election
May 1, 2021

UNOFFICIAL RESULTS

Bastrop

Trustee, Place 3: Smithville
Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
Nancy Towry	737	62	396	279
Michele Rutherford	526	74	300	152

Trustee, Place 4: Smithville
Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
Alan Hemphill	613	79	343	191
Trenton Helmcamp	606	48	329	229

Councilmember, Place 1: Smithville
Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
Sharon Foerster	640	45	389	206

Councilmember, Place 2: Smithville
Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
Betty McBryar	270	25	144	101
Tom Etheredge	445	26	279	140

Councilmember, Place 3: Smithville
Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
Charles Diltz	301	14	164	123
Bill Gordon	435	40	267	128

Summary Results Report
2021 SISD/COS Joint Election
May 1, 2021

UNOFFICIAL RESULTS

Bastrop

Mayor, Unexpired: Smithville
Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
Joanna Morgan	488	47	292	149
Jerry Callaghan	251	7	138	106

Councilmember, Place 4, Unexp Smithville
Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
Stan Gerdes	420	22	237	161
Danielle Washington Tenorio	320	30	197	93

Item # 7

STATE OF TEXAS
CITY OF SMITHVILLE
COUNTY OF BASTROP

RESOLUTION# 2021-05-468

**A RESOLUTION AND ORDER CANVASSING THE RETURNS AND DECLARING
THE RESULTS OF A CITY OFFICER'S ELECTION**

Whereas, a special election was held on the 1st day of May 2021, to elect the hereinafter officials; and

Whereas, it appears for, said return, duly and legally made that there were cast at said election 740 valid and legal votes; and

Whereas, each of the candidates in said election received the following votes:

Alderman Place 4	(a one-year term)
Stan Gerdes	420
Danielle Washington Tenorio	320
Mayor	(a one-year term)
Joanna Morgan	488
Jerry Callaghan	251

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
SMITHVILLE, TEXAS:**

That said election was duly called; that notice of said Election was given in accordance with the law, and that; Stan Gerdes was duly elected Councilmember Place 4; and Joanna Morgan was duly elected Mayor and said named parties are hereby declared duly elected to say respective offices, subject to taking their oaths by law of the State of Texas.

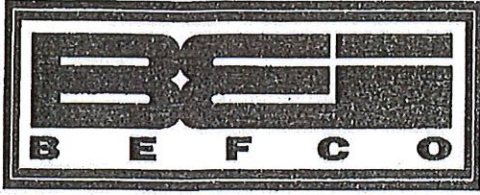
Passed and Approved this 10th day of May 2021.

Joanna Morgan, Mayor

Attest:

Jennifer Lynch, City Secretary

Item # 11



BEFCO ENGINEERING, INC.
Consulting Engineering/Land Surveying
P.O. BOX 615 485 NORTH JEFFERSON
LA GRANGE, TEXAS 78945-0615
979 / 968-6474 FAX 979 / 968-3056
www.befcoengineering.com E-mail: office@befcoengineering.com
Texas Registered Engineering Firm F-2011 Texas Licensed Surveying Firm #10001700

April 26, 2021

Mayor Joanna Morgan
City of Smithville
317 Main Street
Smithville, Texas 78957

RE: Chip's Haven
Preliminary Plat Submittal
Order No. 04-12-21-10(b)
BEFCO Job No. 20-7784

Mayor Morgan:

In response to City Council disapproval of the preliminary plat for Chip's Haven subdivision and Order No. 04-12-21-10(b) which was received from the City Secretary via e-mail on April 13th, attached is a revised preliminary plat submittal for the referenced subdivision. In conjunction with this submittal, the following is a response to the order and citizen comments from the Council meeting on April 12th:

Order No. 04-12-21-10(b)

Comment: Block Width. The block width in the Plat exceeds the maximum block width of 300 feet set forth in Article 3, Section 4 of the Subdivision Ordinance.

Response: Attached is Exhibit 1 which depicts block lengths and widths for the revised preliminary plat. Per the exhibit, there are no widths that exceed 300 feet. Please note, however, there are some block widths shown that do not meet the minimum required block width of 240 feet as described in the referenced article and section.

Based on our findings, we have determined that it is impossible to subdivide the 5.111-acre tract and meet the minimum 240-foot requirement. For reference, attached are Exhibits 2 and 3. In Exhibit 2, a proposed 60-foot public right-of-way is depicted running north/south from NE 9th Street to Colorado Street. Per the exhibit, the minimum 240-foot block width is unable to be met with this scenario. In Exhibit 3, a proposed 60-foot public right-of-way is depicted running east/west from Short Street to Garwood Street. Like Exhibit 2, the minimum 240-foot block width is also unable to be met under this scenario.

In summary, the 5.111-acre tract is unable to meet the maximum 300-foot block width requirements without adding additional public right-of-way. But, if additional public right-of-way is added, then the minimum 240-foot block width requirement cannot be met. Thus, given the existing configuration of the tract and the adjoining streets on all sides, it appears there is no feasible way to meet both the minimum and maximum width requirements under any scenario. Therefore, it would appear the development could qualify as an "unusual case" as allowed for in Article 3, Section 4, and as such meet the requirements of the Subdivision Ordinance.

Comment: Orderly Development. The Plat does not promote the orderly development of the City as required by Article 1, Section 3.2 of the Subdivision Ordinance due to its inconsistency with the surrounding property.

Response: Based on our research, the sizes of the surrounding property vary considerably. Attached is Exhibit 4 which shows typical lot width and area on all sides of the subdivision. The following is a summary:

West of Short Street (Riverside Park Addition Blocks 3 & 4)
Lot Width: 54' – 67.5'
Area: 6,750 – 8,437 SF or 0.155 – 0.194 acres

South of NE 9th Street (Burleson Addition Blocks 9A & 10A, Baker Addition Block A)
Lot Width: 67.5'
Area: 8,437 SF or 0.194 acres

"Proficient, practical engineering and land surveying services with a sense of small-town values and care"

East of Garwood Street (Craddock Court Subdivision)

Min. Lot Width: 71'

Min. Area: 9,600 SF or 0.220 acres

East of Garwood Street (Taylor Addition)

Min. Lot Width: 80'

Min. Area: 13,600 SF or 0.312 acres

North of Colorado Street (Large Acreage River Lots)

Min. Lot Width: 65'

Min. Area: 0.99 acres

Per the revised plat (attached), lots within the proposed subdivision also vary. The following is a summary:

Widths of Non – Cul De Sac Lots

5 Lots – 65' Lot Width

2 Lots – 65' to 75' Lot Width

5 Lots – 80' to 85' Lot Width

4 Lots – Greater than 85' Lot Width

Widths of Cul De Sac Lots

6 Lots – Lot width is 60' minimum at front building setback

Areas of All Lots

1 Lot – Less than 7,000 SF or 0.161 acres

7 Lots – 7001 SF to 8,000 SF or 0.161 acres to 0.184 acres

3 Lots – 8,001 SF to 9,000 SF or 0.184 acres to 0.207 acres

5 Lots – 9,001 SF to 10,000 SF or 0.207 acres to 0.230 acres

4 Lots – 10,001 to 11,000 SF or 0.230 acres to 0.253 acres

2 Lots – Greater than 11,000 SF or 0.253 acres

As shown in the tables above, the revised preliminary plat, and Exhibit 4; lots within the proposed subdivision are consistent with the adjoining neighborhood and fall within the lot width and area parameters of the previously established surrounding properties.

