

CITY OF SMITHVILLE
COUNCIL MEETING AND PUBLIC HEARING MINUTES
APRIL 11, 2022

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

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

Recognition/Awards/Proclamations/Announcements/Presentations:

- a) Proclamation – “National Public Safety Telecommunications Week” – Read by Mayor Morgan.
- b) Proclamation – “Recognizing our Freedom Fighting Friends in Voznesensk, Ukraine” Proclamation read by Councilwoman Bruno.
- c) Presentation on "It's Time Texas" Community Challenge – Presented by Jill Strube.

Citizen Comments: None

Approval of the minutes from March 14, 2022, Council Meeting and Public Hearing.
Councilman Gerdes moved to approve the minutes. Councilman Gordon seconded and the motion passed unanimously.

Hear recommendations from Planning and Zoning and Developer on:

- a) A variance request to allow less than 240 ft subdivision block width for property ID 49198, 701 NE 9th Street, ABS A46 Lomas. L. 5.111 Acres, Property Owner Machs N Cahoots, LLC, Agent Chase Hodges. Per ordinance, subdivision block width cannot exceed 300 ft maximum or a minimum of 240 ft. Caroline Noya said that P&Z recommends approving the variance.
- b) A Preliminary Plat for 701 NE 9th Street, ABS A46 Lomas. L. 5.111 Acres, Property ID 49198, Property Owner Machs N Cahoots, LLC, Agent Chase Hodges. Caroline Noya said that P&Z recommends approving the preliminary plat.

Mitchell Jameson spoke and said he is excited to be here and present a lot of work has gone into this project. He wants to keep the charm and beauty of Smithville. Chase spoke on the facts of the property.

Public Hearing:

Hear citizen's comments on:

- a) A variance request to allow less than 240 ft subdivision block width for property ID 49198, 701 NE 9th Street, ABS A46 Lomas. L. 5.111 Acres, Property Owner Machs

N Cahoots, LLC, Agent Chase Hodges. Per ordinance, subdivision block width cannot exceed 300 ft maximum or a minimum of 240 ft. No one signed up to speak for or against this item.

- b) A Preliminary Plat for 701 NE 9th Street, ABS A46 Lomas. L. 5.111 Acres, Property ID 49198, Property Owner Machs N Cahoots, LLC, Agent Chase Hodges. No one signed up to speak for or against this item.

Open Meeting:

Council Discussion and Action on:

- a) A variance request to allow less than 240 ft subdivision block width for property ID 49198, 701 NE 9th Street, ABS A46 Lomas. L. 5.111 Acres, Property Owner Machs N Cahoots, LLC, Agent Chase Hodges. Per ordinance, subdivision block width cannot exceed 300 ft maximum or a minimum of 240 ft: The Developer is requesting a variance to allow block length < 240' in the Garwood Park subdivision. Per City Ordinance, Chapter 10 – Subdivision Regulation, Article 3, "Minimum Design Standards", Section 4, "Block widths shall not exceed three hundred (300) feet nor be less than two hundred forty (240) feet, except in unusual cases". Councilman Etheredge made a motion to approve the variance request consistent with P&Z and that it will not be contrary to the public interest there are special conditions including unusual case and due to the special condition, it would result in unnecessary hardship. Granting the variance would be consistent with the ordinance. Finally, substantial justice would be done by granting the variance. Councilman Gerdes seconded and the motion passes unanimously.
- b) A Preliminary Plat for 701 NE 9th Street, ABS A46 Lomas. L. 5.111 Acres, Property ID 49198, Property Owner Machs N Cahoots, LLC, Agent Chase Hodges: The City completed (and approved) a thorough administrative review of the preliminary plat on 3/7/22. The preliminary plat complies with all requirements except block width as required by the City of Smithville Code of Ordinances, Chapter 10 – Subdivision Regulation, Article 3, "Minimum Design Standards", Section 4, which states: "Block widths shall not exceed three hundred (300) feet nor be less than two hundred forty (240) feet, except in unusual cases". The Developer is seeking a determination of an "unusual case" by the City Council due to the parcel's irregular shape, proximity to existing develop plats, and location of existing streets. Councilwoman Bruno made a motion to approve the preliminary plat. Councilman Gordon seconded and the motion passed unanimously.

