

Smithville City Council Workshop



Wednesday, May 19, 2021

City Hall – 317 Main Street (4:30-6:30 pm)

Smithville City Council Workshop

Wednesday, May 19, 2021

Agenda:

- Roles/Responsibilities
- Financial Situation
- Infrastructure Projects
- Development Projects
- Roadmap / Future Plans
- Next Steps



Discuss roles / responsibilities, review financial situation / discuss current issues, projects, and future plans.

Roles & Responsibilities



Roles & Responsibilities

- The **Mayor** is the political figure-head of the municipality expected to:

- Make appearances at community events;
- Undertake ceremonial functions;
- Maintain presence at City Hall;
- Work with provincial and federal politicians;
- Create and follow-through with political mandates; and
- Run council meetings, special meetings, and workshops.



- The **City Manager** is the Chief Executive Officer (CEO) of the municipality responsible for:

- Managing daily operations and personnel;
- Recommending strategic direction to Mayor/Council;
- Developing balanced budget for Mayor/Council consideration;
- Partnering with inter-governmental agencies to address local issues;
- Ensuring that policies, programs, and other directions of the Council are implemented;
- Advising and informing the Council on the operation and affairs of the municipality;
- Managing citizen complaints, concerns, and/or requests for information.

Roles & Responsibilities

- The **Mayor Pro-Tem** is selected by majority vote of the Council responsible for:
 - Performing the Mayor's duties during the Mayor's incapacity or absence. The Mayor Pro-Tem retains the right to vote on all matters before the council (and not just to break a tie) while performing the duties of the Mayor.
BILL GORDON is the current Mayor Pro-Tem.
- **City Councilmembers** serve as the City's legislators responsible for:
 - Identifying the needs of local residents;
 - Communicating programs and plans to the community;
 - Adopting budget, setting tax rates, fee schedules, policy making, etc.;
 - Providing feedback to CM regarding accomplishments, issues, future plans;
 - Responding to requests from City Manager and/or City Secretary in timely manner regarding receipt of email, texts, attendance at meetings and/or events;
 - Representing the City at community events (ribbon cuttings, ceremonies, organizational functions, etc.).



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- **Open Records Request (ORR)** – Ten (10) days to respond. Includes (but not limited to) emails, texts, contracts, reports, and social media posts.
- **Council Agenda** - City Council meets on the second Monday of each month. In order for a matter or an issue to appear as an agenda item on the Agenda of any Regular Meeting of the City Council, a request must be filed with the City Secretary by 12:00 p.m. (noon) on Wednesday immediately preceding the Regular Meeting of the City Council. Agenda items must receive approval of any **two** of the following persons before being placed on the agenda: the Mayor, the City Manager, and/or a Councilperson. Agenda must be posted 72-hours in advance.

OTHER “STUFF”



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- **Walking Quorum** – A “walking quorum” happens when members of the governmental body gather in successive meetings, in numbers smaller than a quorum, to discuss public business in private. Violators are subject to civil and criminal penalties.
- **Executive Session** - Executive sessions are permitted for the discussion of items that legitimately fall within the exceptions stated in the law:
 - Purchase or lease of real property;
 - Consultation with attorney;
 - Personnel matters;
 - Economic development;
 - Certain homeland security and/or cyber-security matters.

OTHER “STUFF”



Current Financial Situation



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Current Financial Situation:

- Revenues EXCEEDING expenses on \$12.4M FY20/21 budget.
- Utility Revenue is LESS THAN forecast but RECOVERING.
- \$157,006 Net Operating Profit
- Unassigned Fund Balance (reserves) are IMPROVING.
- [BCAD Property Tax](#) preliminary assessed values are significantly HIGHER than last year.
- [Hot Tax](#) and [Sales Tax](#) revenues are IMPROVING.



Completed 58%
(7-months) of Fiscal Year



[Budget InfoGraphics](#)



2021 BCAD Assessed Property Values / Tax Rate

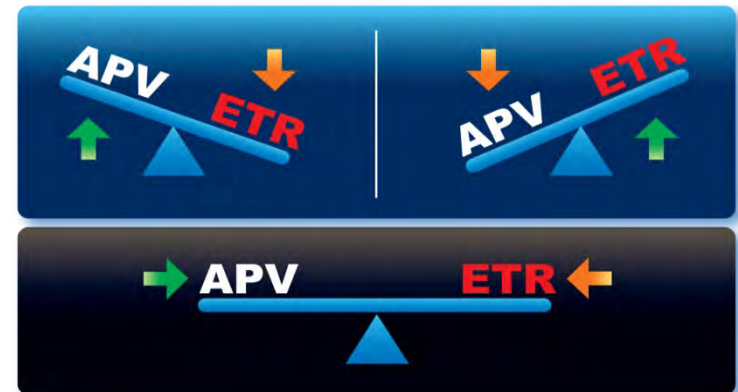
- The preliminary property values (net taxable minus exemptions) in Smithville for 2021 is **\$318,982,470**.
- 14.64% increase** over last year's net taxable value of \$278,257,856.
- This could add **\$223,603** of revenue to the FY21-22 General Fund.
- Increase due to change in FMV and the number of remodeled buildings and newly constructed homes (approximately 30) in the past year.

Year	Preliminary Assessed Valuation	% Change in Value	M&O Rate	I&S Rate	Total Tax Rate	% Change
2021	\$318,982,470	14.64%	TBD			
2020	\$278,257,856	1.17%	\$0.4466	\$0.1024	\$0.5491	-3.50%
2019	\$275,033,703	10.90%	\$0.4525	\$0.1165	\$0.5690	0.00%
2018	\$247,999,239	3.83%	\$0.4455	\$0.1235	\$0.5690	5.57%
2017	\$238,861,226	14.15%	\$0.4166	\$0.1224	\$0.5390	-4.77%
2016	\$209,255,193	5.48%	\$0.4276	\$0.1384	\$0.5660	2.28%