Comment: Adequate Light and Air. The Plat does not provide adequate light and air as required by Article 1, Section 3.5 of the Subdivision Ordinance due to the density of the plat.

Response: As shown on the revised preliminary plat, there are a total of 22 lots which is 2 lots less than the previous plat submittal. Thus, density has been reduced from the previous submittal. Also, as described above, the proposed lot configuration is consistent with the surrounding properties. Finally, per Section 1.4 of the City's Chapter 14 Zoning Ordinance,

"It is hereby declared to be the purpose and intent of the City Council in enacting this Ordinance that the zoning regulations and districts as herein established have been made in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the city. They have been designed to lessen the congestion in the streets; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. They have been made with reasonable consideration, among other things, for the character of the district, and its peculiar suitability for the particular uses

specified; and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city consistent with a comprehensive plan.

In interpreting and applying the provisions of this Ordinance, said provisions shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, comfort, morals, prosperity, and general welfare. It is not intended by this Ordinance to interfere with or abrogate or annul any easements, covenants, or other agreements between parties, except that if this Ordinance imposes a greater restriction, this Ordinance shall control."

Based on our review, the revised preliminary plat should meet or exceed all minimum requirements of the City's Chapter 14 Zoning ordinance. As the Zoning ordinance was designed to provide adequate light and air, prevent overcrowding, and avoid undue concentration of population, it has been assumed that complying with the ordinance would, in turn, achieve these goals and meet the intended vision of the City.

Comment: Overall Health and Welfare. The Plat does not promote the overall health, safety, and welfare of the community as required by Article 1, Section 3.6 of the Subdivision Ordinance due to concerns expressed by the community at an open meeting, including but not limited to density, potential traffic impacts, and the lack of access to rear yards in the Plat.

Response: Similar to our response to Comment #3 above, it is our understanding the provisions of the Zoning ordinance are minimum requirements to promote public safety, health, convenience, comfort, morals, prosperity, and the general welfare of the City. As the revised preliminary plat should meet or exceed the regulations of the Zoning ordinance, it is assumed complying with the ordinance would ensure these goals are achieved; and the proposed subdivision would meet the intended vision of the City.

With respect to density, potential traffic impacts, and lack of access to rear yards, please note the following:

1. Density: As described in our response to Comment #2, lots within the proposed subdivision are consistent with the adjoining neighborhood and fall within the lot width and area parameters of the previously established surrounding properties. In addition, as described in our response to Comment #3, the lots shown in the revised plat meet all requirements of the City's Zoning ordinance which was designed to prevent overcrowding and avoid undue concentration of population. Based on our findings, the revised preliminary plat aligns with the City's goals with regards to density.

2. Potential Traffic Impact: Previously, the land use where the proposed residential lots are located was a nursing home facility, and prior to that a hospital facility. Per the Institute of Transportation Engineers (ITE) Trip Generation Manual, a nursing home facility will typically generate 2.37 trips per day per bed. Based on our research, the capacity of the previous nursing home facility was 108 beds. Thus, the total number of trips generated from the nursing home facility was approximately 256 trips per day. The lot that is proposed to be zoned as "CF" has an existing building on it that was previously used for medical services. Per the ITE Trip Generation Manual, a medical / dental office will typically generate 36.13 trips per day per 1,000 square feet of building space. Based on our field survey data, the existing building is approximately 1,650 square feet in size which would then generate approximately 60 trips per day. **Therefore, the total number of trips generated from both the nursing home facility and medical office building was approximately 316 trips per day.**

For comparison purposes, the number of trips was also calculated for when the nursing home facility was previously used as a hospital. Per the ITE Trip Generation Manual, a hospital facility will generate 16.50 trips per day per 1,000 square feet of building space. Based on field survey data, the existing building was approximately 47,000 square feet in size. Thus, the total number of trips generated from the hospital was approximately 775 trips per day. **Combining the daily trips from the hospital and the existing building adjacent to Short Street that was used for medical services (see above), the total number of trips generated from the site was approximately 835 trips per day.**

Per the revised preliminary plat, 22 lots are proposed of which 21 would be for single family residential use and 1 would be proposed for "CF" zoning. Per the ITE Trip Generation Manual, a single family residential dwelling will typically generate 9.57 trips per day. With 21 lots, this would produce approximately 201 trips per day. For the lot zoned "CF", it is assumed the proposed use would be similar to what it was used for previously. As such, the number of trips generated from this lot would also be the same at 60 trips per day. **Therefore, based on the proposed layout, the total number of trips that would be produced from the proposed development is approximately 261 trips per day which is less than the previous uses.**

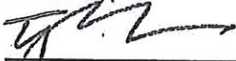
Besides number of trips per day, concerns were raised from citizens with regards to vehicles exiting from proposed residential lots onto Colorado Street and Short Street. The existing speed limit along these streets is 30 miles per hour (mph). Per the Texas Department of Transportation's (TxDOT) Roadway Design Manual, the calculated stopping sight distance for a vehicle traveling 30 mph is approximately 200 feet. Attached are Exhibits 5 through 8 showing approximate future driveway locations and lines of sight. Per the exhibits, there should be no obstructions between the approximate locations of the future driveways and the minimum required stopping sight distance of 200 feet. Thus, residents fronting along Colorado Street and Short Street should be able to safely enter into the roadways.

3. Lack of Access to Rear Yards: Per citizens' comments, concerns were raised with fire access to the backyard areas. As shown on the revised plat, lot depths have been reduced while lot widths have been increased since our previous submittal. Per the revised plat, all lots meet minimum lot size requirements and are similar to the surrounding properties. Further, the developer is not asking for any variances to side lot setbacks so the distances between buildings should be similar to what is found throughout the City and surrounding areas. Therefore, access to rear yards should be comparable to other parts of the City. Finally, the revised plat should meet or exceed all minimum requirements of the City's Chapter 14 Zoning ordinance. As the Zoning ordinance was designed to secure safety from fire, panic and other dangers, it has been assumed that complying with the ordinance would ensure these goals have been achieved.

In summary, the layout of the proposed subdivision has been modified to address concerns by both the City Council and the community. Based on the changes that were made, the proposed development is consistent with the surrounding area and would be an asset to the City providing much needed housing as well as new tax and utility fee revenue.

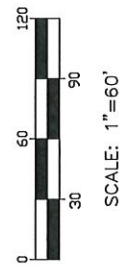
Should you have any questions or require any additional information, please do not hesitate to contact us.

