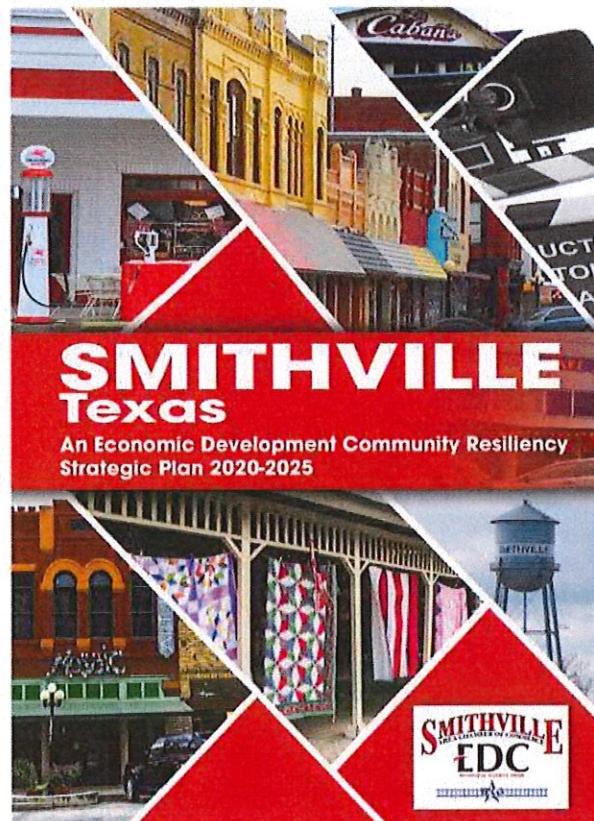


Item # 4

UPDATE TO THE “SMITHVILLE, TX ECONOMIC DEVELOPMENT COMMUNITY RESILIENCY STRATEGIC PLAN, 2020-2025”



Original report available at:

<https://growthzonesitesprod.azureedge.net/wp-content/uploads/sites/1657/2020/09/Smithville-TDA-EDP-ReportV2a.pdf>

Respectfully submitted to Smithville City Council, Smithville Area Chamber of Commerce Board of Directors, and Smithville Workforce Training Center by Jill Strube, Director of Economic Development/Grants Administration for the City of Smithville

July 2022

UPDATE TO THE “SMITHVILLE, TX ECONOMIC DEVELOPMENT COMMUNITY RESILIENCY STRATEGIC PLAN, 2020-2025”

July 2022

Background

In the fall of 2019, the City of Smithville in partnership with the Smithville Area Chamber of Commerce received a \$30,000 grant from the Texas Department of Agriculture for an Economic Development/Community Resiliency Strategic Plan. Mundo & Associates was contracted to do the research, interviews, public “visioning” meetings, and survey work needed to develop this plan and establish goals and tasks. The “Smithville Texas Economic Development Community Resiliency Strategic Plan” for 2020-2025 (hereafter, the “Mundo Plan”) was the result.

The primary finding was for Smithville to consider projects that would support “Meaningful Growth” – in other words, growth that is mindful of the needs and concerns of residents and supports community values. According to their discussions with community members: “City, Chamber, and community leadership values include respect, appreciation, and regard for residents and the environment; teamwork and partnerships; open communication; and innovation and entrepreneurship among our business community.”

Through this effort, the Mundo Plan established that the community considers four “pillars” to be the foundation for work to be done in Economic Development: Community, Downtown, Arts, and the Colorado River. It provides Goals and Tasks that center on these concepts, and recommends that the City and Chamber work to establish several volunteer subcommittees (as part of the Smithville Economic Development Committee under the Chamber) to start working towards the Economic Development that would be possible in those areas.

As the Mundo Plan states, community-wide support was extraordinarily important in ensuring that the economic development programs and activities the community at large could support to some degree, potentially enthusiastically. The Mundo Plan describes their public participation strategy, designed to involve as many key stakeholders and general residents as possible, as well as several of the most salient recommendations from participants (below).

For the Plan to have widespread support throughout the Smithville community, Mundo & Associates launched a four-pronged public participation strategy designed to engage and understand community interests and needs. This strategy included stakeholder interviews, an Open House Design Studio, regular communication and meetings with the Smithville Economic Development Committee (SEDC), and public review and hearing prior to Smithville City Council adoption. Recommendations from participants include:

- Job training and entrepreneurship through a local incubator/maker space to train and employ the workforce within Smithville.
- Housing developments should be in clusters of about 30 units with a mix of housing types for all ages.

- The development along Highway 71 should not include large parking lots, large buildings, big boxes, store chains and signs of typical, large suburban development.
- Development on Highway 71 should include neighborhoods that preserve the downtown area as the Mecca for community shopping.
- Continuing the Downtown Renaissance involves encouraging investment in lodging, housing on 2nd Street and upper floors along Main Street, restaurants and entertainment venues, and allowing for local product stores and discouraging chain stores.

Based on discussions and surveys of the Smithville community, the Mundo Plan provides a set of Recommended Subcommittees, which would be coordinated through the Smithville Area Chamber of Commerce:

- Marketing Team
- Incentive Team
- Neighborhood Housing Team
- Housing Finance Team
- Highway 71 Development Team
- Downtown Development Team
- Colorado River Parks Team
- Colorado River/Gazley Creek Trails Team

The Mundo Plan also recommends the seven (7) goals for the Smithville Strategic Economic Development/Resiliency Plan and includes Action Objectives, providing blueprints that would allow for the Smithville Subcommittees to reach the goals in five (5) years.

- GOAL #1: Increase market awareness beyond Smithville
- GOAL #2: Facilitate a range of housing opportunities
- GOAL #3: Guide development adjacent to HWY 71; encourage hotel development and airport development.
- GOAL #4: Focus the industrial attraction to the SH71/SH95 Smithville Industrial Park
- GOAL #5: Continue the Downtown Renaissance
- GOAL #6: Enhance the experience of the Colorado River and Gazley Creek
- GOAL #7: Review accomplishments and celebrate success annually

Progress of Subcommittees and Plan Goals

At the time, it was determined that April Daniels, Executive Director at the Chamber of Commerce, and Jill Strube, Director of Economic Development/Grants Administration would coordinate the Subcommittee efforts, focusing on two issues first, and trying to integrate other Subcommittees (“Teams”) as capacity and time allowed.

The recommended Goals and Teams were initially modified to fit the interests and expertise of the groups that coalesced around the two topics that had the most support from the community from the very start: Housing and Parks.

The “Neighborhood Housing” and Housing Finance” Teams were consolidated into one Subcommittee to address **Goal #2** (Facilitate a range of housing opportunities). The Subcommittee was still in discussion over its name during the entire time the group met due to a variety of concerns about various terms

(affordable, workforce, market rate, etc.). The last name under consideration was the “Diverse Housing” Subcommittee to reflect the need for a wider variety of types of housing to accommodate people of differing means and phases in life (single, family, senior, etc.). Letha Mignon was the Volunteer Chair for the first several months. Janice Bruno and Jeanie Ralph were the Co-Chairs in the last several months before the Subcommittee lost momentum in March, 2021. At that time, the Subcommittee had made plans to survey vacant properties to discuss possibilities for housing and potential for a more diverse style and price point for development in those areas.

To best address **Goal #6**, the “Colorado River Parks” and the “Colorado River/Gazley Creek Trails” Teams were similarly consolidated, and the scope expanded to be a “Smithville Parks and Trails” Subcommittee. The Subcommittee were considering several ideas and were in the process of working on a draft Parks/Trails Plan in late 2020/early 2021, having asked Julia Cleary, Bastrop County Planner, to discuss the County’s Parks Plan. Ryan Savage presented the framework and several concepts at the February 4, 2021 subcommittee meeting (view the presentation here: <https://www.dropbox.com/s/22kt3n7ipam9e7z/Parks%20%26%20Trails%20Mtg%20Feb%202021.mp4?dl=0>). The last meeting was called for May 7, 2021, but had to be canceled, and was not rescheduled.

Appendix A provides the latest notes from the meetings that were held for both Subcommittees, as well as a list of people who had signed up to be involved in Subcommittee activities. The City/Chamber anticipate reaching out to the people who had initially expressed interest in these programs and send them the notes to attempt to begin the process again. The City’s Community Engagement Coordinator, a new hire in November, 2022, will be integral in ensuring that the coordination necessary to harness volunteer energy on these and other projects is not lost.

In the meantime, the Smithville Area Chamber of Commerce has continued to support **Goal #1** (Increase Market Awareness Beyond Smithville”) through a wide variety of activities, including for example launching a new “Visit Smithville” tourism website, distributing “Visitor Information” Directories throughout the State of Texas and into regional markets, enhancing the “Economic Development” pages on the Chamber’s home www.smithvilletx.org website, and coordinating project and community profile fliers for use in Austin Chamber Regional Partnership calls for proposals for various development projects.

Goals #3 and #4 (development along Hwy 71 and development at the Industrial Park) have been sporadically addressed, most specifically through the Austin Chamber Regional Partnership calls for proposals. However, these have not been supported through the Subcommittee structure.


Various Chamber programs have been undertaken to address **Goal #5** (Downtown Renaissance), such as the Façade Grant program, wayfinding signage, and Keep Smithville Beautiful and beautification projects. The Cultural District, supported by the Chamber, City and Lost Pines Artisans Alliance, has continued to provide downtown Arts programming like the Sculptures on Main and Youth Banner programs. Additionally, the Chamber and City have worked with downtown and other business owners on signage and sound ordinances to enhance the downtown experience.

Goal #7 (annual review of accomplishments and celebration of success) has not been a priority at this time. Although we all understand the need to recognize our volunteers and our work, it is difficult to find the time necessary to reflect and consider another event. Once we are able to reinvigorate the standing subcommittees, we will look again at Goal #7 with stronger intention.

Shifting Focus to Workforce Training: A New Goal (#8)

Workforce is mentioned 22 times in the Mundo Plan, yet did not become one of the goals. For example, the Mundo Plan discusses the Visioning station at the Open House Design Studio: “Participants were invited to discuss the need for entrepreneurs and growing the local workforce at this Visioning station. Support was very evident for developing an incubator/maker space training facility” (“Mundo Plan” Page 20). Clearly, as a rural area, workforce training is of paramount importance—it was, in fact, one of the Chamber’s Strategic Plan components prior to COVID-19, and became even more important as the pandemic took hold of the country and made a sea-change in the world of employment.

Despite its absence in the Mundo Plan, a great surge of community support and financial investment facilitated a workforce-focused partnership between the City and Chamber that has resulted in the clear need to add it as **Goal #8: Development of Workforce Training programming**. The St. David’s Foundation very generously awarded a grant for seed funds to establish the Smithville Workforce Training Center (SWTC) to begin training operations in ESL, GED, Medical, and Skilled Trades, and it will soon be implementing training in Information Technologies. Given the focus and success of the SWTC, it is an important addition to the Mundo Strategic Plan. The list of partners and course offerings (below) showcase the success of this project. To date, 150 students have enrolled and 42 have graduated.