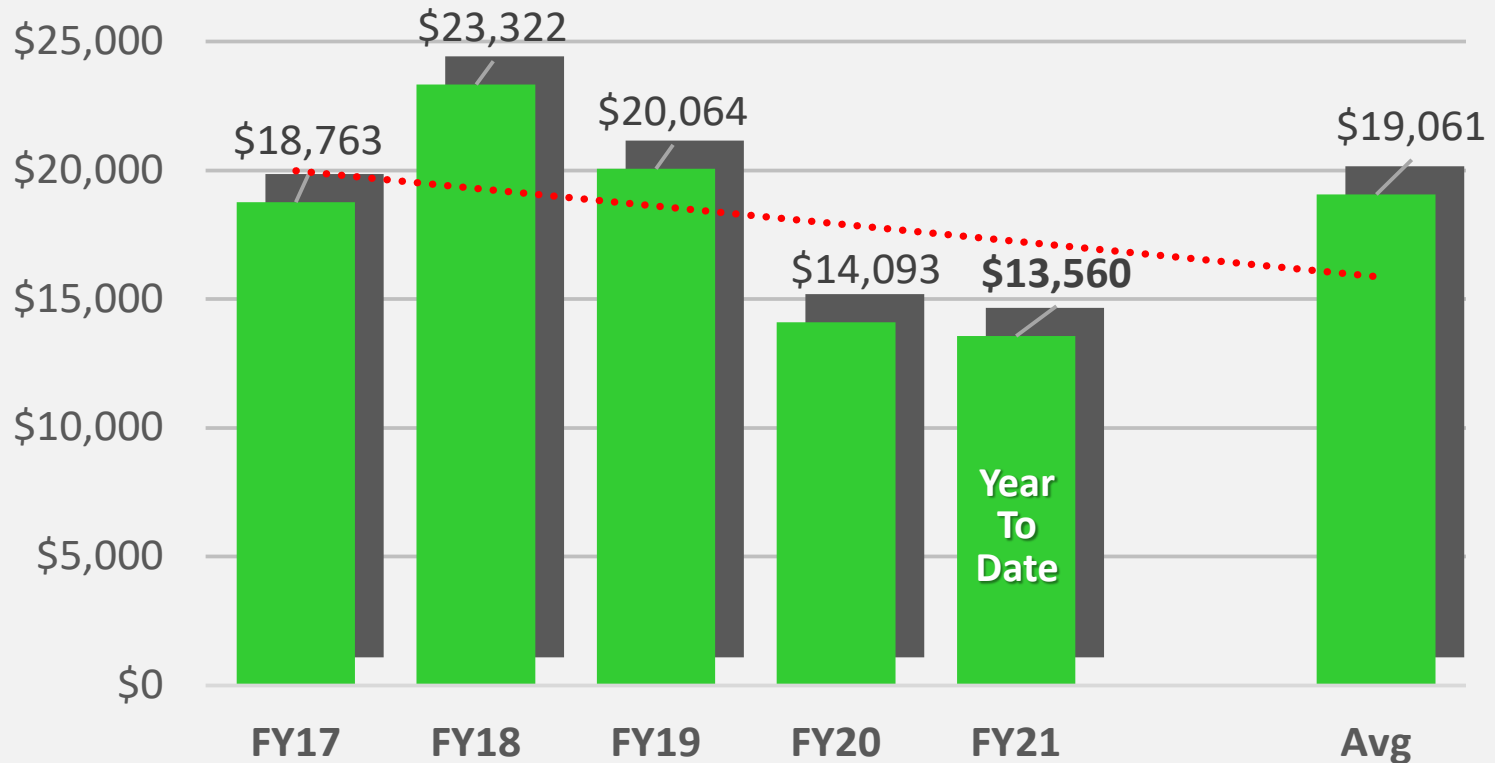
The **Effective Tax Rate** is basically the tax rate you would pass to collect the same tax revenue as last year (FY20) using this year's (FY21) appraised values.

Seesaw Effects

APV: Appraised Property Value ETR: Effective Tax Rate



Hotel Occupancy Tax (HOT) History

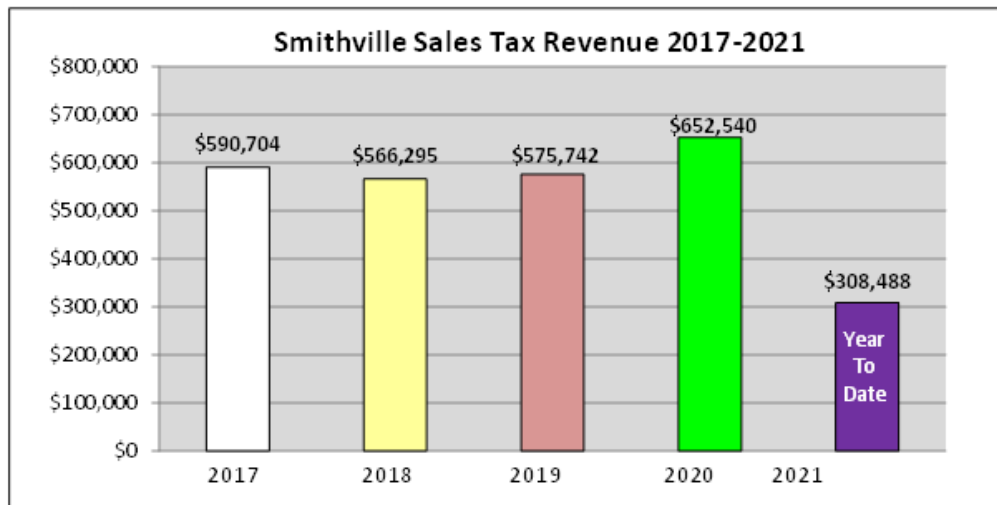
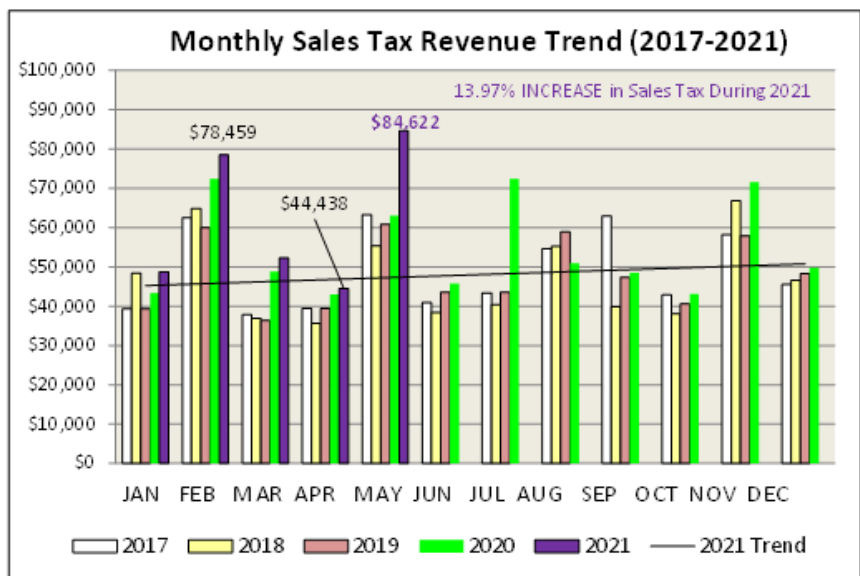


- Avg. Annual Hotel Occupancy Tax Revenue = \$19,000
- Four hotel / lodging establishments currently paying HOT
- 7% of Taxable Receipts with 1% Discount if paid before the quarterly DUE DATE

Smithville Sales Tax Revenue (2017-2021)

	2016	2017	2018	2019	2020	2021
JAN	\$35,747	\$39,255	\$48,401	\$39,325	\$43,347	\$48,759
FEB	\$60,281	\$62,519	\$64,805	\$59,926	\$72,422	\$78,459
MAR	\$28,644	\$37,897	\$36,869	\$36,333	\$48,809	\$52,210
APR	\$31,632	\$39,410	\$35,610	\$39,391	\$42,977	\$44,438
MAY	\$60,668	\$63,296	\$55,277	\$60,837	\$63,095	\$84,622
JUN	\$35,497	\$40,886	\$38,393	\$43,545	\$45,779	
JUL	\$34,105	\$43,363	\$40,403	\$43,536	\$72,352	
AUG	\$59,668	\$54,582	\$55,210	\$58,843	\$50,878	
SEP	\$38,057	\$62,939	\$39,823	\$47,330	\$48,442	
OCT	\$38,080	\$42,846	\$38,093	\$40,562	\$43,150	
NOV	\$53,749	\$58,192	\$66,784	\$57,870	\$71,574	
DEC	\$38,539	\$45,521	\$46,626	\$48,244	\$49,714	

Sales Tax Revenue	2016	2017	2018	2019	2020	2021
	\$514,667	\$590,704	\$566,295	\$575,742	\$652,540	\$308,488



Data Source: <https://mycpa.cpa.state.tx.us/allocation/AllocHistResults.jsp>

SHOP LOCAL

It makes a difference!!!