Sincerely,

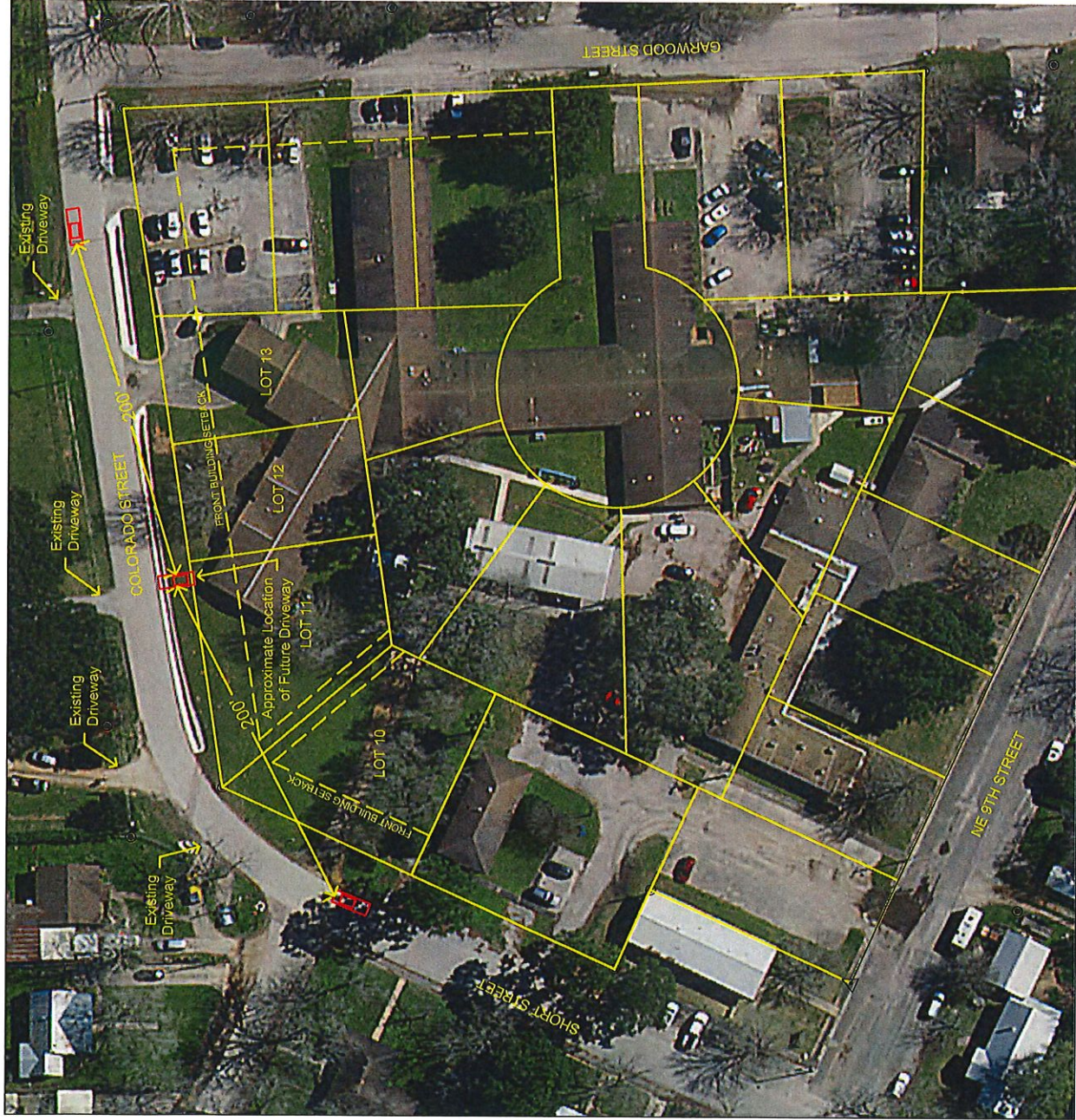


Timothy L. Sanders, P.E.

Attachments: Revised Preliminary Plat
Exhibits 1-3: Block Width
Exhibit 4: Surrounding Properties
Exhibits 5-8: Lots 10-13 Stopping Sight Distance



BEFCO ENGINEERING, INC. (F-2011)
P. O. Box 615
LaGrange, Texas 78945
(979) 968-6474