512.237.1168
Fb: Smithville Workforce Training Center
Instagram: Smithville Workforce Center
www.smithvilworkforcetrainingcenter.com

Primary Partners:
Smithville Area Chamber of Commerce
City of Smithville
Smithville Community Clinic

Staff:
Executive Director: April Daniels
Director of Programs: Stewart Burns
Director of Operations: Leah Stinson

Board of Directors:
Jill Stubbs, Chair
Janice Bruno, Vice Chair
Joanna Morgan, Secretary
Michal Oliver, Treasurer
Anthony Barrientos
Dong Derynson
Alan Butler
Willy Culberson
Delois Denny
David Edwards
Daniel Hrua
Sharlene Scheler
Diana Villalobos
Shalette Seidel
Linda Wilson

Facility Partners:
City of Smithville
400 Fawcett / Riverbend Park Pavilion
First United Methodist Church
408 Olive St.
Smithville Community Clinic
Dental Bus House of Ruth
404 Fawcett / 301 Lynch St.

Educational Partners:
Austin Community College
Community Action Inc.
Central Texas Allied Health Institute
Towers Nursing Home
Texas Public Service Training Academy

Current Funding Partners:
City of Smithville
St. David's Foundation
Smithville Hospital Authority
Union Pacific Foundation
Bastrop County Accountable Communities for Health (BCACH)
Born Again Emporium
Community Action Inc.
Rural Capital Area Workforce Solutions

Other Resources:
Scholarship funds from Local Businesses
Leadership Austin: Reporting/Consulting
Rural Capital Area Workforce Solutions

Course Offerings to Date:
Certified Nurse's Assistant (CNA)
Phlebotomy
Emergency Medical Technician (EMT)
HVAC
Plumbing
GED/ESL
Software Training
(QuickBooks, Microsoft Office Word, Microsoft Office Excel, Bookkeeping)

Course Offerings Planned for FUMC Medical:
Medical Assistant
Dental Assistant
Dental Hygienist
Patient Care Tech
Licensed Vocational Nurse (LVN)
Registered Nurse (RN)
Paramedic

Courses Offered and Planned for Riverbend Park Show Barn:
HVAC
Electrical
Plumbing
Welding

Last updated: June 22 (LS)

Stewart Burns, Director of Programs: 512.581.1930
Leah Stinson, Director of Operations: 512.332.6850

Conclusion

The partnership between the City of Smithville and the Smithville Area Chamber of Commerce continues to build and grow stronger through these projects and programs that continually work to improve the quality of life for all in the city and throughout the region. With the addition of the Workforce Training Center as Goal #8 and with the intention to revive the subcommittees for Housing and Parks/Trails in the near future, the Mundo Plan will continue to be a blueprint to ensure that economic development and community resiliency are in the forefront of consideration. With this Plan, Smithville will thrive through thoughtful, considered, and “Meaningful Growth.”

Appendix A

SEDC Parks/Trails Subcommittee Meeting

January 6, 2021

Attending: April Daniels, Ryan Savage, Sandra Callaghan, Joanna Morgan, Ron Martin, Julia Cleary, Bruce Hahn, Brian Wells, Susan LeVieux, Judy Paul, Sarah O'Brien, Robert Tamble, Ted LeVieux, Michele Rutherford, Jeri Winslett, Valerie Savage, Adena Lewis, Jack Page, Maggie Leary, Bill Rutherford

Agenda:

- Julia Cleary – Bastrop County Master Plan
- Smithville Parks Plan (Tabled – another meeting will be scheduled in about 2 weeks)
- Sign Inventory/Needs Assessment (Tabled)
- Park Map/Brochure (Tabled)
- Riverside Park Discussion

Julia Cleary's presentation (shared separately):

- Master Parks Plans are required for many grants, especially for larger communities
- Update to the Master Parks Plan concentrates on unincorporated areas of the County
- Parks Plan going to Commissioners' Court and then will be open for public review and comment for 30 days
- Received a Planning Grant for technical advice
- Any questions, ask Julia!
- Trust for Public Land has done a lot of background work and might be worth exploring working with them since they already have a lot of the data already

Links from Julia:

The NRPA Metrics (which replace the traditional "park standards" can be found here - <https://www.nrpa.org/publications-research/ParkMetrics/>. We extracted data just for Counties between 20,000 and 250,000 residents using their interactive tool which can be found here - <https://www.nrpa.org/publications-research/research-papers/agency-performance-review/>

Elgin Parks Links:

- <https://www.cityofelgin.org/246/Parks>
- <https://www.cityofelgin.org/1059/Biking-Walking>

Riverside/Main Street Park:

Vision of the Park? Basically, better access to the Colorado River for the community. Ted LeVieux's group developed a proposal to make it a nature preserve to keep it a quiet park that would help people enjoy the nature downtown – a balance from the more formal park at the other end of Main Street (Gazebo/Railroad Park). This Park would be more along the lines of a quiet Nature Preserve.

Neighbors are not opposed outright to the idea of a park there. They expressed their appreciation that the park is being maintained, and that it looks so much better. But they have several concerns including erosion now that the hill has been exposed – parts of the old retaining wall are falling down. The neighbors need to be involved. They are not in favor of cutting into the hill or of maintaining a path that starts at the top of the hill due to concerns about private property, issues with theft, and dogs, but are possibly interested in developing the road out coming in from Olive. It is important to remember safety considerations before opening the park to the public. For example, golf carts going on down there. Since there currently are no rules or policing, it won't be long before someone starts running around with ATVs down there. Also, any action to open the park will directly affect neighbors, for example in potential costs for fences. The City needs to consider parking, fencing, signage, etc. In particular, neighbors are concerned about the switchback trail that starts at the top of the hill because it is not clear where the City Property starts and where Private Property ends.

This area is in the floodway (not floodplain – it will flood), and those considerations are also important. Because it is City-owned property, any concerns about safety and liability ultimately rest with the City, and things like policing and security also needs to be a part of the plan.

>>>> WHAT IS THE DIFFERENCE BETWEEN A FLOODPLAIN AND A FLOODWAY?

A floodplain is comprised of the floodway and the floodway fringe. ... A floodway is the primary conveyance area of a channel's cross-section that is the natural conduit for flood waters. The floodway must remain open in order to allow flood waters to pass. <<<<<<<

This project is one of many that need to be considered in a more comprehensive Parks Plan. There should be a healthy balance between the needs of the community and the concerns of the neighbors, and everyone is invited to the table to make sure that anything the City of Smithville does is done with a good public participation element and works through all concerns.

It will be important to have a Smithville Parks Plan (we are the only municipality in Bastrop County that does not already have one), which will help ensure that the community as a whole is well-served. Also, it will be important to show a community-driven plan when it comes time to seek grant/foundation/outside funding.

A note on Signage: Signage is a priority of the Chamber, and we need to do an assessment of what we have and what we need. We had a start on the Wayfinding Signs around town and want to continue to provide them. Also, we'd like to look into more "historical marker" signs for places like Overlook Park and other park spaces. Please contact April if you want to be involved on signage.

The next meeting in the SEDC series is the Housing Meeting on January – please contact us so we can get you on the list if you are interested.

The SEDC Subcommittees are:

1. Housing
2. Parks/Trails
3. Downtown Renaissance

- For more info on the SEDC Subcommittees and the Eco Devo Plan that was adopted last fall, please see: <https://growthzonesitesprod.azureedge.net/wp-content/uploads/sites/1657/2020/09/Smithville-TDA-EDP-ReportV2a.pdf>

Housing Subcommittee Meeting

Attending: Joanna Morgan, Sarah O'Brien, Janice Bruno, Sandra Callaghan, Alexis Peck; Douglas Leyendecker, Robert Tamble, Taylor Homuth, Jeannie Ralph, Catherine Bohot, Lisa Moguel, Denise Jensen, Jill Strube, April Daniels

Agenda

- Introductions
- Choose a Chair (Letha had to step down)
- Review of SEDC Plan (<https://growthzonesitesprod.azureedge.net/wp-content/uploads/sites/1657/2020/09/Smithville-TDA-EDP-ReportV2a.pdf> p. 52-53 and p. 62-63)
- Discussion of SEDC Tasks/Timeline
- Assessment of Available Properties – April Daniels
- Tiny Home Community Project – Janice Bruno
- HOME Grant / Proposal to Keep Residents in Homes – Jill Strube
- BCC “Won’t you Be My Neighbor” Educational Campaign – Jill /April
- Schedule Next Meeting

- Inventory Residential Land Tracts
- Network with Realtors / Contractors
- Find Financing Tools
- Build Network of Major Developers and Affordable Housing Corporations
- Run TIRZ scenario
- Find Available Local Lots
- Check out local zoning barriers
- Develop Financial Incentive

- Janice met a guy named Chris who has already started to make an inventory
- In the CHAT: Be careful on the contact Janice just mentioned. One of my land owners in Smithville was approach by an "investor" turned out to me an Unlicensed RE agent who

was looking for property to turn around and wholesale it...bait and switch basically. ASK him all questions first.

- Janice: The gentleman that came to my home twice is Chris from Austin and stated he is an investor
- Jeannie – if he is a private investor, this may not be a problem, and he won't have to be licensed
- Jeannie: Challenges with Inventory – when Smithville proper is priced correctly, it sells quickly and easily, but homeowners
- Most in demand: \$250K-\$300K, and even lower – so many people working in restaurants who have to live somewhere else or live with four roommates
- We have difficulty holding on to school district employees because they need to live and work in their own school district.
- We need to figure out a way to tell our story to help people decide to invest here – both people who already live here and people who want to come to Smithville
- Been selling Smithville as “Mayberry” so we need to keep the small-town charm
- Need to make sure we deal with policies as well (such as parking)
- Parking CBD is all onsite parking – no requirement of numbers of spaces for residential (grandfathered since 2018)
- City manager and Council are all on the same page of keeping small-town charge etc
- Joanna is looking to this committee to make recommendations about zoning and ordinances to help make sure we are going in the right direction
- These meetings are designed to help make changes to existing city policy/ordinances that may be unintentionally providing roadblocks to development – this is where to make recommendations and such from a citizen's point of view

Getting an inventory is our number one task –

- BCAD and Drive By
- Jeannie can say what's on the MLS for anything
- Centralized place for the information to feed into it as a committee
- Jean Reimenschnieder has a service that works on this

Tiny Homes project

- 2.2 acre tract at the end of Bluebonnet
- Could put a small community there
- Housing authority may be doing something to use this for collateral, but Rhonda told her to put together a proposal and put in a bid for the property
- Outside city limits, but could be a great location for tiny homes
- Homes for sale – affordable
- Right behind Jeannie Ralph's property
- Need a proposal in quick before they make a decision about it
- Tiny homes need to meet City Council ordinance – over 700 sq feet

Question on “Capella” project

- It is in City limits and has been zoned as a planned development district
- The Capella group has since broken up, and a new developer is working on developing a portion of the property, which would have a strip mall with a convenience store and a fast-food chain
- There has been no update in 3 months
- This is a great opportunity for someone to develop that for multi-housing/affordable housing

HOME Grant

- Habitat for Humanity
- Keeping people in their houses

Be Your Neighbor Educational Campaign

- Push back from community
- Scares developers from coming in to develop

Announcements

- Covid Testing at 109 Taylor Free today
 - Chamber TDEM office program – rapid testing kids – not administering but will make tests available for people who want them
- Concern on Colorado/Short
 - Asbestos abatement was done
 - 24 SF1 homes planned to be built where old hospital/towers was
- Water Line that will change things along Loop 230 American Legion Road – game changer for development