Sales Tax Revenue helps pay for Fire, Police, Street Repairs, Library, and Animal Control

Infrastructure and Development Projects



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Infrastructure Projects:

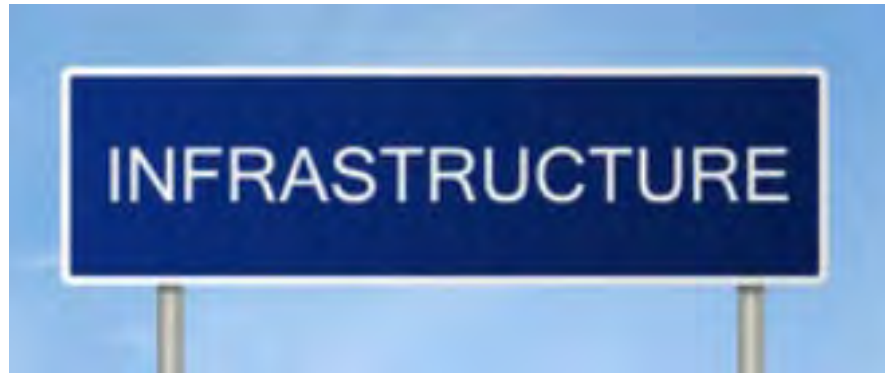
- City-wide Street & Road Repair + Misc. Drainage
- Hwy 95 Expansion / Utilities Relocation
- NW 2nd Street Drainage Improvement Project
- GLO-CDBG MIT regional Drainage Improvement Project
- City-wide Water Storage Tank Rehabilitation
- Loop 230 Water Line Extension
- SRTS / TA-Set Aside Sidewalks

PROJECTS

Development Projects:

- Go Big Solar
- Hurta Subdivision
- M5 Subdivision
- Woodrose Place Subdivision
- Towers Subdivision
- Seidel Estates Subdivision
- Creekside RV Park
- Hill Road Development
- Chamber Re-build
- Tiny Home Subdivision
- Riverside Resources
- Capella Property
- The One (Old Pines Hotel)