Picture 1: Looking Southwest Towards Short Street From Proposed Driveway



Picture 2: Looking East Along Colorado Street From Proposed Driveway

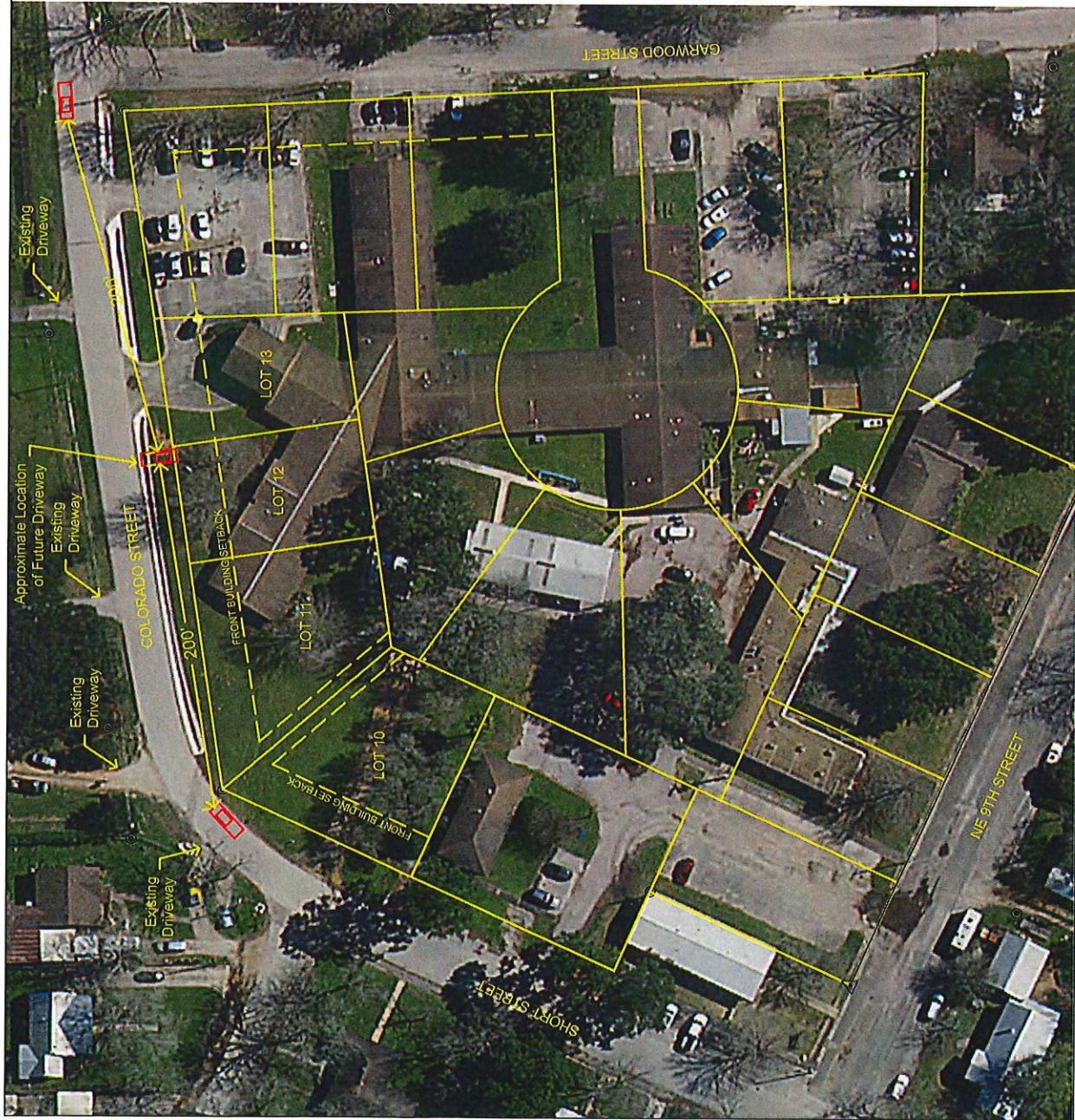
CHIP'S HAVEN EXHIBIT 6 - LOT 11 STOPPING SIGHT DISTANCE



BEFCO ENGINEERING, INC. (F-2011)
P. O. Box 515
LaGrange, Texas 78945
(979) 968-6474



SCALE: 1"=60'



Picture 1: Looking West Towards Short Street From 30 MPH Speed Limit Sign



Picture 2: Looking East Along Colorado Street From 30 MPH Speed Limit Sign

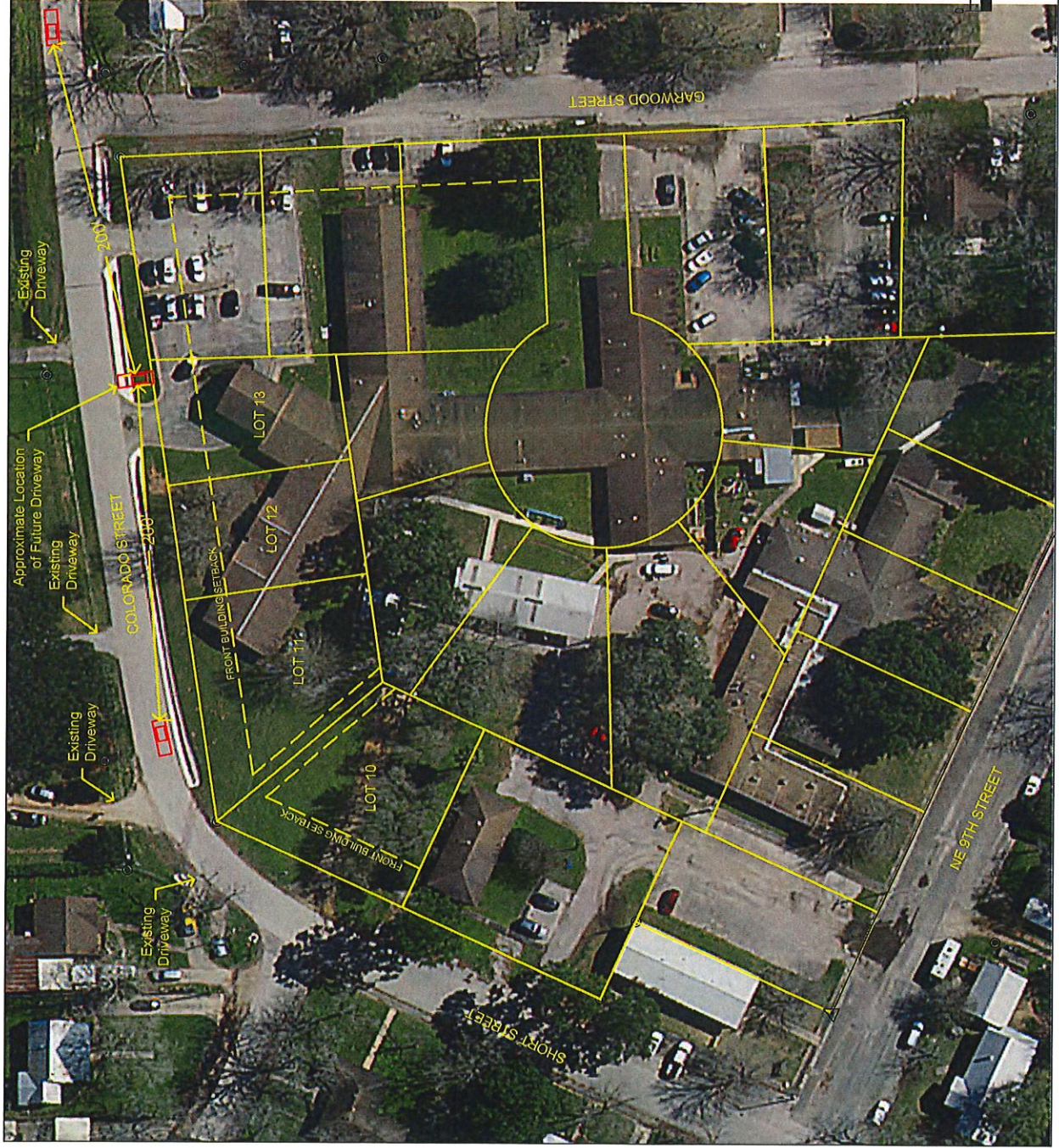


SCALE: 1" = 60'

CHIP'S HAVEN EXHIBIT 7 - LOT 12 STOPPING SIGHT DISTANCE



BEFCO ENGINEERING, INC. (F-2011)
P. O. Box 615
LaGrange, Texas 78945
(979) 968-6474



Picture 1: Looking West Towards Short Street From 30 MPH Speed Limit Sign



Picture 2: Looking East Along Colorado Street From 30 MPH Speed Limit Sign



CHIP'S HAVEN
EXHIBIT 8 - LOT 13
STOPPING SIGHT DISTANCE



BEFCO ENGINEERING, INC. (F-2011)
P. O. Box 515
LaGrange, Texas 78945
(979) 968-6474



SCALE: 1"=60'



18" X 24"
GRAPHIC SCALE
0 50 100 150 200
SCALE: 1"=100'

NOTES

1. Adjoining parcel data (light blue) based on Bastrop Central Appraisal District data.
2. Proposed subdivision (yellow) based on boundary survey.
3. Aerial imagery base on 2020 images downloaded from www.fishbase.org.