Smithville Economic Development Committee

Subcommittee Members

Based on the Mundo Community Resiliency Strategic Plan (2020)



Name (First)	Name (Last)	Organization	Housing	Parks/ Trails	Downtown Renaissance	HWY 71/ Industrial Park	Marketing	Incentives
Natalie	Atwater	South Side Sanctuary	x					
Linda	Bauer	TWS Sports						
Shawna	Bridgman	Sage Resort						
Janice	Bruno	Smithville Community Clinic	x					
Jenny	Busche	Community Member	x					
Jerry	Callaghan	Callaghan Inc	x	x	x	x	x	x
Sandra	Callaghan	Callaghan Inc	x	x	x	x	x	
Gina	Chronis-Bayer	Chevron						
Cindy	Cogdell	Community Member		x				
April	Daniels	Chamber (co-chair)	x	x	x	x	x	x
Stefanie	Distefano	Community Member						
Bill	Gordon	COS: Council						
Jami Smith	Hanchey	Rising Phoenix		x				
Gina	Hightower	Hightower Realty	x					
Clinton	Hille	Prosperity Bank						
June	Hood	Community Member		x				
Tom	Hudson	Subway						
Fran	Hunter	Bastrop County Tourism/Eco Devo						
Denise	Jensen	Community Member	x					
Kathy	Kasper	Community Member interested in Main St. Park						
Ted	LeVieux	Community Member	x	x	x	x	x	x
Susan	LeVieux	Community Member						
Adena	Lewis	Bastrop County Tourism/Eco Devo		x	x			
Doug	Leyendecker	Community Member	x					
Ron	Martin	Community Member		x				
Susan	Martin	Community Member		x				
Natasha	McClinton Roberts	Oak Tree Realty Group	x					
Letha	Mignon	Community	x			x		

Name (First)	Name (Last)	Organization	Housing	Parks/ Trails	Downtown Renaissance	HWY 71/ Industrial Park	Marketing	Incentives
Lisa	Moguel	GCG	x					
Joanna	Morgan	2020 Mayor (City Council in 2022)	x		x	x		x
Ana	Murray	SISD					x	
Bernadette	Noll	Community Member		x	x			
Caroline	Noya	Chamber						
Sarah	O'Brien	Collaborative Development Collective	x					
Bridgette	Padget	Chamber						
Jack	Page	City of Smithville Parks Director		x				
Judy	Paul	Community Member		x				
Teri	Quance	Quance Development						
Jeanie	Ralph	Jeanie Ralph Group	x					
Michele	Rutherford	Homeowner / Community Member		x				
Valerie	Savage	Savage Consulting Group		x	x	x		
Ryan	Savage	Savage Consulting Group		x		x		
Elaine	Seidel	All City Real Estate	x					
Jacki	Short	EH Mercantile				x	x	
Steve	Simmons	Honey's Pizza						
Mac	Simpson	Chamber						
Jill	Strube	COS/Chamber (co-chair)	x	x	x	x	x	x
Robert	Tamble	COS: City Manager	x	x	x	x	x	x
Gwendolyn	Watkins	Totally Hooked	x					
Brian	Wells	Civil Engineer		x				
James	Wimbley			x				

Item # 5

CITY OF SMITHVILLE
COUNCIL MEETING AND PUBLIC HEARING MINUTES
JUNE 13, 2022

Present: Mayor Sharon Foerster, Councilmembers Janice Bruno, Bill Gordon, Tom Etheredge, Joanna Morgan, and City Manager Robert Tamble. Not present Cassie Barrientos.

Open Meeting: Call to order: Mayor Foerster called the meeting to order at 6:00 p.m. Councilwoman Bruno led the Invocation and Pledge.

Recognition/Awards/Proclamations/Announcements/Presentations:

- a) Proclamation – “National Flag Day” read by Mayor Foerster.
- b) Proclamation – “Juneteenth” read by Mayor Foerster.
- c) Lost Pines BBQ Showdown Presentation by Norman Jones

Citizen Comments: None

Approval of the minutes from May 16, 2022, Council Meeting and Public Hearing. Councilwoman Bruno moved to approve the minutes. Councilman Gordon seconded and the motion passed unanimously.

Presentation from the developer regarding voluntary annexation of 34.858 acres situated in the Edward Burleson Survey, A-16, in Bastrop County, Texas, being part of that tract described as 156.886 acres in a deed from Hurta Land, Inc. to Hurta Real Estate, LLC dated May 31, 2018, and recorded in the County Clerk's File No. 201807688 of the Official Records of Bastrop County Texas. Owner Smithville Land Partners, LLC. / S. Todd Mccullough.

Public Hearing:

Hear citizen's comments on:

- a) Petition to Voluntarily Annex 34.858 acres situated in the Edward Burleson Survey, A-16, in Bastrop County, Texas, being part of that tract described as 156.886 acres in a deed from Hurta Land, Inc. to Hurta Real Estate, LLC dated May 31, 2018, and recorded in the County Clerk's File No. 201807688 of the Official Records of Bastrop County Texas. Owner Smithville Land Partners, LLC. / S. Todd Mccullough.

Mitchell Jameson spoke in opposition to the annexation until citizens can have their input. Jim Jenkins spoke about wanting the process to slow down and wanted to hold off for 30 days to get citizen input. Michele Rutherford spoke in favor of annexation and development and said she welcomes growth and we need more homes for families to move here. Cheryl Burns spoke not for or against annexation and to clear up some misunderstandings about school funding. Glenn Synnott is a developer that has been looking at Smithville to develop property he owns and hopes it is welcomed. Jenny Busche said annexation sounds great and is great but the process was not transparent and she would like more information. Ed Lick is not against growth but thinks the citizen need to have a voice and know more about what is going on. Doug Leyendecker would like the process to be slowed down he is not opposed to growth but wants the growth to add to the

city's charm. Brian Wells is not against growth and development but opposed to voting on this tonight. He would like to see our subdivision ordinances updated if not we will have many more meetings like this one. Daniel Hrna is not against development but wants the city to make wise decisions for the growth that is coming. April Daniels is not for or against this development. April said growth has arrived it is here and we need annual growth to keep our businesses open we must welcome growth.

Open Meeting:

Mayor Foerster moved this agenda item to go before the Service Agreement.

Discussion and Action on an Ordinance to Annex property described as 34.858 acres situated in the Edward Burleson Survey, A-16, in Bastrop County, Texas, being part of that tract described as 156.886 acres in a deed from Hurta Land, Inc. to Hurta Real Estate, LLC dated May 31, 2018, and recorded in the County Clerk's File No. 201807688 of the Official Records of Bastrop County Texas. Owner Smithville Land Partners, LLC: 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. Approving this ordinance will bring the acreage into the city limits whereby the city will be eligible to collect property taxes on the appraised value of the land and any future improvements. There was a discussion from the Council. Councilwoman Morgan made a motion to approve the Ordinance to annex. Councilman Gordon seconded and the vote was:

For: Morgan and Gordon

Opposed: Etheredge and Bruno

The tiebreaker vote from Mayor Foerster was For, motion carries.

Citizen Comments: Mitchell Jameson signed up to speak and asked the mayor why she didn't recuse herself from the vote on the annexation. Mayor said she didn't have to because she was not receiving any money from this development. General Counsel Tyler said this item was for the Service agreement and Mitchell said he would speak on the next item which was the 380 Agreement. Jenny Busche had comments on what this was going to cost the city.

Discussion and Action on a Service Plan Agreement between the City of Smithville and Smithville Land Partners, LLC in regards to the annexation of 34.858 acres: Pursuant to Texas Local Government Cod 43.0672, the City shall identify and provide mutually-agreed municipal services within 60-days of annexation. Todd McCullough (Smithville Land Partners, LLC.) has agreed to the terms and conditions of the Service Agreement. Approving the Service Agreement is a prerequisite for annexation. Councilman Gordon made a motion to approve the Service Agreement. Councilwoman Morgan seconded and the motion passed unanimously.

Citizen Comments: Mitchell Jameson asked the question why did we have to act on this tonight what would 30 days hurt to wait to get citizen input. Jenny Busche wants to know what is the cost to the city and asked why we have to have a 380 agreement with the developer. Brian Wells explained impact fees and developer fees. Daniel Hrna is concerned about taking the burden off of the developer and putting it back on the city and considering the tax ramifications.

Discussion and Action on a 380 Agreement between Smithville Land Partners, LLC and the City of Smithville in regards to the annexation of 34.858 acres: 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. Councilman Gordon made a motion to approve the 380 Agreement. Councilwoman Morgan seconded and the motion passed unanimously.

Citizen Comments: Mitchell Jameson was signed up for this item but left the meeting.

Discussion and Action on a 380 Agreement with the City of Smithville and Sammi and Travis Hill in regards to an airport hangar: 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 term of the agreement is 25-years. The Hills must purchase and build the hangar within 12-months of entering into the agreement at an approved 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 of \$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 in 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 \$140,400 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. Councilman Gordon made a motion to approve the 380 Agreement. Councilman Etheredge seconded and the motion passed unanimously.

Citizen Comments: None

Discussion and Action on awarding the Engineering Services Contract for the 2020 TXDOT (23CFR 172) TA Set-Aside Pedestrian Walkways: Proposals for engineering services (i.e., Request for Qualifications) for the 2020 TXDOT (23CFR 172) TA Set-Aside Pedestrian Walkway program were received on 4/22/22 and reviewed by the City of Smithville on 5/26/22. Experience, work performance, and capacity to perform were criteria used by the City staff to evaluate / differentiate each engineering consultant's qualifications. Five (5) Engineering services consultants submitted their qualifications. BEFCO Engineering, Inc. received the highest score with a total of 99 points. As such, it is the decision of the evaluation team to recommend BEFCO Engineering, Inc. for consideration / selection as the Engineering services firm to design and manage the 2020 TXDOT (23CFR 172) Set-Aside Pedestrian Walkways (Main Street ADA

Ramps and 1st Street Sidewalks). Councilwoman Bruno made a motion to award BEFCO Engineering Inc. the contract. Councilman Gordon seconded and the motion passed unanimously.

Citizen Comments:

Discussion and Action on an Appointment to replace / reappoint members of the Planning and Zoning Commission: The Planning and Zoning (P&Z) Commission is composed of five (5) members. P&Z members shall be resident citizens, taxpayers, and qualified voters of the City, all of whom shall be appointed by the City Manager subject to confirmation by the governing body. The members of the P&Z Commission serve a 2-year term that coincides with the election of the mayor. The individuals below are recommended for appointment / re-appointment. If appointed / reappointed, their terms would expire in May 2024:

Brian Riewe – Reappointment (Chairman)
Caroline Noya – Reappointment (Vice-Chairman)
Nancy Catherman - Reappointment
Ed Lick – Reappointment
Garrett Gutierrez – Appointment to replace Dianna Ewen.

Councilwoman Bruno made a motion to approve the reappointments and the new appointment. Councilman Etheredge seconded and the motion passed unanimously.