Infrastructure Projects



Current Infrastructure Projects

COMPLETED



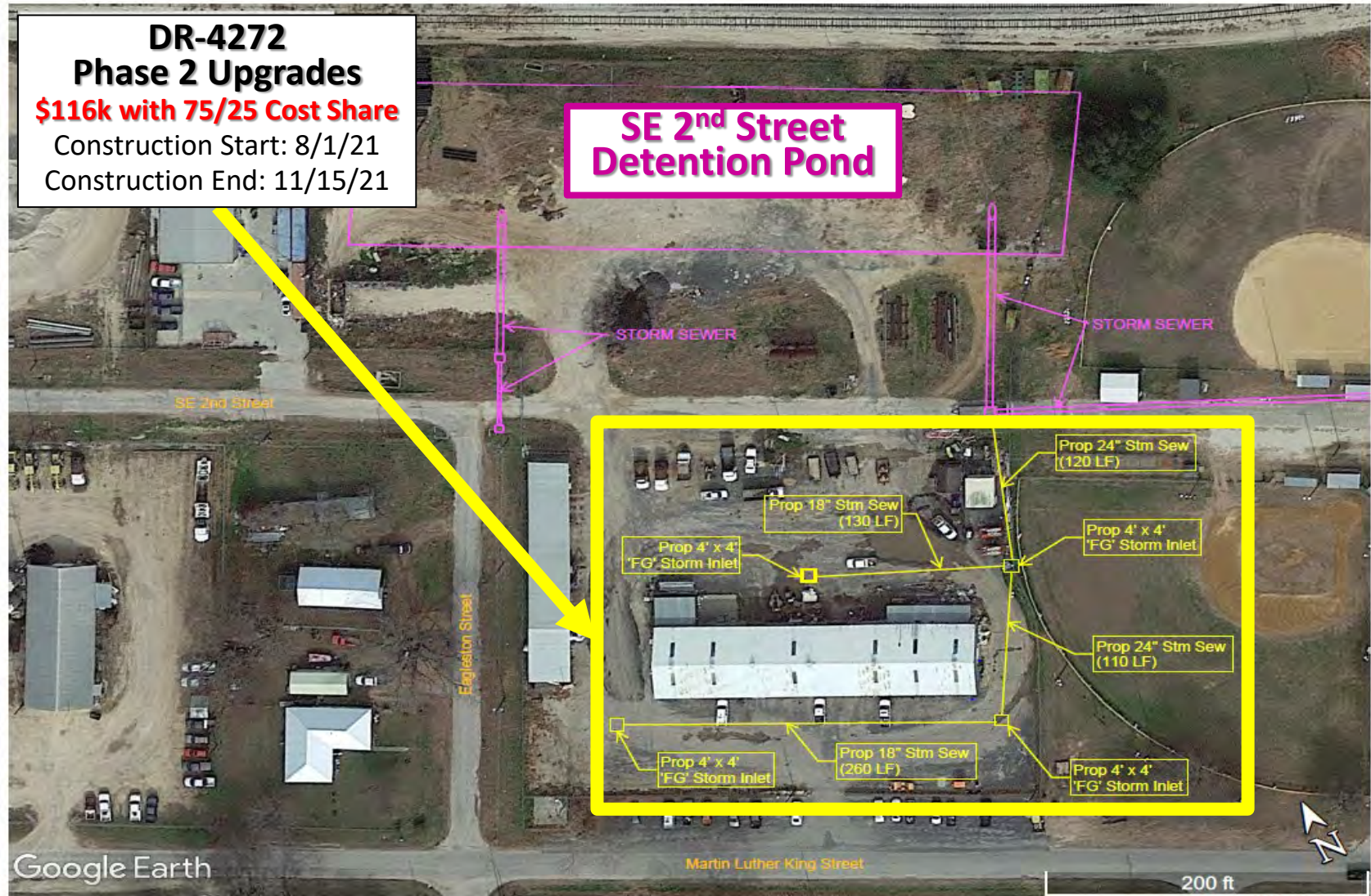
Current Infrastructure Projects

COMPLETED



Current Infrastructure Projects

PENDING



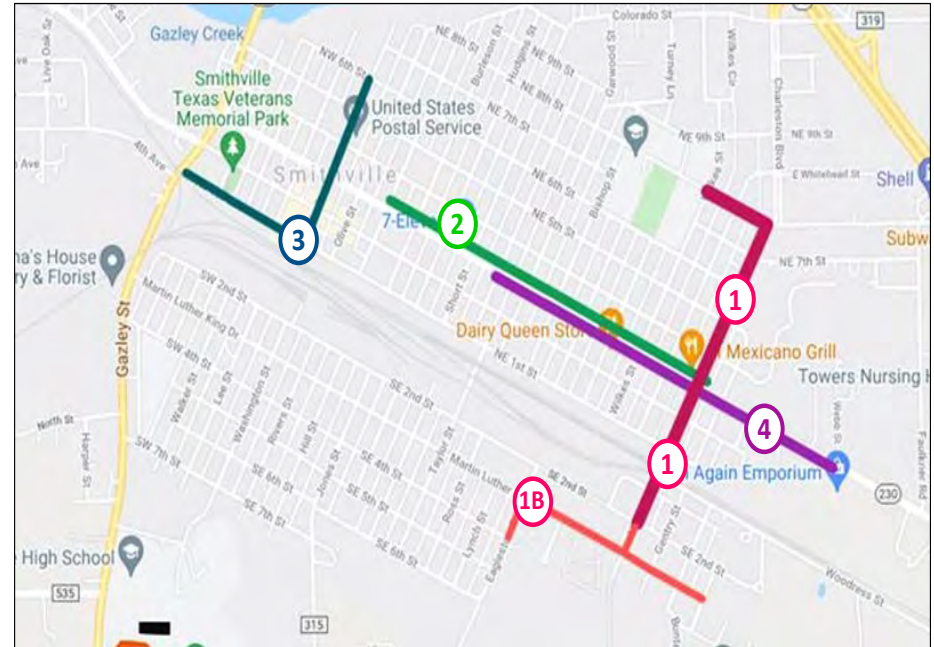
Current Infrastructure Projects

PENDING

Safe-Routes-To-School (SRTS) / TA Set-Aside Sidewalks

- \$2.9M in TXDOT funding for ADA-compliant sidewalks and ramps:

- ① • **SRTS Sidewalks** from Smithville Elementary School 8th Street to Marburger / Miller - \$878k
(PINK LINE - NO MATCH)
- ② • **TA Set-Aside Sidewalks** - Loop 230 from Gresham to McSweeney - \$618k
(GREEN LINE - \$154k MATCH / FY21)
- ③ • **TA Set-Aside Sidewalks** - Main Street ADA Ramps and 1st Street Sidewalks - \$540k
(BLUE LINE- \$135k / FY22)
- ④ • **TA Set-Aside Sidewalks** - Loop 230 from Mills to Webb (south) - \$875k
(PURPLE LIINE – PENDING AWARD)



①B = Alternate

STATUS:

- RFQ Awarded to **KSA Engineering** to design and manage project per Council action on 1/11/21. Survey complete.
- Construction scheduled for **October 2021**

Current Infrastructure Projects

PENDING

Road & Street Repairs

- Will require partial and temporary street closures. Area residents and business owners will be notified 24-48 hours in advance.
- Pot-hole repairs will continue throughout town as pot-holes are reported and/or identified.
- Use Smithville [SEE/CLICK/FIX](#) link on the City website OR download the App to smart phone. Use App to report issues (trim trees, fix street light, etc.).

**CURRENT JOB OPENING FOR
HEAVY EQUIPMENT OPERATOR**

City-wide Street Repairs and Paving Schedule - SPRING 2021

Street	From / To	Paving Material	Prep Completed	Road Closure Required	Paving Date
Whitehead	700 Block Whitehead to Charleston	Chip Seal	NO	YES	MAY
Tiger Lane	Tiger Lane	Chip Seal	NO	YES	MAY
Gentry Street	Woodress Lane to 300 Block	Chip Seal	NO	YES	MAY
Bunte Street	Woodress Lane to 300 Block	Chip Seal	NO	YES	MAY
Anderson Street	SE 4th to End of Anderson	Chip Seal	NO	YES	MAY
Pendergrass Street	SE 4th to End of Pendergrass	Chip Seal	NO	YES	MAY
SE 2nd Street	Taylor to Eagleston	Chip Seal	NO	YES	MAY
Reed Street	FM2571 to Front Street	Chip Seal	NO	YES	JUNE
East Street	East Street to FM 2571	Chip Seal	NO	YES	JUNE
Byrne	Loop 230 to 500 Block	Chip Seal	NO	YES	JUNE
8th Street	Short to Burleson	Chip Seal	NO	YES	JUNE
9th Street	Short to Burleson	Chip Seal	NO	YES	JUNE
Mills	500-900 Block	Chip Seal	NO	YES	JULY
Mills	200 Block	Hot Mix	YES	YES	JULY



Current Infrastructure Projects

PENDING

TRANSPORTATION

Upgrade SH 95
in Smithville to
include turn lane
with shoulders
and pedestrian
improvements

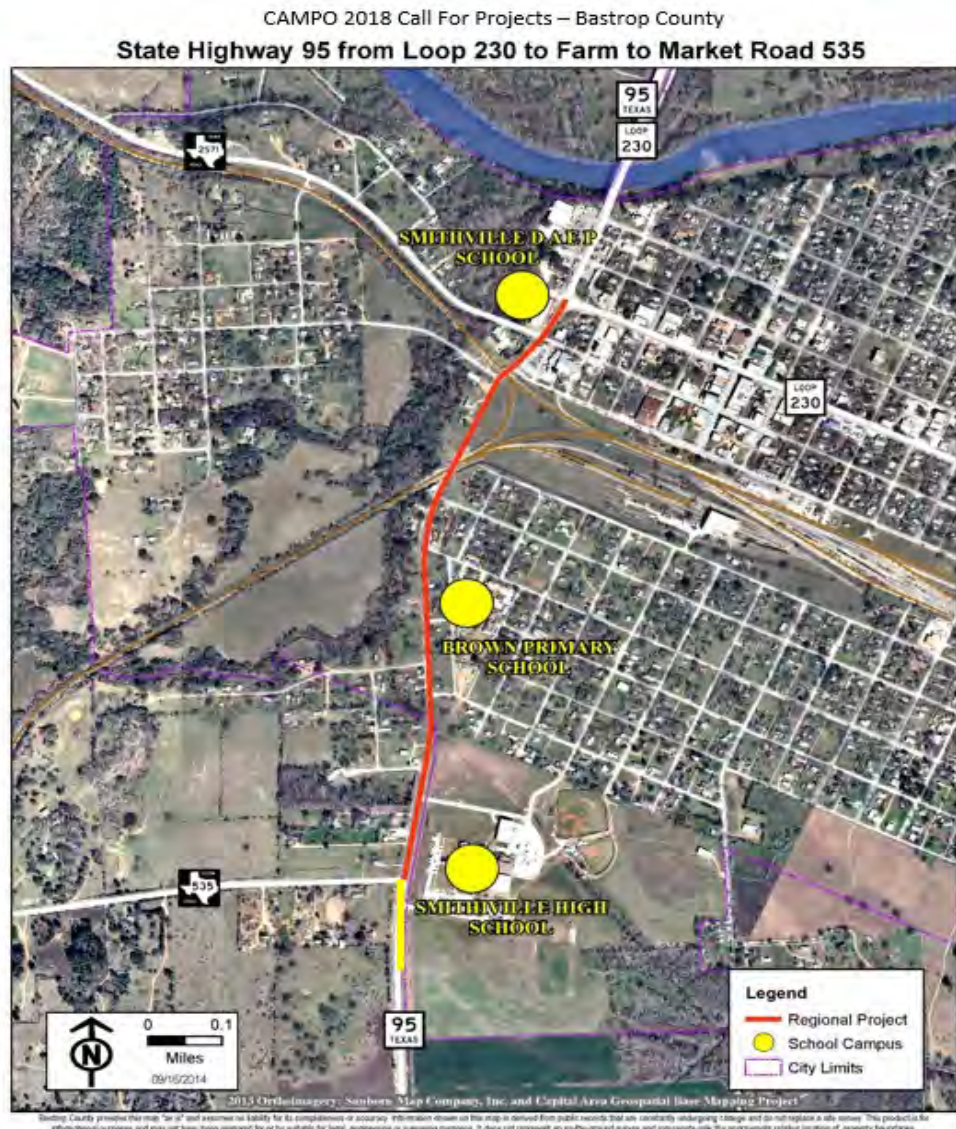
86(R) SB 1512 – UTILITY RELOCATION

Relating to relief from local matching funds
requirements for certain counties.