CHIP'S HAVEN
PROPOSED 5.11-ACRE
RESIDENTIAL SUBDIVISION



BECO ENGINEERING, INC. (F-2011)
P. O. Box 13
Lafayette, Louisiana 70504
(504) 885-4474



OLD HOSPITAL
RE-DEVELOPMENT
EXHIBIT OF EXISTING
IMPERVIOUS COVER
PRIOR TO DEMOLITION



BEFCO ENGINEERING, INC. (F-2011)
P. O. Box 615
LaGrange, Texas 78945
(979) 968-6474

General Notes

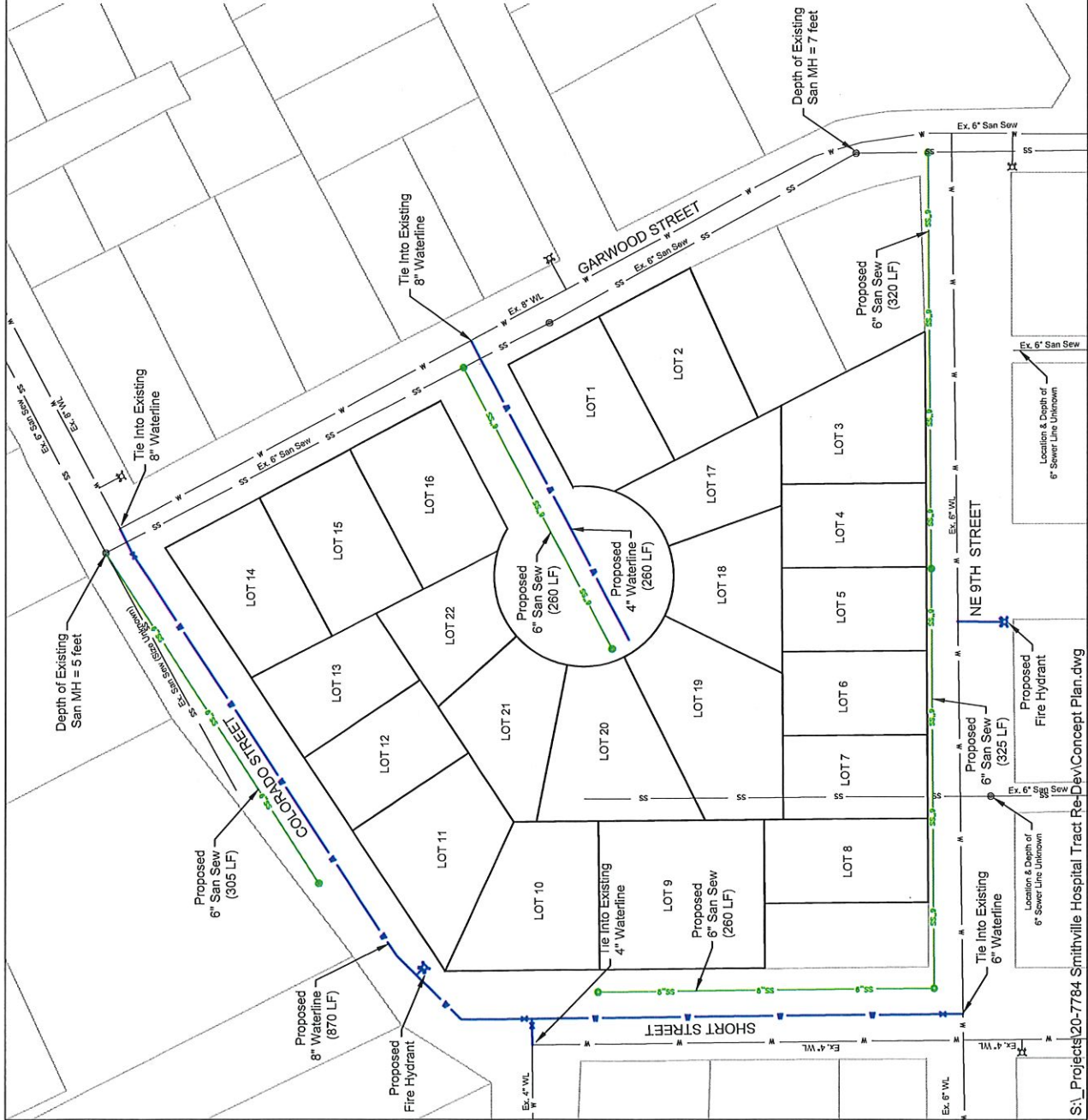
1. Boundary based on Bastrop Central Appraisal District data. A certified boundary survey shall be performed to confirm.
2. Plan is based on SF-1 zoning for all lots except Lot 9. Lot 9 is based on CR zoning. Minimum lot size is 6,500 square feet.

Water

1. Location and size of existing waterlines are based on City waterline map. No field survey or excavation occurred to determine exact size and location.
2. The City will install all water services, and the property owner / developer will be responsible for paying the tap fee associated with such service.

Wastewater

1. Location and size of existing wastewater lines are based on City wastewater map. No field survey or excavation occurred to determine exact size and location.
2. The City will install all wastewater services, and the property owner / developer will be responsible for paying the tap fee associated with such service.

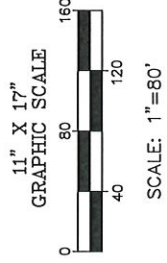


**PRELIMINARY
NOT FOR CONSTRUCTION**

**OLD HOSPITAL
RE-DEVELOPMENT
WATER / WASTEWATER
CONCEPT PLAN**



BEFCO ENGINEERING, INC. (F-2011)
P. O. Box 615
Logansport, IN 46745
(317) 968-6474



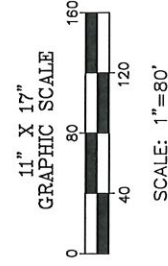
General Notes

1. Boundary based on Bastrop Central Appraisal District data. A certified boundary survey shall be performed to confirm.
2. Plan is based on SF-1 zoning for all lots except Lot 9. Lot 9 is based on CF zoning. Minimum lot size is 6,500 square feet.

Paving & Drainage

1. Location and size of existing storm sewer system is approximate and based on personal observation. No field survey or excavation occurred to determine exact size and location.
2. Existing impervious cover on the site is approximately 55 percent. Assuming the proposed redevelopment has the same percent impervious cover, no detention will be required. The table below shows the lot number, lot size, and amount of impervious cover allowed for each lot if 55 percent is assumed equally.