Citizen Comments:

Discussion and Action on a Resolution Appointing the City Manager as the Chief Executive Officer and Authorized Representative in Connection with the FEMA Hazard Mitigation Grant (HMGP) Project and Committing the City to Provide Matching Funds to Secure and Complete the FEMA Hazard Mitigation Grant DR-4485: Approving this resolution will allow the City of Smithville to apply for additional funding to install back-up emergency generators at our two (2) water plants and serve as the official signatory for authorization of all matters pertaining to the DR-4485 grant. The grant requires a 90/10 match. Councilwoman Bruno made a motion to approve the Resolution. Councilman Gordon second and the motion passes unanimously.

Citizen Comments: None

Discussion and Action on the approval of the Financial Report. Councilman Etheredge made a motion to accept the Financial Report. Councilman Gordon seconded and the motion passed unanimously.

Adjourn 8:45 p.m.

Sharon Foerster, Mayor

Attest:

Jennifer Lynch, City Secretary

**CITY OF SMITHVILLE
COUNCIL WORKSHOP MINUTES**

June 29, 2022

Present: Mayor Foerster, Councilmembers, Bill Gordon, Tom Etheredge, Joanna Morgan, City Manager Robert Tamble, and Citizens. Present online Councilwoman Janice Bruno and Cassie Barrientos.

Workshop:

Call to order: Mayor Foerster called the workshop to order at 4:30 p.m.

Citizen Comments: Mitchell Jameson, Michele Rutherford, and Brian Wells.

Update on Subdivision Ordinance: Jason Rammel gave a presentation on the subdivision ordinance. No action was taken.

Citizen Comments: Mitchell Jameson, Jenny Busche, Brian Wells, and Michele Rutherford.

Discussion Regarding the 380 Development Agreement Process: City Manager Robert Tamble gave a breakdown of the 380 Development Agreement process. Council gave comment. No action was taken.

Citizen Comments: Jimmy Jenkins, Mitchell Jameson spoke, and Michele Rutherford passed on her turn to speak.

Update on Infrastructure / Development Projects: Robert Tamble gave a presentation and Council commented. No action was taken.

Citizen Comments: Mitchell Jameson and Jenny Busche.

Preliminary Budget Discussion regarding plans / special projects: Each Councilmember gave input as to what they would like to see in the budget for the next fiscal year. No action was taken.

Citizen Comments: None

Discussion regarding Junk Vehicles: Jadwin Hubbard with the PD said the city will be cracking down on junk vehicles around town both on private and public rights-of-way. No action was taken.

Adjourn: The meeting adjourned at 7:25 p.m.

Sharon Foerster, Mayor

Attest:

Jennifer Lynch, City Secretary

Item # 6



RFQ Architectural Services Contract for City Hall Expansion - ARPA

Engineering Firm	Address	Phone	Work Experience Max Points = 60	Work Performance Max Points = 25	Capacity to Perform Max Points = 15	Total Score 100 Points
Cutright & Prihoda, Inc.	111 East Travis St. STE 222 / La Grange, TX / 78945	979-968-8888	58	24	10	93
Level 5 Architecture, PLLC	104 South Main / Mansfield, TX / 76063	817-966-2822	56	25	10	91

Proposals for architectural services (i.e., Request for Qualifications) to assist the City with remodeling public restrooms, adding new offices, a workroom, and a west exterior wall to the Smithville City Hall building using American Rescue Plan funding were received on 6/17/22 and reviewed by the City of Smithville on 7/6/22. Experience, work performance, and capacity to perform were criteria used by the City staff to evaluate / differentiate each engineering consultant's qualifications. Two (2) architectural services consultants submitted their qualifications. Cutright & Prihoda, Inc. received the highest score with a total of 93 points. As such, it is the decision of the evaluation team to recommend **Cutright & Prihoda, Inc.** to the City Council on **Monday, July 11, 2022** for consideration / selection as the architectural services firm to design and manage the City Hall expansion project.

Item # 7

ORDINANCE 2022-621

AN ORDINANCE OF THE CITY OF SMITHVILLE, TEXAS AMENDING CHAPTER 12 TRAFFIC AND VEHICLES ORDINANCE, ARTICLE 12.200 CONTROL DEVICES OF THE CITY OF SMITHVILLE CODE OF ORDINANCE REPEALING CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Smithville, Texas, a General Law Type A incorporated municipality and operating under the Laws of the State of Texas;

WHEREAS, the City of Smithville has the authority to adopt rules and regulations governing the control of traffic devices;

WHEREAS, the City of Smithville Council deems it necessary and in the best interests of the public to add a three-way stop at the intersection of Webb Street and Callie. Placing a stop sign at the northeast corner of Webb Street, the southwest corner of Webb Street, and the southeast corner of Callie Street, of the intersection for the safety and wellbeing of the citizens of Smithville;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SMITHVILLE, TEXAS THAT:

1. **Findings of Fact.** The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.
2. **Enactment.** Chapter 12 Traffic and Vehicles Ordinance, Article 12.200 Control Devices of the Smithville Code of Ordinances the City of Smithville, Texas is amended by adding:

Section I. The three-way stop will be added to the Traffic Control Schedule, (stop signs) see Exhibit "A" for the map of the location.

Section II. The City Secretary of the City of Smithville is hereby directed to publish the caption of this Ordinance in the official newspaper of the City of Smithville as the law in such cases provides, and it is accordingly so ordained.

Section III. This Ordinance shall become effective ten (10) days from and after the date of its approval, adoption, and publication as provided by law.

3. **Repealer.** All ordinances, resolutions, or parts thereof, that are in conflict or are inconsistent with any provision of this Ordinance are hereby repealed to the extent of such

conflict or inconsistency, and the provisions of this Ordinance shall be and remain controlling as to the matter regulated herein.

4. **Severability.** Should any section, subsection, sentence, provision, clause, or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause, or phrase of this ordinance, and the same are deemed severable for this purpose.
5. **Effective Date.** This Ordinance shall be effective as of the date of adoption.

PASSED, APPROVED, AND ADOPTED THIS 11th DAY OF JULY, 2022.

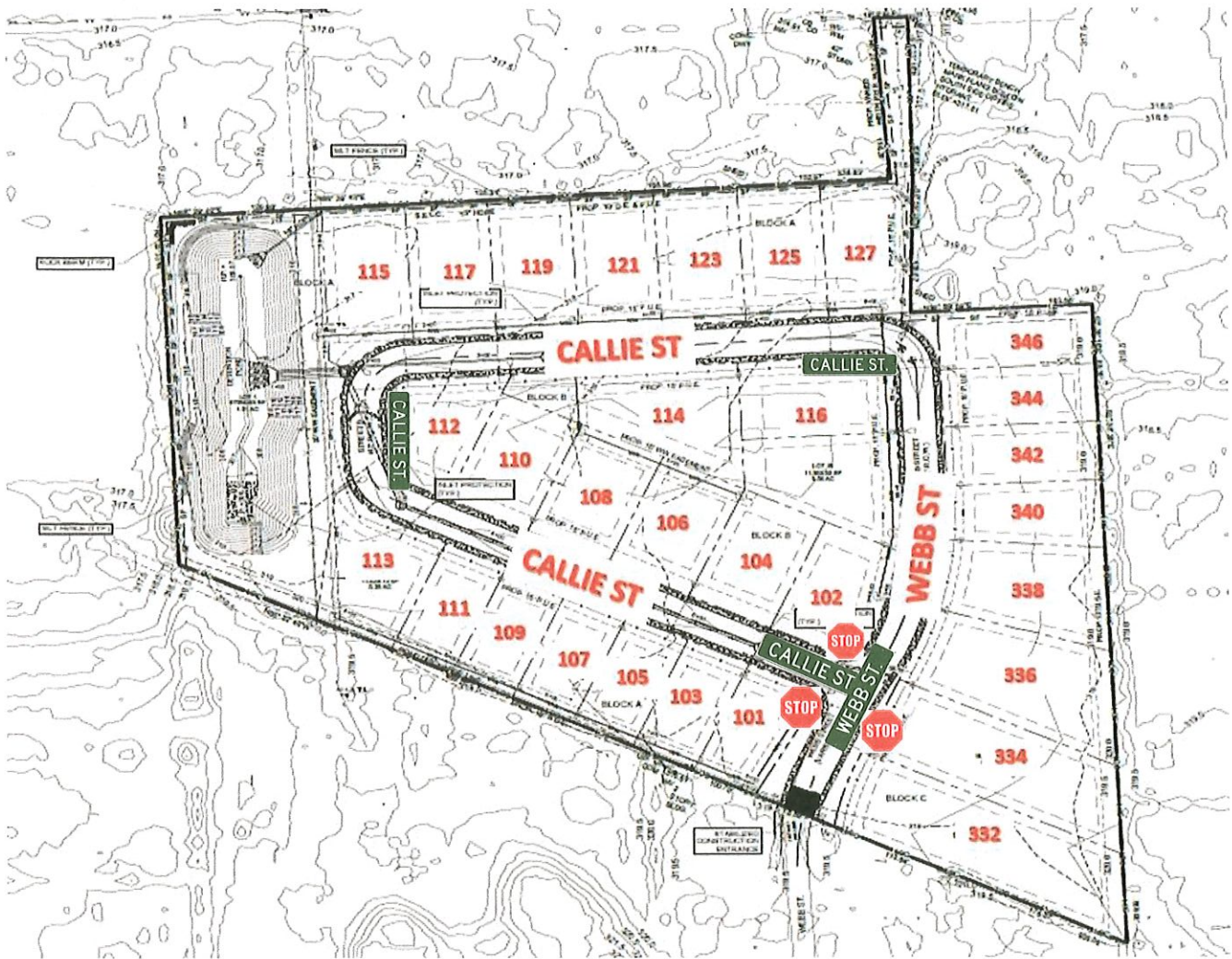
APPROVED:

Sharon Foerster, Mayor

ATTEST:

Jennifer Lynch, City Secretary

Exhibit "A"



Three-Way Stop

CALLIE ST.

Street signs

WEBB ST.

Street signs

Item # 8



**APPLICATION FOR APPOINTMENT TO A CITY OF SMITHVILLE
ADVISORY BOARD, COMMISSION, AND/OR COMMITTEE**

Thank you for your interest in serving on a City of Smithville Board, Commission and/or Committee.

Completing and Submitting an Application

Completed and signed applications can be submitted in person or by email to:

City Secretary
317 Main St.
Smithville, TX 78957
jdlynch@ci.smithville.tx.us

APPLICANT INFORMATION

Name: Faith Franklin		
Street Address: 301 Mills St.		
City: Smithville	State: TX	Zip Code: 78957
Home email: mfaithfranklin@	Work email: Outlook.com	
Home Phone:	Work Phone:	Cell Phone: 979.540.9022

Please indicate how you wish to be contacted: Phone ☐ Email ☒

CONSENT TO USE PERSONAL INFORMATION

Your personal information will be reviewed to determine the most suitable candidates for the committee.
All applications are kept for one year from the date selected applicants are announced.

ELIGIBILITY FOR MEMBERSHIP ON AN ADVISORY BOARD

- Membership on city-appointed boards require the applicant to live within the city limit and/or ETJ.
- Applicant cannot be an elected official, officer, or employee of the City of Smithville.
- Members are expected to be able to complete their term.