Citizen Comments: None

Discussion and Action on a Resolution Responding to the Application of CenterPoint Energy Resources Corp., South Texas Division, to Increase Rates Under the Gas Reliability Infrastructure Program (GRIP) Suspending the Effective Date of this Rate Application for Forty-Five (45) Days: CenterPoint Energy is asking the Texas Railroad Commission for a Gas Reliability Infrastructure Program (GRIP) Interim Rate Adjustment (IRA) to their base rate(s). Under Texas law (re: Gas Utilities Regulatory Act), we do not have the ability to oppose the rate increase. However, we can postpone the effective date of the proposed increase for 45-days. The rate will be increased by

\$2.11/month for residential service and \$4.37/month for small commercial service. The adjusted monthly charge (base rate) will be \$27.03 and \$41.42 respectively. This represents an average increase between 6-9%. The rate increase will help recover incremental spending for capital infrastructure improvements in its South Texas Division during the 2022 calendar year. The proposed IRA will become effective on May 2, 2022 unless the City chooses to suspend the IRA effective date until June 16, 2022. Councilman Gordon made a motion to approve the resolution suspending the effective date for 45 days. Councilman Gerdes seconded and the motion passed unanimously.

Citizen Comments: None

Discussion and Action on the Annual Audit for the 2020-2021 Fiscal Year Budget: Singleton, Clark & Company, PC completed the annual audit of the City of Smithville's 2020-2021 financial statements during the month of March. The results of the audit indicate that assets exceeded liabilities and by \$15,592,733 at the close of the past fiscal year. The total net position of the city increased by \$2,725,809. The City's governmental fund reported a combined fund balance of \$2,256,932, an increase of \$441,394 in comparison with the prior year. In 2018, the City issued certificates of obligation for \$2.975 million for water, wastewater, street, and drainage improvements. The City's total debt decreased by \$617,130 during the fiscal year. The reason for the overall decrease was the City making its scheduled principal payments on time. The debt at the end of the fiscal year was \$8,944,693. This includes bonded debt from the issuance of certificates of obligation, Qualified Energy Conservation Bonds (QEBC), and leased capital equipment. Overall, the City received a "clean" financial audit. Jack Clark (of Singleton, Clark & Company) will be presenting the results of the audit. Councilman Etheredge made a motion to approve the resolution. Councilwoman Foerster seconded and the motion passed unanimously.

Citizen Comments: None

Discussion and Action on renewing an agreement between the City of Smithville and PHI Air Medical to provide air ambulance service to the citizens of Smithville: The City of Smithville is considering renewing its contract agreement with PHI Air Medical to provide "no cost" emergency medical air transport of citizens with life-threatening injuries / illnesses that reside within the Smithville City Limits. The proposed annual fee of \$11,935 is based on providing coverage to approximately 1705 households (as identified by the most current list of residential utility customers). The plan will cover all Smithville citizens while they are in PHI Service Area (i.e., Bastrop County) at a cost of \$7.00 per household. For those citizens with insurance (including Medicare patients), the agreement will cover all co-pays, deductibles, and remaining balances for PHI transports. For those without insurance, the agreement will cover payment in full. For those citizens on Medicaid, PHI will receive a payment from the state. Citizens can upgrade to a full national household membership for \$45 per year that will provide coverage outside of the Bastrop County service area. On average, the cost for medical air transport in large metropolitan areas is \$10-15k per flight. However, the average cost for citizens in Bastrop County for medical air transport is \$45-50k. In 2020 and 2021, there were five (5) and fourteen (14) PHI Air Medical transports in Smithville respectively. If approved, the contract will be valid through April 30, 2023. Councilwoman Bruno made a motion to approve the agreement with PHI Air Medical. Councilman Gerdes seconded and the motion passed unanimously.

Citizen Comments: None

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

Adjourn 6:57 p.m.

Joanna Morgan, Mayor

Attest:

Jennifer Lynch, City Secretary