

CITY OF SMITHVILLE
COUNCIL MEETING MINUTES
DECEMBER 13, 2021

Present: Mayor Joanna Morgan, Councilmembers Janice Bruno, Bill Gordon, Tom Etheredge, Sharon Foerster, Stan Gerdes, and City Manager Robert Tample.

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

Recognition/Awards/Proclamations/Announcements/Presentations:

- a) "It's Time Texas" Pledge from the Mayor & Councilmembers.

Citizen Comments: None

Approval of the minutes from November 8, 2021, Council Meeting and Public Hearing, and December 8, 2021, Special Called Council Meeting and Workshop. Councilman Etheredge moved to approve the minutes from the November 8, 2021 Council Meeting. Councilwoman Bruno seconded and the motion passed unanimously. Councilwoman Bruno moved to approve the minutes from the December 8 Council meeting and Workshop. Councilman Gordon seconded and the motion passed unanimously.

Hear recommendation from Planning and Zoning on:

- a) On a preliminary re-plat of the entire block of Eagleston Addition - Block 11A Lots 1-10, property ID 17824 owner Lillie Harris, 17827 owner Rene Lee Owens, 17830, 17833 & 17836 owner Elijah James, 17839 owner James Nolan, 17842 owner Gilbert Brown, 17845 & 17848 owner Monica Poss, 17851 owner Doris Sampson & 7th Street R-O-W owner, City of Smithville, Acting Agent BEFCO Engineering – Kevin Von Minden. Brian Riewe said that P&Z recommends approving the re-plat. Councilman Gordon asked if there were any objections from owners, Brian said there were not.

Public Hearing:

Hear citizens comments on:

- a) On a preliminary re-plat of the entire block of Eagleston Addition - Block 11A Lots 1-10, property ID 17824 owner Lillie Harris, 17827 owner Rene Lee Owens, 17830, 17833 & 17836 owner Elijah James, 17839 owner James Nolan, 17842 owner Gilbert Brown, 17845 & 17848 owner Monica Poss, 17851 owner Doris Sampson & 7th Street R-O-W owner, City of Smithville, Acting Agent BEFCO Engineering – Kevin Von Minden. No one signed up to speak for or against this item.

Open Meeting:

Council Discussion and Action on:

- a) A preliminary re-plat of the entire block of Eagleston Addition - Block 11A Lots 1-10, property ID 17824 owner Lillie Harris, 17827 owner Rene Lee Owens, 17830, 17833 & 17836 owner Elijah James, 17839 owner James Nolan, 17842 owner Gilbert Brown, 17845 & 17848 owner Monica Poss, 17851 owner Doris Sampson & 7th Street R-O-W owner, City of Smithville, Acting Agent BEFCO Engineering – Kevin Von Minden. The re-plat is necessary to correct survey errors from when the property was initially platted. Each lot will now be 54' x 125' or 6,750 sq. ft. Councilman Etheredge questioned why the city had to do this and if it would set precedence. Councilman Gerdes wanted to know if there were any other blocks like this in the city. Jack Page said he can't say for sure if there are or not this was the only one, he knew about at this time. Jack said this was the right thing to do in this situation. Councilman Gordon made a motion to approve the re-plat. Councilwoman Foerster seconded and the motion passed unanimously.

Citizen Comments: None

Discussion and Action on a Resolution to support The Willows Apartments rehabilitation of affordable rental housing and financial support in the amount of \$250.00. A developer (ARX Advantage) is seeking funding (IRS tax credits) from the Texas Department of Housing and Community Affairs (TDHSC) to rehabilitate/refurbish the Willows Apartments. The developer needs a resolution of support and a \$250 waiver or reduction of fees from the City. Approval of this resolution will help the developer attain a higher application score. If TDHCA funds are awarded, the Willows Apartments will undergo a much-needed renovation and construction upgrade. Councilman Gerdes made a motion to approve the resolution. Councilman Gordon seconded and the motion passed unanimously.

Citizen Comments: None

Discussion and Action on awarding the Construction Contractor for the Loop 230 Water Line Extension: The bid opening for the City of Smithville Loop 230 Water Line Extension project was held on Friday, November 19, 2021. The bid documents were provided to approximately ten contractors as well as six plan rooms. The project was also advertised to bid in the Smithville Times newspaper on 11/4/2021 and 11/11/2021. The City received three (3) bids for the project ranging from \$376,174.00 to \$468,884.00. After reviewing the pricing, the lowest base bid was submitted by WJC Constructors Services, LLC for \$376,174.00. WJC is also the lowest bidder for the alternate bid items. WJC was responsive to all bid requirements with one exception on project cost experience. Per the bid requirements, the Contractor was to submit three (3) references for successful experience constructing water system projects that included distribution lines with a minimum \$175,000 project cost. WJC's water line experience is all for projects less than the \$175,000 project cost. WJC has multiple projects completed in excess of \$175,000 for non-water line projects including a recently completed drainage pond and storm sewer project for the City of Smithville in the approximate amount of \$606,539. Additionally, WJC's foreman

who will lead the installation in the field has 19-years of experience installing water lines. Although WJC does not meet the \$175,000 threshold, they do appear to be both qualified and capable of completing the work based on reference checks, the recent completion of a water line extension for the City of Smithville, and WJC staff experience installing water lines. Councilwoman Foerster made a motion to award the contract to WJC Constructors Services, LLC. for \$376,174.00 and waive the reference requirement. Councilwoman Bruno seconded and the motion passed unanimously.

Citizen Comments: None

Discussion and Action on opening a new Checking Account for the GLO CDBG-MIT Grant: Opening a new, dedicated checking account will keep better track of all GLO CDBG-MIT expenses. Councilman Gerdes made a motion to approve the checking account. Councilman Gordon seconded and the motion passed unanimously.

Citizen Comments: None

Discussion and Action on the approval of the Financial Report. Councilman Etheredge made the motion to approve. Councilwoman Foerster seconded and the motion passed unanimously.

Adjourn 6:40 p.m.

Joanna Morgan, Mayor

Attest:

Jennifer Lynch, City Secretary