CITY ADVISORY BOARD, COMMISSION, AND/OR COMMITTEE FOR WHICH YOU ARE APPLYING	
<input type="checkbox"/> AIRPORT ADVISORY BOARD	<input type="checkbox"/> LIBRARY ADVISORY BOARD
<input type="checkbox"/> HOSPITAL AUTHORITY BOARD	<input type="checkbox"/> PLANNING AND ZONING
<input checked="" type="checkbox"/> HISTORIC PRESERVATION DESIGN STANDARDS ADVISORY COMMITTEE	<input type="checkbox"/> HOUSING AUTHORITY BOARD
	<input type="checkbox"/> OTHER _____

<input checked="" type="checkbox"/> New Applicant	<input type="checkbox"/> Current Board Member Years of Service: _____
---	--

DEMOGRAPHICS			
Education:			
<input type="checkbox"/> HS/GED	<input type="checkbox"/> Some College	<input checked="" type="checkbox"/> College Degree	<input type="checkbox"/> Graduate School
B.S. Psychology			
Age Range:			
<input type="checkbox"/> <18	<input type="checkbox"/> 18-34	<input checked="" type="checkbox"/> 35-59	<input type="checkbox"/> 60+
Years in Smithville:			
<input type="checkbox"/> <2	<input type="checkbox"/> 2-4	<input checked="" type="checkbox"/> 5-9	<input type="checkbox"/> 10-19
<input type="checkbox"/> 20+			

QUALIFICATIONS

1. Have you previously been a member of a City of Smithville Advisory Board? If yes, please indicate the Board and term of your previous appointment.

No.

2. How did you hear about this Board and/or vacancy?

An email.

3. Please list experience and background relevant to the Board for which you are applying:

- Attained a Texas Historical Marker for my house @ 301 Mills St.
- Member / Secretary Smithville Heritage Society
- Member Bastrop Historical Commission
- Published Author of Aftermath - (A Book about Smithville from 1893-1938.)

After all applications have been received, the Mayor and City staff will bring a report to Council meeting for Council's consideration.

DECLARATION OF APPLICANT

I declare that the information I submit in this application is correct and that I am eligible to be appointed to a City of Smithville Advisory Board, as I am not an elected official, officer or employee of the City of Smithville.

SIGNATURE

[Handwritten Signature]

DATE

29 April 2022



**APPLICATION FOR APPOINTMENT TO A CITY OF SMITHVILLE
ADVISORY BOARD, COMMISSION, AND/OR COMMITTEE**

Thank you for your interest in serving on a City of Smithville Board, Commission and/or Committee.

Completing and Submitting an Application

Completed and signed applications can be submitted in person or by email to:

City Secretary
317 Main St
Smithville, TX 78957
jdlynch@ci.smithville.tx.us

APPLICANT INFORMATION

Name: <u>April Daniels</u>		
Street Address: <u>602 Wilkes St. (Home) - 106 NE 1st St. (Work)</u>		
City: <u>Smithville</u>	State: <u>TX</u>	Zip Code: <u>78957</u>
Home email: <u>adanielsard@gmail.com</u>	Work email: <u>april.daniels@smithvilletx.org</u>	
Home Phone: <u>512-360-7397</u>	Work Phone: <u>512-237-2313</u>	Cell Phone: <u>512-360-7397</u>

Please indicate how you wish to be contacted: Phone ☐ Email ☒

CONSENT TO USE PERSONAL INFORMATION

Your personal information will be reviewed to determine the most suitable candidates for the committee.
All applications are kept for one year from the date selected applicants are announced.

ELIGIBILITY FOR MEMBERSHIP ON AN ADVISORY BOARD

- Membership on city-appointed boards require the applicant to live within the city limit and/or ETJ.
- Applicant cannot be an elected official, officer, or employee of the City of Smithville.
- Members are expected to be able to complete their term.

CITY ADVISORY BOARD, COMMISSION, AND/OR COMMITTEE FOR WHICH YOU ARE APPLYING	
<input type="checkbox"/> AIRPORT ADVISORY BOARD	<input type="checkbox"/> LIBRARY ADVISORY BOARD
<input checked="" type="checkbox"/> HOSPITAL AUTHORITY BOARD	<input type="checkbox"/> PLANNING AND ZONING
<input checked="" type="checkbox"/> HISTORIC PRESERVATION DESIGN STANDARDS ADVISORY COMMITTEE	<input type="checkbox"/> HOUSING AUTHORITY BOARD
	<input type="checkbox"/> OTHER _____

<input checked="" type="checkbox"/> New Applicant <u>- Hospital Authority Bd.</u>	<input checked="" type="checkbox"/> Current Board Member Years of Service: <u>3 - HPD SAC</u>
--	--

DEMOGRAPHICS			
Education:			
<input type="checkbox"/> HS/GED	<input type="checkbox"/> Some College	<input checked="" type="checkbox"/> College Degree	<input type="checkbox"/> Graduate School
Age Range:			
<input type="checkbox"/> <18	<input type="checkbox"/> 18-34	<input checked="" type="checkbox"/> 35-59	<input type="checkbox"/> 60+
Years in Smithville:			
<input type="checkbox"/> <2	<input type="checkbox"/> 2-4	<input type="checkbox"/> 5-9	<input checked="" type="checkbox"/> 10-19
<input type="checkbox"/> 20+			

QUALIFICATIONS

1. Have you previously been a member of a City of Smithville Advisory Board? If yes, please indicate the Board and term of your previous appointment.

yes-HPDS for 3+ years.

2. How did you hear about this Board and/or vacancy?

Currently on the Board for HPDS.

3. Please list experience and background relevant to the Board for which you are applying:

Currently serve as the Executive Director of the Smithville Area Chamber of Commerce + the Interim Executive Director of the Smithville Work-Force Training Center. I have been with the Chamber for 10+ years and have been very active in the community on multiple Boards.

- Lions Club
- 315D Community Advisory Bd.
- Veterans Memorial Bd.
- Playhouse Smithville (business owner)
- Chamber of Commerce
- Smithville Community Clinic Bd.
- HPDS Board
- Bastrop Cty. Historical Commission

After all applications have been received, the Mayor and City staff will bring a report to Council meeting for Council's consideration.

DECLARATION OF APPLICANT

I declare that the information I submit in this application is correct and that I am eligible to be appointed to a City of Smithville Advisory Board, as I am not an elected official, officer or employee of the City of Smithville.

SIGNATURE

April Davis

DATE

4/21/2022



APPLICATION FOR APPOINTMENT TO A CITY OF SMITHVILLE ADVISORY BOARD, COMMISSION, AND/OR COMMITTEE

Thank you for your interest in serving on a City of Smithville Board, Commission and/or Committee.

Completing and Submitting an Application

Completed and signed applications can be submitted in person or by email to:

City Secretary
317 Main St
Smithville, TX 78957
jdlynch@ci.smithville.tx.us

APPLICANT INFORMATION

Name: <u>Bonny-Lynn Joplin</u>			
Street Address: <u>119 Buffalo Run</u>			
City: <u>Smithville</u>	State: <u>TX</u>	Zip Code: <u>78957</u>	
Home email: <u>bonnyjoplin@gmail.com</u>		Work email:	
Home Phone:	Work Phone:	Cell Phone: <u>305-522-1407</u>	

Please indicate how you wish to be contacted: Phone ☒ Email ☒

CONSENT TO USE PERSONAL INFORMATION

Your personal information will be reviewed to determine the most suitable candidates for the committee.
All applications are kept for one year from the date selected applicants are announced.

ELIGIBILITY FOR MEMBERSHIP ON AN ADVISORY BOARD

- Membership on city-appointed boards require the applicant to live within the city limit and/or ETJ.
- Applicant cannot be an elected official, officer, or employee of the City of Smithville.
- Members are expected to be able to complete their term.

CITY ADVISORY BOARD, COMMISSION, AND/OR COMMITTEE FOR WHICH YOU ARE APPLYING	
<input type="checkbox"/> AIRPORT ADVISORY BOARD	<input type="checkbox"/> LIBRARY ADVISORY BOARD
<input type="checkbox"/> HOSPITAL AUTHORITY BOARD	<input type="checkbox"/> PLANNING AND ZONING
<input checked="" type="checkbox"/> HISTORIC PRESERVATION DESIGN STANDARDS ADVISORY COMMITTEE	<input type="checkbox"/> HOUSING AUTHORITY BOARD
	<input type="checkbox"/> OTHER _____

<input checked="" type="checkbox"/> New Applicant	<input type="checkbox"/> Current Board Member Years of Service: _____
---	--

DEMOGRAPHICS			
Education:			
<input type="checkbox"/> HS/GED	<input checked="" type="checkbox"/> Some College	<input type="checkbox"/> College Degree	<input type="checkbox"/> Graduate School
Age Range:			
<input type="checkbox"/> <18	<input type="checkbox"/> 18-34	<input type="checkbox"/> 35-59	<input checked="" type="checkbox"/> 60+
Years in Smithville:			
<input type="checkbox"/> <2	<input type="checkbox"/> 2-4	<input checked="" type="checkbox"/> 5-9	<input type="checkbox"/> 10-19
<input type="checkbox"/> 20+			

QUALIFICATIONS

1. Have you previously been a member of a City of Smithville Advisory Board? If yes, please indicate the Board and term of your previous appointment.

No

2. How did you hear about this Board and/or vacancy?

Jill Strube

3. Please list experience and background relevant to the Board for which you are applying:

LPAA - Board/secretary

Texas Real Estate Agent - 7 yrs currently Coldwell Banker Green-Mills & Assoc.

Florida Real Estate Agent 8 yrs

Clearwater Community Development - Board member Clearwater, FL 2014-15

After all applications have been received, the Mayor and City staff will bring a report to Council meeting for Council's consideration.

DECLARATION OF APPLICANT

I declare that the information I submit in this application is correct and that I am eligible to be appointed to a City of Smithville Advisory Board, as I am not an elected official, officer or employee of the City of Smithville.

SIGNATURE

Bonny Lynn Joplin

DATE

4/25/2022



**APPLICATION FOR APPOINTMENT TO A CITY OF SMITHVILLE
ADVISORY BOARD, COMMISSION, AND/OR COMMITTEE**

Thank you for your interest in serving on a City of Smithville Board, Commission and/or Committee.

Completing and Submitting an Application

Completed and signed applications can be submitted in person or by email to:

City Secretary
317 Main St
Smithville, TX 78957
jdlynch@ci.smithville.tx.us

APPLICANT INFORMATION

Name: <u>Sarah E. O'Brien</u>		
Street Address: <u>701 Huggins</u>		
City: <u>Smithville</u>	State: <u>TX</u>	Zip Code: <u>78957</u>
Home email: <u>sarahneobrien@gmail.com</u>		Work email: <u>sarah@SarahMainstreet.com</u>
Home Phone: <u>210-760-4384</u>	Work Phone: <u>same</u>	Cell Phone: <u>same</u>

Please indicate how you wish to be contacted: Phone ☒ Email ☐

CONSENT TO USE PERSONAL INFORMATION

Your personal information will be reviewed to determine the most suitable candidates for the committee.
All applications are kept for one year from the date selected applicants are announced.

ELIGIBILITY FOR MEMBERSHIP ON AN ADVISORY BOARD

- Membership on city-appointed boards require the applicant to live within the city limit and/or ETJ.
- Applicant cannot be an elected official, officer, or employee of the City of Smithville.
- Members are expected to be able to complete their term.