6/10/2019 - Signed by the Governor.

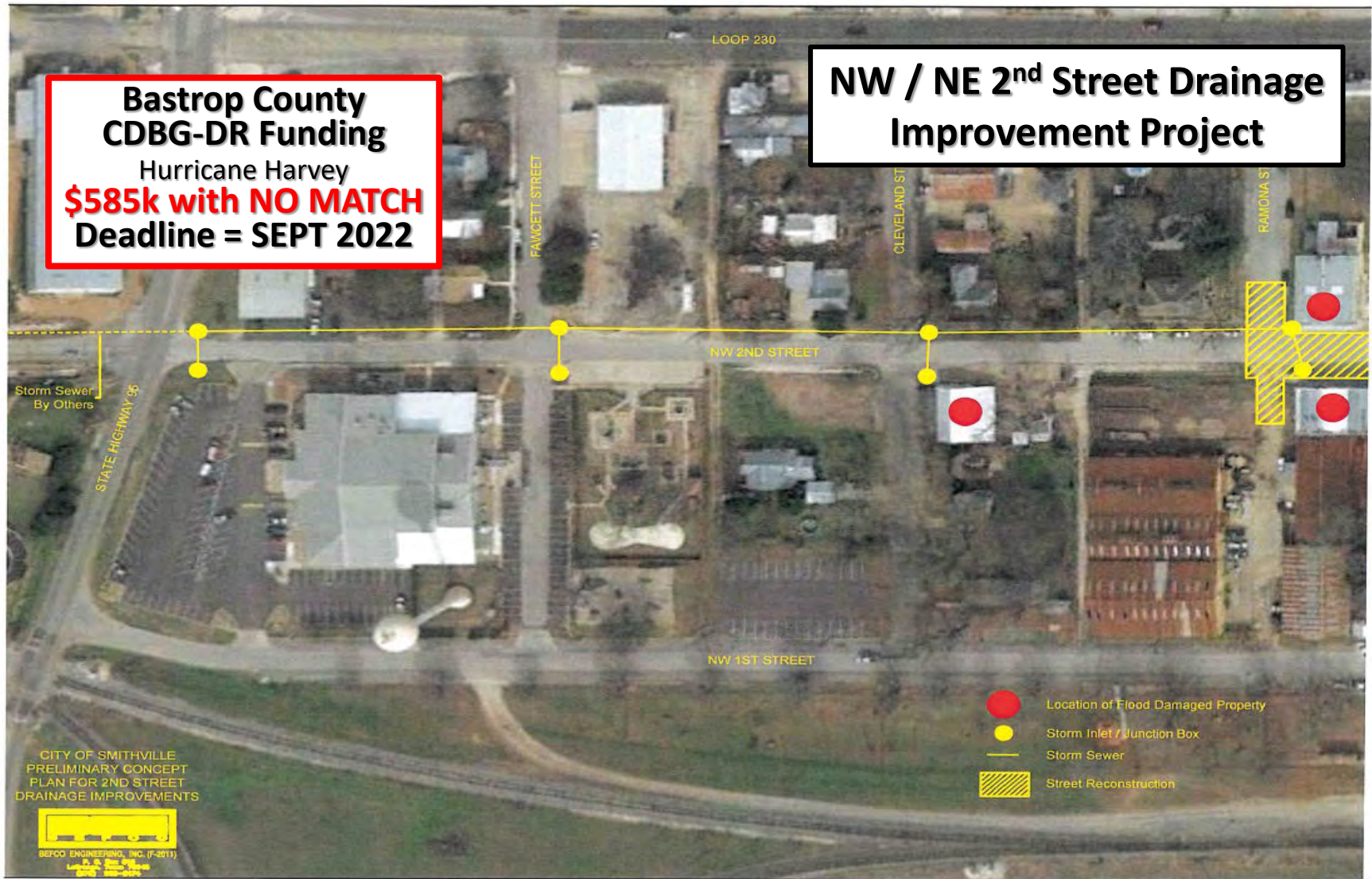
PROJECT DELAYED - pending Union Pacific RR
review and approval of TXDOT design.

DESIGN is 95% COMPLETE
CONSTRUCTION START = OCT 2023
COST = NOW \$12M
ESTIMATE \$4.3M FOR UTILITIES



Current Infrastructure Projects

PENDING

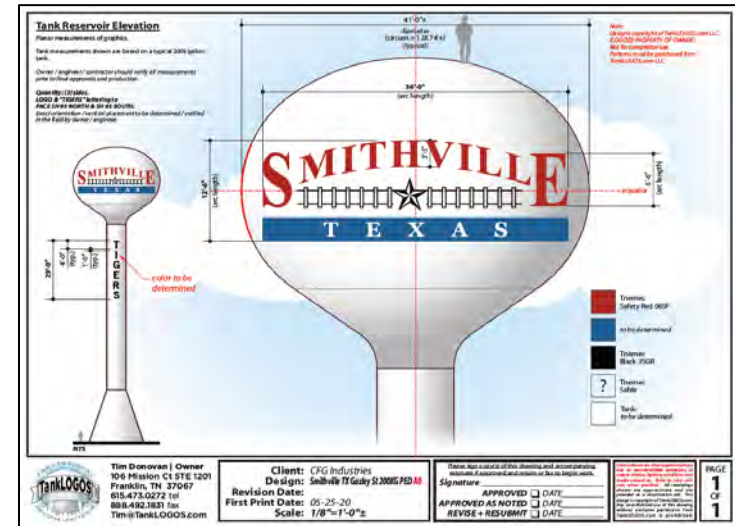


Current Infrastructure Projects

UNDER
CONSTRUCTION

Water Storage Tank Repair

- Elevated Water Tower(s) and Ground Storage Tank(s) need repair.
- **\$2M Certificate of Obligation (C of O)** authorized by Council action 12/8/18.
- **BEFCO Engineering, Inc.** awarded RFQ for Engineering Services.
- **CFG Industries, LLC** selected as GC by City Council on 1/13/20.
- **ESTIMATED PROJECT COST: \$885,000**



ISSUES:

- Contract extended due to COVID-19.

STATUS:

- 50,000 gallon Ground Storage Tank Refurbishment - **COMPLETE**
- 200,000 gallon Rec Center Elevated Storage Tank - **COMPLETE**
- 200,000 gallon Dorothy Nichols Elevated Storage Tank - **WORK-IN-PROGRESS**
- **Estimated Completion: July 2021**



Development Projects



Current Development Projects

COMPLETED

Hurta River Estates

- 97-Acre Subdivision – 50 Homes
- **Est. Value = \$15,000,000**
- Lot Sizes Range from .25-12.0 Acres
- 380 Economic Dev Agreement for Planned Development District (PDD) approved per Council action in **December 2017**
- Infrastructure Construction
Start / End Date: July 2018 / Feb 2019



ECD: December 2022 (All Lots Sold)

ISSUES:

None to Report

STATUS:

100% of available lots have been SOLD
18-months ahead of schedule.