Lot Number	Lot Area (Sq.Ft.)	Impervious Cover (%)	Impervious Cover (Sq.Ft.)
1	9,760	55%	5,368
2	9,692	55%	5,331
3	10,037	55%	5,520
4	7,324	55%	4,028
5	7,324	55%	4,028
6	7,324	55%	4,028
7	7,324	55%	4,028
8	8,295	55%	4,562
9	14,831	55%	8,157
10	10,738	55%	5,906
11	10,597	55%	5,828
12	7,395	55%	4,067
13	7,444	55%	4,094
14	9,281	55%	5,105
15	9,767	55%	5,377
16	7,309	55%	4,020
17	8,080	55%	4,444
18	12,929	55%	7,111
19	10,881	55%	5,985
20	8,193	55%	4,506
21	6,657	55%	3,661

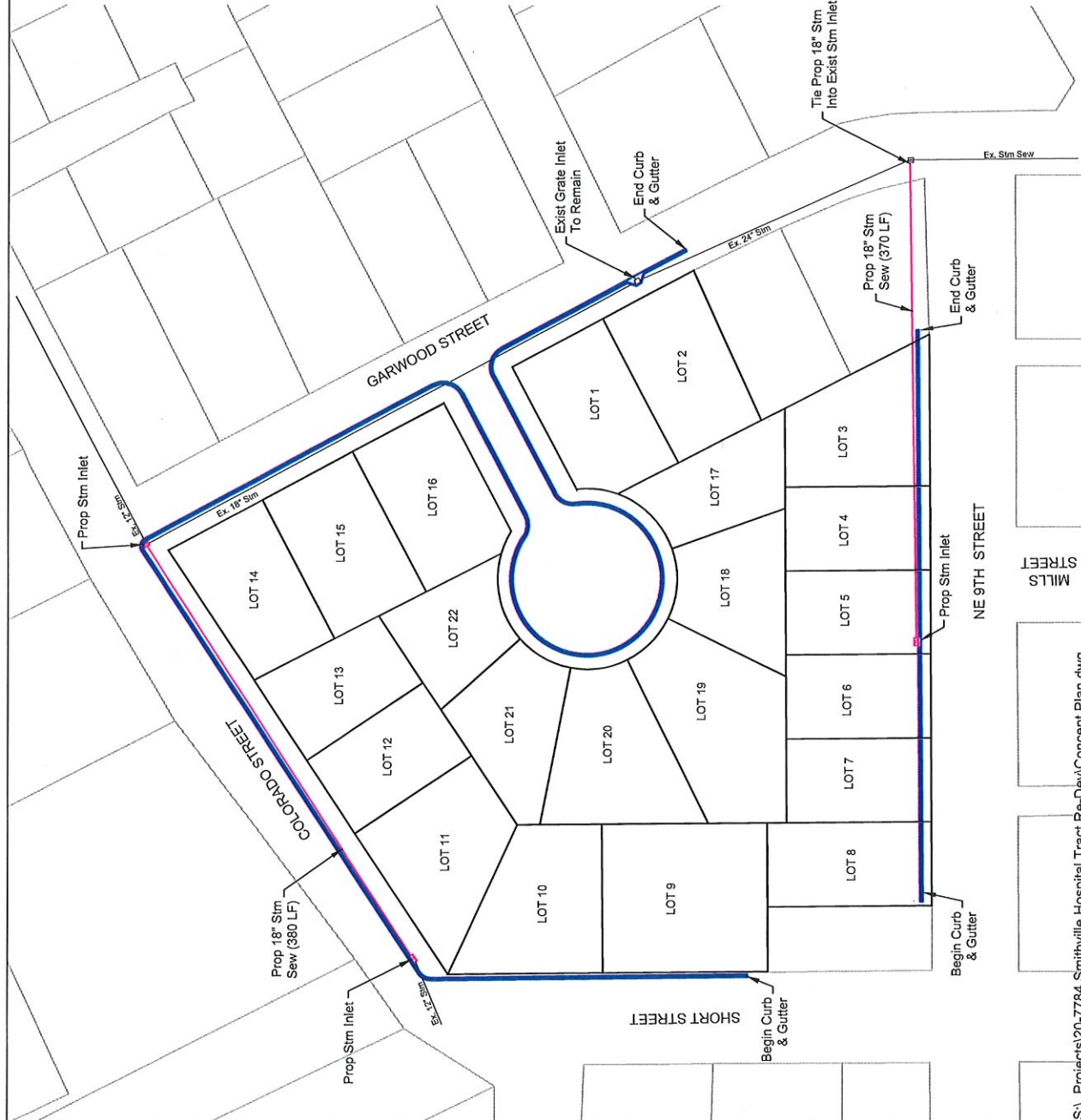


OLD HOSPITAL RE-DEVELOPMENT PAVING / DRAINAGE CONCEPT PLAN



BEFCO ENGINEERING, INC. (F-2011)
P. O. Box 615845
Logansport, Indiana 46752
(978) 968-6474

**PRELIMINARY
NOT FOR CONSTRUCTION**



Map of the project location in the New York City area. The map shows the Hudson River, the New York State Thruway, and the New York State Office Building. A box labeled 'PROJECT LOCATION' is placed on the Hudson River. A compass rose is in the top left corner. Highway shields for 95, 235, 285, and 92 are shown. A scale bar indicates 1/4 mile.

PLAT SHOWING THE SURVEY AND SUBDIVISION OF A 5.111 ACRE TRACT
 SITUATED IN THE LEWIS TOMAS LEAGUE, A-46, IN BASTROP COUNTY,
 TEXAS, AND IN THE CITY OF SMITHVILLE (PLAT CABINET 2, PAGE
 940-4 - BASTROP COUNTY PLAT RECORDS) BEING PART OF BLOCK 5
 OF THE TAYLOR ADDITION TO THE CITY OF SMITHVILLE (NO PLAT OF
 RECORD) AND BEING ALL OF THAT TRACT DESCRIBED AS 5.111 ACRES
 IN A DEED FROM SMITHVILLE HOSPITAL AUTHORITY TO CHIP'S HAVEN,
 LLC DATED JANUARY 12, 2021, AND RECORDED IN COUNTY CLERK'S
 OFFICE NO. 2021008648 OFFICIAL RECORDS OF BASTROP COUNTY

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS, That I, GABE HURTA, President of QIP'S HAVEN, LLC, 1724 Lakeview, Suite 200, San Diego, CA 92108, do hereby certify that the following is a true and correct copy of the San Diego County Assessor's Survey, A-46, and within the Corporate Limits of the City of San Diego, San Diego County, California, as conveyed to us by deed recorded in Clerk's File No. 2002100646 of the San Diego County Official Records. DO HEREBY subdivide said property to be known as "QIP'S HAVEN", in accordance with the plot shown hereon, subject to any and all easements or restrictions shown hereon, and do hereby dedicate to the public the use of the streets and easements shown hereon.

N WITNESS WHEREOF said CADE HURTA has caused these presents to be executed this the
day of AD.