CITY ADVISORY BOARD, COMMISSION, AND/OR COMMITTEE FOR WHICH YOU ARE APPLYING	
<input type="checkbox"/> AIRPORT ADVISORY BOARD	<input type="checkbox"/> LIBRARY ADVISORY BOARD
<input type="checkbox"/> HOSPITAL AUTHORITY BOARD	<input checked="" type="checkbox"/> PLANNING AND ZONING
<input checked="" type="checkbox"/> HISTORIC PRESERVATION DESIGN STANDARDS ADVISORY COMMITTEE	<input type="checkbox"/> HOUSING AUTHORITY BOARD
	<input type="checkbox"/> OTHER _____

<input checked="" type="checkbox"/> New Applicant	<input checked="" type="checkbox"/> Current Board Member Years of Service: <u>6</u>
---	--

DEMOGRAPHICS			
Education:			
<input type="checkbox"/> HS/GED	<input type="checkbox"/> Some College	<input checked="" type="checkbox"/> College Degree	<input type="checkbox"/> Graduate School
Age Range:			
<input type="checkbox"/> <18	<input type="checkbox"/> 18-34	<input checked="" type="checkbox"/> 35-59	<input type="checkbox"/> 60+
Years in Smithville:			
<input type="checkbox"/> <2	<input type="checkbox"/> 2-4	<input checked="" type="checkbox"/> 5-9	<input type="checkbox"/> 10-19
<input type="checkbox"/> 20+			

QUALIFICATIONS

1. Have you previously been a member of a City of Smithville Advisory Board? If yes, please indicate the Board and term of your previous appointment.

Current Chair of Historic Design Standards Commission.

2. How did you hear about this Board and/or vacancy?

Term expiring

3. Please list experience and background relevant to the Board for which you are applying:

Two time past president of the Texas Dantown Association.
local government consultant with over two decades of
community engagement, public information, economic development,
destination management, downtown revitalization & community
development experience. Well versed in historic preservation,
ordinance creation, board management, land use regulations,
& non-profit leadership.

Resume attached.

After all applications have been received, the Mayor and City staff will bring a report to Council meeting for Council's consideration.

DECLARATION OF APPLICANT

I declare that the information I submit in this application is correct and that I am eligible to be appointed to a City of Smithville Advisory Board, as I am not an elected official, officer or employee of the City of Smithville.

SIGNATURE

[Handwritten Signature]

DATE

4-22-22



SARAH O'BRIEN

she/her/hers

210-760-9384

Smithville, TX

in/sarahneobrien

sarah@collaborativedevelopmentcollective.com

Sarah O'Brien is an award-winning public servant, downtown revitalization influencer, and engagement expert. She spent 15 years serving municipalities, downtowns, and destination marketing organizations in various leadership capacities across Texas. Community engagement was the singular purpose that connected every role and inspired all much-needed transformational change that she was a part of. Her passion for community has been called fierce, and her endless energy has been diagnosed as contagious. She believes that communities are best served by and for the people and considers it her calling to empower and inspire everyone along her journey to take an active role in shaping their own futures. She thrives when uniting diverse groups and has a keen ability to adeptly hear what is not being said. Known for turning chaos into calm, Sarah is creative, passionate, and has an uncanny and undeniable understanding of the human experience. An inspirational and powerful speaker who shines from behind the dais, on Main Street USA, in the ballroom or Zoom screen. O'Brien is founder and Principal of Collaborative Development Collective, a consulting firm focusing on the public sector, community and organizational development, place and destination management, and nonprofit governance with a focus on collaborative cross sector partnerships and collective impact.

Public Participation
Strategic Planning
Community Visioning
Organizational Facilitation
Downtown Revitalization
Economic Development
Destination Management

Creative Placemaking
City Building
Storytelling
Leadership Training
Public Speaking
Media Relations
Event Execution

Legislative Advocacy
Crisis Communications
Special Events
Government Affairs
Historic Preservation
Display Merchandising
Small Business Development

City of Conroe
Downtown Development Consultant, 2021

Gonzales Main Street
Strategic Leadership Training, 2020 - 2021

City of La Grange
Small Business Assistance, 2021

Visit Garland
Destination Assessment & Plan, 2020 - 2021

Visit Midland
Tourism Assessment & Plan, 2020 - 2021

Visit Midland
Wayfinding, 2020 - 2021

Brady Chamber of Commerce
Strategic Planning, 2020

Structure Development
Entitlement, 2019 - 2020

Elgin Chamber of Commerce
Strategic Planning, 2019

Gonzales Chamber of Commerce
Economic Impact Assessment, 2019

Visit Georgetown
Economic Impact Assessment, 2019

ENGAGEMENT EXPERT

COMMUNITY CHAMPION

PROFESSIONAL PROJECT HIGHLIGHTS

ORGANIZATIONAL CATALYST

DOWNTOWN INFLUENCER

Texas Downtown Association
Downtown Expert, 2019, 2017, 2014

City of Smithville
Tiny Home Forum Moderation, 2019

La Grange Tourism
Customer Experience Training, 2019

City of Palestine
Strategic Leadership Planning, 2019

City of Southside Place
Commercial District Plan, 2019

Brady Chamber of Commerce
Economic Impact Assessment, 2019

Smithville Historic District Guidelines
Community Facilitation, 2017 - 2018

Building Bastrop B3 Block Code
Community Engagement, 2018

Bastrop Cultural Arts Master Plan
Engagement & Planning, 2017 - 2018

Texas Main Street Program
Main Street Expert, 2016 & 2012

Comprehensive Plan
City of Bastrop, 2016

PROFESSIONAL EXPERIENCE

Collaborative Development Collective, LLC
Community Whisperer. January 2019 - Present

City of Bastrop
Main Street Manager, Public Information Officer
Hospitality & Downtown Director
April 2016 - December 2018

City of Marshall
Tourism & Promotions Director, May 2015 - April 2016

City of Nacogdoches
Communications & Main Street Director April 2008 - May 2015

Cleburne Chamber of Commerce
Tourism Director, June 2005 - November 2006

Visit Nacogdoches
Media Relations Coordinator, June 2005 - April 2008

EDUCATION & CERTIFICATIONS

Stephen F. Austin State University '05
Bachelor of Science
Hospitality Administration

Public Information Officer '17
Federal Emergency Management Agency

Texas Friendly Hospitality Instructor '12
Texas A&M Extension Service

Community Leadership Graduate '16, '08, '05
Bastrop, Nacogdoches, Cleburne

SERVANT LEADERSHIP

Texas Downtown Association
Board Member, 2018- Present
President, 2013 -2015
Vice President, 2013-2014
Board Member, 2014-2015

Smithville Historic Design Standards Board
Chair, November 2020- Present
Board Member, July 2017- October 2020

Round Top Area Chamber of Commerce
Board Member, January 2020- February 2021

Stephen F. Austin Hospitality Administration Society
Alumni Advisor, 2005-2013

AWARDS & HONORS

Texas Downtown Association President's Awards
#mybastrop-2018, Imagine the Possibilities-2012

Nacogdoches Film Festival Film of the Year
Who we Are, Executive Producer, 2016

The Nutty O'Brien Sandwich, 2014
Dolli's Diner- Nacogdoches

Edna Tea Garden Recipient, 2011
Distinguished Alumnus Award- Stephen F. Austin

PUBLICATION REFERENCES

"Spying on the South"
Tony Horowitz 2019

"Revitalizing Main Street"
Galveston Area Council of Governments, 2016

"Bringing Back Main Street"
Michael Buryadi, 2015

AUDIO BROADCASTS

Proud Places
Embracing the Unknown, 2020
What Elected Officials Want you to Know, 2020

Project Divided Webisode
Welcome to Texas, 2020

Eyes on the Street Podcast
Divisiveness and Local Economies, 2019

Chamber Chat Podcast
Purpose Statements, 2020

Go Cultivate Podcast
No is an acceptable answer, 2018

SPEAKING ENGAGEMENTS

Our Town Matters Virtual Summit: 2020
Cameron Chamber of Commerce Keynote Address: 2020
Project for Public Places International Placemaking Week: 2019
Texas American Planning Association: 2019
Congress for the New Urbanism: 2019
Texas Travel Industry Association Tourism College: 2019
Texas Downtown Association Conference: 2019, 2017, 2015-2011
Main Street America: 2018, 2016, 2013, 2011
Texas Association of Convention & Visitors Bureau: 2018, 2017
Texas Historical Commission's Real Places: 2017
Texas Main Street Summer & Winter Training: 2017, 2015, 2013, 2009
Galveston Area Council of Governments: 2016
Texas Municipal League: 2015

COMMUNITY ACCOLODES

Congress for the New Urbanism Charter Award- 2019
Main Street Accreditation- 2008-2019
Small Business Revolution- 2018
Film Friendly Texas-2016, 2009
Garden Capital of Texas- 2013
Best of the Road-2013
First Ladies Texas Treasure- 2012

W.A.N.E.O

We all need each other
(How Grandpa O'Brien signed
every letter he ever wrote)

Sarah E. O'Brien



210-760-9384



Smithville, Texas



sarah@collaborativedevelopmentcollective.com



/sarahneobrien



**APPLICATION FOR APPOINTMENT TO A CITY OF SMITHVILLE
ADVISORY BOARD, COMMISSION, AND/OR COMMITTEE**

Thank you for your interest in serving on a City of Smithville Board, Commission and/or Committee.

Completing and Submitting an Application

Completed and signed applications can be submitted in person or by email to:

City Secretary
317 Main St
Smithville, TX 78957
jdlynch@ci.smithville.tx.us

APPLICANT INFORMATION

Name: <u>VICTORIA ALLEN</u>		
Street Address: <u>116 MAIN ST</u>		
City: <u>Smithville</u>	State: <u>TX</u>	Zip Code: <u>78957</u>
Home email: <u>VICTORIA@FACETRACKWINEBAR.COM</u>		Work email:
Home Phone:	Work Phone: <u>512-237-3626</u>	Cell Phone: <u>713-819-0173</u>

Please indicate how you wish to be contacted: Phone ☐ Email ☒

CONSENT TO USE PERSONAL INFORMATION

Your personal information will be reviewed to determine the most suitable candidates for the committee.
All applications are kept for one year from the date selected applicants are announced.

ELIGIBILITY FOR MEMBERSHIP ON AN ADVISORY BOARD

- Membership on city-appointed boards require the applicant to live within the city limit and/or ETJ.
- Applicant cannot be an elected official, officer, or employee of the City of Smithville.
- Members are expected to be able to complete their term.