NEW

Current Development Projects

PENDING

Hill Road Development

- Multi-Family development on Hill Road adjacent to Hwy 71.
- 3-story building complex with nine (9) apartments:
 - 1350 ft² per floor (B1 & B2)
 - 950 ft² per floor (B3)
- Balconies, on-site parking, green space, and trees.



ISSUES:

- None to Report

STATUS:

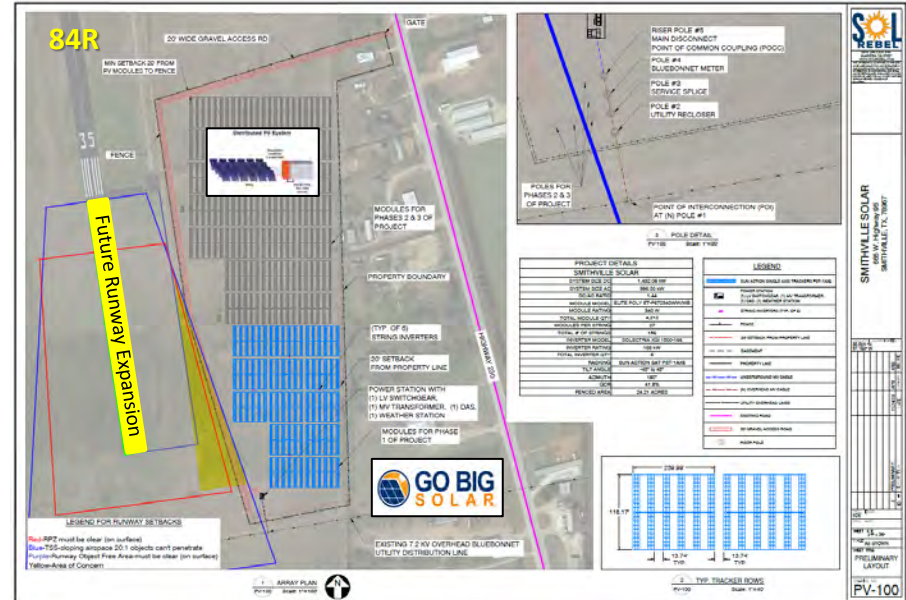
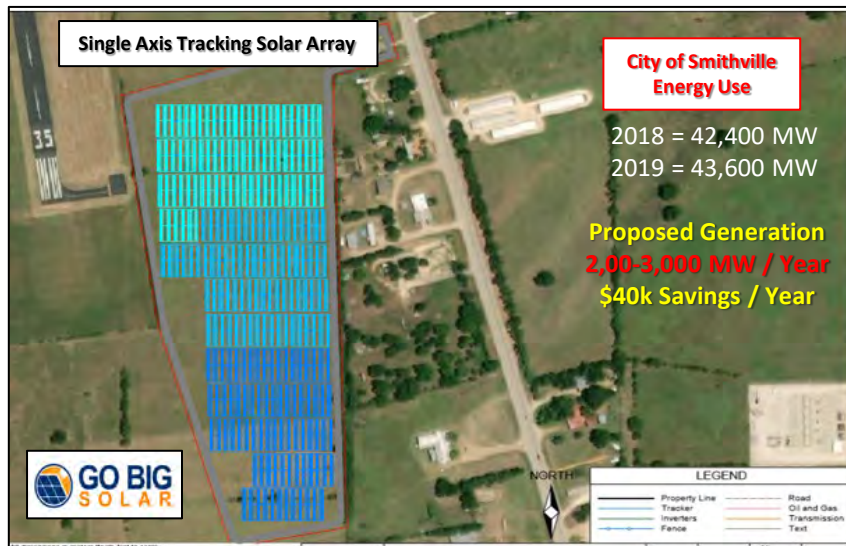
- Multiple variance requests approved by City Council on 4/12/21 to allow taller building height and reduced rear yard set-back requirements.
- Preliminary plat pending.
- Construction Start: **TBD**

Current Development Projects

PENDING

Go Big Solar

- 1-MW Solar Installation
- 24-acre tract off of Loop 230
- **\$1.6M Developer Investment**
- City can purchase up to 15% of Load
- 25-Yr. Power Purchase Agreement (PPA)
- Property Located Outside City Limits
- Voluntary Annexation per 380 Eco Dev



STATUS:

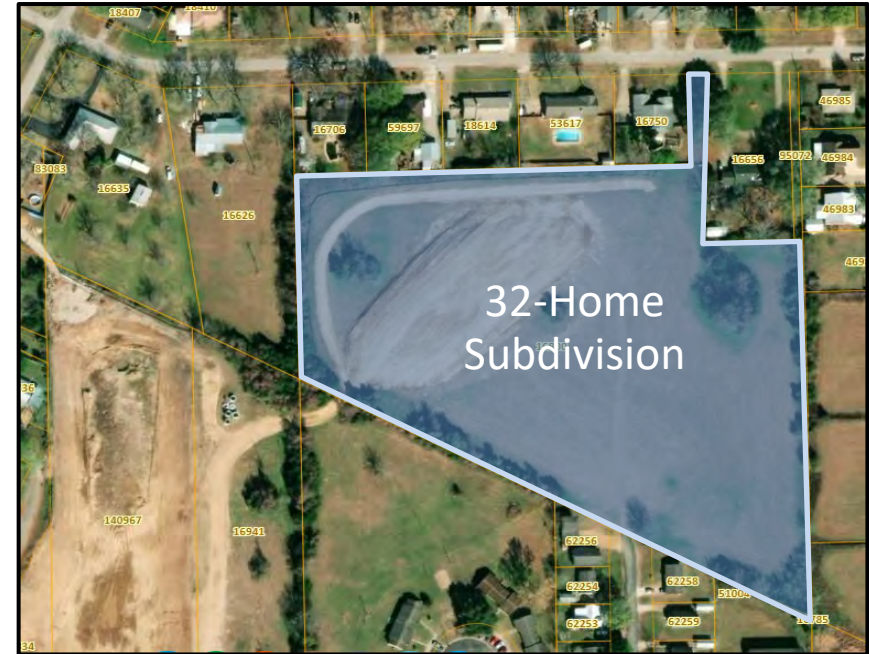
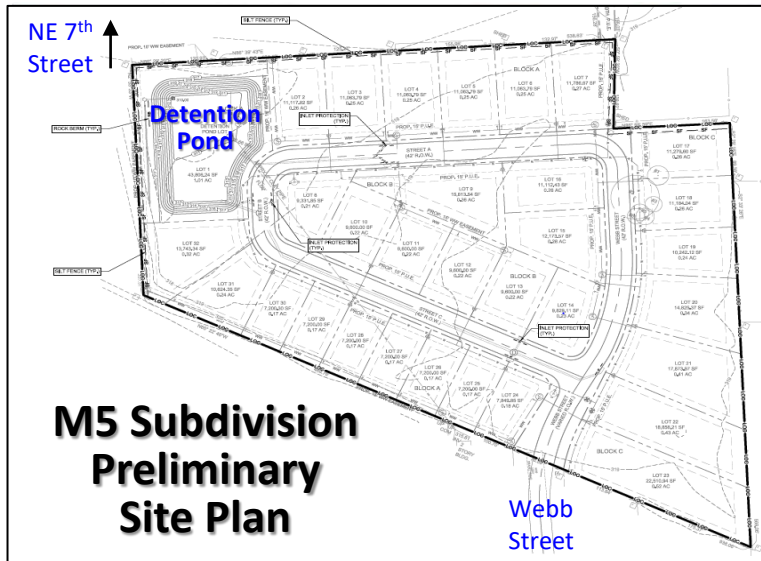
- Project reviewed and approved by LCRA and Bluebonnet Electric Co-operative (BBEC)
- 380 Eco Development Agreement and Interconnect Agreement signed
- PPA terms and conditions (including price per kWh) approved by Smithville City Council in December 2019.
- CONSTRUCTION START: **JUNE 2021**

Current Development Projects

PENDING

M5 Subdivision

- 10.65-acre Subdivision – 32 homes
- Zoning: Single-Family (SF1)
- **Estimated Value = \$7,200,000**
- \$750k Developer Investment
- Target Price Range = \$275-300k
- Est. Construction Start: **June 2021**
- Construction End: December 2021



ISSUES:

- Must address drainage. Post development flow must be = /< pre-development flow.
- 7th Street residents concerned.