OWNER: _____

SADU MURTA President

STATE OF TEXAS

COUNTY OF

Before me, the undersigned authority, on this day personally appeared CADE HURTA known to me to be the person whose name is subscribed to the foregoing instrument, has acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ A.D. _____

WITNESSES UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____ A.D.,

LEGISLATIVE PUBLIC STATE OF TEXAS

hereby certify that the above and foregoing plot of "CHIP'S HAVEN" was approved

This approval shall be invalid unless the approval plat is recorded in the office of the County Clerk within thirty days from said date of final approval. Said tract shall be subject to all requirements of the Platting Ordinance of the

Witness my hand this ____ day of _____

Jennifer Lynch
City Secretary

STATE OF TEXAS

I, Rose Pietsch, COUNTY CLERK OF BASTROP COUNTY, TEXAS, do hereby certify that the foregoing instrument with its certificate of authentication filed on the date and at the time stamped hereon by me was duly recorded in Plot Cabinet: ____ Slice ____ of the PLAT RECORDS of Bastrop County, Texas as stamped hereon by me.

WITNESS MY HAND AND SEAL OF OFFICE this the ____ day of ____

Rose Pietsch, County Clerk
BASTROP COUNTY, TEXAS

By: _____

CHIP'S HAVEN
DRAINAGE EXHIBIT (EXISTING)



DRAWN BY:	KVM	DATE:	02/14/21	DRAWING NO. <i>1 of 1</i>
CHECKED BY:	KVM	DATE:	2/16/21	
App'd BY:	KVM	DATE:	2/18/21	

S:\Kevin\Land Projects\20-7784\dwg\20-7784 SD
REFCO Job No. 20-7784



VICINITY MAP

NOTES:

- [illegible]

Jack Penn

Date

Approved Building Inspector

Robert Tomble	Date

City Manager, City of Smithville

	CURVE TABLE			CHORD		
	CURVE LENGTH	RADIUS	DELTA	CURVE LENGTH	RADIUS	DELTA
C1	118.93	70.00	12.79°28'	144.02°44'	70.00	18.82°
C2	33.97	70.00	26.54°12'	141.73°24'	70.00	32.66°
C3	62.01	70.00	50.04°34'	120.24°15'	70.00	58.00°
C4	55.52	70.00	45.76°17'	98.14°39'30"	70.00	54.08°
C5	45.91	70.00	37.29°55'	59.07°48'30"	70.00	45.00°
C6	45.91	70.00	37.29°55'	51.70°20'78"	70.00	45.00°
C7	45.91	70.00	37.29°55'	58.41°00'11"	70.00	45.00°
C8	70.72	70.00	47.93°12'58"	142.73°10'11"	70.00	47.30°

Kevin Von Minden, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat was prepared substantially within accordance with the subdivision ordinance of the City of Smithville, Bastrop County, Texas from an actual and accurate ground survey of the property made under my supervision and all corner monuments were correctly placed.

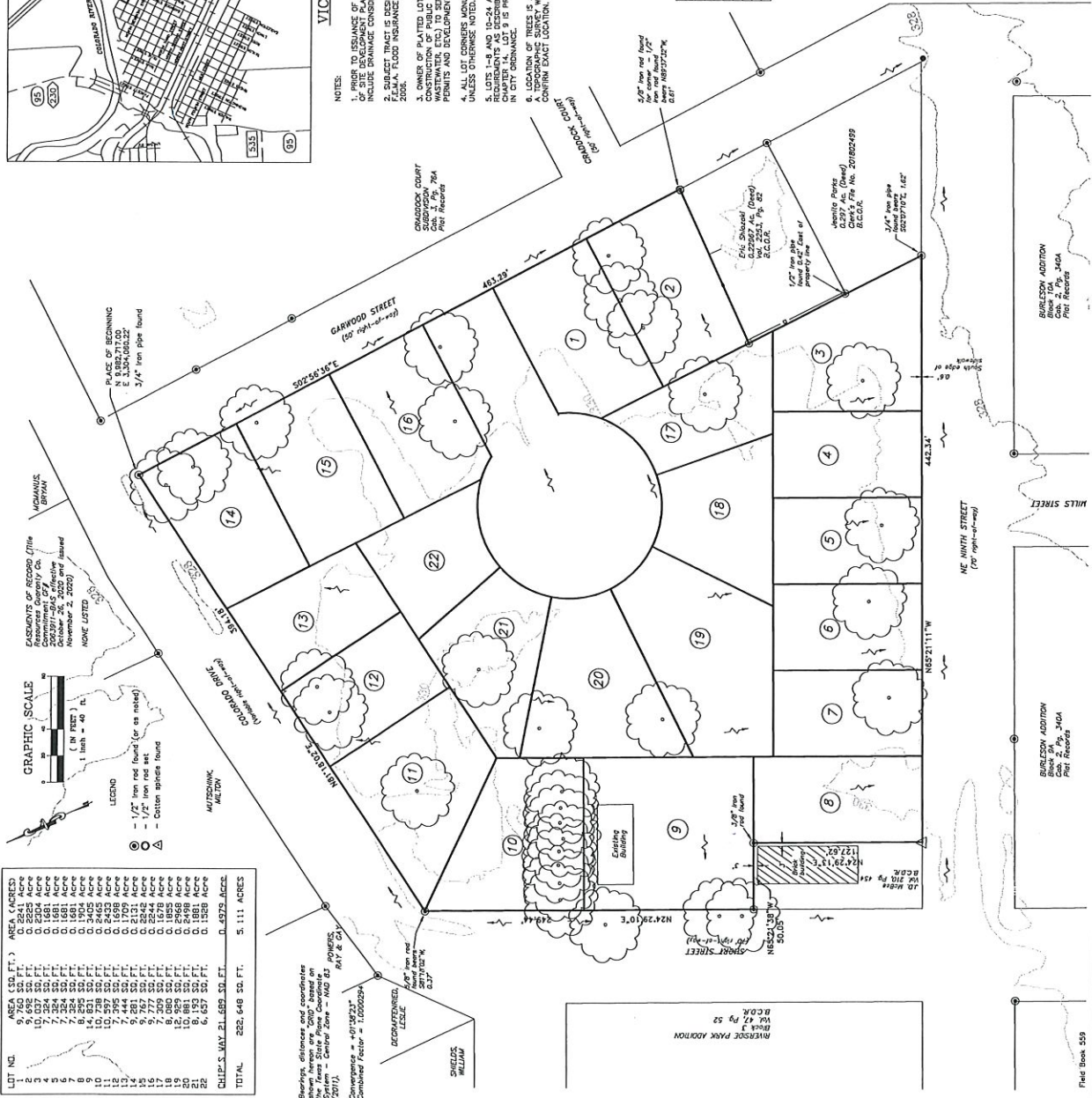
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED
OR RELIED UPON AS A FINAL SURVEY DOCUMENT!

Kevin Von Minden, R.P.L.S.,
Registration No. 4438
SOLCO ENGINEERING, INC.,
Term No. 10001700
o Grange, Texas
79-968-6474
February 18, 2021

Prepared for: CHIPS'S HAVEN, LLC
874 Loop Road.