CITY ADVISORY BOARD, COMMISSION, AND/OR COMMITTEE FOR WHICH YOU ARE APPLYING	
<input type="checkbox"/> AIRPORT ADVISORY BOARD	<input type="checkbox"/> LIBRARY ADVISORY BOARD
<input type="checkbox"/> HOSPITAL AUTHORITY BOARD	<input type="checkbox"/> PLANNING AND ZONING
<input checked="" type="checkbox"/> HISTORIC PRESERVATION DESIGN STANDARDS ADVISORY COMMITTEE	<input type="checkbox"/> HOUSING AUTHORITY BOARD
	<input type="checkbox"/> OTHER _____

<input type="checkbox"/> New Applicant	<input checked="" type="checkbox"/> Current Board Member Years of Service: <u>3</u>
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DEMOGRAPHICS			
Education:			
<input type="checkbox"/> HS/GED	<input type="checkbox"/> Some College	<input checked="" type="checkbox"/> College Degree	<input type="checkbox"/> Graduate School
Age Range:			
<input type="checkbox"/> <18	<input type="checkbox"/> 18-34	<input type="checkbox"/> 35-59	<input checked="" type="checkbox"/> 60+
Years in Smithville:			
<input type="checkbox"/> <2	<input type="checkbox"/> 2-4	<input type="checkbox"/> 5-9	<input type="checkbox"/> 10-19
		<input checked="" type="checkbox"/> 20+	

QUALIFICATIONS

1. Have you previously been a member of a City of Smithville Advisory Board? If yes, please indicate the Board and term of your previous appointment.

HPDS- 3+

2. How did you hear about this Board and/or vacancy?

CURRENT MEMBER

3. Please list experience and background relevant to the Board for which you are applying:

OWNER of TWO HISTORICAL BUILDINGS & TWO BUSINESS ON MAIN STREET. RESIDENT of Smithville SINCE 1978, MARRIED to GENERATIONAL SMITHVILLE FAMILY. INVESTED FINANCIALLY AND PERSONALLY IN PRESERVING DOWNTOWN SMITHVILLE AND HOPE to SEE MAIN STREET RESTORED to IT'S PREVIOUS ROBUST YEARS.

After all applications have been received, the Mayor and City staff will bring a report to Council meeting for Council's consideration.

DECLARATION OF APPLICANT

I declare that the information I submit in this application is correct and that I am eligible to be appointed to a City of Smithville Advisory Board, as I am not an elected official, officer or employee of the City of Smithville.

SIGNATURE Victoria Allen DATE 4/22/22



**APPLICATION FOR APPOINTMENT TO A CITY OF SMITHVILLE
ADVISORY BOARD, COMMISSION, AND/OR COMMITTEE**

Thank you for your interest in serving on a City of Smithville Board, Commission and/or Committee.

Completing and Submitting an Application

Completed and signed applications can be submitted in person or by email to:

City Secretary
317 Main St
Smithville, TX 78957
jdlynch@ci.smithville.tx.us

APPLICANT INFORMATION

Name: <u>CAROLINE NOYA</u>		
Street Address: <u>706 MILLS ST.</u>		
City: <u>SMITHVILLE</u>	State: <u>TX</u>	Zip Code: <u>78957</u>
Home email: <u>canola706@gmail.com</u>		Work email: <u> </u>
Home Phone: <u> </u>	Work Phone: <u> </u>	Cell Phone: <u>(504) 214-2164</u>

Please indicate how you wish to be contacted: Phone ☒ Email ☒

CONSENT TO USE PERSONAL INFORMATION

Your personal information will be reviewed to determine the most suitable candidates for the committee.
All applications are kept for one year from the date selected applicants are announced.

ELIGIBILITY FOR MEMBERSHIP ON AN ADVISORY BOARD

- Membership on city-appointed boards require the applicant to live within the city limit and/or ETJ.
- Applicant cannot be an elected official, officer, or employee of the City of Smithville.
- Members are expected to be able to complete their term.

CITY ADVISORY BOARD, COMMISSION, AND/OR COMMITTEE FOR WHICH YOU ARE APPLYING	
<input type="checkbox"/> AIRPORT ADVISORY BOARD	<input type="checkbox"/> LIBRARY ADVISORY BOARD
<input type="checkbox"/> HOSPITAL AUTHORITY BOARD	<input type="checkbox"/> PLANNING AND ZONING
<input checked="" type="checkbox"/> HISTORIC PRESERVATION DESIGN STANDARDS ADVISORY COMMITTEE	<input type="checkbox"/> HOUSING AUTHORITY BOARD
	<input type="checkbox"/> OTHER <u> </u>

<input type="checkbox"/> New Applicant	<input checked="" type="checkbox"/> Current Board Member Years of Service: <u>3</u> 2019
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DEMOGRAPHICS			
Education:			
<input type="checkbox"/> HS/GED	<input type="checkbox"/> Some College	<input checked="" type="checkbox"/> College Degree	<input type="checkbox"/> Graduate School
Age Range:			
<input type="checkbox"/> <18	<input type="checkbox"/> 18-34	<input type="checkbox"/> 35-59	<input checked="" type="checkbox"/> 60+
Years in Smithville:			
<input type="checkbox"/> <2	<input type="checkbox"/> 2-4	<input type="checkbox"/> 5-9	<input checked="" type="checkbox"/> 10-19
<input type="checkbox"/> 20+			

QUALIFICATIONS

1. Have you previously been a member of a City of Smithville Advisory Board? If yes, please indicate the Board and term of your previous appointment.

HPDS - since 2019

P+Z - since 2018

2. How did you hear about this Board and/or vacancy?

Jill Scrabe, Carol Snyder, Dave Herrington and Nancy Catherman's personal interest and attending P+Z and City Council meetings.

3. Please list experience and background relevant to the Board for which you are applying:

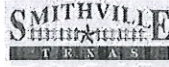
I have been exposed to preservation and remodeling of old houses since I was 12 years old when my mother remodeled her family home in Victoria, B.C., Canada and had it registered with the historical society and then my parents renovated our home in New Orleans. As I bought my houses over the past decades, I was always interested in preserving the old while fitting in with the new. Keeping a balance is very important in the grand scheme of things.

After all applications have been received, the Mayor and City staff will bring a report to Council meeting for Council's consideration.

DECLARATION OF APPLICANT

I declare that the information I submit in this application is correct and that I am eligible to be appointed to a City of Smithville Advisory Board, as I am not an elected official, officer or employee of the City of Smithville.

SIGNATURE Caroline Noya DATE 5/2/22



**APPLICATION FOR APPOINTMENT TO A CITY OF SMITHVILLE
ADVISORY BOARD, COMMISSION, AND/OR COMMITTEE**

Thank you for your interest in serving on a City of Smithville Board, Commission and/or Committee.

Completing and Submitting an Application

Completed and signed applications can be submitted in person or by email to:

City Secretary
317 Main St
Smithville, TX 78957
jdlynch@ci.smithville.tx.us

APPLICANT INFORMATION

Name: Walter Winslett		
Street Address: 701 Hickory St.		
City: Smithville	State: TX	Zip Code: 78957
Home email: wewinslett@gmail.com		Work email:
Home Phone:	Work Phone:	Cell Phone: 512-762-0006

Please indicate how you wish to be contacted: Phone ____ Email X

CONSENT TO USE PERSONAL INFORMATION

Your personal information will be reviewed to determine the most suitable candidates for the committee.
All applications are kept for one year from the date selected applicants are announced.

ELIGIBILITY FOR MEMBERSHIP ON AN ADVISORY BOARD

- Membership on city-appointed boards require the applicant to live within the city limit and/or ETJ.
- Applicant cannot be an elected official, officer, or employee of the City of Smithville.
- Members are expected to be able to complete their term.

CITY ADVISORY BOARD, COMMISSION, AND/OR COMMITTEE FOR WHICH YOU ARE APPLYING	
<input type="checkbox"/> AIRPORT ADVISORY BOARD	<input type="checkbox"/> LIBRARY ADVISORY BOARD
<input type="checkbox"/> HOSPITAL AUTHORITY BOARD	<input type="checkbox"/> PLANNING AND ZONING
<input checked="" type="checkbox"/> HISTORIC PRESERVATION DESIGN STANDARDS ADVISORY COMMITTEE	<input type="checkbox"/> HOUSING AUTHORITY BOARD
	<input type="checkbox"/> OTHER _____

<input type="checkbox"/> New Applicant	<input checked="" type="checkbox"/> Current Board Member Years of Service: <u> 4 </u>
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DEMOGRAPHICS				
Education:				
<input type="checkbox"/> HS/GED	<input checked="" type="checkbox"/> Some College	<input type="checkbox"/> College Degree	<input type="checkbox"/> Graduate School	
Age Range:				
<input type="checkbox"/> <18	<input type="checkbox"/> 18-34	<input type="checkbox"/> 35-59	<input checked="" type="checkbox"/> 60+	
Years in Smithville: last HPDS				
<input type="checkbox"/> <2	<input type="checkbox"/> 2-4	<input type="checkbox"/> 5-9	<input type="checkbox"/> 10-19	<input type="checkbox"/> 20+

QUALIFICATIONS

1. Have you previously been a member of a City of Smithville Advisory Board? If yes, please indicate the Board and term of your previous appointment.

Historic Preservation Design Standards Advisory committee

2. How did you hear about this Board and/or vacancy?

By Communique from Jill Strube before last HPDS meeting

3. Please list experience and background relevant to the Board for which you are applying:

Studies at University of Houston School of Architecture

Home designer and builder

Owner of Historic Hill Building, 218 Main St. in Smithville

Resided in Hill Building 2012-2022

Smithville area resident, 1977-2022

After all applications have been received, the Mayor and City staff will bring a report to Council meeting for Council's consideration.

DECLARATION OF APPLICANT

I declare that the information I submit in this application is correct and that I am eligible to be appointed to a City of Smithville Advisory Board, as I am not an elected official, officer or employee of the City of Smithville.

SIGNATURE

Natalie Winkler

DATE

5/4/22



**APPLICATION FOR APPOINTMENT TO A CITY OF SMITHVILLE
ADVISORY BOARD, COMMISSION, AND/OR COMMITTEE**

Thank you for your interest in serving on a City of Smithville Board, Commission and/or Committee.

Completing and Submitting an Application

Completed and signed applications can be submitted in person or by email to:

City Secretary
317 Main St
Smithville, TX 78957
jdlynch@ci.smithville.tx.us

APPLICANT INFORMATION

Name: Nancy Todd Catherman		
Street Address: 1003 Nichols St		
City: Smithville	State: Texas	Zip Code: 78957
Home email:		Work email:
Home Phone: 512 360-3504	Work Phone:	Cell Phone: 512 461-9725

Please indicate how you wish to be contacted: Phone X Email _____

CONSENT TO USE PERSONAL INFORMATION

Your personal information will be reviewed to determine the most suitable candidates for the committee.
All applications are kept for one year from the date selected applicants are announced.

ELIGIBILITY FOR MEMBERSHIP ON AN ADVISORY BOARD

- Membership on city-appointed boards require the applicant to live within the city limit and/or ETJ.
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- Members are expected to be able to complete their term.

CITY ADVISORY BOARD, COMMISSION, AND/OR COMMITTEE FOR WHICH YOU ARE APPLYING	
<input type="checkbox"/> AIRPORT ADVISORY BOARD	<input type="checkbox"/> LIBRARY ADVISORY BOARD
<input type="checkbox"/> HOSPITAL AUTHORITY BOARD	<input type="checkbox"/> PLANNING AND ZONING
<input checked="" type="checkbox"/> HISTORIC PRESERVATION DESIGN STANDARDS ADVISORY COMMITTEE	<input type="checkbox"/> HOUSING AUTHORITY BOARD
	<input type="checkbox"/> OTHER _____

<input type="checkbox"/> New Applicant	<input checked="" type="checkbox"/> Current Board Member Years of Service: <u>9</u>
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DEMOGRAPHICS				
Education:				
<input type="checkbox"/> HS/GED	<input checked="" type="checkbox"/> Some College	<input type="checkbox"/> College Degree	<input type="checkbox"/> Graduate School	
Age Range:				
<input type="checkbox"/> <18	<input type="checkbox"/> 18-34	<input type="checkbox"/> 35-59	<input checked="" type="checkbox"/> 60+	
Years in Smithville:				
<input type="checkbox"/> <2	<input type="checkbox"/> 2-4	<input type="checkbox"/> 5-9	<input type="checkbox"/> 10-19	<input checked="" type="checkbox"/> 20+

QUALIFICATIONS

1. Have you previously been a member of a City of Smithville Advisory Board? If yes, please indicate the Board and term of your previous appointment.