STATUS:

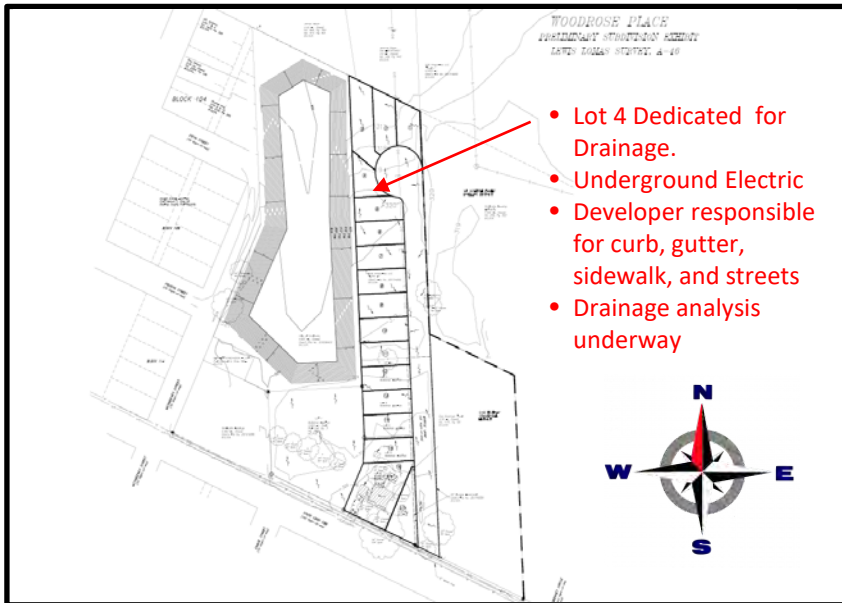
- Construction Plans and Building Permit pending 3rd Party Engineering review and approval by City.

Current Development Projects

PENDING

Woodrose Place Subdivision

- 3-acre Subdivision – 14 homes
- Zoning: Single-Family (SF1)
- **Estimated Value = \$3,375,000**
- \$1.5M Developer Investment
- Target Price Range = \$200-225k
- Construction Start: **Spring 2021**
- Construction End: Fall 2022



ISSUES:

- Must address drainage. Post development flow must be = /< pre-development flow.
- 7th Street residents concerned

STATUS:

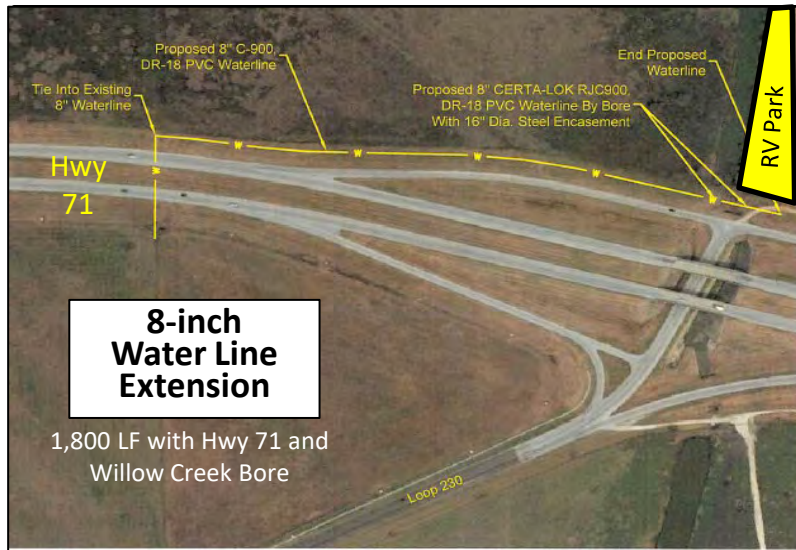
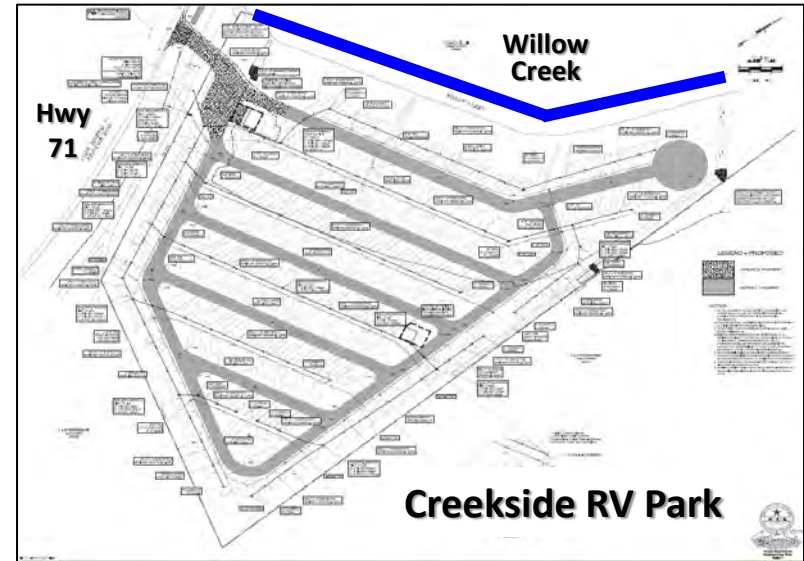
- P&Z recommended approval of variance requests and preliminary plat on 8/4/20.
- Council approved requests on 8/10/20.
- **Drainage design must pass 3rd Party review before permit will be issued.**

Current Development Projects

PENDING

Creekside RV Park

- 179 Space RV Park
- 16-acre tract Hwy 71 East & Loop 230
- **\$1.5-2.0M Developer Investment**
- Development plans approved by County
- City to provide all utility services
- Increase tourism / short-term lodging
- Construction Start: **TBD**
- Construction End: **TBD**



ISSUES:

- None to Report.

STATUS:

- Water extension (outside City Limits) approved by City Council on 10/21/19.
- Construction of water line extension pending.