Prepared by: BEFCO ENGINEERING, INC.
P. O. Box 615

La Grange, Texas 78945



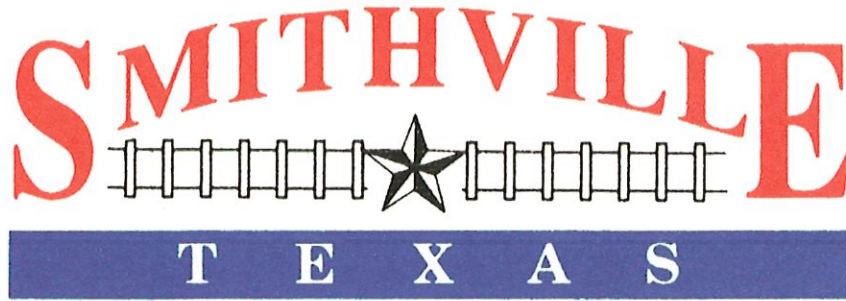
Field Book 559

MAYOR
JOANNA MORGAN

MAYOR PROTEM
BILL GORDON

COUNCIL MEMBERS
SHARON FOERSTER
MIKE KAHANAK
JANICE BRUNO
RHONDA JANAK

CITY MANAGER
ROBERT TAMBLE



317 MAIN STREET
P.O. BOX 449
SMITHVILLE, TEXAS
78957
(512) 237-3282
FAX (512) 237-4549

April 29, 2021

Dear Property Owner,

You are receiving this letter because you are within 200' of the property ABS A46 Lomas, L., 5.111 ACRES also know as Chip's Haven, LLC subdivision.

The City has received an official response from Chip's Haven, LLC and their agent BEFCO Engineering, Inc. in regards to the preliminary plat denial per City of Smithville Order# 04-12-21-10(b). The City has 15-days to approve, approve with conditions, or deny the revised preliminary plat as re-submitted.

The matter will appear before the City Council as an agenda item for discussion and action on **Monday, May 10, 2021** at 6:00 pm in the Council Chambers located at 317 Main Street.

Jennifer Lynch
City Secretary
317 Main St.
512-237-3282 Ext. 2106

Attachment



Prop. ID	Property Owner	Address	City	State TX	
105662	SHIOZAKI, ERIC NORIO & HEATHER ERIN	1241 DEWING LN	WALNUT CREEK	CA	94595
16372	KUBENA, PATRICIA L & HENRY B III	P O BOX 1058	SMITHVILLE	TX	78957
16375	KOCHELEK, EVAN & KRISTEN	804 SHORT ST	SMITHVILLE	TX	78957
16384	TODD, MOLLY & PAUL JR	300 RAMONA	SMITHVILLE	TX	78957
16387	NELSON, BETH KUSHNER	805 MILLS ST	SMITHVILLE	TX	78957
16408	HORNSBY, PATRICIA	802 NE 9TH ST	SMITHVILLE	TX	78957
16411	AMUNDSON, JAMES E & CYNTHIA C	804 MILLS ST	SMITHVILLE	TX	78957
16417	NAJAR, RODOLFO & JILLENE	702 WASHINGTON ST	SMITHVILLE	TX	78957
16578	BURKETT, JACENDA	900 GARWOOD ST	SMITHVILLE	TX	78957
16758	HARRIS, ANN SHIELDS & KENNETH	503 COLORADO DR	SMITHVILLE	TX	78957
16762	SHIELDS, WILLIAM HENRY, III	2300 MEADOW CREEK DR	CARROLLTON	TX	75006
16788	FILLMAN, DIANA M	906 GARWOOD ST	SMITHVILLE	TX	78957
16863	DEGRAFFENRIED, LESLIE S	704 E HOLLAND AVE	ALPINE	TX	79830
16899	POWERS, RAY B JR & GAY FRANCES	509 COLORADO ST	SMITHVILLE	TX	78957
18740	MILLER, ALICE LANELL	907 SHORT STREET	SMITHVILLE	TX	78957
18743	RIEWE, BRIAN	903 SHORT STREET	SMITHVILLE	TX	78957
18746	PARTRIDGE, JO E	901 SHORT ST	SMITHVILLE	TX	78957
18761	BARKLEY, FRED C	807 SHORT ST	SMITHVILLE	TX	78957
21002	MCBEE, DR J	801 WHITEHEAD ST	SMITHVILLE	TX	78957
21006	PARKS, JEANITA K	901 GARWOOD ST	SMITHVILLE	TX	78957
21010	WALBORG, EARL F JR & MARY ANN	P O BOX 728	SMITHVILLE	TX	78957
21014	BRUEGGMAN, KELLY	908 GARWOOD ST	SMITHVILLE	TX	78957
21042	BLACKWELL, MITCHELL W & DEBRA	801 COLORADO ST	SMITHVILLE	TX	78957
21046	MCMANUS, BRIAN KIRK	705 COLORADO ST	SMITHVILLE	TX	78957
21050	CONFIDENTIAL	703 Colorado St.	Smithville	TX	78957
42733	MUTSCHINK, MILTON ET	206 N W LOOP 230	SMITHVILLE	TX	78957
49198	CHIPS HAVEN LLC	874 LOOP ROAD	SMITHVILLE	TX	78957
71417	MCMANUS, BRIAN KIRK	705 COLORADO ST	SMITHVILLE	TX	78957
76545	TOWRY, CHRIS D & NANCY L	184 FLOWER HILL RD	SMITHVILLE	TX	78957
78501	LEE, CHARLES DEAN & KIMBERLY D	802 CRADDOCK COURT	SMITHVILLE	TX	78957
79689	MILLS, RANDAL & RENE	801 CRADDOCK CT	SMITHVILLE	TX	78957
✓ 79690	SHIRLEY LOU LIEBMANN LIVING TRUST	803 CRADDOCK CT	SMITHVILLE	TX	78957
✓ 82503	HOWSKI, HENRY E & ANNETTE L PEREZ HOWSKI	800 CRADDOCK CT	SMITHVILLE	TX	78957

Jennifer Lynch

From: William Shields <rumpoleusa@gmail.com>
Sent: Monday, May 3, 2021 2:53 PM
To: Jennifer Lynch
Cc: Ken and Ann Harris
Subject: Agenda item for next Monday's City Council Meeting (5/10/2021) - Chip's Haven Revised Plat submission

Dear Ms. Lynch:

My sister, Ann Harris, and I own adjacent lots at 503 and 505 Colorado Drive in Smithville, both of which are affected by the proposed revised plat submitted by Chip's Haven LLC concerning a new subdivision for the old hospital and nursing home. According to the packet I received by certified mail, the consideration of that submission will take place as an agenda item for the City Council on Monday, May 10, 2021 at 7:00 PM.

I plan on driving down to Smithville Monday to attend this meeting and would like to be placed on the speakers list so that I might briefly address the Council in my own and my sister's behalf, in opposition to the proposed revised plat. Could you please let me know whether I need to do anything further to be allowed to speak?

Thank you for your kind assistance.

Sincerely,

William H. Shields III

2300 Meadow Creek Drive
Carrollton, Texas 75006
972-809-0155