Currently on the Historic Preservation Design Standards Advisory Committee (9years) and Planning & Zoning

Commission, on which I have served approximately 20 years, off and off, often as Chairman.

2. How did you hear about this Board and/or vacancy?

N/A

3. Please list experience and background relevant to the Board for which you are applying:

I have served on the Historic Preservation Design Standards Advisory group since it's inception in 2012 and have an approximately 20 year history of serving on Planning and Zoning, many times as Chairmen.

It has always been an interest of mine to see Smithville grow economically and population wise, but retain its strong Community charm, look, pride and feel. That is why I have dedicated my time to both the Historic Preservation Design Standards Committee and also to P&Z. Both groups are working to retain those many assets as we prepare for our

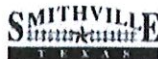
growing pains. I wish to continue volunteering in these areas. To summarize, experience, knowledge and desire is what I have to offer

After all applications have been received, the Mayor and City staff will bring a report to Council meeting for Council's consideration.

DECLARATION OF APPLICANT

I declare that the information I submit in this application is correct and that I am eligible to be appointed to a City of Smithville Advisory Board, as I am not an elected official, officer or employee of the City of Smithville.

SIGNATURE Nancy Todd Cathersman DATE 4/18/2022



**APPLICATION FOR APPOINTMENT TO A CITY OF SMITHVILLE
ADVISORY BOARD, COMMISSION, AND/OR COMMITTEE**

Thank you for your interest in serving on a City of Smithville Board, Commission and/or Committee.

Completing and Submitting an Application

Completed and signed applications can be submitted in person or by email to:

City Secretary
317 Main St
Smithville, TX 78957
jdlynch@ci.smithville.tx.us

APPLICANT INFORMATION

Name: Monica Poss		
Street Address: 705 Hudgins St		
City: Smithville	State: TX	Zip Code: 78957
Home email: monicaposs@gmail.com		Work email: RealEstate@MonicaPoss.com
Home Phone:	Work Phone:	Cell Phone: 512-775-0974

Please indicate how you wish to be contacted: Phone ☒ Email ☒

CONSENT TO USE PERSONAL INFORMATION

Your personal information will be reviewed to determine the most suitable candidates for the committee.
All applications are kept for one year from the date selected applicants are announced.

ELIGIBILITY FOR MEMBERSHIP ON AN ADVISORY BOARD

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- Applicant cannot be an elected official, officer, or employee of the City of Smithville.
- Members are expected to be able to complete their term.

CITY ADVISORY BOARD, COMMISSION, AND/OR COMMITTEE FOR WHICH YOU ARE APPLYING	
<input type="checkbox"/> AIRPORT ADVISORY BOARD	<input type="checkbox"/> LIBRARY ADVISORY BOARD
<input type="checkbox"/> HOSPITAL AUTHORITY BOARD	<input checked="" type="checkbox"/> PLANNING AND ZONING
<input checked="" type="checkbox"/> HISTORIC PRESERVATION DESIGN STANDARDS ADVISORY COMMITTEE	<input checked="" type="checkbox"/> HOUSING AUTHORITY BOARD
	<input checked="" type="checkbox"/> OTHER Workforce housing, vacant downtown buildings

<input checked="" type="checkbox"/> New Applicant	<input type="checkbox"/> Current Board Member Years of Service: _____
---	--

DEMOGRAPHICS				
Education:				
<input type="checkbox"/> HS/GED	<input type="checkbox"/> Some College	<input type="checkbox"/> College Degree	<input checked="" type="checkbox"/> Graduate School	
Age Range:				
<input type="checkbox"/> <18	<input type="checkbox"/> 18-34	<input checked="" type="checkbox"/> 35-59	<input type="checkbox"/> 60+	
Years in Smithville:				
<input type="checkbox"/> <2	<input checked="" type="checkbox"/> 2-4	<input type="checkbox"/> 5-9	<input type="checkbox"/> 10-19	<input type="checkbox"/> 20+

QUALIFICATIONS

1. Have you previously been a member of a City of Smithville Advisory Board? If yes, please indicate the Board and term of your previous appointment.

NA

2. How did you hear about this Board and/or vacancy?

Tom Etheredge

3. Please list experience and background relevant to the Board for which you are applying:

- * 1989-1995 Investment banking/corporate finance in NYC.
- * 1995-1997 MBA Stanford University Graduate School of Business
- * 2002-2004 Homebuilder and general contractor.
- * 2004-2008 Acting director of TX operations for national non-profit doing low income / tax credit housing development including identifying land, presenting project to and managing local political relationships, competing for state and federal funds, negotiating with debt and equity stakeholders, managing engineers, architects, contractors through construction of multiple multi-family projects until development completion and turned over to leasing.
- * 2008-2011 Consulting on affordable and market rate housing including multiple projects completed for City of Austin Neighborhood Housing & Community Development. Formally offered NHCD housing director position.
- * 2011-2022 Licensed real estate agent, investor, landlord, small development projects.

After all applications have been received, the Mayor and City staff will bring a report to Council meeting for Council's consideration.

DECLARATION OF APPLICANT

I declare that the information I submit in this application is correct and that I am eligible to be appointed to a City of Smithville Advisory Board, as I am not an elected official, officer or employee of the City of Smithville.

SIGNATURE

DATE

MONICA POSS

(512) 775-0974 • monicaposs@gmail.com • <https://www.linkedin.com/in/monicaposs/> • Central Texas

SENIOR EXECUTIVE / MANAGEMENT CONSULTANT

- Corporate Finance/IPOs
- Real Estate Development/Investment
- Negotiations
- Acquisitions/Divestitures
- Growth and Turnaround Strategies
- Planning/Budgeting
- Public and Private Markets
- Licensing, Joint Ventures, Partnerships
- Business Development

SUMMARY

Senior executive with collaborative style and problem-solving, "get it done" attitude has more than 30 years of experience in public and private markets financing, acquisitions and divestitures, public/private partnerships, real estate development and investment, and financial and strategic planning.

- Multiple senior roles with a wide range of operational and strategic activities in partnership with sales, marketing, operations, investment and scientific stakeholders.
- Turnaround experience – corporate strategy pivot, new financing and renegotiating toxic debt.
- Participated in over \$2 billion of public and private financing on Wall Street.
- Affordable housing tax credit development, finance, and construction of low-income multifamily housing units in public/private partnerships.
- MBA from Stanford University.

PROFESSIONAL EXPERIENCE

REALTOR®

2011 – Present
Central Texas

- Strong relationship development skills resulted in extensive repeat client and referral business, including investors.
- In top 5% of licensed real estate agents, based on production, prior to leaving Austin in 2019.

GB SCIENCES, INC – VP Corporate Planning – Las Vegas, NV March 2017 – October 2021 **GBS GLOBAL BIOPHARMA, INC – CFO** – Ottawa, Ontario, Canada September 2018 – October 2021 *OTCQB-traded multistate cannabis cultivation/extraction company; cannabinoid biotech R&D subsidiary.*

- Unique role evaluating and leading cross-department projects.
- Negotiated and executed \$24M divestitures of subsidiaries at substantial premium to market cap.
- Led \$10 million of new financing at extraordinarily favorable terms and renegotiated toxic debt.
- Initiated and closed licensing transaction to expand market reach with no capital investment.
- Negotiated and documented licensing, joint venture, partnership and other business transactions.
- Created and delivered both written and oral presentations to Board of Directors, favorably influencing voting outcomes.
- Managed investment banking and legal counsel relationships.
- Presently a consultant as needed with monthly retainer.

POSS CONSULTING 2008 - 2011 **Principal** Austin, TX

Consulting to the affordable and market rate housing industries.

- Multiple projects completed for City of Austin Neighborhood Housing & Community Development.

CESAR CHAVEZ FOUNDATION 2004 – 2008 **Acting Director of Texas** Austin, TX

Non-profit affordable housing developer with over 5,000 multifamily units across four states.

- Manager of Texas operations responsible for all development aspects of multifamily units from site selection and feasibility analysis through to turn over to property management team.
- Evaluated opportunities, negotiated and secured \$25 million of financing from private and competitive public sources.

MONICA POSS

- Produced comprehensive financial plans for development projects, both new construction and rehabilitation.

POSS HOMES, INC. 2002-2004 **Principal** Austin, TX

Homebuilder and general contractor.

- Planned, managed and supervised development and construction of single-family homes.
- Developed effective working relationships with a variety of tradesmen and materials suppliers, maintaining a strong core construction team.
- Successfully used "green" construction methods and materials.
- Authored articles on sustainable development published in Natural Awakenings magazine.

POSS CONSULTING

1998-2002

Principal

San Francisco, CA and Austin, TX

Provided a wide range of financial and strategic analysis and consulting services for small businesses in industries including e-commerce software tools, specialty retail, hospitality, and manufacturing.

- Coached small business owners in the financial and strategic aspects of their businesses.
- Designed and developed return on equity frameworks and break-even analyses, marketing and merchandising plans and strategies.
- Advised clients on partnership discussions and employee compensation structures.
- For software client: solicited, negotiated and closed more new customer relationships than all other four salesmen combined, significantly increasing company revenues. Asked by founders to deliver presentation to sales force on ways to improve their effectiveness.

CANADIAN IMPERIAL BANK OF COMMERCE

1993-1995

Vice President, Financial Advisory Services – promoted from Associate

New York, NY

North American financial institution with \$37 Billion market cap.

- Recruited by manager from Prudential Securities to join team establishing a U.S. investment banking division at CIBC.
- Persuaded CIBC to develop an industry-focused private equity investment fund and assisted in negotiations with joint venture partners.
- Worked with state officials to liquidate assets of insurance company in receivership.

PRUDENTIAL SECURITIES INCORPORATED

1989-1993

Associate, Investment Banking - promoted from Analyst

New York, NY

Prudential Securities (acquired by Wachovia Corp.) was the third largest full-service retail brokerage firm in the U.S. providing debt and equity underwriting, trading, research and sales, corporate finance and mergers and acquisitions advisory services for institutional clients.

- Raised over \$2 billion of capital, leading client CEOs on roadshows.
- Represented Prudential Securities as the lead or sole transaction execution banker.
- Developed client company marketing material and presentations distributed to investors/buyers and salesforce.
- Conducted valuations used to determine pricing strategies of company acquisitions, divestitures or equity offerings.

EDUCATION

M.B.A. Stanford University Graduate School of Business, 1997

Founded and co-chaired first Conference on Entrepreneurship at Stanford University.

B.A. English Literature, Smith College, 1989