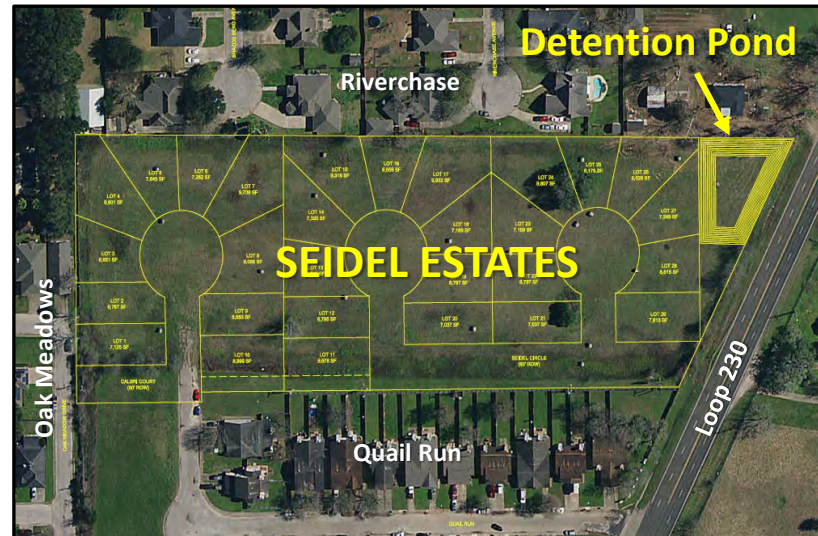
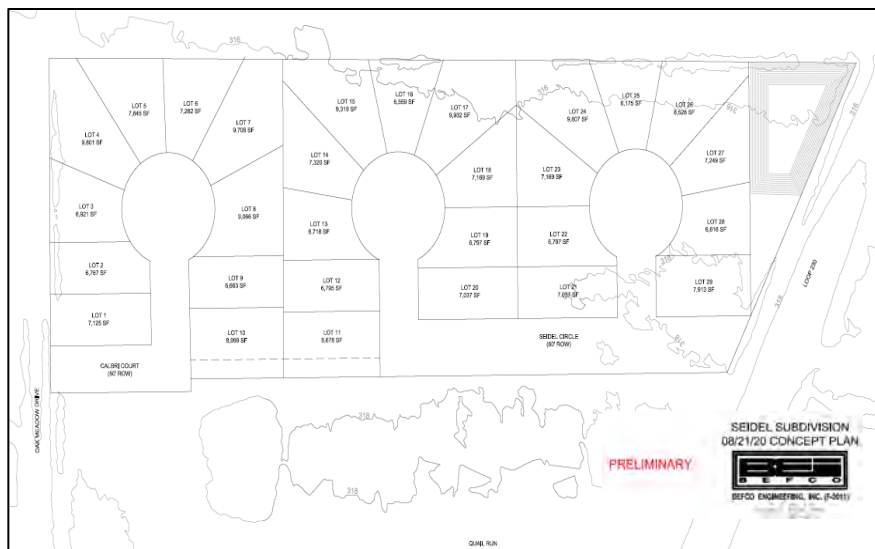
NEW

Current Development Projects

PENDING

Seidel Estates Subdivision

- 7.12-acre tract on Loop 230
- 29 Home SF-1 Subdivision
- **\$750k Developer Investment**
- Voluntary annexation via 380 Eco Dev
- City to provide service agreement
- Construction Start: TBD



ISSUES:

- TXDOT permit needed for Driveway Access off of Loop 230.
- DRAINAGE - Post development flow must be = /< pre-development flow.

STATUS:

- Utility easement granted.
- Voluntary annexation and performance-based 380 Economic Development agreement APPROVED on 5/10/21.

Current Development Projects

UNDER
CONSTRUCTION

Chamber / RR Museum

- Chamber Offices / RR Museum / Visitor Center destroyed fire on 3/24/19.
- Temporary office opened @ 100 Main
- Building Committee established
- **\$250k estimated cost to rebuild**
- Rebuild being managed by City with donations from local trades.
- Construction Start – FEB 2021



ISSUES:

None to Report

STATUS:

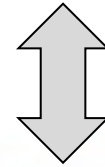
- \$200k Line of Credit opened.
- Estimated Completion – June 2021
- Dedication Ceremony –
June 2, 2021 @ 5:00 pm

City of Smithville Budget Workshop

Wednesday, May 19, 2021

• Pending Development Projects

- Domain Industries, Inc. pending purchase of 69-acre Riverside Resources tract for Mixed-Use development.
- Annexation of Quail Run – Ewers Brothers (CA).
- Annexation of 655 Loop 230 west – Brewery / Pub.
- The One (Pines Hotel Renovation) – Event Venue / Hotel
- Capella Property (42-acre tract) SOLD. In discussions with Forsite Group regarding PDD status and future Mixed-Use development.
- Tiny Home subdivision (American Legion Road).
- Yoga / Bakery Shop @ 107 NE 4th Street
- Opportunity Austin



Roadmap / Future Plans



CITY OF SMITHVILLE – STRATEGIC ROADMAP

Accomplishments

- **Managed** Chamber Office Rebuild.
- **Completed** roll-out of Waste Management 96-gallon poly carts.
- **Received** “Clean” Financial Audit.
- **Renewed** PHI Air Ambulance contract for “no cost” emergency medical transport of citizens.
- **Managed** two (2) COVID-19 outbreaks at City Hall.
- **Responded** to 2021 Arctic Blast
- **Completed** ground penetrating radar survey of Mt. Pleasant Cemetery to identify unmarked graves.
- **Completed** mold remediation of Recreation Center due to water damage (busted pipes) from freeze.
- **Signed** contract with Archive Social.
- **Completed** SEE/CLICK/FIX work order system update.
- **Completed** Seidel Estates 380 Eco Dev / Annexation Agreement

Next 6 Months

- **Repair** / refurbish elevated water towers and ground storage tanks.
- **Repair** / pave damaged streets.
- **Replace** damaged and/or missing street signs throughout town.
- **Expand** water line to Loop 230 from American Legion Road.
- **Begin** construction of TXDOT SRTS / TA Set-Aside sidewalks.
- **Update** City Personnel Manual.
- **Update** Subdivision Ordinance.
- **Complete** Phase 2 of Warehouse Detention Pond (FEMA DR-4272).
- **Hold** HHW Collection Event.
- **Coordinate** / support Annual Fly-In.
- **Prepare** FY21/22 Budget.
- **Conduct** Council Budget Workshops and Public Hearings. Adopt budget
- **Support** Design Review and Permitting of multiple development projects.
- **Upgrade** Council Chamber A/V system.

Next 1-3 Years

- **Update** Comprehensive Plan.
- **Continue** drainage improvements and road repairs.
- **Update** all City ordinances
- **Expand** Willows Creek Wastewater treatment plant.
- **Implement** Airport Dev Plan.
- **Publish** 84R Instrument Approach.
- **Build** outdoor pavilion at MLK Park (\$500k TX-CDBG CEF Grant).
- **Evaluate** EDC and ESD creation.
- **Complete** SH95 Utilities Relocation and Expansion (TXDOT funded).
- **Recruit** developers / investors to bring housing, jobs, and new business to our community.
- **Promote** / support Chamber of Commerce Economic Development initiatives.

- Much has been accomplished but still much to be done.
- **Strategic Focus** - Infrastructure Improvement, Eco Development, and Fiscal Responsibility.
- Partner with the Community, Chamber, and County to proactively manage growth in a manner that preserves and protects our small-town look, feel, and charm.

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Next Steps:

- **Complete** TML training for [Newly Elected Official's Orientation.](#)
August 12-13, 2021 (in Bastrop)
Registration = \$195
- **Initiate** FY21-22 Budget Process
- **Identity** FY21-22 Projects & Plans
- **Schedule** Budget Workshop(s)
and Public Hearings **(TBD)**
- Adopt FY21-22 Budget by
September 30, 2021



Other Discussion / Announcements





THANK YOU!

